

ATTACHMENTS

Ordinary Council Meeting

29 July 2024

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Full Bundle Submissions available:

[Draft Long-term Plan 2024-34 - Taupō District Council \(taupodc.govt.nz\)](https://taupodc.govt.nz/Draft-Long-term-Plan-2024-34-Taupō-District-Council)

Submission Response Report (under separate cover 2)

COMMUNITY FACILITIES SCHEDULE OF CAPITAL EXPENDITURE 2024-34 LONG-TERM PLAN

	2023/24 AP (000)	LTP 2024/25 (000)	LTP 2025/26 (000)	LTP 2026/27 (000)	LTP 2027/28 (000)	LTP 2028/29 (000)	LTP 2029/30 (000)	LTP 2030/31 (000)	LTP 2031/32 (000)	LTP 2032/33 (000)	LTP 2033/34 (000)
COMMUNITY FACILITIES											
Growth											
Community Reserve improvements Taupo North	-	-	-	-	-	218	-	-	-	-	239
Community Reserve improvements Taupo South	-	200	204	208	213	218	222	226	230	235	239
Local and/or community reserve improvements	-	-	-	-	320	218	166	339	-	352	299
Playground improvements on reserves land 24-34 Taupo North	-	-	-	-	-	-	477	486	-	-	-
Playground improvements on reserves land 24-34 Taupo South	-	-	439	-	458	-	477	-	495	-	514
Secombe Park development plan	-	40	490	83	426	-	-	-	-	-	-
Taupo North - reserve land purchases for new local parks	-	-	-	-	-	-	1,204	1,227	-	-	-
Taupo South - reserve land purchases for new local parks	-	1,631	-	4,250	-	4,434	-	4,609	-	4,786	-
Wharewaka Point reserve development plan	-	40	41	500	2,557	609	-	-	-	-	-
New neighbourhood reserves	1,421	-	-	-	-	-	-	-	-	-	-
Cemeteries interment infrastructure	95	-	-	-	-	-	-	-	-	-	-
New playgrounds on neighbourhood reserves	126	-	-	-	-	-	-	-	-	-	-
Growth Total	1,642	1,911	1,173	5,042	3,974	5,696	2,547	6,888	726	5,373	1,291
Level of Service											
Atiamuri footpath	-	46	-	-	-	-	-	-	-	-	-
Library books	316	315	321	328	336	343	349	356	363	370	376
Community art space	-	22	-	-	-	-	-	-	-	-	-
Community heritage space redevelopment	-	180	-	-	-	-	-	-	-	-	-
Crown Park sports equipment	-	110	-	-	-	-	-	-	-	-	-
Extension to Kinloch Hall	-	120	734	-	-	-	-	-	-	-	-
Great Lake Taupō shared path	-	80	82	4,170	-	-	-	-	-	-	-
Hickling park - 2nd hockey turf	-	-	-	-	-	-	-	325	2,517	-	-
Investment in Turangi Town informed by Turangi Spatial Plan (previously Tūrangi Event Centre)	-	-	-	-	7,595	9,941	-	-	-	-	-
Kinloch lakefront development plan	-	-	-	-	-	-	-	90	184	5,635	-
Mangakino lakefront development plan	-	304	881	2,085	852	-	-	-	-	-	-
Northcroft Reserve provision for market operations	-	256	-	-	-	-	-	-	-	-	-
Off-lead dog exercise areas	-	-	-	-	-	261	-	-	-	-	-
Owen Delany Park machinery & plant	-	116	-	-	-	-	-	-	-	-	-
Owen Delany Park sports equipment	-	15	-	-	-	-	-	-	-	-	-
Owen Delany Park upgrade	-	-	5,100	4,378	-	-	-	-	-	-	-
Playground shade improvements	-	300	612	625	320	326	333	339	346	352	359
Portable changeroom infrastructure	-	330	-	-	-	-	-	-	-	-	-
Riverside Park/Amphitheatre - power and lighting switchboard upgrade	-	91	-	-	-	-	-	-	-	-	-
Project Watershed/Lakeshore erosion	-	-	1,785	3,617	21	283	-	-	-	-	-
Public conveniences	-	-	163	500	-	-	-	-	-	-	-
Recycling, rubbish and dog litter bins	-	149	-	-	-	-	-	-	-	-	-
Reserve resilience	-	37	15	10	-	-	-	-	-	-	-
Reserve security and safety	-	64	65	67	68	70	71	72	74	75	76
Sculpture Trail	-	20	10	-	13	-	16	-	18	-	22
Taupō Event Centre 4th court	-	-	-	-	-	-	12,648	-	-	-	-
Taupō Event Centre install anchor points on TEC roof	-	37	-	-	-	-	-	-	-	-	-
Tongariro Street, Tongariro North Domain power and Northcroft Reserve upgrades	-	490	220	-	-	-	-	-	-	-	-
Tūrāngitukua Park - Hirangi Rd carpark drainage	-	500	-	-	-	-	-	-	-	-	-
Tūrāngitukua Park - Te Aonini carpark seal	-	385	-	-	-	-	-	-	-	-	-
Two Mile Bay parking improvements	-	50	918	-	-	-	-	-	-	-	-
Youth play spaces	-	-	-	-	85	870	888	145	1,843	1,878	-
Fencing contributions (Fencing Act requirement)	21	-	-	-	-	-	-	-	-	-	-
Public Art	25	-	-	-	-	-	-	-	-	-	-
Playground improvements	263	-	-	-	-	-	-	-	-	-	-
Erosion Control - Kuratau foreshore	75	-	-	-	-	-	-	-	-	-	-
Erosion Control - Taupo Bay including Lake Terrace Cliffs	1,002	-	-	-	-	-	-	-	-	-	-
Digitisation of local history material	21	-	-	-	-	-	-	-	-	-	-
Owen Delany Park upgrade	3,543	-	-	-	-	-	-	-	-	-	-
Minor Building projects	250	-	-	-	-	-	-	-	-	-	-
Turangi Turtle Pools - dual HVAC/pool heating upgrade	320	-	-	-	-	-	-	-	-	-	-
Level of Service Total	5,836	4,016	10,908	15,781	9,290	12,093	14,305	1,328	5,346	8,311	833
Renewal	1,909	3,455	4,513	3,300	3,272	3,838	5,507	4,882	5,524	4,748	2,701
Community Facilities Total	9,387	9,382	16,594	24,122	16,536	21,627	22,359	13,098	11,596	18,432	4,824

COMMUNITY LEADERSHIP SCHEDULE OF CAPITAL EXPENDITURE 2024-34 LONG-TERM PLAN

	2023/24 AP (000)	LTP 2024/25 (000)	LTP 2025/26 (000)	LTP 2026/27 (000)	LTP 2027/28 (000)	LTP 2028/29 (000)	LTP 2029/30 (000)	LTP 2030/31 (000)	LTP 2031/32 (000)	LTP 2032/33 (000)	LTP 2033/34 (000)
COMMUNITY LEADERSHIP											
<i>Level of Service</i>											
Central Administration Building fitout	178	4,950	-	-	-	-	-	-	-	-	-
Core network and infrastructure modernisation programme	-	22	-	-	-	-	-	-	-	-	-
Cybersecurity improvement programme	-	17	-	-	-	-	-	-	-	-	-
Digital customer experience	-	-	73	63	-	-	-	-	-	-	-
Digital solutions hardware	42	56	81	77	42	42	43	44	45	46	47
Expand engagement assets	-	35	-	-	-	-	-	-	-	-	-
Fleet EV charging infrastructure new building	-	80	5	-	-	-	-	-	-	-	-
Project Quantum	1,005	671	-	-	-	-	-	-	-	-	-
Rebranding project	-	-	-	-	-	-	427	62	-	-	-
Safer communities - CCTV	-	403	-	-	-	-	-	-	-	-	-
Storage space for project related materials (including fragile art works)	-	110	-	-	-	-	-	-	-	-	-
Storytelling - connecting Iwi/Hapu to our customer and visitor spaces	-	12	-	-	-	-	-	-	-	-	-
Level of Service Total	1,225	6,356	160	140	42	42	470	106	45	46	47
Renewal	173	753	833	638	1,280	898	879	470	1,086	8,557	8,403
Community Leadership Total	1,398	7,109	993	778	1,322	940	1,349	576	1,131	8,603	8,450

DISTRICT DEVELOPMENT SCHEDULE OF CAPITAL EXPENDITURE 2024-34 LONG-TERM PLAN

	2023/24 AP (000)	LTP 2024/25 (000)	LTP 2025/26 (000)	LTP 2026/27 (000)	LTP 2027/28 (000)	LTP 2028/29 (000)	LTP 2029/30 (000)	LTP 2030/31 (000)	LTP 2031/32 (000)	LTP 2032/33 (000)	LTP 2033/34 (000)
DISTRICT DEVELOPMENT											
<i>Level of Service</i>											
Installation of Flagtrax System for Town Centre and Event Promotion	-	293	-	-	-	-	-	-	-	-	-
Roberts Street removable bollards installation	-	-	-	166	-	-	-	-	-	-	-
Level of Service Total	-	293	-	166	-	-	-	-	-	-	-
Renewal	-	129	51	-	-	54	-	-	58	-	-
District Development Total	-	421	51	166	-	54	-	-	58	-	-

PLANNING & REGULATORY SCHEDULE OF CAPITAL EXPENDITURE 2024-34 LONG-TERM PLAN

	2023/24 AP (000)	LTP 2024/25 (000)	LTP 2025/26 (000)	LTP 2026/27 (000)	LTP 2027/28 (000)	LTP 2028/29 (000)	LTP 2029/30 (000)	LTP 2030/31 (000)	LTP 2031/32 (000)	LTP 2032/33 (000)	LTP 2033/34 (000)
PLANNING & REGULATORY											
<i>Level of Service</i>											
Parking monitoring devices for Taupō CBD	-	-	-	-	128	-	-	-	-	-	-
Dog pound refurbishment	111	-	-	-	-	-	-	-	-	-	-
Level of Service Total	111	-	-	-	128	-	-	-	-	-	-
Renewal	226	183	102	187	396	233	208	11	196	347	241
Planning & Regulatory Total	337	183	102	187	524	233	208	11	196	347	241

STORMWATER SCHEDULE OF CAPITAL EXPENDITURE 2024-34 LONG-TERM PLAN

	2023/24 AP	LTP 2024/25	LTP 2025/26	LTP 2026/27	LTP 2027/28	LTP 2028/29	LTP 2029/30	LTP 2030/31	LTP 2031/32	LTP 2032/33	LTP 2033/34
	(000)	(000)	(000)	(000)	(000)	(000)	(000)	(000)	(000)	(000)	(000)
STORMWATER											
<i>Level of Service</i>											
Acacia Bay stormwater culvert and lake outlet	-	-	-	-	97	426	-	-	-	-	-
Brice Street stormwater flood mitigation	-	-	-	-	-	347	1,438	77	-	-	-
Crown Rd stormwater pond reticulation	-	-	-	-	-	27	553	-	-	-	-
Elizabeth Street flood mitigation	-	-	-	-	-	61	125	1,912	-	-	-
Hawaii reserve detention pond	-	234	-	-	-	-	-	-	-	-	-
Huia Street improvement device	-	-	-	-	-	-	-	-	477	-	-
Kaimanawa Street improvement device	-	-	-	347	-	-	-	-	-	-	-
Kimberly reserve flood mitigation	-	-	59	45	527	2,734	-	-	-	-	-
Kinloch improvement device	-	-	-	-	-	-	-	-	-	-	409
Lake Terrace / Napier Rd improvement device	-	-	-	-	-	-	-	-	-	400	-
Mangakino flood mitigation	-	212	388	-	-	-	-	-	-	-	-
Miro street industrial area reticulation upgrade	-	48	125	1,928	-	-	-	-	-	-	-
Mobil station improvement device	-	377	-	-	-	-	-	-	-	-	-
Motuoapa stormwater flood mitigation around wastewater pump station	-	55	141	29	-	-	-	-	-	-	-
Motutahae Road stormwater flood mitigation	-	-	-	-	59	274	31	-	-	-	-
Norman Smith Street/control gates improvement device	-	-	-	-	-	-	595	-	-	-	-
Pihanga climate change pipe capacity upgrade	-	-	-	-	5	183	436	-	-	-	-
Puataata Road improvement device	-	-	-	-	-	-	441	-	-	-	-
Pukawa flood mitigation	-	100	513	-	-	-	-	-	-	-	-
Rifle Range Road improvement device	-	-	-	-	407	-	-	-	-	-	-
Spa Road improvement device	-	-	-	-	-	418	-	-	-	-	-
Tamatea Road flood protection	-	-	-	-	63	166	2,637	-	-	-	-
Tui Street improvement device	-	-	-	-	-	-	-	437	-	-	-
Tūrangi stormwater flood mitigation (SH1)	-	55	395	69	-	-	-	-	-	-	-
Two Mile Bay flood mitigation	-	26	266	-	-	-	-	-	-	-	-
Downstream defender - District wide	308	-	-	-	-	-	-	-	-	-	-
Hawai Gully flood mitigation	21	-	-	-	-	-	-	-	-	-	-
Level of Service Total	329	1,109	1,886	2,419	1,159	4,635	6,256	2,426	477	400	409
Renewal	107	165	169	174	178	183	199	217	234	253	272
Stormwater Total	436	1,274	2,055	2,593	1,338	4,817	6,456	2,643	711	653	680

STRATEGIC PROPERTY SCHEDULE OF CAPITAL EXPENDITURE 2024-34 LONG-TERM PLAN

	2023/24 AP	LTP 2024/25	LTP 2025/26	LTP 2026/27	LTP 2027/28	LTP 2028/29	LTP 2029/30	LTP 2030/31	LTP 2031/32	LTP 2032/33	LTP 2033/34
	(000)	(000)	(000)	(000)	(000)	(000)	(000)	(000)	(000)	(000)	(000)
STRATEGIC PROPERTY											
<i>Level of Service</i>											
Commercial Land Development	-	3,702	2,117	652	2,797	2,039	1,969	367	374	-	-
EUL affordable housing - Block Sales	-	-	-	-	250	-	-	-	271	-	281
EUL affordable housing - Stage 1 & 2	-	2,000	3,223	3,092	9,831	8,049	1,442	-	-	-	-
Housing for Elderly Taupo - security screen doors	-	35	-	-	-	-	-	-	-	-	-
Land development	608	1,246	612	625	639	653	666	678	691	704	717
204 Crown Road - subdivision earthworks & civil	3,500	-	-	-	-	-	-	-	-	-	-
EUL Stage 1 Lot 20 - earthworks & civil	7,646	-	-	-	-	-	-	-	-	-	-
Digger McEwen Park - resource consent	200	-	-	-	-	-	-	-	-	-	-
Level of Service Total	11,954	6,983	5,952	4,369	13,517	10,741	4,077	1,046	1,336	704	998
Renewal	140	412	263	284	249	183	247	425	872	1,163	527
Strategic Property Total	12,094	7,395	6,215	4,653	13,766	10,924	4,324	1,471	2,209	1,867	1,525

TRANSPORT SCHEDULE OF CAPITAL EXPENDITURE 2024-34 LONG-TERM PLAN

	2023/24 AP (000)	LTP 2024/25 (000)	LTP 2025/26 (000)	LTP 2026/27 (000)	LTP 2027/28 (000)	LTP 2028/29 (000)	LTP 2029/30 (000)	LTP 2030/31 (000)	LTP 2031/32 (000)	LTP 2032/33 (000)	LTP 2033/34 (000)
TRANSPORT											
Growth											
Crown Road and Napier Road intersection	-	-	-	-	-	109	1,337	1,704	-	-	-
Footpath link at Nga Roto Estate	-	75	-	-	-	-	-	-	-	-	-
Footpath Napier Road to Crown Road	-	-	306	313	-	-	-	-	-	-	-
Northern Gateway	-	150	153	157	427	436	35,756	36,469	-	-	-
Wairakei Drive and Karetoto Road intersection	-	50	408	-	-	-	-	-	-	-	-
Whangamata Road improvements	1,726	-	-	-	-	-	-	-	-	-	-
Growth Total	1,726	275	867	470	427	545	37,093	38,173	-	-	-
Level of Service											
Accessibility audit improvements (Including Lake Settlements)	-	200	204	209	107	109	111	114	-	-	-
Arrowsmith Avenue and Shephard Road intersection	-	-	-	-	53	545	56	-	-	-	-
Broadlands Road improvements	-	600	612	626	641	655	668	682	-	-	-
Broadlands Road into off road highway &/or Centennial Drive	-	-	-	42	160	164	-	-	-	-	-
Bus infrastructure (urban bus services)	-	50	51	26	11	27	11	28	12	-	-
Bus shelters on school bus routes	-	10	10	10	-	11	-	11	-	12	-
Crossing facilities on Spa Road	-	80	153	-	-	-	-	-	-	-	-
Cycling facilities	-	50	51	52	53	55	56	57	58	59	60
Flag lighting at high risk rural intersections	-	25	26	26	-	-	-	-	-	-	-
Footpath connection airport to Waitahanui	-	-	-	-	-	818	835	852	869	-	-
Footpath construction	-	-	255	261	267	273	278	284	58	59	60
Footpath extension along south side of Redoubt Street Tongariro Street to Tennis Club	-	-	51	52	-	-	-	-	-	-	-
Footpath link on Ingle Avenue	-	35	-	-	-	-	-	-	-	-	-
Footpaths & connections through accessways (Kuratau)	-	-	-	-	-	218	167	170	-	-	-
Guardrail & drainage improvements on Forest Road	-	30	306	-	-	-	-	-	-	-	-
Harbour area/marina - Parakiri	-	-	204	209	-	-	-	-	-	-	-
Infill lighting	-	40	41	42	-	-	-	-	-	-	-
Kinloch footbridge	-	-	-	-	320	-	-	-	-	-	-
Lake Terrace and Mere Street activation	-	-	-	37	-	-	111	568	579	-	602
Lake Terrace and Ruapehu Street platform	-	-	-	157	160	-	-	-	-	-	-
Lighting along footpaths	175	50	51	52	-	-	-	-	-	-	-
Mokai Marae safety improvements - Forest Road & Tirohanga Road	-	50	51	-	-	-	-	-	-	-	-
Napier Road and Lake Terrace intersection	-	-	-	-	-	-	-	91	1,159	1,182	-
New footpaths in Kinloch	-	100	102	104	107	109	-	-	-	-	-
New road marking & signs - (including new Marae signage)	-	60	51	63	27	49	28	28	29	53	-
Off road highway gate	-	-	153	-	-	-	-	-	-	-	-
Omori / Kuratau slip	-	-	714	-	-	-	-	-	-	-	-
Omori playground parking	-	132	-	-	-	-	-	-	-	-	-
On street parking	42	40	41	42	43	44	45	45	46	47	48
Parking area opposite Two Mile Bay	-	-	122	209	-	-	-	-	-	-	-
Pedestrian/cycle bridge Riverside Park to Woolworths	-	-	-	-	-	-	-	-	-	118	602
Pihanga Road and Waipapa Road, Kuratau	-	-	-	-	75	-	-	-	-	-	-
Poihipi Road improvements	-	690	510	522	-	-	-	-	-	-	-
Pukenamu Road/Wharewaka Road closure	-	25	-	-	-	-	-	-	-	-	-
Rakanui industrial area lighting improvements	-	-	-	-	107	109	-	-	-	-	-
Resilience improvements - slips & embankments investigation	-	-	306	313	320	-	-	-	-	-	-
Resilient connection to Omori Road & Kuratau	-	-	-	-	53	218	223	-	-	-	-
Rifle Range Road and Mere Street intersection	-	-	-	209	1,601	1,091	-	-	-	-	-
River Road footpath	-	-	-	-	-	273	557	-	-	-	-
Rural berm drainage widening & improvements	-	30	31	31	-	-	-	-	-	-	-
School travel plan infrastructure	-	400	459	470	480	-	-	-	-	-	-
Seal extension	584	600	612	626	641	655	668	682	695	-	-
Shared path on Lake Road, Mangakino	-	250	255	-	-	-	-	-	-	-	-
Speed management infrastructure	-	200	204	209	214	218	223	-	-	-	-
Streetlight lighting Anzac Memorial Drive	-	120	-	-	-	-	-	-	-	-	-
Streetlight lighting Lake Terrace between Wharewaka Road and Ernest Kemp Rise	-	300	-	-	-	-	-	-	-	-	-

Taharepa Road and Crown Road intersection	-	100	546	1,117	-	-	-	-	-	-	-
Tauhara Road and AC Baths Avenue intersection	-	80	408	1,044	-	-	-	-	-	-	-
Tauhara Road and Spa Road intersection	-	-	-	-	-	-	-	-	-	59	1,205
Taupō CBD enhancements for Ruapehu and Horomatangi Streets	-	-	-	104	534	545	557	568	-	-	-
Tirohanga Road improvements	164	50	714	730	747	-	-	-	-	-	-
Titirapunga Street and Roberts Street intersection	-	350	204	-	-	-	-	-	-	-	-
Two Mile Bay parking improvements	-	50	-	-	-	-	-	-	-	-	-
Underpass enhancement	-	50	51	-	-	-	-	-	-	-	-
Vehicles for pedal safe/road safety team	-	65	-	-	-	-	72	-	-	-	-
Wairakei Drive steam bridge cycle & pedestrian connection	-	-	-	-	53	327	557	-	-	-	-
Wairakei Drive and Lake Terrace cycle lanes	-	80	102	104	-	-	-	-	-	-	-
Wairakei Drive shared path (control gates hill)	-	-	-	-	53	545	835	-	-	-	-
Whangamata Road safety improvements	-	100	663	678	694	709	-	-	-	-	-
Zebra crossing improvements	-	80	82	83	85	87	89	-	-	-	-
Minor improvements	229	-	-	-	-	-	-	-	-	-	-
New signs & road marking	48	-	-	-	-	-	-	-	-	-	-
Pedestrian facilities	200	-	-	-	-	-	-	-	-	-	-
Cycle facilities	170	-	-	-	-	-	-	-	-	-	-
Bus infrastructure	64	-	-	-	-	-	-	-	-	-	-
Turangi Kerb & Channel	2,200	-	-	-	-	-	-	-	-	-	-
Low cost low risk programme	21	-	-	-	-	-	-	-	-	-	-
Install bus shelters and associated infrastructure	60	-	-	-	-	-	-	-	-	-	-
Huka Falls Footpath Stage 3	558	-	-	-	-	-	-	-	-	-	-
Local road improvements	155	-	-	-	-	-	-	-	-	-	-
Second bridge requirements analysis and concept solutions	250	-	-	-	-	-	-	-	-	-	-
Level of Service Total	4,920	5,172	8,395	8,458	7,606	7,854	6,149	4,181	3,506	1,590	2,578
Renewal	3,543	8,256	9,251	10,552	8,924	7,847	9,141	8,866	9,476	9,379	10,832
Transport Total	10,188	13,703	18,513	19,479	16,957	16,247	52,382	51,220	12,982	10,969	13,410

WASTE AND ENVIRONMENTAL MANAGEMENT SCHEDULE OF CAPITAL EXPENDITURE 2024-34 LONG-TERM PLAN

	2023/24 AP	LTP 2024/25	LTP 2025/26	LTP 2026/27	LTP 2027/28	LTP 2028/29	LTP 2029/30	LTP 2030/31	LTP 2031/32	LTP 2032/33	LTP 2033/34
	(000)	(000)	(000)	(000)	(000)	(000)	(000)	(000)	(000)	(000)	(000)
WASTE AND ENVIRONMENTAL MANAGEMENT											
<i>Level of Service</i>											
Gas Flare	-	-	51	52	2,664	-	-	-	-	-	-
Leachate pipe upgrade	-	-	-	-	270	-	-	-	-	-	-
Mangakino transfer station upgrade	-	-	90	-	-	-	-	-	-	-	-
New kerbside collection service	-	-	3,060	407	425	444	463	482	501	521	541
New lined cell	-	-	-	-	1,289	-	-	-	-	-	-
Power upgrade Broadlands transfer station	-	220	-	-	-	-	-	-	-	-	-
Taupo Refuse Transfer Station upgrade	-	-	-	120	4,778	-	-	-	-	-	-
Tūrangi recyclables storage shed extension	-	77	-	-	-	-	-	-	-	-	-
Waste compactor bin	-	39	-	-	-	-	-	-	-	-	-
Whareroa transfer station upgrade	-	-	-	-	100	-	-	-	-	-	-
Street recycling bins	11	-	-	-	-	-	-	-	-	-	-
Level of Service Total	11	336	3,201	579	9,525	444	463	482	501	521	541
Renewal	139	227	231	236	259	264	276	281	286	305	310
Waste and Environmental Management Total	150	562	3,432	815	9,784	708	738	763	788	826	852

WASTEWATER SCHEDULE OF CAPITAL EXPENDITURE 2024-34 LONG-TERM PLAN

	2023/24 AP	LTP 2024/25	LTP 2025/26	LTP 2026/27	LTP 2027/28	LTP 2028/29	LTP 2029/30	LTP 2030/31	LTP 2031/32	LTP 2032/33	LTP 2033/34
	(000)	(000)	(000)	(000)	(000)	(000)	(000)	(000)	(000)	(000)	(000)
WASTEWATER											
<i>Growth</i>											
Kinloch second membrane bio reactor upgrade	-	-	103	1,579	-	-	-	-	-	-	-
Taupo North wastewater solution	-	-	-	-	-	166	170	6,952	-	-	-
Control gates bridge buffer storage tanks	-	200	2,563	-	-	-	-	-	-	-	-
Taupo southern trunk main upgrade	4,779	3,911	-	-	-	-	-	-	-	-	-
Taupō primary settling tank #3	-	1,250	1,281	-	-	-	-	-	-	-	-
Taupō side stream - solids filtrate treatment	-	100	1,538	3,158	-	-	-	-	-	-	-
Taupō transfer pump station upgrade	-	-	922	-	-	-	-	-	-	-	-
Whereroa irrigation expansion	-	-	-	-	-	-	340	-	-	-	-
Taupo Wastewater - WWTP Primary Clarifier 3	1,000	-	-	-	-	-	-	-	-	-	-
Growth Total	5,779	5,461	6,406	4,737	-	166	510	6,952	-	-	-
<i>Level of Service</i>											
Acacia Bay WAS tank #2	-	-	359	-	-	-	-	-	-	-	-
Acacia Bay connection to Taupō (Acacia Bay WWTP retained)	-	-	-	526	2,160	-	-	-	-	-	-
Atiamuri WWTP upgrade	-	-	615	-	-	-	-	-	-	-	-
Mangakino WWTP upgrade	-	-	-	526	7,020	-	-	-	-	-	-
Taupō WWTP building alteration	-	200	-	-	-	-	-	-	-	-	-
Tūrangi WW discharge improvements	-	-	-	372	3,049	3,126	-	-	-	-	-
Water and Wastewater portable generator and storage shed	-	-	-	263	-	-	-	-	-	-	-
View Road land disposal system expansion	2,761	-	-	-	-	-	-	-	-	-	-
Level of Service Total	2,761	200	974	1,687	12,229	3,126	-	-	-	-	-
Renewal	3,723	3,625	3,591	3,730	3,987	4,323	6,808	3,557	4,276	4,154	3,777
Wastewater Total	12,263	9,286	10,971	10,154	16,217	7,614	7,317	10,509	4,276	4,154	3,777

WATER SCHEDULE OF CAPITAL EXPENDITURE 2024-34 LONG-TERM PLAN

	2023/24 AP	LTP 2024/25	LTP 2025/26	LTP 2026/27	LTP 2027/28	LTP 2028/29	LTP 2029/30	LTP 2030/31	LTP 2031/32	LTP 2032/33	LTP 2033/34
	(000)	(000)	(000)	(000)	(000)	(000)	(000)	(000)	(000)	(000)	(000)
WATER											
Growth											
District - chlorine dosing and pH correction improvements	-	-	-	790	1,890	-	-	-	-	-	-
District - fire flow improvements	-	100	410	-	-	-	-	-	-	-	-
District - universal smart water metering	-	500	1,025	526	3,240	3,321	3,398	-	-	-	-
Kinloch - low zone reservoir construction	-	-	2,563	1,737	-	-	-	-	-	-	-
Kinloch - treatment compliance upgrade	-	4,900	-	-	-	-	-	-	-	-	-
Taupō - Brentwood reservoir construction	-	-	-	-	-	-	-	-	-	181	2,283
Taupō - Napier Road reservoir construction	-	-	308	4,527	972	-	-	-	-	-	-
Taupō - Tauhara Ridge reservoir and Airport connection	-	1,500	513	-	-	-	-	-	-	-	-
Taupō - Taupō WTP capacity upgrade	-	-	410	-	-	-	-	-	-	-	-
Taupō - Wairakei area capacity upgrade	-	-	-	-	-	-	-	116	1,125	-	-
Tauhara Ridge reservoir & Airport - connection to Taupo Water	761	-	-	-	-	-	-	-	-	-	-
Kinloch low zone reservoir construction	212	-	-	-	-	-	-	-	-	-	-
Growth Total	974	7,000	5,228	7,579	6,102	3,321	3,398	116	1,125	181	2,283
Level of Service											
Burst valves, level switches - reservoir resilience, renewals and strengthening	-	150	133	532	-	-	-	-	-	-	-
Centennial - treatment compliance upgrade	-	500	6,253	-	-	-	-	-	-	-	-
District - backflow protection on tanker fill points	-	300	-	-	-	-	-	-	-	-	-
District - fire flow improvements Whakamaru	-	-	-	53	432	-	-	-	-	-	-
District - fluoridation programme	-	-	-	-	-	387	1,982	-	-	-	-
District - reservoir resilience, renewals and strengthening	-	-	-	-	-	-	-	-	7,518	8,462	9,010
Hatepe - treatment compliance upgrade (DWSNZ)	500	1,000	5,125	-	-	-	-	-	-	-	-
Motuoapa - treatment compliance upgrade (DWSNZ)	-	4,255	2,973	-	-	-	-	-	-	-	-
Motutere - treatment compliance upgrade	1,912	-	-	-	-	-	-	290	2,072	-	-
Omori - treatment compliance upgrade	-	1,600	-	-	-	-	-	-	-	-	-
Omori - treatment plant rising main	-	150	1,691	-	-	-	-	-	-	-	-
River Road - chlorine contact tank	-	-	-	316	-	-	-	-	-	-	-
Taupō - low pressure improvements	-	-	-	-	-	-	340	2,549	-	-	-
Taupō - Mapara area capacity increase	-	1,000	1,435	1,316	-	-	-	-	-	-	-
Taupō - Poihipi reservoir construction	-	-	-	1,053	4,860	3,598	-	-	-	-	-
Taupō - treatment plant cyanotoxin upgrade	-	100	-	-	-	-	566	2,201	-	-	-
Taupō - treatment plant resilience upgrade	-	160	861	-	-	-	-	-	-	-	-
Taupo Water Operations Team additional vehicles	-	120	62	-	65	66	-	-	-	-	-
Tirohanga - treatment compliance upgrade	250	1,500	144	-	-	-	-	-	-	-	-
Waihaha - continuity of supply upgrade	250	350	-	-	-	-	-	-	-	-	-
Whareroa - treatment compliance upgrade	50	560	-	-	-	-	-	-	-	-	-
Centennial treated water DWSNZ upgrade	725	-	-	-	-	-	-	-	-	-	-
Turangi - water treatment improvements	106	-	-	-	-	-	-	-	-	-	-
Mangakino - water treatment improvements	80	-	-	-	-	-	-	-	-	-	-
Water loss strategy implementation	350	-	-	-	-	-	-	-	-	-	-
Chlorine dosing improvements - large schemes	200	-	-	-	-	-	-	-	-	-	-
Backflow protection on tanker fill points	350	-	-	-	-	-	-	-	-	-	-
Level of Service Total	4,773	11,745	18,676	3,269	5,357	4,052	2,888	5,040	9,590	8,462	9,010
Renewal	6,188	6,880	6,458	8,535	10,498	10,804	10,918	11,464	9,259	11,285	9,637
Water Total	11,935	25,625	30,361	19,383	21,956	18,177	17,204	16,620	19,974	19,929	20,931

WHOLE OF COUNCIL SCHEDULE OF CAPITAL EXPENDITURE

	2023/24 AP	LTP 2024/25	LTP 2025/26	LTP 2026/27	LTP 2027/28	LTP 2028/29	LTP 2029/30	LTP 2030/31	LTP 2031/32	LTP 2032/33	LTP 2033/34
Growth											
Community Facilities	1,642	1,911	1,173	5,042	3,974	5,696	2,547	6,888	726	5,373	1,291
Transport	1,726	275	867	470	427	545	37,093	38,173	-	-	-
Wastewater	5,779	5,461	6,406	4,737	-	166	510	6,952	-	-	-
Water	974	7,000	5,228	7,579	6,102	3,321	3,398	116	1,125	181	2,283
Growth Total	10,120	14,647	13,674	17,828	10,503	9,728	43,547	52,128	1,851	5,554	3,574
LOS											
Community Facilities	5,836	4,016	10,908	15,781	9,290	12,093	14,305	1,328	5,346	8,311	833
Community Leadership	1,225	6,356	160	140	42	42	470	106	45	46	47
District Development		293	-	166	-	-	-	-	-	-	-
Planning & Regulatory	111	-	-	-	128	-	-	-	-	-	-
Stormwater	329	1,109	1,886	2,419	1,159	4,635	6,256	2,426	477	400	409
Strategic Property	11,954	6,983	5,952	4,369	13,517	10,741	4,077	1,046	1,336	704	998
Transport	4,920	5,172	8,395	8,458	7,606	7,854	6,149	4,181	3,506	1,590	2,578
Waste and Environmental Management	11	336	3,201	579	9,525	444	463	482	501	521	541
Wastewater	2,761	200	974	1,687	12,229	3,126	-	-	-	-	-
Water	4,773	11,745	18,676	3,269	5,357	4,052	2,888	5,040	9,590	8,462	9,010
LOS Total	31,920	36,208	50,150	36,867	58,853	42,987	34,608	14,609	20,801	20,035	14,416
Renewal											
Community Facilities	1,909	3,455	4,513	3,300	3,272	3,838	5,507	4,882	5,524	4,748	2,701
Community Leadership	173	753	833	638	1,280	898	879	470	1,086	8,557	8,403
District Development		129	51	-	-	54	-	-	58	-	-
Planning & Regulatory	226	183	102	187	396	233	208	11	196	347	241
Stormwater	107	165	169	174	178	183	199	217	234	253	272
Strategic Property	140	412	263	284	249	183	247	425	872	1,163	527
Transport	3,543	8,256	9,251	10,552	8,924	7,847	9,141	8,866	9,476	9,379	10,832
Waste and Environmental Management	139	227	231	236	259	264	276	281	286	305	310
Wastewater	3,723	3,625	3,591	3,730	3,987	4,323	6,808	3,557	4,276	4,154	3,777
Water	6,188	6,880	6,458	8,535	10,498	10,804	10,918	11,464	9,259	11,285	9,637
Renewal Total	16,148	24,084	25,462	27,636	29,044	28,627	34,182	30,174	31,268	40,191	36,702
Grand Total	58,188	74,939	89,286	82,331	98,400	81,342	112,337	96,911	53,920	65,780	54,691

Attachment - Officer recommended changes

What is the change	Why is it necessary	Timing and budget
Omori WTP rising main Remove this project as it has been brought forward for delivery in 2023/24	Project is already funded	Year 1 Delete budget of \$150,000. Year 2 Delete budget of \$1,650,000.
District Backflow Protection on Tanker Fill Points Additional funding is needed to enable completion of the project	Regulation changes created a requirement to improve our water tanker filling stations. Project now tendered (multiyear project) and the costs confirmed as in excess of the current project budget	Year 1 Increase budget from \$300,000 to \$700,000 (\$400,000 increase)
Kinloch treatment compliance upgrade Rephasing of multiyear project costs to align with delivery timing	Programme accuracy has improved since draft LTP budgets were first produced. Overall project budget remains the same.	Year 1 Decrease budget from \$4,900,000 to \$4,000,000 (\$900,000 decrease). Year 2 Increase budget from \$0 to \$900,000 (\$900,000 increase).
Resource consent fees – application fee Increase anticipated fees revenue	Input error - Fees of \$512,000 pa from 2026 to 2034 were entered as a positive amount in IBIS This will increase Fees and charges by \$1,024,000 plus inflation from 2026 to 2034	Affects 2026-2034 Increase by \$1,024,000.
Building consent fees - BWO Audit Fee Increase anticipated fees revenue	Input error - Fees of \$25,000 pa from 2026 to 2034 were entered as a positive amount in IBIS This will increase Fees and charges by \$50,000 plus inflation from 2026 to 2034	Affects 2026-2034 Increase by \$50,000.
Non-government grants received - operational Increase anticipated fees revenue	Input error - Grant of \$110,000 in 2034 was entered as a positive amount in IBIS This will increase Fees and charges by \$220,000 plus inflation in 2034	2034 Increase by \$220,000.
Software licensing Increase in project costs	Input error in 2031 - costs were entered as \$222,776. Correct figure is \$2,251,826 A cost increase of \$2,029,050.	2031 Increase by \$2,029,050.

What is the change	Why is it necessary	Timing and budget
Community Reserve Improvements Taupo South Removal of projects costs	This was identified as a duplicate project \$200,000 pa (plus inflation) 2025-2034 Reduce depreciation of \$20,000 pa plus inflation, increase in District wide Parks DC Reserve.	2025-2034 Decrease depreciation expenses by \$20,000 per year.
Development contributions Updating development contribution revenue for Parks and Reserves to reflect the increase in the proposed charges. An average increase of \$2.4m per year or \$23.6m across the 10-year plan. Updating DC reserves for Transport and Parks to show that surplus in the reserves has been used for DC loan repayments.	Changes are required to align with revenue for the Parks development contribution reserve with the proposed change to the Reserves development contribution.	2025-2034 The Parks DC reserve revenue is increased by \$23.6m over the 10-year plan. The surplus in this reserve has been applied to development contribution loan repayments. This reduces the reserve balance to \$1.3m. Similarly, the Transport DC reserve had a balance of \$23.2m so surplus has been applied to development contribution loan repayments. This reduces the reserve balance to \$3.2m.
Project Watershed/Lakeshore Erosion Rephasing of the work programme pushing spending into later years.	Changes to reflect the deliverability of the programme and to align with our submission on the WRC long-term plan.	Year 2 Decrease from \$1,785,000 to \$1,500,000. Year 3 Decrease from \$3,617,128 to \$0. Year 4 Increase from \$21,308 to \$285,000. Year 5 Increase from \$282,802 to \$3,617,000. Year 6 Increase from \$0 to \$21,300. Year 7 Increase from \$0 to \$282,000.
Local Body Elections Additional funding is required in the Governance budget to support the delivery of the Local Body Elections in 2025	Driven by changes in the legislative requirements.	Year 2 Increase by \$50,000
Legal costs Increased legal budget costs	We now have a better understanding of likely legal costs in year 1.	Year 1 Increase the legal fees budget in cost centre 1060 by a further \$100,000.

What is the change	Why is it necessary	Timing and budget
Project Quantum Increase the final phase capex budget by \$200,000 to support additional staff costs to deliver final stages of the project.	Our aging legacy systems MagiQ and Go Get will not be supported from June 2025. We need to accelerate configuration of the new Tech One system to mitigate this risk. This will allow the internal team to focus more on business readiness, data migration and quality.	Year 1 Increase the capex budget of \$670,802 by \$200,000.
Forecasting / Budget System improvements A system was introduced for LTP budget preparation and stage 2 was forecasting. LTP system required additional support to complete and we need \$50,000 to complete the forecasting component.	The forecasting component is critical for supporting our ability to monitor and then predict delivery of our work programme.	Year 1 Increase the Project Quantum Capex budget by \$50,000 to complete IBIS forecasting.
Acacia Bay WAS tank #2 Move capex from year 2 into year 1.	We have operational challenges with sludge management at peak times.	Year 1 Budget increase from \$0 to 358,760 Year 2 Budget decrease from \$358,750 to \$0
Local water done well New funding to produce a plan	Changes to legislation will most likely require Council to produce a Water Services Delivery Plan. While draft legislation at this point suggests that this will be required in year one (by September 2024) there was strong feedback from the sector that additional time would be required, and that this would require two years. Funding will cover specialist consultants to work with the TDC internal team to deliver the plan.	Year 1 Increase operational budget by \$150,000. Year 2 Increase operational budget by \$150,000. Note the timing of new legislative requirements is currently unknown. We anticipate that the Water Services Delivery Plan will span two financial years, however if that changes there may be a need for funding in year two to be brought forward/unbudgeted expenditure.

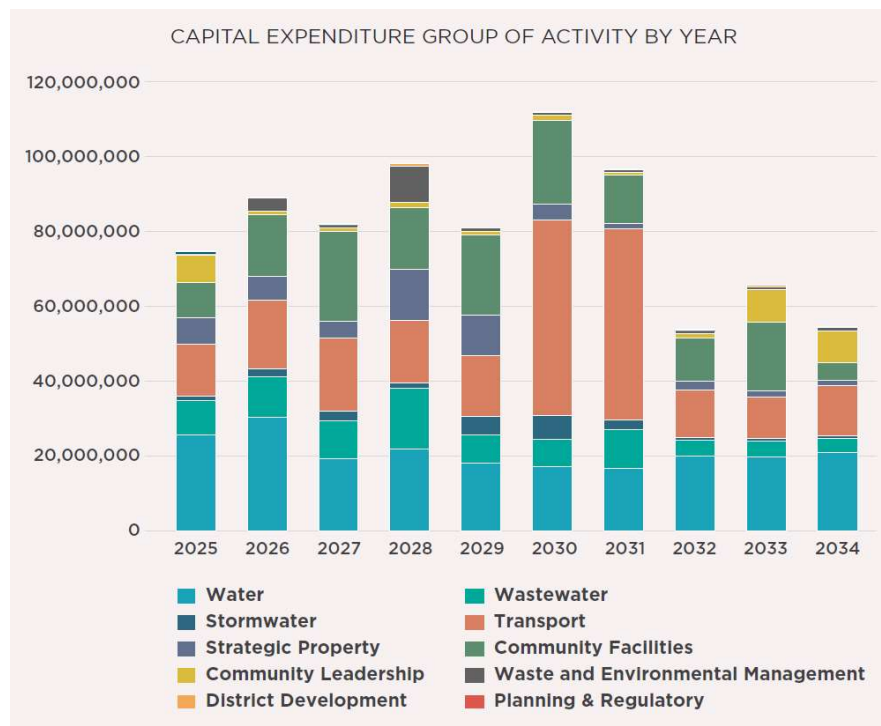
What is the change	Why is it necessary	Timing and budget
Staff capitalisation New capitalisation rates were put into the Salary & Wage budget but not allowed for in the Capital budget side in Project Quantum and needs correcting.	Changes required to resolve a financial discrepancy. This impacted the Capital budget by \$150,000 each year, however the Increase of \$300,000 in year 1 reflects that the 2023/24 carry forward was impacted as discrepancy goes back to the 2023/24 Annual Plan.	Year 1 Increase the capex budget of Project Quantum by \$300,000 for staff capitalisation. Year 2 Increase the capex budget of Project Quantum by \$150,000 for staff capitalisation.
Rates System Implementation Costs Increase the budget by \$50,000 to pay for banks to automatically change reference numbers for rates customers post implementation of rates system, instead of manually asking all customers to change these details when they make payments.	New rates system requires changes to our reference numbers. Getting banks to make this change automatically makes life easier for our customers and decreases internal time to make this change.	Year 1 Increase the Project Quantum capex budget by \$50,000.
Wastewater – Taupo - primary settling tank #3 Shift the capex out a year as a result of new information from the design process.	Delay in detailed design means that capital costs for construction won't be required until year 2.	Years 1 and 2 Move \$1,250,000 from year 1 into year 2 providing a total year 2 budget of \$2,531,250.
Street lighting Need to increase the overall electricity budget for streetlighting by \$161,000 per year. Impact on rates of 0.2% in 2024/25.	A review of the electricity budget identified a shortfall in funding. Without this increase we will not have sufficient funding to provide the lighting service.	Years 2024/25 to 2033/34 Increase the annual budget by \$161,000 on rates.
Transport capital programme Updates to the timing and cost of a range of capital projects as identified on the following table.	The alignment of these changes assists with the alignment of the proposed work programme with NZTA funding.	There are updates to a range of projects because of NZTA funding. Any material changes will be tabled to Council.

Programme deliverability

We have a substantial capital programme, based heavily on the essentials or core services

- Our capex programme, particularly in first few years of the LTP, is driven by the must do's. Councils are required to delivery more and more for their communities and to meet increasing and changing regulatory standards.
- The stronger regulatory approach of New Zealand's new water regulator has been reflected in Council's capital works programme. This has driven increased investment in Council's Water and Wastewater services over the 10-year period (with larger increases required in the first few years).
- We also have increased our renewal and maintenance programme (compared to the previous LTP), which means we are prioritising looking after the assets we have. This is also highlighted by the changes in funding from NZTA (see the separate deliberations report on NZTA funding).
- We are growing as a district and our growth forecasts have increased since the last LTP for the entire period of this LTP. Many of our capex projects are driven by the need to support this additional growth and ensure that developers meet the cost of the increased demand on our infrastructure.

Our Financial Strategy clearly explains that we are focused on the essentials, particularly in the first few years of the Long-term Plan. With that in mind, the focus is on how we deliver the programme.



Delivery of the Capex Programme

The facts for Council delivery are as follows:

- Initial estimates are that we delivered about [\$63.1m], in 2023/24 compared with the \$75m programme for the first year of the LTP. Therefore, we are seeking to deliver approximately, \$12m more in the next financial year. This compares to:
 - Over the prior four years, the capital programme delivery increased from \$27.7m to \$56.8m (205% increase). Inflation has increased prices 123% over the same time frame.
 - Over the previous five years, the capital programme budget has increased from \$30.6m to \$77.8m (253% increase).
- While capital delivery has increased, the budget and carry forwards have both increased significantly. The carry forwards (bow-wave) have increased from \$14.3m to \$45m over the same period. This is a large balance, but further explanation is provided in the report below.
- Starting in 2021, externally funded “shovel ready budget” has included approximately \$50m of capital, which has influenced our capital delivery programme.

Analysis of Carry Forwards

Carry forwards are projects/ initiatives that were proposed to be delivered in the previous year but were unable to be delivered due to delays. This is unfortunately a common issue in councils, sometimes because of the long time that it takes to finalise a budget. For example, the development of an LTP can take 18 months and timing estimates for a project can change substantially during that time.

Before we carry forward the money from one year to the next, we assess whether the work is still required and whether the amount of money is still appropriate.

The carry forward work from the 2023/24 year is projected to be approximately \$50m, although that still needs to be reviewed and rationalised. This leads to a combined budget of approximately \$125m. This is significantly more than we have been able to deliver historically.

It is important to note that although the carry forward is a large balance, it is mostly comprised of a relatively small number of significant projects i.e. 80% is attributed to 15 large projects, which are multi-year-projects that are already in flight and with a committed plan for delivery (e.g. water membrane plants, EUL earthworks, Southern Trunk main).

Some amount of carry forward will always exist as this is a function of project planning and funding not fitting neatly into financial years. -The challenge is to prevent the carry forward amount continuing to grow year after year.

Our plan will focus on reducing the size of the carry forward bucket down to a manageable level over three years. We will also continue to mature in how we plan our work to reduce the carry forward amounts in the future.

Delivering the programme of work is a function of many factors coming together. There can be a temptation to simply employ more people to try and speed up delivery, however the delivery of this capex programme requires a cross organisation approach, and there is also an affordability challenge for our community. In addition, delivery is also driven by factors beyond Council's control or even influence.

We have strategies in place to support delivery

To ensure that the carry-forward programme can be steadily reduced over the first three years we will need to build on established actions and implement a number of new actions:

- Our Project Management Office has now been established for a number of years. They are maturing as a team with a settled management structure, clearer definition of roles and responsibilities and stronger integration with supporting teams across council.
- We have put in place new contracting arrangements for delivering transport and water maintenance infrastructure. We have significant capital projects included in both these contracts which will assist in delivery capability and timeframes. Both the Transport (HEB) and Water (Downer) maintenance contracts take a collaborative, partnered approach, and allow us to benefit from economies of scale, by reducing marginal operational and administration costs. Risks and incentives are shared to encourage the right behaviours and outcomes.
- We are taking a programme management level view of the work programme, including investing in forecasting processes and tools that will provide more timely analysis and reporting of our progress against the work programme, as well as planning for the resources required to deliver. This will give us a more accurate picture of the full pipeline of work across the entire organisation and allow us to mitigate bottlenecks, constraints, risks and dependencies. Importantly, we will put in processes to more readily identify where works are going off-track and be able to take corrective action.
- Effective July 2024 we have extended the scope and capacity of our Supplier Panels. This will speed up quality and delivery of work by making it easier to get routine jobs actioned. There will be a lower burden on procurement and administrative work to complete jobs such as regular maintenance or design work, as the supplier quality will have been vetted in advance and they are onboarded to Council's ways of working.
- Our ability to plan work over multiple years is improving. Most of the large projects in the LTP have small amounts allocated in preceding years to complete design work before the full construction phase begins. Continuing to improve this phased planning, and where possible complete design work earlier to ensure we are ready for execution as planned will be an ongoing priority.
- Over the coming twelve months we will be implementing a continuous and iterative approach to capital delivery improvements. The following are some of the opportunities we see to improve delivery.
 - Project management involvement earlier in the project lifecycle to reduce the burden on asset managers, raise capability, and establish continuity.
 - Resourcing flex as appropriate when additional project management resource will add value.
 - Working closely with suppliers to give them clear visibility of our pipeline of planned work.
 - Working across the whole organisation to improve planning and visibility.
 - Bundling of similar routine work to create logical sequenced work packages with committed resources (e.g. minor concrete works package contracted over 12 month period with allocated Project Manager).

We will mitigate the financial risks and impact on our ratepayers

We fund most of our capital programme through borrowing. We don't take on that debt until we have confidence that the work is ready to progress which means that even though we might have signalled that we will do work, there is no direct financial cost until spades are in the ground. Once new infrastructure is built, we start depreciating it, funding that through rates.

Taupō District Council's Long-term Plan Community Engagement Events 2024



DATE	VENUE	TIME
Thursday 6 June	Tirohanga Hall, Tirohanga Road, Tirohanga	5.30pm - 7pm
Friday 7 June	Greening Taupō planting day, Tauhara Road, Taupō	9.30am - 11am
	Rangitaiki Community Hall, Rangitaiki School Road, Rangitaiki	5.30pm - 7pm
Monday 10 June	East Urban lands tour	11am - 12 noon
Tuesday 11 June	River Road Community Hall, River Road.	5.30pm - 7pm
	Taupō Wastewater Treatment Plant tour	7.30am - 8.30am
Wednesday 12 June	Tūrangi evening engagement event, St John Hall, 14 Ohuanga Road, Tūrangi	5.30pm - 7pm
Thursday 13 June	Kinloch evening engagement event, Kinloch Community Hall, Kinloch	5.30pm - 7pm
Friday 14 June	East Urban Lands tour	4pm - 5pm
Saturday 15 June	Whareroa refuse station, Whareroa Road.	10am - 12 noon
	Floating Rock Café, 30 Riverpark Drive, Kuratau	1.30pm - 3.30pm
Sunday 16 June	Motuoapa Yacht Club, 8 Arataha St, Motuoapa	10am - 12 noon
	Hatepe Marae, Rereahu Avenue, Hatepe	1.30pm - 3.30pm
Monday 17 June	Marotiri School, Tihoi Road, Marotiri	2pm - 3.30pm
	Taupō Wastewater Treatment Plant tour	2pm - 3pm
Thursday 20 June	Taupō cattle sales yard, Oruanui road, Taupō	12 noon - 2pm
Saturday 22 June	Tūrangi Market, town centre, Tūrangi	9am - 12 noon
Saturday 22 June	Taupō Volunteer and Community Expo (Great Lake Centre)	10am - 2pm
Sunday 23 June	Taupō Market, Northcroft Reserve, Taupō	8am - 1pm
	Kinloch family fun event, Kinloch	1pm - 3pm
Wednesday 26 June	Taupō evening engagement event - Taupō Customer Service Centre, Tongariro Street, Taupō	6pm - 7.30pm
Saturday 29 June	Wairakei Village Matariki event, Kauri Drive, Wairakei.	2pm - 3.30pm
	Mangakino evening engagement event- Ata's Café, Rangatira Drive, Mangakino (Matariki Light festival)	5.30pm - 7pm
Tuesday 2 July	Mangakino-Pouakani Representative group, Mangakino Sports Hub, Wairanga Road, Mangakino	11.30am - 12.30pm
Wednesday 3 July	Tūrangi Co-Governance group and Tongariro rep group, Te Mataapuna Sports Facility, Tūrangitukua Park, Tūrangi	12.30pm - 1.30pm
Thursday 4 July	Taupō East Rural Representative group	12 noon - 1pm
	Kinloch representative group, Kinloch Community Hall, Kinloch.	2pm - 3pm

INTRODUCTION

This document provides:

- a summary of the key themes from submissions to the Long-term Plan 2024 – 34 consultation document and online survey, including common reasons given for supporting or opposing Council's key proposals.
- where submissions have supported or opposed specific Council actions, and key reasons given for the request.
- any specific requests for action from submissions, and key reasons given for the request.

This summary of submissions is intended to support Council consideration of submission requests for action. Where groups have provided feedback their name has been noted against the submission number. If there are issues in this summary that Councillors require further advice on, they can be raised as part of the deliberations process.

Reading this summary of submissions is not a substitute for reading the submissions themselves. In most cases we have not retained submitters own language or emotion when summarising and collating submissions into themes, and combining similar points raised by different submitters. While care has been taken to include all specific feedback and requests received, it is possible we have missed or misinterpreted a small number of points.

This report does not include all comments, criticisms, questions raised by submitters, unless they relate to a request for action and accompanying rationale.

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ISSUE 2 – BAG IT OR BIN IT?

Submission Point	Submission numbers		
Reasons given for supporting bins			
1. Agree with the proposal for bins.	1	8	22
• Will keep our streets cleaner / rubbish blows all over the place.	44	53	54
• Ripped rubbish bags / dogs tearing bags is a pain.	57	63	65
• Long overdue / About time we caught up with the rest of NZ.	78	80	81
• Food scraps and no plastic bags is eco-friendly.	111	148	153
• Bins are clean and tidy.	175	188	219
• Works elsewhere.	232	235	243
• People may start to minimise their rubbish	247	252	269
• Better for the environment.	283	351	368
• Safer for the rubbish collectors.	370	432	495
• Reduces plastic being dumped (i.e. the bags themselves)	501	512	526
• Cheaper than getting a bin privately.	571	593	620
• Will be easier for my bad back.	663	674	696
• Not having to buy bags is great.	720	755	757
• Holiday homeowners put bags out 2 or 3 days prior to collection day	765	769	787
	789	791	794
	801	809	810
	824	838	841
	873	890	902
	905	912	945
	960	1009	1017
	1023	1031	1057
	1080	1193	1136
	1239 (Tūrangi Co-governance)	1344	
	1370	1396	
Reasons given for supporting bags			
2. Agree with keeping bags.	4	5	9
• The current system is great, doesn't need changing.	16	21	23
• Bags and user pays support waste minimisation.	27	30	38
	39	41	46

Submission Point	Submission numbers		
• The bins option won't have the recycling and waste reductions claimed.	48	52	56
• Recycling bins will have rubbish, lids, unrinsed items etc at the bottom.	61	64	87
• Having bins doesn't discourage "throw away" mentality - if there's room in the bin, people are more likely to just dump stuff instead of recycling or reducing waste.	92	104	109
• User pays is fairer.	112	116	121
• Already enables those who minimise waste	128	150	152
• Bins would be unfair for holiday houses.	155	162	163
• We'll be paying more for a service we don't use if we change to bins.	166	167	173
• We'll be paying for other people's rubbish with a bin service.	174	176	180
• Increased expense for no benefit.	197	198	207
• Unfair to landlords who have to cover the rates cost.	214	217	221
• Bags provide flexibility for different sized households / different levels of waste.	223	224	225
• If anyone wants a bin the option is currently available.	226	240	241
• Bins provide a reduced level of service and reduced flexibility for more cost.	244	249	255
• Bins haven't worked elsewhere - fortnightly wasn't often enough and rubbish ended up everywhere.	256	271	275
• We minimise our waste and would be much worse off with bins.	276	277	280
• We have nowhere to store multiple wheelie bins.	282	288	290
• Bins don't work for shared driveways and town houses / apartments.	295	310	319
• Not the time to increase costs.	326	329	332
• Large aging population will struggle moving wheelie bins	334	343	345
• Bags can go in the car boot	347	352	354
• Managing bins will be dangerous in winter on steep driveways.	355	358	363
• Bins are another thing to clean and replace when it breaks, and they will break because they're not made not to last.	364	371	372
• Who will pay when the bins are burnt or stolen?	374	377	382
• Bins will get used for other purposes (at cost to ratepayers).	383	386	389
• Bins are filthy, unhealthy, and smelly.	391	393	397
	398	408	410
	411	416	426
	431	433	434
	435	447	455
	456	457	459
	460	468	471
	473	476	477
	480	483	486
	487	492	493
	496	503	504
	510	513	516
	527	528	529

Submission Point	Submission numbers		
• Would end up taking rubbish to the transfer station, but would still have to pay for a collection service.	531	534	546
• Private roads with no street collection	551	572	575
• Will increase illegal disposal (when people's bins get full, as opposed to putting out additional bags).	579	582	590
• Bins tip over in high winds and end up all over the roads.	591	592	598
• Bins fill with rainwater when lids are invariably broken.	599	610	612
• Keep the bags for rural areas	616	624	626
• Issue staff with appropriate PPE to minimise bag risks.	636	637	640
• Prefer weekly collection.	642	645	652
• Fortnightly alternating collection is confusing.	653	656	664
• Bins are not big enough for large whanau of 6 plus.	665	671	672
	679	680	681
	682	685	687
	692	693	695
	707	708	709
	710	714	715
	717	719	721
	724	726	735
	739	741	745
	746	758	775
	778	795	796
	802	805	806
	816	818	819
	820	822	829
	830	839	843
	848	849	858
	863	864	866
	870	781	885
	888	891	894
	895	896	898
	904	909	911
	925	926	935
	936	937	939
	940	947	949
	953	956	958
	961	965	968
	978	981	985
	992	993	996

Submission Point	Submission numbers
	1001 1007 1010
	1011 1016 1021
	1025 1027 1032
	1035 1040 1042
	1047 1048 1055
	1056 1059 1060
	1070 1071 1079
	1082 1087 1094
	1095 1102 1104
	1112 1113 1114
	1123 1124 1125
	1200 1126 1127
	1128 1129 1132
	1137 1138 1190
	1141 1186 1143
	1144 1177 1148
	1173 1171 1170
	1168 1169 1156
	1159 1166 1162
	1163 1201 1204
	1205 1207 1213
	1337 (Pukawa Property Owners Association) 1340
	1342 1364 (Kinloch Representative Group)
	1350 1356 1376
	1377 1378 1382
	1389 1390 1393
	1394 1395 1398
	1403 1407 1408
	1412 1415 1419
3. The Council's proposed shift to a rates-funded wheelie bin system for rubbish and recycling collection is a positive step towards improving waste management in the district. However, it is crucial that this new system is developed in collaboration with Ngāti Tūwharetoa to ensure it aligns with our values and addresses our unique needs. The environmental impact of waste management systems on our communities must be thoroughly considered and mitigated.	1406 (Te Kotahitanga o Ngāti Tūwharetoa)

Submission Point	Submission numbers		
4. Ngāti Tūwharetoa believes that waste management practices should be grounded in the principles of kaitiakitanga. This means taking a proactive stance on reducing waste generation, improving recycling rates, and exploring innovative solutions such as community composting and waste-to-energy initiatives. By working together, we can develop a system that promotes recycling, reduces waste, and fosters a cleaner, healthier environment for all residents.			
Comments on food waste collection			
5. Don't do food waste collection. <ul style="list-style-type: none">We already compost / we have a waste-master / insinkerator.Waste of money / not worth the cost / an expensive luxury we cannot afford.Not required now with change in government.Was never required for small settlements and rural areas (because is not worth the cost)Will stink, be a health hazard, and attract vermin.Will provide little benefit compared to the costIn other places they've been introduced, many people do not use them.People who want to separate and recycle food scraps already do composting etc. People who don't will just put them in the rubbish bin.Extra truck trips (and fuel emissions)Putaruru trialled this 10 to 15 years ago, and it didn't work - the small bins, despite bio friendly bags inside became filthy, blew all over the streets as they are small & light.Remnants from food waste bins gets hosed down the drain (and will end up in the lake)Food is biodegradable, so no problem dumping it.	16 79 128 167 206 226 266 365 377 393 469 614 678 763 860 904 935 965 1048 1113	27 81 155 170 209 232 271 367 383 424 507 630 680 786 868 932 937 969 1056 1116	73 104 161 204 214 265 361 374 390 457 579 672 711 846 877 934 944 1024 1060 1195 1403
6. Food waste collection is a positive move forward, it will help reduce household rubbish. <ul style="list-style-type: none">Great idea to have food waste separate and fortnightly rubbish collectionRecycle this part of waste back into usable compost.Good as I do not self-compost now.Tauranga has been using this successfully for a few years now.It is great since the bio gas place is in Broadlands.I am concerned with the volume of food waste that I put to landfill.	277 408 526	283 455 593 693	294 465 677 1059

Submission Point	Submission numbers		
<ul style="list-style-type: none"> Will help to reduce leachate emissions in landfills 			
<p>7. Make food waste bin optional.</p> <ul style="list-style-type: none"> Many people wouldn't use them. Holiday homes wouldn't use them. We already compost / we have a waste-master / insinkerator Otherwise those who home compost end up having to pay for those who don't compost at all. 	187	216	
<p>8. I have a Budget Saver for our Food Waste, instead of offering 23 litre Plastic bins for Household Food Waste we are better off adopting the "German Chicken Program". In 2010 the town of Limburg trialed first, offering 3 chooks (NO ROOSTERS TOO NOISEY) to 2,000 Household with HUGH SUCCESS, they cut the Waste in half, and families received own fresh eggs. This can cut these expenses down by as much as \$34 mil. This should reduce the pressure on the Landfill. This also ties in well with the Waikato Regional Council just changing the Rules from 10M to Boundary to 3M to Boundary for Chooks in Residential areas. The Funding for Chooks and Hen Boxes, wire and 4 x2 can come from the Waste Minimization Fund. Reduces Kerbside collection, minimal Food scrapes left to collect, and reduced pressure on Transfer Station Upgrades, can reduce by at least 20 tons.</p>	1341		
Other frequent suggestions			
Bins should be user pays			
<p>9. Bins should be user pays (not rates funded)</p> <ul style="list-style-type: none"> Just like we do now for bags. User pays is fairer. Rates funded approach punishes low waste households / low users will be subsidising high users. Otherwise we'll have to pay more for no benefit. Makes more sense for tenants to pay directly rather than through rates and then rents Fairer for holiday homes Extra collections during holiday periods should be paid by those users not permanent residents Supports waste minimisation. Otherwise people will try and fill their bin (for free). Pay-as-you-go would save money Others do this. 	1	60	72
	73	91	102
	117	119	135
	178	179	216
	327	330	333
	367	485	524
	611	678	682
	741	907	975
	1041	1064	1191
		1176	1399
		(Tūrāngitukua)	

Submission Point	Submission numbers		
<ul style="list-style-type: none"> • A sticker, bar-code system, or a purchased tag attached to the bin. • This is what Auckland does and its excellent. • Havelock has barcode system that gets scanned when its collected. • Ireland had a pay by weight system for rubbish collection system over 10 years ago. 			
Bins should optional			
10. Wheelie bins should be optional.	6	21	127
<ul style="list-style-type: none"> • Each property should be able to choose which option they want. • This is currently available now, with some people paying extra for a bin service. • Fairer. • Those with holiday homes can continue to use bags • Those who can afford bins can choose to pay to do so. • Others do this. • Selwyn District Council have the option, you order bins (can even choose the size) prices are set per size and added to your rates accordingly or you can choose to just use bags. • Elsewhere, kerbside waste removal and recycling is undertaken by private contractors, acting for any rate payer who wishes to use the service. • This provides competitive pricing • No need for ratepayer funding • Rubbish collectors can decide the best way to do it. • There should be an 'opt out' for holiday homes. 	333	393	402
	478	561	671
	741	950	975
	1002	1009	1041
		1152	1399
		(Tūrāngitukua)	1404
Bins should be collected weekly			
11. Bins should be collected weekly not fortnightly.	91	143	144
<ul style="list-style-type: none"> • Larger families will not cope with fortnightly bin collection. • In Māori households there are a lot more people. • Many households have combined families because of the cost of houses / rent. • We already use a wheelie bin for our rubbish - and it is full every week. 	428	587	609
	756	757	788
		857	1064

Submission Point	Submission numbers		
<ul style="list-style-type: none"> Fortnightly collection would mean we have to go to the tip every other week. We have lots of nappies. Otherwise there will be more public dumping from people with more rubbish than they can fit. Residential Airbnbs need weekly collection. And fortnightly for recycling Other districts do this. 			
Need different sized bins for different sized households			
12. Should allow a larger bin (or 2nd bin) for larger households	93	158	197
<ul style="list-style-type: none"> Provide 1 or 2 or 3 bin size options (like Auckland does) Most other councils do bigger bins or weekly collection. Don't cut us short, or people won't use them correctly or will find a way to abuse them. Most households need more than what you are proposing Do a rubbish bag count for each neighbourhood/road for the next 6 months, see if what you are proposing is viable. Most households produce 2x 60L bags of rubbish per week even with extensive recycling. A 240L bin is required for fortnightly pick up or a 120L bin for weekly pick up. Provide a smaller bin option that can fit in a car boot. I have a medical condition makes it hard to move a large wheelie bin. Different wheelie bin sizes and prices to incentivise reducing waste. They do this in the Netherlands. We have a disabled child and a large load of nappies on top of the usual household rubbish. My son's incontinence nurse says there are 500 people in Taupō that are incontinent and in nappies 	228	285	365
	367	428	578
	585	678	756
	827	1006	1041
			1064
13. It will be challenging for whānau with inter-generational members living in large households. The Tūrangi Co-Governance Committee supports weekly collection of rubbish (140l rubbish bin) for the first year to be phased out over time as behaviours change. Consider a different approach for marae, churches etc for them to take their waste to the landfill.	1239 (Tūrangi Co-governance)		
14. Taupō Climate Action Group (TCAG) is strongly opposed to the preferred option. Our primary concern is that while this might be justified as reducing the chance of injuries to waste collection contractors, compared with the current bags, it does not contribute to waste minimisation.	1214 (Taupō Climate Action Group)		

Submission Point	Submission numbers		
<p>15. The option of only one recycling bin size (240 litre) with fortnightly collection is particularly concerning. At the very least, households should all be allocated the smaller bin size (120 litres) as the default with a request for a larger bin to be an option at a cost.</p> <p>16. A further concern is that the larger bins will not be collected in a week when they are put out by absentee homeowners and will not be returned to the property. Instead, bins will clutter streets and be a hazard to pedestrians (including the elderly and children) and people pushing strollers, people on micro mobility devices and people on bikes.</p> <p>17. Finally, TDC needs to focus not only on residential household waste but also on commercial, industrial and, in particular, construction and demolition (C&D) waste. TCAG recognises that the greenhouse gas emissions associated with waste in class 1 landfills (largely residential) must be reduced, there are significant negative environmental impacts (including impact on emissions) from the approximately 50% of waste that comes from C&D.</p>			
Keep the rubbish bags but have bins for recycling			
<p>18. Keep the rubbish bags but have bins for recycling.</p> <ul style="list-style-type: none"> Deals with the windy recycling issue. Or put lids on current recycling crates (like the proposed food scraps). Allows small rubbish producers to continue to use yellow bags just a few times a year. Encourages people to reduce their waste by paying for rubbish bags. 	81 332	178 462 771	212 673 1072
Provide a green / garden waste bin			
<p>19. There should be a green / garden waste bin as well.</p> <ul style="list-style-type: none"> Could be fortnightly in summer and every 4 weeks in winter. Randwick and several other Sydney Councils have food waste and garden waste in the one bin, collected weekly. It is turned into good quality soil and compost which is then used in council parklands, sporting fields, community greening projects and streetscaping. The minimum cost for a green waste dump means that for most residential users it is cheaper to put it in with a landfill dump. Removing organics from the landfill would make it easier to manage. 	147 190 760	148 323 96	163 367 1041
Comments on a put back service			
<p>20. Bins are unwieldy for our older residents to manoeuvre. TDC states that they propose: "A service to put bins back for users who are medically unable to do it themselves. This would be covered by rates."</p> <ul style="list-style-type: none"> How are people who are medically unfit going to get the full bins out, if they are unfit to get the empty ones back in? Who is going to assess that they are medically unfit? 			461

Submission Point	Submission numbers		
<ul style="list-style-type: none"> Who is going to pay for the medical assessment? How often does the medically unfit person get assessed? Yearly/every two years? Is every ratepayer going to pay for this service, or just the people who have been deemed medically unfit? 			
21. I don't agree with rates funding a services to help 'put bins back'. Wouldn't a promotion strategy about being a supportive neighbour help improve community members get to know each other and save \$\$\$ at the same time? <ul style="list-style-type: none"> If someone has a medical related issue that means they will struggle to put their bin back then as a community member/neighbour I would hope those who live nearby are aware of that as there may be other areas help can be provided. Empower the community to look after their fellow being - this fits with the council's social responsibility AND it's shared vision for the Taupō District – to be a district of connected communities who thrive and embrace opportunities. They don't do this in Auckland. 	579	780	
More education			
22. More education on how to reduce waste, recycle, compost, etc. <ul style="list-style-type: none"> Continue to encourage food waste reduction and encourage home composting 	976	998	1086 1150
23. Local schools can help with the integration of the new bin initiative. <ul style="list-style-type: none"> I think that using our local schools as a vehicle for spreading the correct information would be valuable as this promotes environmental sustainability and a sense of community pride to keep Taupo clean. 			462
24. A future education idea could be to show where and how the food scraps and recycling are processed and reused. <ul style="list-style-type: none"> This might give people more motivation to recycle and sort properly if they can see the process and the end results. 			351
25. Better communication about how to recycle, and in what conditions (i.e. containers need to be clean), should be done so that the whole community knows what to do			216
26. Provide goals for people to aim for and are motivated to reduce waste.			549
27. Do more composting workshops, teach people to turn their own food scraps to compost. More education around recycling, so that your general household rubbish becomes less. We have a household and a cafe, yet our combined landfill rubbish is about one black bag a week, which we take to the dump ourselves and at the same time sort our recycling at the dump ourselves. It is possible to take more responsibility for your own rubbish. If you have time to shop, you should have time to dump. It's about education.			744
28. Education and just leave incorrectly filled bins until users learn.			943
29. The implementation of the new system should include extensive community education on the importance of waste reduction and recycling. Educational initiatives should incorporate traditional knowledge and practices, highlighting the significance of caring for our	1406 (Te Kotahitanga o Ngāti Tūwharetoa)		

Submission Point	Submission numbers		
environment. This approach will not only protect our environment but also strengthen the community's connection to the land and each other.			
Other feedback and suggestions			
30. Recycling is not cost effective, so why do it?	142		
31. Need bin clips to keep the bins closed and stop others contaminating them. <ul style="list-style-type: none"> As done in Wellington and Sydney. 	1041		
32. In the first year, we can try the proposed option in one area, and try the alternative option in another area. A survey after that will tell us more. Households should get the opportunity to be part of the experiment and council shouldn't charge for these house holders who are helping us to test the new system and build a stronger community.	954		
33. The rubbish collection purposed plan might increase the amount of pests in town. Please considering the pest control seriously.	954		
34. Other councils have moved away from the 23L food scrap bins and are now proposing a garden waste bin to contain food scraps and compostable garden waste. Council must make the provision of a combined food scraps/compostable garden waste bin free to ratepayers to encourage uptake of collecting food scraps/compostable garden waste so that Council have a ready supply of compostable material for conversion to garden compost for sale.	955		
35. Make bags more expensive to encourage people to recycle.	875		
36. Keep it simple. Keep it low cost. The food waste and the glass will always require manual handling at the kerb; so the whole collection at the kerb cannot be automated. Therefore cheaper and simpler to keep it all manual. When a specialized wheelie-bin truck breaks down it becomes a major problem because the wheelie-bins are difficult to empty manually. Any common truck could be used temporarily to collect the yellow bags or collect the paper/plastic/glass within the existing system.	845		
37. Please institute a replacement clause for bins that is directed to the single household/ business that needs a replacement.	791		
38. To say that the bags option will generate more rubbish is an unfounded opinion. Probably wheelie bins will generate more.	278		
39. Hopefully we can recycle lids in the bins.	688		
40. We need soft plastic recycling <ul style="list-style-type: none"> it would be good to have a soft plastic recycle container in Kinloch alongside other recycling bins. Soft plastics form a large part of plastic waste I currently purchase special post bags to send all of my soft plastic for recycling. We need to have a backup system for recycling soft plastics. 	73	216 688	468 1070

Submission Point	Submission numbers		
<ul style="list-style-type: none"> Soft Plastics recycling should be council managed. I am a keen collector and deposit at Countdown south where there is a large bin in store. I am currently happy with this system but Council should be working towards owning this scheme and to promote directing soft plastics away from landfill. 			
41. Find a biodegradable rubbish bag alternative, instead of bins.	473	829	926 1070
42. We need to minimise the number of trucks <ul style="list-style-type: none"> On some days there are 6 heavy trucks down the same road, from different companies, collecting various household waste. Producing lots of diesel pollution. Damaging roads. 			467
43. What about communal areas for disposal? Also I would like to see monthly collections at central points where people can bring heavier household goods etc where the council then transfers them to the town recycling centre. <ul style="list-style-type: none"> This would be a free service to the community (a nice gesture) and hopefully reduce fly tipping which the council has to clear in any case. This would be for households and not for commercial exploitation. Reinstate summer bulk bins or another way to allow disposal of household rubbish on a 'Sunday' for holiday homeowners. 	187	467	
44. The rubbish collectors should decide the best way to do it.			6
45. Glass should go in with recycling. <ul style="list-style-type: none"> Get rid of the glass crates Australia does this. Keep the number of bins down. Why are the glass collection black bins so large? They must be very heavy for the collectors to lift when they're full. 	266	635	637 1002
46. People should be able to take their rubbish bin to the dump for free. <ul style="list-style-type: none"> Like we currently swap stickers for bags If we miss rubbish collection that week or we have more rubbish bags than bin room. 			91
47. There should be annual reviews of what is working and what is not.			91
48. Keep the community well involved and up to date on this.			104
49. We should be encouraging people to eliminate rubbish completely, by buying only packaging etc that is recyclable <ul style="list-style-type: none"> I have a small cereal sized box which is my rubbish for around 1 year. 	135	474	

13

Submission Point	Submission numbers		
<ul style="list-style-type: none"> Do the minimum number of collections needed year-round. Perhaps only fortnightly or even monthly overall, even for food scraps to save costs. 			
50. Events and visitors increase the rubbish and should pay more rather than trying to reduce resident's waste.			128
51. Work with companies to encourage use of recyclable packaging (as well as reducing packaging).			216
52. The current recycling system was working well, however I noted a more intolerant approach adopted by the councils' officers. <ul style="list-style-type: none"> In prior years holiday makers (using the service for a few weeks a year only) would have larger overflow recycling collected – I would use an old milk carton and split the metals and cardboard into this and bottles into the official bin. Only the official bin was emptied. 			256
53. More of our recycling has to go in the bin as the contractors are leaving it. <ul style="list-style-type: none"> We had one plastic item in our glass bin and the contractors left the entire glass bin instead of just removing the offending item. 			
54. If you claim health and safety as a driver for change be prepared to provide data that supports the claim.			331
55. Listen. Some staff are unwilling to accept the views of others.			331
56. The bag options could have rubbish and recycling crates collected on an alternating two weekly cycle rather than weekly. <ul style="list-style-type: none"> Only food scraps would need a weekly collection. 			341
57. Not all 'number one' plastic bottles – can be recycled. <ul style="list-style-type: none"> Too hard to recycle: Calls to ban some coloured plastic bottles (1news.co.nz) There's nowhere in New Zealand that can recycle the bottles and while some larger councils like Auckland are able to send them offshore, many are struggling with what to do with them. When I mentioned this to Council staff, my concerns were rudely dismissed – telling me not to believe everything I see on the television! 			468
58. Ill sort my own rubbish, just take it off my rates			748
Area-specific feedback			
Taupō			
59. Provide rubbish services for Residential premises in Commercial areas. <ul style="list-style-type: none"> These are residential premises. They cannot provide recycling facilities adequately. 	180	955	999

Submission Point	Submission numbers
<ul style="list-style-type: none"> E.g. premises at Totara point, Miro St Tauhara, a complex under construction on Keehan Dr, off Crown Rd, and a proposed commercial/residential complex on Broadlands Rd. Miro Court, the complex out on Crown Rd and the proposed complex out on Broadlands Rd are outside the Residential Rubbish collection and need to be brought in to the general residential rubbish collection. 	
<p>60. Bonshaw Park should get an urban collection service.</p> <ul style="list-style-type: none"> Its closer to town and the Landfill than other areas like Acacia bay. We have raised this issue before and been ignored. 	420 823
<p>61. The 45 Lakeridge Villa owners wish to continue to have their rubbish collected in bags.</p> <ul style="list-style-type: none"> Most residents are elderly Many residents only have a small amount of rubbish Bags are easier for the elderly to transport than a bin. Rubbish collection points are situated on the Village main route and cul-de-sac owners take their bags to the nearest main collection point. A bag can be easily transported in the 'boot' of a vehicle Most Villas have not been built to accommodate two bins on the property without them being in partial/full view. Lakeridge Villas is known for its clean and attractive surroundings A larger collection truck may not be able to negotiate the Village main route These concerns would also apply to others 	557
Tūrangi	
<p>62. We are an accounting business in Tūrangi and would never fill a yellow bin in 6 months for our office.</p> <ul style="list-style-type: none"> I object because the bin would sit outside our office and other people would put their rubbish in it. Some shops have no occupancy in Tūrangi, so bins are going to hang around outside these businesses for other people's rubbish of all descriptions. We get rubbish, recycling belonging to various people dropped outside our business in the parking area. This is people driving into the parking area which is dedicated for workers in these shops only. 	316
<p>63. Bins do not suit holiday homes that put out their bins on the day they vacate their property and these collection bins will stay on the roadside.</p>	704

Submission Point	Submission numbers		
Eastern bays (Hātepe, Motutere, Motuoapa, Tauranga-Taupō)			
64. No good for holiday-homes areas <ul style="list-style-type: none"> Need an alternative option to wheelie bins. Huge parts of the district (including Taupō-Tūrangi) are holiday-home areas. Bins will sit out on the street for months and then we'll have an issue with theft. Extra cost for no benefit They are not suitable for the elderly 	105 227 491	223 244 544	224 488 903 1372
65. Our home is holiday home at Motuoapa; we do not use all the facilities 100% of time that's why waste bins won't work, not economical, stay with the current refuse / recycle system otherwise you will have to credit us for waste services not used when are not there.	942		
66. Allow both prepaid rubbish bags or user-pay wheelie bins. <ul style="list-style-type: none"> This let everyone choose what works for them. This is what they do in Wellington. Works for holiday homes. Could be opt out rate paid wheelie bins. 	191		
67. Wheelie bins may work in the built-up areas, if so, then let the house holders "buy" their bin - then they will look after it and reduce the cost burden on the council. <ul style="list-style-type: none"> For less densely populated areas and occasional users with variable amounts of refuse areas the bags are a far better option. As a suggestion to prevent animals tearing the bags - allow rate payers to put them on a hook on their fence - this is apparently discouraged at the moment. 	218		
68. Don't agree that holiday homeowners should subsidise permanent residents rubbish collections by way of an extra rate.	622		
69. The proposed bin option won't work for Waitetoko, Te Rangi-ita and Tauranga-Taupo because of the many holiday houses. Stick with bags.	301		
70. The current recycling system in Motuoapa works. <ul style="list-style-type: none"> As >70% of residents are weekenders/holiday makers a large bin will be used for everything. The current small recycling bins plus rubbish bag work. It is visual and encourages guests to use them for the intended purpose. 	931		

Submission Point	Submission numbers
<ul style="list-style-type: none"> With a large bin, it is easy to throw everything in, including food waste, - out of sight, out of mind. Guests don't live there, they don't care. 	
<p>71. Bins won't work for us</p> <ul style="list-style-type: none"> The Association leases land from the Waitoko Point Trust at 489 SH1, Tauranga Taupo, for a private camping ground. Both options will cause problems for us and holiday homeowners. Many of us are at our camp/baches for short periods (long weekends), with our current collection day being Tuesday. Bins could be left out for months between visits. Mission Point is a private camping ground with no centralized rubbish collection point, nor is anybody permanently on-site. Each of the 34 members is responsible for their rubbish disposal and recycling. This could potentially mean 34 bins on the roadside in the busy months. A member has already submitted on this matter. Rod Crone has suggested a hybrid model with wheelie bins available to all, but with the option of bag collection if people put their rubbish out before going home and won't be around to bring the bin in. Each member would continue to buy the bags. The Association supports Rod's suggested solution. In addition, having small food waste bins is impractical. I have experienced this failed provision in Auckland, where the little bins are blown about, spewing their smelly content. They have become a laughing stock. God knows what would happen to them in a strong wind along SH1. I appreciate your consideration. I am happy to talk to somebody about this. 	<p>404 (Mission Point Campers Association) 558</p>
<p>72. Living in Hatepe, where the residents are not always permanent and don't have need of food scrap bins, it is unviable and should not be included as an additional cost, Auckland has now scrapped these bins as they blow away and create mess, imagine the local wildlife accessing this rubbish spilt all over the street. The wild pigs are already marauding throughout the township and this will not improve it. Look at other councils who have already ditched this service. Complete waste of money and will need more committed resources to clean up the mess. Recycling is a good idea and additionally so is the green waste in this area. An alternative might be to look at 3 bins (rubbish, green, recycle), with tags purchased for when they are put out, why pay for a service that is not going to be used weekly and why waste staff wages etc</p>	<p>427</p>
<p>73. We are semi-permanent residents and as such would not need to use the proposed system of wheelie bins for rubbish and recycling, even when here about 8 months of the year we put out only 1 bag of rubbish every 2 to 3 weeks. Please have an exemption for rate payers such as ourselves.</p> <p>Also please note we have a 140 litre bin in Whangaparaoa collected weekly with annual cost of \$273.19 paid direct to Enconowaste Ltd , far cheaper than your proposed charge</p>	<p>475</p>
<p>74. Wheelie bins are a major disadvantage to holiday homeowners as we are there mainly weekends.</p> <ul style="list-style-type: none"> Who will put the bin out and bring it back in. At the moment we bring our weekend rubbish back to Napier after a weekend and will continue to do that but potentially pay for an expensive bin as well. 	<p>479</p>

Submission Point	Submission numbers
<p>75. Extra cost and I don't require the size of bins suggested, nor would I require a food bin.</p> <ul style="list-style-type: none"> I am an educated recycler. I also believe that there will be an increase in waste going to landfill as there are many households who will simply put all rubbish in the bin and not attempt to sort it. Will the cost be in addition to what we are currently charged on our rates? Will we have an option, or will it be assumed that all require what you are offering? 	515
<p>76. Totally against the proposal to provide the wheelie bins for Motuoapa.</p> <ul style="list-style-type: none"> For us permanent residents the current waste disposal system works perfectly. Unfortunately it's during the holiday periods when large numbers of interlopers arrive from out of town that this places stress on your waste disposal team. Outside these holiday periods your disposal system works very well for the permanent residents. 	519
<p>77. Motuoapa Village is predominantly a Holiday home Village. Rubbish collection is on a Tuesday and the village generally clears out on a Sunday or Monday depending on the public Holiday/school holiday etc. Who would put their bins away. Wheel bins with a fortnights contents are hard to pull up steep/long driveways. 8kg max bags are manageable. We are lucky if we use 1 yellow bag a fortnight. At \$3.50 per bag x 26 collections = \$91p.a. That is a hell of a lot cheaper than what you're suggesting. Storage of large bins is another issue plus the cleaning of those bins. Stay with the existing system. Most permanent residents have their own composting system so food bins aren't of any value. Is this new scheme going to save the rate payers money or is it a more convenient cheaper way for your contractor to collect the rubbish. Dogs damaging rubbish bags is not an issue in Motuoapa. Most dogs go home with their owners at the end of their holidays. Most local dogs are known and their owners quickly informed if there's an issue.</p>	655
Rural areas	
<p>78. For rural areas ensure there is an option to take food waste to the Transfer Station.</p>	1013
<p>79. We decline the proposal for a bin service. Why?</p> <ul style="list-style-type: none"> Extra cost for negligible advantage Rigid collection rules & days, not reliable in summer No incentive for rubbish reduction (while each yellow bag costs \$ 3+) Bins = more plastic, greater capacity encourages more rubbish Multiple trucks = greater carbon footprint, more traffic So Recyclables -> everyone passes the tip en-route to Taupo Soft Plastic etc -> drop in to the tip in a yellow bag 	1273 (River Road Residents Collective)

Submission Point	Submission numbers		
<ul style="list-style-type: none"> Food Scraps -> home worm farm or buried to compost Green Waste -> compost Combustibles -> wood burner 			
Kinloch			
80. Is lower Mapara Rd included?	33		
81. I live rural, I have to drop my rubbish bag off at the end of my road to be collected. I do not support paying more in rates for a service that I do not have at the bottom of my drive way	310		
82. Rural which are near to residential boundaries should be allowed to drop off bags at road drop points. <ul style="list-style-type: none"> This is currently done in residential Kinloch 	281		
83. Will we lose the local transfer station?			
84. Kinloch Community is made up of 70% holiday homes and 30% permanent residents. Bins will be forced to be left out for weeks at a time before or after holiday makers go home. While some might have generous neighbours, some streets are primarily holiday homes only. This proposal is fraught in a community like Kinloch.	654	1193	
85. Bins won't work for private roads like the Poplars subdivision in Kinloch. Keep bags. <ul style="list-style-type: none"> The Poplars Subdivision, like several other private subdivisions in Kinloch, only have collection services available from their subdivision entrances. The collection trucks do not enter these private subdivisions. We take our rubbish and waste down to the subdivision gateway entrance. In most cases our householders are more than 100 metres from the gateway. Eg; out of 51 houses, we have about 8 houses within that distance. The other 43 extend all the way up to 1.7 kms from the gateway entrance. The 140 litre and 240 litre wheelie bins will be too big to fit into a car or SUV. And it is simply quite impracticable to walk the bins for hundreds of metres down to the subdivision gateway entrance – and then later have to walk back to the residence dragging the bin (and crate/s). Bins won't work, the bags do - we want to continue with Bags. There will be other areas and private roads where recycling/waste vehicles do not enter private subdivisions that will face these same problems. There are 4 other private subdivisions in Kinloch These bins would create a hazard having 50 bins around our gate on the roadside. There would be a mess once the truck had emptied them plus we do not have the area available out on the roadside for them. 	444 (The Poplars Residents' Association) 342 528 529 531 534 535 543 553 567 583 589 596 602 603 613 623 624 625 626 691 718 742 815 1081 1088 1119 1189		

Submission Point	Submission numbers		
<ul style="list-style-type: none"> We are unable to put the bins inside our private road as this would cause issues of trucks tearing up our road and tarmac. Any costs we would incur for repairs would have to be put back to council to pay for. Private roads are just that Private. It is reasonable for The Poplars to pay for any repairs to their private road but is unreasonable for large rubbish trucks to come in and tear up our grass areas and road area, then have to turn around and pay for the destruction that has been made. I do not give them permission to enter into our private subdivision. 			
Omori/Kuratau/Pukawa			
86. Implement a mixed solution with bins for Taupō and keep bags for Omori / Kuratau and other holiday areas.	26	74	76
<ul style="list-style-type: none"> Omori/Kuratau and other areas with predominantly holiday homes are better suited to having bag collection so that bins aren't left out for weeks to blow around. Bins wont work and won't get used. Waste of money Unfair extra cost (on top of other rates increases). Not cost effective for holiday homes, which are empty for much of the year. Easier for most holidayers to take their rubbish to the transfer station when they leave. I don't want to advertise I'm away. I'll end up using the transfer station, so why should I have to pay? There will be more public dumping. Who will put them back / bins will line the roads for days and days. When the bags go out, they are gone and the streets are tidy. The suggestion that it is an entrepreneurial opportunity to put back wheelie bins is flippant nonsense. People that come for short term rentals won't care about putting out bins in the right order, eg recycling week or rubbish week. Bins are unsightly. We have nowhere to store them There are access issues Most of Pukawa is hilly and bins are likely to become a hazard on the roads and footpaths. Many streets only have collection at the end of the street (bags can go in cars). 	77	94	99
	100	101	107
	115	118	120
	124	125	131
	132	134	136
	140	141	142
	149	156	182
	194	195	199
	200	203	204
	210	211	213
	215	220	227
	229	231	234
	236	242	254
	258	262	278
	284	289	291
	292	293	297
	299	300	302
	306	307	309
	313	335	336
	338	348	349
	350	373	394
	395	399	402
	403	405	409
	413	418	422
	439	446	448
	449	458	461
	468	470	482
	489	497	498
	537	552	555

Submission Point	Submission numbers		
<ul style="list-style-type: none"> • Our property has steep stairs. • Wheelie bins are too hard for older people. • Individual houses should be able to opt out and not pay the rate. • The bins will fill up with water as they sit there for many days after being emptied. • Some houses are on state highways with 100km/hr, and wheelie bins would pose safety issues. • For most of us, it would be better to have no collection than bins. • The Omori / Kuratau / Pukawa is not an 'urban area', so it is not required to follow any government directives for recycling or food waste. • We wouldn't use the green waste bin as we have a compost • If anyone wants a bin the option is currently available. • See full attached submission from Omori Kuratau Ratepayers Association (619) 	556	559	560
	562	564	566
	569	570	601
	607	608	619
	(Omori Kuratau Ratepayers Association)		
	634	638	650
	669	675	698
	699	700	701
	702	703	706
	713	734	740
	764	774	812
	813	853	859
	869	886	901
	933	967	973
	974	979	983
	997	1034	1043
	1062	1066	1100
	1115	1118	1134
	1135	1141	1182
	1210	1366	1368
	1369	1352	1353
	1354	1358	1371
	1375	1386	1388
	1392		
87. A better option would be a community collection point with a coded entry system.	182	997	
<ul style="list-style-type: none"> • You could just have a 'shed' with a skip in it with a coded entry door and a camera installed. • These are used all over the world and are perfectly suited for a small sized community where people have vehicles. • Rubbish would be kept secure if it is left outside of collection day. • Collection is simplified and far more cost effective. • Less rubbish, and visual waste on streets. • What would be great is a raised, caged, vermin (cat, dog, rat-proof) area for Pukawa residents to leave their rubbish - maybe just as you leave the settlement. This would stop animals getting into the rubbish bags and allow people who are only staying 			

Submission Point	Submission numbers	
for a few days to put their bags out ahead of the collection day. Could provide keys to a lock so that it could only be used by property owners/tenants?		
88. An example of how this works in other regions with holiday homes is; <ul style="list-style-type: none"> • Rubbish - 100L weekly collection • Recycling - 240L fortnightly • Option to opt out of wheelie bin in favour of bags, allocated as one bag per week that you collect annually. Recycling can be collected and disposed of at transfer stations if required. 		220
89. Provide an opt out option.	231	373
90. Better options would be all recycling, rubbish and food scraps, if you are keen to collect these as well, be taken to the Omori Transfer Station by the householders. This would mean that there would be a single point of pick up for the Council, thereby reducing costs and eliminating the Councils perceived H&S issues.		967
91. I support new wheelie bins: <ul style="list-style-type: none"> • The most important issue is to promote waste reduction and recycling. • Our experience at home in Lower Hutt is that the new bins are fine. They will help deal with the issue of dogs spreading the current bags of rubbish along the Pukawa street and wind blowing recycling material away. 		298
92. We have a bach in Kuratau and would welcome having wheelie bins instead of plastic rubbish bags. <ul style="list-style-type: none"> • Less chance of rubbish being strewn around by pests or blown around by the wind; • Guests can put rubbish and recycling straight into a bin and don't have to wait until rubbish day; • When a recycling wheelie bin is large and clearly marked, people are more likely to use it, rather than throw everything in the rubbish bin. • Strongly endorse organic waste recycling, which at the moment just goes to landfill. 		929
93. An alternative bin option for Pukawa could be that a number of sites, maybe around 20, could be selected for the township, and multiple bins left at these sites for collection. <ul style="list-style-type: none"> • Residents should easily walk maybe 50 yards to dispose of refuse in these bins • it would be very much easier for the rubbish collection team • the township would not be permanently littered 		740

INTRODUCTION

This document provides:

- a summary of the key themes from submissions to the Long-term Plan 2024 – 34 consultation document and online survey, including common reasons given for supporting or opposing Council's key proposals.
- where submissions have supported or opposed specific Council actions, and key reasons given for the request.
- any specific requests for action from submissions, and key reasons given for the request.

This summary of submissions is intended to support Council consideration of submission requests for action. Where groups have provided feedback their name has been noted against the submission number. If there are issues in this summary that Councillors require further advice on, they can be raised as part of the deliberations process. The summary includes:

- the provision and consideration of officer advice
- recording the ultimate decision made by Council for submitters to see.

Reading this summary of submissions is not a substitute for reading the submissions themselves. In most cases we have not retained submitters own language or emotion when summarising and collating submissions into themes, and combining similar points raised by different submitters. While care has been taken to include all specific feedback and requests received, it is possible we have missed or misinterpreted a small number of points.

This report does not include all comments, criticisms, questions raised by submitters, unless they relate to a request for action and accompanying rationale

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ISSUE 1: ARE WE DOING WHAT WE OUGHTA WHEN IT COMES TO WASTEWATER?

TŪRANGI WASTEWATER SOLUTION

Submission Point	Submission numbers		
Tūrangi Wastewater – reasons for supporting the proposal			
2. Agree with the proposal.	6	8	10
• Discharge must be appropriate to population and ability to pay.	38	115	121
• Important to deal with wastewater properly	143	179	187
• Lake should not be put at risk	217	224	226
• One group should not be able to block a suitable solution.	192	240	269
• \$6m is reasonable / lowest cost option.	398	455	471
• The longer it takes to find a land solution the more it will cost.	503	665	684
• Put a deadline on the issue and a fixed budget attached to the problem. There should not be unlimited funding available for endless consultation.	806	860	1129
• Successive councils have kicked the can down the road and not faced the facts that necessary infrastructure has not kept up with growth in the region.	1360 (Taupō Lakes and Waterways)		
3. Don't pander to iwi / you can't please everyone / costs of the alternative are too high	330	743	1009
• Council needs to make a decision that serves everyone in Tūrangi.		1056	1141
○ Need to work with the whole community			
○ It's not just Iwi and hapu that have a vested interest			
○ Too much Iwi say in this			
• Council's responsibility is to provide wastewater services and minimise environmental harm.			
• You cannot keep delaying the decision and investment that is needed.			
• You've spent enough / too much time and money on consultation			
• Iwi and Hapu should not be given special treatment.			

Submission Point	Submission numbers
<p>4. There's nothing wrong with it now / spend the minimum required to meet legislative requirements.</p> <ul style="list-style-type: none"> • Keep the current system operable and maintain legislative standards only. • Stop wasting time and money to fix something that isn't broken. <p>○ Use real science and educate the dissenters.</p> <p>○ The current system is good and used widely around the world.</p> <ul style="list-style-type: none"> • Iwi and hapu wants and wishes are nice to have, but if you are maintaining the outflow within clean legislated standards there is no problem. • Releasing treated waters in to a body of water is a pretty common process amongst councils in NZ (Hamilton into the Waikato). 	<p>1 380 386 393 1007</p>
<p>5. I used to work in 3 waters monitoring in the Taupō District. At that time the Tūrangi membrane bioreactor plant produced the most highly treated water in the district. It was very low in e-coli and suspended solids. The other treatment plants in the district were much worse.</p> <p>6. The Tūrangi discharge was still somewhat high in nitrogen. However, at the discharge point there were cows, horses and pigs that all had access to the stream, with cow faecal matter often seen on the stream edge. The wetland vegetation in this area was browsed by these animals and in poor condition. The impact these animals had meant it was not possible to determine what effect, if any, that the discharge was having on the stream and the surrounding wetlands. However it the impact of the animals seemed to be greater than that of the discharge.</p> <p>7. I think there is a great opportunity to use environmental solutions at the current treatment plant site, such as treatment wetlands, and protecting and restoring the existing wetlands, so that the wetland vegetation can affectively uptake any remaining nitrogen in the discharge, which will ensure that the water quality of lake Taupō is protected.</p>	<p>1059</p>
Tūrangi Wastewater – reasons for supporting the alternative	

Submission Point	Submission numbers		
8. Agree with the alternative option	3	135	163
• Tūrangi wastewater treatment plant should not have additional investment until there is a long-term site secured.	203	249	281
• Finding an alternative that iwi and hāpu are supportive of is essential if we are to care for te taiao long-term.	391	704	829
• Discharge at the golf course	866	926	1009
• Discharge at the golf course	1011	1013	1127
• Discharge at the golf course	1132	1143	1174
○ Why hasn't this been considered?			
• Discharge it into forestry land			
○ Pine forests should lend themselves to minimally-treated wastewater discharge.			
• There is a lot of Māori land in the area, surely there is somewhere available.			
• Get the job done properly the first time, don't drag out the inevitable on this.			
• Waste water should never have been put into the lake. That is ignorance.			
• Land based waste disposal must be sorted as soon as possible.			
• Find a land-based options			
○ Any short-term fix should be at minimal cost, until a new land discharge system is constructed.			
○ Identify a suitable site, purchase it under the Public Works Act & design & build a new system as soon as possible.			
○ Do not waste money now. Continue talking with the local hapu until they can accept an option that Council can then work with.			
○ The long-term solution needs to be given more urgency.			

Submission Point	Submission numbers
<p>9. Keeping the lake clean should be top priority</p> <ul style="list-style-type: none"> Continue to strive for viable options to ensure the waste water untreated does not reach the beautiful Taupo lake. We don't want another Lake Rotorua. Protect the Moana Taupo nui a Tia. Keeping the river and lake water quality at the best levels is an absolute. A functioning sewer system is part of that. There can be no short cut for this. Quality of life and the huge tourist revenues we get from our "Water" will go away unless we fix this. water quality, and the impact that sewer can have on that would have catastrophic impact on the quality of life, not only in Turangi, but in the whole Lake Taupo area. Unless the sewer system is upgraded, water quality, and the quality of life will degrade and millions of dollars of tourist money will go elsewhere. There can be no compromise on this. Although Tūrangi is outside the Raukawa takiwā, as an eventual recipient of Taupō District's treated wastewater, Raukawa supports the continued search for an appropriate site for a long-term solution for Tūrangi's wastewater. Raukawa supports Council's approach of working with mana whenua at Tūrangi to develop and design culturally appropriate options. 	<p>363 949 1177 1373 (Raukawa) 1399 (Tūrangitukua Trust) 1406 (Te Kotahitanga o Ngāti Tūwharetoa) 1405 (Nukuhau Pa)</p>
10. The Trust Board supports the relief sought by Ngāti Tūrangitukua in their submission and requests the Council explicitly provide funding in the LTP to resource the existing Tūrangi wastewater steering group to complete the agreed task of identifying suitable sites to locate a new wastewater treatment plant and land-based disposal system that is capable of servicing the Tūrangi and Tokaanu communities.	1348 (TMTB)
<p>11. Work with the Iwi and Tūrangi residents.</p> <ul style="list-style-type: none"> Steering group sounds costly but good to avoid environment court. The steering group is an exciting and powerful tool to a truly meaningful and respectful solution. 	420
Tūrangi Wastewater – other feedback	
12. You need to fix what you have, and still look to the future of a new site. You can't do nothing and just look for a new site because building it will still be at least 5+ years away.	747 956
13. Update current system, long term plan replacement still to be discussed and planned for.	
14. Fence off waterways to protect water	1071
15. Make sure you build them big enough - a half-hearted attempt will solve nothing but cost a lot.	828
16. I think those figures are crazy. \$18.5 million to find a new wastewater disposal site? Surely not?	486
17. What about injecting treated waste into the land?	848
18. Consider also alternative technologies such as algae-based effluent treatment systems - https://www.biosolnz.com/ . Proven technology in Canada and for a population of 28,000 people requires a small land footprint (im working with this company on a solution for my employer in Auckland).	1013

Submission Point	Submission numbers
19. Seems council is just moving the problem to another location that will also become a problem in the future. I would rather pay more rates and come up with a long-term solution.	1029
20. Yes. The Tūrangi Co-Governance Committee supports a long-term solution to figure out how we discharge our wastewater to land (rather than into water)	1239 (Tūrangi Co-governance)
21. Yes. The Taupō East Rural Representative Group supports a long-term solution to figure out how we discharge our wastewater to land (rather than into water).	1332 (Taupō East Rural)
22. Turangi Waste Water disposal, we have Water Tests undertaken and are awaiting results. No doubt this will come down to funding, but has anyone considered running it up River through a Shingle pit and then bleeding it into the stones along the River which should naturally filter it, or piping it south to the Desert Road wilderness and filtering it in there?? There will not be any filtering at present as the Reeds have been sprayed, and dead plants cannot filter anything, where it comes out now.	1341

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- the provision and consideration of officer advice
- recording the ultimate decision made by Council for submitters to see.

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ISSUE 1: ARE WE DOING WHAT WE OUGHTA WHEN IT COMES TO WASTEWATER?**TAUPŌ WASTEWATER SOLUTION**

Taupō / Northern Wastewater – reasons for supporting the proposal	Submission Numbers		
2. Agree with the proposal. <ul style="list-style-type: none"> • Spend less / lowest cost option • It should be the best-priced ,future-proofed option • Infrastructure needs to support our growing region • Don't pander to Iwi ○ Too much Iwi say in this ○ Iwi should not hold up work and cause the rest of the community huge costs. ○ This issue is not completely about iwi and hapu, it affects all ratepayers. ○ Separate consultation with Iwi and Hapu should not override discussion and feedback from everyone in the ratepaying community. <ul style="list-style-type: none"> • I think the long term plan of avoiding the need for transporting untreated wastewater over the Waikato is really important but I agree shorter term solutions are needed before then 	175 217 240 670 1009	192 225 249 684 1057	209 226 591 848
Taupō / Northern Wastewater – reasons for supporting the alternative			
3. Agree with the alternative option. <ul style="list-style-type: none"> • Taking wastewater across the Waikato leaves this infrastructure at the mercy of earthquake damage. • Housing development must slow down until we can afford to build the appropriate infrastructure • Find a long-term solution to this pressing problem, then work on funding it. • In the long-term, there will be continued growth in the North Taupō area. • It will never be cheaper. • Improve resilience and reduce the burdening the existing treatment plant. • Disposal in forest land further out on Poihipi Road- beyond the Lake Taupo catchment zone. • Look into https://www.biosolnz.com/ as a land based solution. • Find a long-term solution now which probably involves building a second treatment plant on the North side of the river and discharging to land. ○ Identify a suitable site, purchase it under the Public Works Sct & design & build a new system as soon as possible. 	128 679 1089	363 1013 1185	377 1060 1405 (Nukuhau)

<p>4. Council should stop making short-term plans and focus on long-term solutions.</p> <ul style="list-style-type: none"> Do it once, and do it right. Don't spend lots of money on short-term fixes. Put the money on the short-term option towards the long-term solution. Find one long-term solution to this problem rather than spending money on a medium-term issue and then again spend money on a longer-term solution. In the long-term, there will be continued growth in the North Taupō area. Don't do the short-term storage solution. <p>o Better to have newer, more capable facilities, to deal with the wastewater system.</p> <p>o When I worked in 3 waters monitoring there were occasionally emergency wastewater spills. These mostly occurred for two reasons. A blockage in the pipes, usually caused by people flushing things that should not be flushed, and tipping fats down the sink, resulting in "fatbergs". These spills tended to overflow at the manhole upstream of the blockage. Or, a problem with the pumping stations, that caused an overflow at or upstream of the pumping stations. These spills didn't just occur because a pipe spontaneously ruptured.</p> <p>o Increasing the capacity of the pipe over the river is a much safer option than introducing storage tanks. Storage tanks are just a point of potential failure in the system.</p> <ul style="list-style-type: none"> Find a long-term solution now which probably involves building a second treatment plant on the North side of the river and discharging to land. <p>o Identify a suitable site, purchase it under the Public Works Sct & design & build a new system as soon as possible.</p>	135	252	271
	377	381	462
	579	585	935
	1059	1406	(Te Kotahitanga o Ngāti Tūwharetoa)
Taupō / Northern Wastewater – other feedback			
5. Disagree with both options.	1	91	104
	139	179	386
6. Taupo has an up-to-date treatment plant which I assume has more capacity and can handle waste from Taupo North area. it appears that Taupo needs a larger pipe then get on and do it TDC works for all rate payers Restrict housing development on the Northern side if necessary	1186		
7. should have been paid for by the mass of houses built over that side in the last 15 years, developers fees etc too little done here. Don't understand how new subdivisions can be built without this foresight. Same with additional bridge a fee contribute from new builds would have driven the rate burden down	866		
8. Should be funded by the people and/or new development in the area	588	629	672
<ul style="list-style-type: none"> Fully fund it from developer levies from the land that will benefit. The people who live in that area should be responsible for this cost. 			

9. Reduce the wastewater coming from new houses <ul style="list-style-type: none"> E.g. greywater tanks and the reuse of greywater onsite to flush toilets, clean cars, water garden etc. 	187
10. Keeping the lake and river clean should be top priority <ul style="list-style-type: none"> Protect the awa, Te Awa o Waikato We are concerned with the level of detail that TDC has already shared publicly in regards to Council's position on the development of Taupō North, particularly the medium-term option to increase capacity of waste water connections across the awa – despite our strong option. These statements do not align with our discussions and CIA process to date. It is our firm stance that development should not continue at the expense of the wellbeing of our taiao and taonga. Raukawa does not support the carriage of untreated wastewater over the Waikato River and strongly urges Council to continue working with iwi and hapū to identify a long-term solution for managing wastewater on the Rangatira side of the river, avoiding connections across the river The current pipes attached to the Flood gates bridge remain highly offensive – this is a position Ngāti Rauhoto & Ngāti Te Urunga have voiced repeatedly across many planning processes. We have an expectation that TDC will actively seek options to retire this conveyance route permanently in a safe and well managed way 	1177 1178 1325 (Hikuwai) 1348 (TMTB) 1373 (Raukawa) 1405 (Nukuhau)
11. Council should talk to Contact Energy about the possibility of reinjecting treated waste water from such a plant into reinjection aquifers currently used by Contact, north west of the Waikato River.	830
12. Increase, and certainly maintain the ability to minimise smells, a lot of investment and council permission has gone into residential housing around the area.	920
13. Consider constructing subsurface flow wetlands	962
14. Don't allow any more building of residential areas on the northern side of the river.	937
15. As a ratepayer, I am concerned at the millions of dollars dedicated to managing waste water and household waste with no tangible plans moving forward for environmentally and sustainable management of this waste. I appreciate that discussions are ongoing with the various interest groups for these projects but new technologies may offer a solution. Worldwide, gasification or carbonisation processes are being developed and implemented for household waste. These processes are not just limited to household and human waste but have a much wider application, including the management of slash, with the end product biochar being increasingly recognised for its valuable properties in soil management and lucratively as carbon sequestration and thereby a revenue stream through carbon credits. info-biochar-us.org@sared1.ccsend.com These systems will also address the increasing regulations around PFA's. Barwon Water in Victoria, Australia is currently implementing such a facility. https://www.yoursay.barwonwater.vic.gov.au/RRON I would like to suggest that further research into these circular processes and technology that are rapidly gaining significance worldwide should be considered.	1180

16. The Trust Board requests the Council explicitly provide funding in the LTP to resource the continuation of the working group for the Taupō North Wastewater Infrastructure project through to completion of deliverables set out in the working groups' Terms of Reference.	1348 (TMTB)
17. New Development on North side, perhaps heading back up the road towards barren land will be a better option to pipe to than trying to pipe across the River?.	1341

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ISSUE 3 – HELPING SOLVE OUR HOUSING CRISIS

Submission Point	Submission numbers		
Housing - Reasons for supporting the proposal			
1. Agree with the proposal.	1	39	79
• I like the balanced approach.	92	111	145
• Need to support and encourage first home buyers	253	255	283
• Housing is a massive problem.	333	398	458
• Low /Mid range housing is a concern in our town.	501	515	512
	582	593	648
	662	670	685
○ A lot of people are struggling to find suitable housing within their budget	911	949	1046
• We are short of homes, and this is getting worse through growth.	1057	1060	1088
• Makes sense to ensure there is some low income housing for first home buyers otherwise all we'll get is developers building homes at high level quality that will be snapped up by investors/holiday home owners.	1123	1124	1132
	1144	1148	1150
○ My kids need to be able to have an opportunity to buy a home, and in the current market they won't be able to.	1202 (Ngati Tahu-Ngati Whaoa)		
○ Giving first time home owners the opportunity to buy decent homes and get on the property ladder is the way to build communities that the residents feel connected to.	1273 (River Road Residents Collective)		
○ I like that we could support our young people into this area.	1325 (Hikuwai)		
• Add value, don't sell land as it is.			
• Everyone who has the potential to support any crisis should do what they can to help	1365 (Creative Waikato)		
○ Relying on developers has not provided affordable homes, good for the council to try something different.	1373 (Raukawa)		
• If rates are not impacted, it is a great scheme to help local people to own homes.			
• This is a necessary way to get essential working personnel to come to area.	1398 1407		
• Must be at no cost to ratepayers.			
• Also affordable housing for seniors to down size is really important			
• Support the proposed option but requires to be monitored to ensure positive result. If fails go to alternative.			
• Looks to be a low risk option to increase housing availability in the region			
○ We will not prosper economically if we cannot attract and keep workers here because of a lack of decent and affordable housing.			

Submission Point	Submission numbers
<p>2. It would make business easier if staff can be attracted and retained in Taupō and Tūrangi. Due to the lack of affordable accommodation to house staff this is a challenge for members. Therefore, the development of Affordable Housing is supported. The partnering with local businesses to undertake this development is also strongly supported.</p>	1339 (Taupō Business Chamber)
<p>3. The severe shortage of affordable housing is a critical issue for Ngāti Tūwharetoa. The Council's current plans to build 42 homes by 2025/26 are insufficient and do not address the broader needs of our community. There is a glaring omission of initiatives specifically targeting rural housing and papakāinga developments. Papakāinga housing is not just about providing homes; it is about fostering whānau connections, preserving our culture, and supporting sustainable living on our ancestral lands. Integrating more substantial and targeted papakāinga housing initiatives into the LTP will not only benefit Ngāti Tūwharetoa but also address the wider community's need for affordable, culturally appropriate housing options. Moreover, we seek clarity on what the Council considers "affordable housing." With Taupō's median house price at \$800,000, this raises the question: Is this considered affordable? The definition of affordability must be realistic and reflective of the income levels and economic conditions of our community. We urge the Council to conduct a thorough review of its affordable housing strategy, ensuring it includes provisions for lower-income families and considers alternative housing models such as community land trusts and cooperative housing. Addressing the housing crisis requires bold and innovative solutions that prioritise the needs of all residents, particularly those most vulnerable.</p>	1406 (Te Kotahitanga o Ngāti Tūwharetoa)
Housing - Reasons for supporting the alternative	

4. Disagree with the proposal.	4	6	9
• Council should stay out of things it doesn't know how to do.	41	94	96
○ It's not Council's role to be a developer.	112	115	128
○ Council doesn't have the commercial acumen to do this.	142	173	180
○ The costs would be driven up and will end in a poor financial outcome.	194	200	203
○ Leave the risk to private developers.	207	210	214
○ There are enough social services to fill this space so keep out of this.	217	221	225
○ Stick to basics	226	232	192
○ Council should not be building houses.	240	246	280
○ De-risk	290	316	330
○ Having a business partners doesn't protect the Council from risk.	331	332	340
• Development is high risk and fraught with a whole range of social and commercial hurdles.	389	455	469
○ The governments similar kiwibuild scheme failed, it was a total overrun of spending and didn't achieve what it set out to do.	474	483	492
○ Kainga Ora failed.	503	537	538
○ We cannot afford to take the risk of costs snowballing.	547	551	572
○ A cheap / dense housing project will become a slum	579	599	624
○ Council cannot afford to be involved in housing developments which become a blight on the landscape of Taupō or devalue others property values.	636	645	652
• Better to sell on the open markets and let market forces develop required housing.	653	654	655
○ Just make it a condition of land sales that there are some quality homes for first home buyers, without getting further involved.	671	672	673
○ Consider selling land in parcels where one section is for high density housing.	678	679	683
○ Instead, focus on removing and reducing red tape for developers and costs for households to build (consent fees and processes are too long and expensive)	724	726	739
○ Instead, ensure there is enough appropriately zoned land available for development.	743	794	795
• Council shouldn't be picking winners.	806	870	879
• Sell land and reduce debt.	885	897	939
• Everything council does seems to cost a lot more than the private sector doing it.	945	947	965
• Keep costs down / do the lowest cost option	1016	1025	1027
	1049	1089	1094
	1112	1113	1125
	1126	1129	1188
	1186	1146	1166
	1162	1207	1341
		1415	1419

Submission Point	Submission numbers
<ul style="list-style-type: none"> • Council has no role in preferring certain types of buyers for its assets. ○ Council's duty is to all residents, not projects aimed at support a small a minority ○ Great for first home families, while others are struggling and being hit hard by large rate increases. • Not council's responsibility to provide affordable housing. • A market shift will eventually make housing more affordable. This is already happening and there is no shortage of houses or crises - On the Real Estate website 16 June 24 are: ○ 531 properties for sale, ○ 745 properties recently sold, ○ 55 rentals available. • Reducing debt should be the priority, just like any sensible household managing a budget. • Sell the land. Put the money into other projects for the benefit of the entire community, not just a few. • Stick to Council's core responsibilities. ○ A foray into housing will distract from core responsibilities and require additional resources at a time when Council is under pressure to restrain rate rises. • While this might not reduce rates it will reduce debt and over time that will put council on a better footing. ○ The idea of using financial reserves understates the impact on the Council's balance sheet. • New homes shouldn't be the focus for first home buyers. Nothing wrong with starting at the bottom of the property ladder. • Sell the land and build some capital for maintenance. • Avoid creating a Taupō ghetto • People should be responsible for earning their own income to buy their own houses. ○ Should council be selling off assets, the proceeds should go towards sewerage upgrades or to helping to fund another bridge across the Waikato river. ○ a hybrid solution should be considered with the outcome is a partnership with risk shared. Council are likely to get a better outcome where a developer has not front loaded risk to protect themselves. 	
Housing – comments on density and design controls	
5. They should not be joined terraced houses without land like they do in the cities.	590
6. These houses should not be grouped in a similar fashion or enclave-type as the current Council flats in Rifle Range are.	629

Submission Point	Submission numbers
7. We don't need more stand-alone homes. Build mixed medium density housing that is affordable to entry level home buyer. Cut the consent red tape on transportable or modular homes to increase completion rates per month and reduce consenting issues.	425
8. Mix the houses with general market houses. <ul style="list-style-type: none"> Make it 50:50? don't build a "low budget subdivision" which will likely come with potential issues if not at least a certain stigma that will keep value increases to a minimum. 	73
9. Apartments could be more useful to allow more housing to be built at a lower cost compared to individual houses.	266
10. Consider enduring covenants on the development that would include limiting quality materials/colour systems for new build and subsequent owners.	269
11. Don't do too many high-density housing projects.	396
12. There needs to be consultation with the community around location and particularly density of housing.	378
13. Don't allow multi-level homes that block the sun from adjacent homes.	696
14. Make sure there are no infrastructure upgrade costs to the council for housing as this is a large burden to Kainga Ora for their developments in Auckland.	719
15. Strict urban design criteria need to be placed on houses so they suit the environment, as again, in Auckland the Kainga Ora houses often look ugly and bulky.	
16. The Richmond Ridge development is too intense. Not enough parking. Roads too narrow. Sections too small. Please make future developments less intense.	854
17. Don't make the streets narrower as most homes have 2+ cars. If homes are smaller also provide off street parking. <ul style="list-style-type: none"> Our neighbourhoods look trashy with cars parked on the street causing hazards on these narrow streets. 	899
18. Would like to see the character of Taupō kept, with lots of green spaces. Infill housing can look new but be quite built up - larger sections with mature trees are so important to keep with the character of the town. We ourselves would not move into the areas like Wharewaka. We appreciate the pressure on housing, but wouldn't want to lose the character of the older homes that Taupō currently has.	971
19. Ensure appropriate level of infrastructure meeting future low carbon needs and climate resilience is planned and put on place by developers - avoid having to retrofit bike lanes, good paths, green spaces at a later time.	1013
20. I have concerns at the small size of the section for the 2 storied homes. It seems they are really squashed together.	1045
21. The new subdivision should have 65% affordable housing and 35% higher quality.	1169
Housing – comments on eligibility criteria and controls	

Submission Point	Submission numbers		
22. Need strong conditions to stop on-selling and letting.	72	81	105
<ul style="list-style-type: none"> Have conditions to avoid speculators buying cheaper houses and then selling quickly for profit. 	333	340	361
<ul style="list-style-type: none"> For example - if sold within 5 years, % of capital gains come back to council. E.g. 90% year 1, 70% year 2, etc reducing to 0% at end year 5. 	467	582	609
<ul style="list-style-type: none"> I've witnessed this idea go very wrong, where family and friends of the developer got first dibs on the affordable houses then sold them for significant profit after the time-period is up. 		712	737
<ul style="list-style-type: none"> This scheme works well when it is independently administered and strict timelines for on-selling or renting out the house are applied. 			
<ul style="list-style-type: none"> Need to avoid landlords buying houses for investment and rental purposes. 			
<ul style="list-style-type: none"> Object to any of these homes being used as rentals 			
<ul style="list-style-type: none"> This land needs to be sold with conditions that the first home owner would be keeping it for a minimum of 5 to 10 years and before this it would be offered back to the council first. 			
<ul style="list-style-type: none"> There must be covenants on the properties to prevent Air B and B and private rentals (permanently after being resold). 			
<ul style="list-style-type: none"> Solely for first time buyers. 			
<ul style="list-style-type: none"> The sale of these houses should be locked to a fixed profit over time to save people flipping them as I have seen in Auckland. 			
<ul style="list-style-type: none"> There needs to be stipulations in place that ensure they are going to people who need it most. For instance, no property investors should not be allowed to purchase these homes, nor should those who don't plan to live on site. 			
23. Eligibility criteria should include that the proposed new homeowner has no gang affiliation within the immediate and wider family group and agree to a police check as a fit and proper person.			391
24. Should be offered to locals first.	1	412	737
<ul style="list-style-type: none"> It must be to locals who qualify and need them. 			1011
25. No racial preferences for first home buyers.			949
26. Should be open to all people from all races and backgrounds.			591
27. Do not make available to the general public, focus on the many families in need.			585

Submission Point	Submission numbers
<p>28. Don't only build "small houses"</p> <ul style="list-style-type: none"> • what about those large families that have been trying but failing to secure housing. • There needs to have differing sizes to meet the needs of different households • Consider others that need housing <p>○ E.g. those locally that are struggling to find adequate housing due to disability requirements.</p>	585
<p>29. Assessments must be truly fair.</p> <ul style="list-style-type: none"> • The "affordable rate" should be predetermined, but allow people to make changes to "their" home. 	528
<p>30. There should be covenants on these affordable houses so that they don't fall into disrepair due to the buyers not looking after their properties.</p>	677
<p>31. Use the money from house sale to create a housing funds from which prospective home owners can borrow at a lower interest rate to buy their home.</p>	704
<p>32. Council should have an out clause in case there is a down turn in the market.</p>	866
<p>33. Don't sell them to people that cause trouble and let them become a wasteland of cars.</p> <ul style="list-style-type: none"> • Make it an area that everyone can feel safe. • Do regular inspections of the area to ensure that the places aren't being made into an eyesore. • Limit the number of cars a household can have. Single car garaging is going to make for a few cars parked on the street. A family in affordable housing shouldn't be able to afford more than two cars. • Do not allow them to be rentable. Do not allow them to be airbnb's. • Beggars can't be choosers. And no one should be exploiting this opportunity. 	937
<p>34. While the Trust Board agrees the Council should explore options to construct smaller and more affordable housing stock on Council owned land, we are concerned that the LTP is, at the same time, signalling capacity issues with the Taupō Wastewater Treatment Plant. The Trust Board would like certainty that capacity issues will not prevent this well intentioned use of Council owned land.</p> <p>35. Providing there are no capacity problems, the Council will need to carefully design the layout of the site and how this interacts with the existing urban form to ensure that new residents enjoy the same level of urban amenity as surrounding neighbourhoods. There should be a focus on orientating dwellings toward high value common areas, linking open spaces, creating walkable connections, and constructing a mix of dwelling types. Different ownership options, such as rentto-buy schemes, should also be considered in the overall concept.</p>	1348 (TMTB)
Housing – suggested prices are not affordable enough	

Submission Point	Submission numbers		
<p>36. Need to be more affordable than prices suggested</p> <ul style="list-style-type: none"> Many people can only borrow around 6x their income (i.e. ~\$310,000), so partner with Kainga Ora or the new houses initiative to provide options for these people. This is not affordable to the average or even higher income families. Anything above 400,000 is not affordable. What you call 1st home buyer price is normally nowhere near that. Should be more affordable for 1st time buyers Need to be truly affordable for first home buyers to get the right people on the property market. Should cost no more than \$600,000. 	1 323 412	121 361 670	130 386 1002
Housing – we need more rentals			
<p>37. Rentals are a bigger issue.</p> <ul style="list-style-type: none"> There's a rental crisis. The town needs help with rental homes. Whether low income or high income, people are struggling to find rentals. That's a far bigger issue than home ownership. If they were to be rented out then absolutely. Otherwise I don't think it's addressing the bigger issue there is in the community. We do not want Taupo to end up like Queenstown with a n extreme shortage of rental housing. 		429	830
<p>38. Council should promote the building of long-term rentals.</p> <ul style="list-style-type: none"> So people have the option of a secure rental home, so long as they look after it and don't cause trouble for others. Its common overseas 			687
39. I like the idea of long-term rental accommodation such as Simplicity homes.			688
40. The other 65% of the houses should be focused on people who are living here in Taupō full time. Houses that are rented long term or buyer lives in because you as the council are wanting to address the issue of the lack of affordable housing and houses for families that want to live in Taupo but have no affordable rentals available.			747
41. Is there scope to plan for sustainable public housing projects for long term secure rentals (not private individual landlords)? Are there any national agencies you could also collaborate with for that kind of project?			1057

Submission Point	Submission numbers
<p>42. Lease land instead of selling. Lease to a Developer/Company then to the persons who buy a new house from this Developer/Company.</p> <ul style="list-style-type: none"> Over 50 years ago this was how we (in our mid-twenties) got our first house, in Wellington. Covenants could be placed on the arrangement to ensure that low-middle income, owner-occupiers, get the houses; if they leave they have to sell and the covenant remains. It could also be that long-term (say 8-10 years) owners could then free-hold the land at market value ; Council then getting the advantage of rising property values. 	830
Housing – comments on social housing	
<p>43. Council can build social housing for low-income people who can't afford private rentals. That is an area you could invest in, including partnering with Maori.</p> <p>44. Taupō is very short of rental properties. We don't need any more empty holiday homes - it doesn't make a community!</p> <p>45. You say you'll build affordable housing, but you can't control house prices - Kiwibuild learnt this the hardway! Market forces control house prices and right now, they're coming down. The housing market is slowing down (thank goodness!) as NZs house supply is starting to meet the market. Retirement villages are opening in Taupo which allows the elderly to sell their homes to move into a retirement village.</p> <p>46. Skilled workers need rental accommodation - they will want to "try" Taupo before they buy and settle here permanently.</p>	678
47. Council should not have any involvement with social housing in any form.	
<p>48. Maybe you need more council accommodation.</p> <ul style="list-style-type: none"> I know of pensioners struggling to pay market rents and exist on a weekly pension. Pensioner housing would be more appropriate. 	1076
49. We also need housing for our less fortunate community members, and I think brand new homes like this won't be helping them.	571
<p>50. Spend more on public housing for the local homeless.</p> <ul style="list-style-type: none"> No one should be without a secure, warm, comfortable home, no matter how humble; and not having to sleep rough because there is no public home available to live in 	769
Housing – do even more affordable houses	

Submission Point	Submission numbers		
51. More of the houses need to be affordable <ul style="list-style-type: none"> • Why not a larger percentage of affordable homes ○ 55% to lower incomes 45 % to private sales. ○ 50% or more need to be affordable. ○ Should be more like 40%, making a few more homes available to first home buyers, especially if Taupo wants to attract more permanents here. • Help even more people • We should be doing more 	381	528	996
52. Council should buy land in Mangakino for affordable housing in the future			1116
Housing – Don't sell off land			
53. Don't sell Council owned land or property. <ul style="list-style-type: none"> • Land and property are intergenerational assets that should not be sold by this generation for the short term benefit of the few people who purchase a property. • Develop an build on the land, but don't sell. • You can't get it back once you sell it and is 42 new homes going to make much of a difference or just line a developers pockets. • Do not need to put the land on the open market for speculators to make money on. • hold onto the land. Once it is gone it is gone. 	294	361	794
54. Selling council land is dumb. Partner with commercial companies to build affordable flats which council own and rent out. <ul style="list-style-type: none"> • Build connected flats on smaller lots away from general housing and don't sell land. • Taupo needs open spaces 			281
Housing – build quality houses			
55. Ensure these houses are costed on a 'construction and operating/maintenance' budget so they are cheap to maintain.... <ul style="list-style-type: none"> • This is especially important in Taupō where passive solar design is so effective. • Saving power and helping ensure homes are healthy - particularly important for people with low income. • With a focus on energy efficiency as well. 	187		1072

Submission Point	Submission numbers
<p>56. Be brave and future proof the development - be the first in New Zealand, build for longevity - not the New Zealand short term version.</p> <ul style="list-style-type: none"> • Think of green energy - solar, you are in a special natural native environment. • I draw your attention to the Newington Village built in Sydney 2000. They innovated and chose to build solar energy into the homes at the point of construction; https://www.ceem.unsw.edu.au/sites/default/files/uploads/publications/NewingtonReport-mainsmall.pdf 	252
57. Adopt recommendations of Parliamentary Commissioner for the Environment 'Are we creating hotter, harder spaces' report which identified that we need to provide tree-covered open public space per person in new developments	187
<p>58. Consider solar panels for those homes.</p> <ul style="list-style-type: none"> • Firstly to attract the new affordable homes and to assist with lower outgoings on their electricity bills. • No better time to fit and most economical if purchased in bulk and installed during construction. 	269
<p>59. Houses should be compact, low energy, low carbon homes that produces and often stores it's own energy, resulting in low carbon emissions being produced in the running of the home, including heating the home and hot water, powering electrical appliances and more.</p> <ul style="list-style-type: none"> • And timber construction materials which have carbon negative properties. 	712
60. homes need garages or car ports and good fencing if intended for families with young children	713
<p>61. Push for high standards of build in terms of quality and safety but also for insulation, ventilation and energy production.</p> <ul style="list-style-type: none"> • Solar panels • local community facilities, eg community gardens, ○ especially if the houses are on small plots and will be aimed at young families. • Community friendly development, prioritises bikes and pedestrians (including children playing) over cars. 	1057

Submission Point	Submission numbers
<p>62. Rather than just building affordable homes, there is the opportunity to make these as energy efficient and 'green' as possible.</p> <ul style="list-style-type: none"> This doesn't necessarily have to be more expensive. E.g. wood framing over steel, as wood stores carbon, whereas the mining and smelting of steel is very carbon intensive. Electric heating, hot water and cooking over gas, as gas is modelled to run out in the maui field in 10 years, and research by Rewiring Aotearoa indicates that it is cheaper to install these as electric, including the costs of purchase and installation, as gas prices are modelled to rise much more steeply than electricity. Using permeable paving and parking solutions including grass pavers or surelock pavers which use less concrete (which is a very high greenhouse gas emitter in manufacturing) and reduces runoff of stormwater which helps reduce pressure on our stormwater systems, and protect the water quality of Lake Taupo. These solutions are also in line with the strategic directions of the TD2050 growth strategy. Communicating to the public about greener choices is also vital, as this normalises these solutions, and encourages other people to follow suit. 	1059
<p>63. Taupō Climate Action Group (TCAG) gives very qualified support to Council's proposal. We support Council efforts to foster eco-building design through advisory services for developers. TDC and its construction development partner must provide greater leadership for the residential construction sector around zero emissions housing including minimal residential construction waste.</p>	1214 (Taupō Climate Action Group)
Housing – Other feedback and suggestions	
<p>64. Council should focus on enabling the development of attractive medium density neighbourhoods. This may involve inner city revitalisation or development. Continuing to build out new developments on farmland or recreational land is not the answer. This should be part of a long-term vision as to what Taupo should like 20-30 years down the track</p>	935
<p>65. Make more land available for companies such as Navigation, Generation and Penny Homes who can offer land and house packages that are affordable for first home buyers.</p>	1074
<p>66. Can you also bring in more measures within council policy to dissuade second homeowners and encourage workers and first time buyers e.g. through rates and through covenants or council rules about certain residential areas such as new subdivisions?</p>	1057
<p>67. Have a look at the simplicity living housing, they can build, low cost apartments and town houses. More bang for buck for the land.</p> <ul style="list-style-type: none"> Please listen to the podcast or just ring Sam Stubbs he would be happy to talk to you an said they would give the plan if someone was interested in doing this as they need ones to sell also. Simplicity Living Simplicity 	873
<p>68. There are so many houses in Taupō that have now been turned into bed-and-breakfast and book a batch and rentals. I have to disagree that we have a housing crisis.</p>	860
<p>69. Those that have low socio economic homes already in Taupō don't look after what they've got. I would absolutely hate to see a new area near Wharewaka into a slum area not a good look for Taupo at all which is a tourist destination so I totally oppose cheap housing in a new housing area where people have paid over \$1 million for their homes.</p>	
<p>70. Would this then reduce the value of similar valued privately owned properties?</p>	681

Submission Point	Submission numbers		
71. There are plenty of unoccupied houses in town, which are currently being used by investors for airbnb or the likes. e.g. running businesses from them. Perhaps the inner township area should be zoned permanent residential only - apart from formal businesses e.g. motels of course.	682	1132	
72. The council and the developer need to be open and transparent about their profits. <ul style="list-style-type: none"> If not, there will be no public trust that this system is being used to build honestly affordable homes, instead just another way for developers to over price homes. Please advise what would happen to the profits made from the sale of the additional houses that do not meet the affordability criteria. 	228	635	
73. Make sure local contractors are given a chance to be involved in the building process and the work is not just given to one contractor.		906	
74. This seems like a 'feel good' but is going to create a bigger problem long-term. <ul style="list-style-type: none"> The housing is affordable but the land the houses are on is not affordable. Not to mention the parks and new recreational areas that are gonna be lumped into paying for in these homes rates. Building an affording housing development in what is one of Taupo's most expensive land areas currently to build a basic home is just ridiculous. <ul style="list-style-type: none"> Why could the council not buy smaller sites across the region and stack high density housing while consulting an architectural specialist who offers sustainable ideas. These "Affordable homes" are 100sqm sections?! They will be flipped to investors within a few years and that's the end of the story, no solution to the Housing crisis whatsoever. 		620	
75. Give young first home buyers the opportunity of 'rent to buy'. <ul style="list-style-type: none"> They develop a vested interest and pride in ownership rather than being stuck in a permanent "it's not mine" rental mind set. 	581	786	
76. Another thing that needs to be considered is the amount of empty holiday homes, airbnbs and book a bach type houses in town. The council needs to see what can be done to reduce the amount of empty homes, and in hand with that, the astronomical rents in the region.	571	1141	
77. We need to allow higher density housing. <ul style="list-style-type: none"> This is the only way to make homes available and affordable. Intensify downtown to reduce infrastructure costs and allow cheaper housing. Will also assist the downtown hospo sector and keep the vehicle numbers down as people can walk. 	112	119	665

Submission Point	Submission numbers
<p>78. Sell the land and let people with the right skills develop the land accordingly. Off course, need the right restrictions and infrastructure to help.</p> <ul style="list-style-type: none"> • I.e. housing could be more affordable if an entire sub-division could be geo-teched together, rather than individual sections. • Plus requiring every section to have it's own stormwater soakpit is silly, why not allow underground infrastructure to be joined (better economy of scale). 	272
79. Enough with the houses.... How about some infostructure to support Taupo's already overpopulated community.	
80. Review the problem of emergency housing in Tūrangi.	573
<p>81. Consider housing options in Tūrangi.</p> <ul style="list-style-type: none"> • Tūrangi needs more houses 	731 1000 1010
<p>82. All the land should be sold to the highest bidder with the agreement that all the houses be cheap, warm, sustainable, comfortable, safe and durable for lower income families to purchase.</p> <ul style="list-style-type: none"> • Low-income families in need of housing do not want "attractive houses to buy that are similar to the market homes in this area". They want "cheap, warm, sustainable, comfortable, safe and durable houses" that are perhaps like the old 1970's rectangular fibrolite boxes with no flash tapware, fittings, vanities, kitchens. Just the plain basics. Perhaps with interior wall linings such as plywood painted or whatever is cheaper and durable. Plain painted doors etc. • Of course it must be insulated/double-glazed etc to modern standards & have a heat pump at each end of the house. • Perhaps 60 to 100 square metres depending on number of bedrooms. A plain, mass produced house of this nature should cost 50% of what is considered a "standard" house these days, but would have been considered an exorbitantly flash house in the 70's. 	135
<p>83. The solution would be to look at what other Councils are doing in this space, such as Rotorua and charge commercial rates on short term rentals such as AirBNB's.</p> <ul style="list-style-type: none"> • Council estimates there are 1400 AirBNBs in Taupō, even if 10% of these properties went back into the long-term housing pool that would mean another 140 houses available for workers. • The bulk of these Air BNB's attract low value tourism, they self-cater and the income from the properties generally leaves town. • They make the town a very unpleasant place to work. The Council is not managing the issues they cause, as the Council doesn't provide a full compliance service outside work hours or over the weekend. • The AirBNBs sector is bad for the brand and makes Taupo ugly. • This will increase the viability of hotel / motel development. 	112

Submission Point	Submission numbers	
84. Save cost by making the consenting process, cheaper, quicker and easier. <ul style="list-style-type: none"> remove red tape for building consents and allow general house to be constructed more economically. 	142	281
85. Encourage Marae housing / Fast track papakainga projects.	179	314
86. Help lower income people by stopping the developer middle man taking too much of the profits. Or there'll be no benefits.		1002
87. Controlled planned development as per Wharewaka - that's the example.		925
88. Have a no cats policy for the development <ul style="list-style-type: none"> Investment in the surrounding gullies for improving the native flora is to be congratulated, however they will attract the native birds and they will need protection from cats. It has been categorically proven that cats are the worst predator see link and department of conversation data for NZ https://www.theguardian.com/world/2022/apr/07/new-zealands-cats-are-decimating-native-wildlife-should-they-be-treated-as-pests. 		269
89. Use local business to build the homes.		340
90. Include spaces for tiny homes. <ul style="list-style-type: none"> The plan does not include any tiny homes. We need to have areas and corners etc. that allow a 50 m² or smaller house preferably somewhere around 25 m². We do not need massive houses any more, but a bit land and a tiny home. 		361
91. First home buyers cannot afford half a million dollar homes!!!! <ul style="list-style-type: none"> This is not helpful to the ones who need it most. Selling the land in sections with no restrictions to build would be more ideal so first home buyers can buy a piece of land and do what they like with it eg.tiny home, caravan, or just keep it bare - not everyone wants a flash house, they just want somewhere to start. Let's face it buying a house new or old in today's market is not an option for the typical first home buyer in Taupō. Even if the land was kept owned by the council and sections rented out with the restrictions being set as home must be on wheels, creating a tiny village and place for low income families to live. A lot of options but new builds is not a fair option for the poor. 		393
92. Consider restricting your overall growth. <ul style="list-style-type: none"> being big does not make it better or cheaper look at Auckland and Queenstown 		396
93. Start charging a bed tax especially on places like bookabach type scenarios.		396

Submission Point	Submission numbers
<p>94. I believe that almost a quarter of the population are single dwellers, should they have to save for a family dwelling when something smaller would suffice.</p> <ul style="list-style-type: none"> Most of the permits nation-wide are for three or more bedroom homes. It seems a waste of resources to me. 	406
<p>95. Council is admitting that both scenarios as described are 'half-baked'.</p> <ul style="list-style-type: none"> It is best to leave building of homes, low cost or otherwise, to the market and professionals. Council can make homes more affordable by simplifying the process, thus reducing time and costs, and thereby making low cost home development more affordable. Working with central government and Local Authority agency consultation is key here. Resource Consent process and Building Permit costs and regulations simplification should be at the top of the priority list. Selling some land to open up the market is a good idea, and can help to lower costs. Selecting which land is most suitable and when needs to be considered via a cost benefits analysis, as well as an impact analysis. At that time, I could and would support this land sale process to the open market. 	413
<p>96. Attempting to solve the housing crisis with ratepayers money is a bunt at best and a very risky move at worst. Why sell all land? Let it go if you must but do it in parcels like a real developer would do.</p>	791
<p>97. If you look at the new subdivision in Richmond Heights they have not sold one section. Also with the lay out of some of the sections with the moats where would you put all the rubbish bins which I hope don't go ahead</p>	476
<p>98. I'm very keen to understand how the council is considering the impact on our roads and neighbourhoods of opening additional land for housing.</p>	793
<p>99. There are many in this wonderful district who believe that the "full up" shingle should be put out. Too much unfettered growth is ruining the character of our town.</p>	939
<p>100. I would like to see this land used for green space</p>	1071
<p>101. I strongly support council ensuring provision of a significant number of quality affordable homes through this proposal.</p> <p>This development borders the Waipahihi gully which has been and will become a significant biodiversity hotspot within the urban area. Post-construction should ensure the gully is replanted in native trees and shrubs, as is the section adjoining Kokomea Village. Residents have previously undertaken weed and pest control in the gully and council should commit tangible support for this to continue as the EUL development proceeds. Community engagement will ensure a sense of "ownership" by residents investing their resources into the gully that will help protect it from dumping and undesirable use and enhance its neighbourhood and biodiversity values.</p> <p>This development also provides an opportunity for council to show leadership by implementing covenants prohibiting the ownership of cats as an additional protection for the high-density community and the environment.</p>	1196

Submission Point	Submission numbers
102. Why does the developer for the primary option have an apparent monopoly? Is this ethical? Was the 'partnership' between TDC and the developer open to all interested parties? How were they chosen?	1168

Adopted:	30 June 2024
Next review date:	1 July 2025
Document number:	AXXX
Sponsor/Group:	Group Manager - Organisation Performance



FEES AND CHARGES SCHEDULE 2024/25

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PLANNING AND REGULATORY

Animal Management

Animal control (including dog registration) fees have already been adopted by Council for consultation, as these have a requirement to be adopted by the end of May 2024. They are currently out for consultation. Those proposed changes are repeated in the draft Fees and Charges Schedule 2024/25 for context.

Share of funding from fees and charges (from proposed Revenue and Financing Policy 2024)

Activity	Uniform annual charge	Fees & charges
Regulatory compliance – Animal control	50 – 70%	30 – 50%
2024/25 (proposed budget and fees est.)	74%	26%

Expected annual fees and charges revenue

Activity	2024/25 (proposed fees est.)
Regulatory compliance – Animal control	\$599,000
Rates equivalent (%)	0.7%

Fees and charges schedule

All fees and charges include GST except where noted.

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
Dog registration fees (in accordance with section 37 of the Dog Control Act 1996)			
Working dog	\$40.00	\$34.00	\$6.00
Entire dog fee (if paid on or before 31 July)	\$110.00	\$95.00	\$15.00
Entire dog fee (if paid on or after 1 Aug)	\$130.00	\$114.00	\$16.00
Entire dog fee – Responsible Owner	\$75.00	\$70.00	\$10.00

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
Responsible Owner application fee (payable upon initial application ONLY, unless owner circumstances change)	\$40.00	\$34.00	\$6.00
De-sexed dog discount (off the full-year registration fee; not applicable to working dogs)	\$15.00	\$11.00	\$2.00
Disability assist dog	No Fee	No Fee	
Pet therapy dog (as approved by Council Officers)	No Fee	No Fee	
Dangerous dog (*percentage of applicable Entire Dog Fee; before penalties are applied)	150%*	150%*	
Replacement tag	\$15.00	\$12.00	\$3.00
Multiple dog application fee for more than two dogs (urban area only)	\$125.00	\$110.00	\$15.00
Dog Impounding fees (in accordance with section 68 of the Dog Control Act 1996)			
Dog – If registered and 1st impounding in any 12 months	\$95.00	\$80.00	\$10.00
Dog – If unregistered or 2nd or more impounding in any 12 months	\$200.00	\$155.00	\$25.00
After Hours Impounding Fee (5pm to 8.30am)	\$200.00	\$155.00	\$25.00
Sustenance and Care Fee (per dog per day in Pound)	\$30.00	\$17.00	\$3.00
Microchip Fee per Dog	\$30.00	\$25.00	\$5.00
Sale of Dog to the Public (including microchipping and registration)	\$125.00 plus desexing cost	\$110.00 plus desexing cost	\$15.00
Sale of Dog to Rescue Agencies	\$45.00	\$39.00	\$6.00
Other animal fees (in accordance with section 14 of the Impounding Act 1955)			
Impounding Fee	\$90.00	\$80.00	\$10.00
Sustenance (per animal per day)	\$20.00	\$17.00	\$3.00

Building Services**Share of funding from fees and charges (from proposed Revenue and Financing Policy 2024)**

Activity	General rate	Fees & charges
Building consents	20 – 40%	60 – 80%
2024/25 (proposed budget and fees est.)	36%	64%

Expected annual revenue (2024/25)

Activity	2024/25 (proposed fees est.)
Building consents	\$2,376,000
Rates equivalent (%)	2.6%

Fees and charges schedule

All fees and charges include GST except where noted.

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
Building consent The building fees below are minimum, non-refundable, application fees. Processing applications are charged at an hourly rate, and costs greater than the application fee will be recovered from the applicant.			
Applications for building consents not entered as an online application to cover additional administration costs	\$125.00	\$100.00	\$25.00
Building Consent Authority Administration Fee	\$115.00	\$90.00	\$25.00
Fireplace fixed fee (includes one inspection, BCA & CCC application fee)	\$530.00	\$425.00	\$105.00
Demolition/Removal Application (includes one inspection)	\$440.00	\$350.00	\$90.00

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
Temporary Building Application fixed fee (includes marquees, first inspection, BCA and CCC application fee)	\$565.00	\$450.00	\$115.00
Recovery of building staff time			
Building Management Officer (hourly rate)	\$245.00	\$195.00	\$50.00
Business Support Officers (hourly rate)	\$170.00	\$135.00	\$35.00
Registration of exemption from Building Consent (including BCA fee)	\$360.00	\$150.00	\$210.00
Application to reliven existing consent (after CCC decision)	\$595.00	\$475.00	\$120.00
Amendment to Building Consent (minimum fee including BCA fee)	\$325.00	\$260.00	\$65.00
Application for extension of time to start or to complete the project covered by a building consent	\$190.00	\$150.00	\$40.00
Amendment to Building Consent (minimum fee) (Processed URGENTLY) processed within five working days after lodgement has been accepted (including BCA fee)	\$640.00	\$510.00	\$130.00
Site inspections These are minimum non-refundable application fees (minimum fees. The actual type and number of inspections required will be assessed during the processing of the building consent and payment for these inspections will be made when uplifting the building consent. This is an estimate only, and the cost of additional inspections will be recovered from the applicant before a Code Compliance Certificate is issued.			
Residential Inspections (60 minutes)	\$245.00	\$145.00	\$100.00
Large building/complex works (60 minutes)	\$245.00	\$195.00	\$50.00
Inspection fee (60 minutes)	\$245.00	\$145.00	\$100.00
After hours inspections (per 30 minutes)	\$300.00	\$240.00	\$60.00
Inspection cancellation fee (cancellations within 24 hours of booked inspection OR works not ready for inspection)	\$180.00	\$145.00	\$35.00
Code Compliance Certificate application fee			
Residential	\$205.00	\$165.00	\$40.00

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
Commercial	\$415.00	\$330.00	\$85.00
Preparation and issuance of compliance schedule (hourly charge)	\$240.00	\$190.00	\$50.00
Amendments to Compliance Schedule (hourly rate)	\$240.00	\$190.00	\$50.00
Infringements in accordance with the Building Act 2004 Schedule 1 Infringement offences and fees Regulations 2007 (no GST)			
Notice to fix (s164 Building Act 2004)	\$250.00	\$200.00	\$50.00
Failing to comply with the requirement that building work must be carried out in accordance with a building consent (s40)	\$1,250.00	\$1,000.00	\$250.00
Person who is not a licenced building practitioner carrying restricted building work without supervision of a licenced building practitioner with an appropriate licence (s85(1))	\$940.00	\$750.00	\$190.00
Licenced building practitioner carrying out restricted building work without appropriate licence (s82(2)(a))	\$625.00	\$500.00	\$125.00
Failing to supply Territorial Authority with a building warrant of fitness (s108(5)(aa))	\$315.00	\$250.00	\$65.00
Failing to display a building warrant of fitness when required (s108(5)(a))	\$315.00	\$250.00	\$65.00
Other infringements in accordance with Building Act 2004 Schedule 1 Infringement offences and fees Regulations 2007	As per schedule	As per schedule	
Other charges			
Miscellaneous certificates	\$315.00	\$250.00	\$65.00
Certificates of Title and Consent Notices (per certificate)	\$31.00	\$25.00	\$6.00
Change of Use Notification (s114-s115 Building Act 2004) (plus normal consent fees if additional building work is required to meet compliance)	\$190.00	\$150.00	\$40.00
Project Information Memorandum (minimum fee)	\$250.00	\$200.00	\$50.00
Council Information Memorandum (minimum fee)	\$250.00	\$200.00	\$50.00
Registration of certificate (s73 Building Act 2004)	Actual costs	Actual costs	
Certificate issued under s77 of the Building Act 2004	Actual costs	Actual costs	

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
Building Code Certificates for new/ renewal applications for a On/Off Club licence issued pursuant to section 100(f) of the Sale & Supply of Alcohol Act 2012.	\$165.00	\$130.00	\$35.00
Building Warrant of Fitness – annual	\$145.00	\$115.00	\$30.00
Building Warrant of Fitness – audit inspection (hourly rate, minimum charge of one hour)	\$240.00	\$190.00	\$50.00
Producer Statements/Engineers' Designs/Specialist Services – Peer reviews external specialist charges	At cost	At cost	
Certificates of Acceptance (s96 - 99 Building Act 2004) NOTE: fees associated with processing and inspecting the application is additional to this charge. (including BCA fee)	\$1,250.00 Plus actual costs	\$1,000.00 Plus actual costs	\$250.00
Notification of Existing Building Work/Existing Fire Appliance (per notification)	\$625.00	\$500.00	\$125.00
Certificates for Public Use (s363A Building Act 2004) Processed within 20 working days and includes one inspection (including BCA fee)	\$470.00	\$375.00	\$95.00
Urgent Certificate for Public Use (s363A Building Act 2004) Processed within 5 working days, unless further information is requested (including BCA fee)	\$655.00	\$525.00	\$130.00
BRANZ levy (per \$1000 value of work)	\$1.00	\$1.00	\$0.00
Building levy (per \$1000 value of work over \$20,444)	\$1.75	\$1.75	\$0.00
Swimming Pool inspection	\$100.00	\$80.00	\$20.00

*Resource consent and engineering services fees***Share of funding from fees and charges (from proposed Revenue and Financing Policy 2024)**

Activity	General rate	Fees & charges
Resource consents	40 – 60%	40 – 60%
2024/25 (proposed budget and fees est.)	56%	44%

Expected annual revenue (2024/25)

Activity	2024/25 (proposed fees est.)
Resource consents	\$764,000
Rates equivalent (%)	0.8%

Fees and charges schedule

All fees and charges include GST except where noted.

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
Resource consents (land use), and other Resource Management Act processes (M=minimum fee, F=fixed fee)			
Applications for resource consents not entered as an online application to cover additional administration costs	\$125.00	\$100.00	\$25.00
Notified Applications (M) initial fee	\$12,500.00	\$10,000.00	\$2,500.00
Publicly notified hearing fee (M)	\$7,500.00		
Notified Applications (limited): (M)			
- Initial application fee (as per schedule below)	\$1,750.00	\$1,400.00	\$350.00
- Limited notified service fee (Section 95B) (M)	\$1,875.00	\$1,500.00	\$375.00
- Limited notified hearing fee (M)	\$6,250.00	\$5,000.00	\$1,250.00

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
Non-Notified Applications (controlled activities) (M)	\$940.00	\$750.00	\$190.00
Non-Notified Applications (restricted discretionary) (M)	\$1,500.00	\$1,200.00	\$300.00
Non-Notified Applications – other activities (M)	\$1,875.00	\$1,500.00	\$375.00
Requirement for Designations and Heritage Protection Orders (M) Notified	\$12,500.00	\$10,000.00	\$2,500.00
Requirement for Designations and Heritage Protection Orders (M) Non Notified	\$2,500.00		
Outline Plan Applications (M)	\$940.00	\$750.00	\$190.00
Waiver for a requirement for an outline plan (F)	\$440.00	\$350.00	\$90.00
Extension of time (non-notified) (M)	\$690.00	\$550.00	\$140.00
Cancellation or variation of conditions (non notified) (M)	\$1,250.00	\$1,000.00	\$250.00
Certificate of compliance (M)	\$690.00	\$550.00	\$140.00
Existing Use Right Certificate (M)	\$690.00	\$550.00	\$140.00
Compliance Certificates – pursuant to section 100(f) of the Sale & Supply of Alcohol Act 2012 (new or renewal) (F)	\$250.00	\$200.00	\$50.00
Certificate of Compliance – National Environmental Standard (M)	\$690.00	\$550.00	\$140.00
Removal of Building Line restrictions (F)	\$625.00	\$500.00	\$125.00
Reconsideration of Development Contribution Charge (M)	\$375.00	\$300.00	\$75.00
Deemed Permitted Boundary activity and marginal/temporary activity charge (F)	\$500.00	\$400.00	\$100.00
Resource consents (subdivision) (M=minimum fee, F=fixed fee)			
Applications for resource consents not entered as an online application to cover additional administration costs	\$125.00	\$100.00	\$25.00
Notified Applications (M)	\$12,500.00	\$10,000.00	\$2,500.00
Notified Applications (limited): (M)			
- Initial application fee (as per schedule below)	\$2,000.00	\$1,600.00	\$400.00
- Limited notified service fee (Section 95B)	\$1,875.00	\$1,500.00	\$375.00
- Limited notified hearing fee	\$6,250.00	\$5,000.00	\$1,250.00
Non-Notified Applications (controlled activity) (M)	\$1,500.00	\$1,200.00	\$300.00

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
Non-Notified Applications (other activities) (M)	\$1,875.00	\$1,500.00	\$375.00
Cross Lease Subdivision and 224(f) approval (M)	\$1,500.00	\$1,200.00	\$300.00
Unit title approval for second and subsequent stages (M)	\$625.00	\$500.00	\$125.00
ROW Application & Section 348 signing (F)	\$625.00	\$500.00	\$125.00
Section 226 Certificate (F)	\$625.00	\$500.00	\$125.00
Cancellation or variation of conditions (non-notified) (M)	\$1,500.00	\$1,200.00	\$300.00
Cancellation or variation of consent notice (M)	\$1,750.00	\$1,400.00	\$350.00
Each Plan approval certificates (e.g. Sections 221, 223, 224, 232, 240, 241, 243, 5(1) g, 321,). (M)	Hourly rates for planning, engineering and legal	Hourly rates for planning, engineering and legal	
Combined Land use and Subdivision (M)	\$2,500.00	\$1,600.00	\$900.00
Application for road naming for new public/private roads	\$625.00	\$500.00	\$125.00
Monitoring/recovery rates			
Fee payable on each consent with conditions (on approval), further inspections/actions at cost	\$230.00	\$185.00	\$45.00
Recovery of costs where a flat fee does not apply			
Manager or team leader (hourly rate)	\$255.00	\$205.00	\$50.00
Senior Planner, Senior Development Advisor, Senior Policy Advisor (hourly rate)	\$245.00	\$195.00	\$50.00
Environmental Planners, Development Planner, Compliance Officer, Policy Advisor (hourly rate)	\$230.00	\$185.00	\$45.00

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
Specialist consultant (including consultant planners)	Variable based on actual cost	Variable based on actual cost	
Monitoring costs for National Environmental Standards permitted activities (hourly rate)	\$230.00	\$185.00	\$45.00
Commissioners (hourly rates)	Actual cost	Actual cost	
Business support officers (hourly rate)	\$170.00	\$135.00	\$35.00
Cost of all disbursements (such as venue hire, photocopying, catering, postage, public notification)	Variable based on actual cost	Variable based on actual cost	
Other Applications and Certificate Approvals			
Copy of Certificate of Title or Consent Notice (per certificate)	\$31.00	\$25.00	\$6.00
Plan Change Requests			
Initial application fee (on request council can provide an indication of any additional charges likely to be imposed)	\$25,000.00	\$20,000.00	\$5,000.00
Fees charged by any consultant engaged by Council (this also includes planning and legal advice)	Variable based on actual cost	Variable based on actual cost	
Junior and intermediate level officers from across Council (hourly rate)	\$230.00	\$185.00	\$45.00
Senior level officers from across Council (hourly rate)	\$245.00	\$195.00	\$50.00
Manager and team leader level officers from across Council (hourly rate)	\$255.00	\$205.00	\$50.00
Councillor costs related to a hearing	As set by the remuneration Authority	As set by the remuneration Authority	
Independent commissioner costs related to a hearing (including decisions under clauses 23(6), 25 and 29)	Variable based on actual cost	Variable based on actual cost	
Cost of all disbursements (such as venue hire, accommodation, photocopying, catering, postage, public notification)	Variable based on actual cost	Variable based on actual cost	
Engineering services			
Recovery of Engineering staff time per hour (where flat fee does not apply)			
Asset Manager, Development Engineering, Deeds of Arrangement	\$295.00	\$235.00	\$60.00

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
Other staff involved with development engineering and development contributions	\$215.00	\$170.00	\$45.00

REGULATORY COMPLIANCE – LIQUOR AND HEALTH LICENSING**Share of funding from fees and charges (from Revenue and Financing Policy 2024)**

Activity	General rate	Fees & charges
Regulatory compliance – Liquor and Health licensing	35 – 45%	55 – 65%
2024/25 (proposed budget and fees est.)	53%	47%

Expected annual revenue (2024/25)

Activity	2024/25 (proposed fees est.)
Regulatory compliance – Liquor and Health licensing	\$395,000
Rates equivalent (%)	0.4%

Alcohol licensing fees**Fees and charges schedule**

All fees and charges include GST except where noted.

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
District Liquor Licensing fees (set by Sale and Supply of Alcohol Act 2012)			
On/Off/Club Alcohol Licence Application Fee (based on classification)			
- Very Low Risk	\$368.00	\$368.00	\$0.00
- Low Risk	\$609.50	\$609.50	\$0.00
- Medium Risk	\$816.50	\$816.50	\$0.00

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
- High Risk	\$1,023.50	\$1,023.50	\$0.00
- Very High Risk	\$1,207.50	\$1,207.50	\$0.00
On/Off/Club Alcohol Licence Annual Fee (based on classification)			
- Very Low Risk	\$161.00	\$161.00	\$0.00
- Low Risk	\$391.00	\$391.00	\$0.00
- Medium Risk	\$632.50	\$632.50	\$0.00
- High Risk	\$1,035.00	\$1,035.00	\$0.00
- Very High Risk	\$1,437.50	\$1,437.50	\$0.00
Special Licence (Class Based)			
- Class 1 (Large)	\$575.00	\$575.00	\$0.00
- Class 2 (Medium)	\$207.00	\$207.00	\$0.00
- Class 3 (small)	\$63.25	\$63.25	\$0.00
Miscellaneous Alcohol Licence Fees			
Managers Certificates	\$316.25	\$316.25	\$0.00
Temporary Authority	\$296.70	\$296.70	\$0.00
Compliance Certificates (For New Alcohol Licences)			
Building Code Compliance Certificate	\$250.00	\$200.00	\$50.00
Town Planning Compliance Certificate	\$250.00	\$200.00	\$50.00
Gambling Act 2003			
Class 4 Gaming & TAB Venue Application Fee	\$625.00	\$500.00	\$125.00
Class 4 Gaming & TAB Venue Application Processing Fee (Hourly rate)	\$220.00	\$180.00	\$40.00
Inspection/Enforcement Fees			
Alcohol Licence Inspector (Hourly Fee)	\$220.00		

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
Infringements in accordance with the Sale and Supply of Alcohol Regulations 2013 (no GST)	As per regulations (\$250-\$1000)		
Alcohol Bylaw			
Alcohol Bylaw Exemption	\$50.00	N/A	N/A

Food premises fees (Note – these have already been adopted for consultation)

Fees and charges schedule

Food premises fees have already been adopted by Council for consultation, as these have a requirement to be adopted by the end of May 2024. They are currently out for consultation. Those proposed changes are repeated in the draft Fees and Charges Schedule 2024/25 for context.

All fees and charges include GST except where noted.

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
Registration Fees			
New Food Control Plan Registration – 1 Year Registration (excludes verification)	\$400.00	\$300.00	\$100.00
New National Programme Registration (All Levels) – 2 Year Registration (excludes verification)	\$400.00	\$300.00	\$100.00
MPI Domestic Food Business Levy			
Year One Levy (2025) (per Site)	\$57.50		
Year Two Levy (2026) (per Site)	\$86.25		
Year Three levy (2027) (per Site)	\$115.00		
Miscellaneous Food Registration Fees			
Significant Change Fee (FCPs & NPs)	\$150.00	\$150.00	\$0.00
Significant Amendment Fee (FCPs Only) (excludes verification)	\$200.00	\$200.00	\$0.00
Renewal of Registration	\$190.00	\$150.00	\$40.00
Late Payment Penalty for overdue invoices	10%		

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
Verification Fees			
Verification Base Fee (NPs & FCPs) – Includes first two hours then hourly rate applies.	\$500.00	\$340.00	\$160.00
EHO/Verifier Hourly Rate - invoiced in 15 min blocks (includes email close out of corrective actions)	\$220.00	\$185.00	\$35.00
Late cancellation/postponement or failure to attend verification penalty (<48 hours' notice)	\$110.00		
Verification Revisit/failure to complete CARs Fee (second and subsequent visits)	\$200.00		
Enforcement Fees			
Infringement for failing to register a food control plan or national programme with the appropriate authority in accordance with Food Act 2014 (no GST)	\$450.00	\$450.00	\$0.00
Other Food Act 2014 infringements in accordance with Food Regulations 2015 Schedule 2 Infringement Offences and Fees (no GST)	As per schedule (\$300 - \$450)	As per schedule	
Food Safety Officer Hourly Rate (where enforcement action is required)	\$250.00	\$185.00	\$65.00
Request for review of enforcement	\$120.00		

Health licensing and inspection services fees

Fees and charges schedule

All fees and charges include GST except where noted.

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Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
New Health Registration Fees			
New hairdresser registration (includes first inspection)	\$400.00	\$375.00	\$25.00
New camping ground registration (includes first inspection)	\$400.00	\$375.00	\$25.00
New offensive trade registration (includes first inspection)	\$400.00	\$375.00	\$25.00
New funeral director registration (includes first inspection)	\$400.00	\$375.00	\$25.00
Renewal of Health Registration			
Renewal of hairdresser registration (includes annual inspection)	\$220.00	\$200.00	\$20.00
Renewal of camping ground registration (includes 1 hour inspection time, then hourly rate applies)	\$250.00	\$200.00	\$50.00
Renewal of offensive trade registration (includes annual inspection)	\$250.00	\$200.00	\$50.00
Renewal of funeral director registration (includes annual inspection)	\$250.00	\$200.00	\$50.00
Miscellaneous Health Fees	\$0.00		
Camping Ground Regulations Exemption Request	EHO hourly rate applies in 15 min blocks		
Environment Health Officer (EHO) Hourly Rate (including re-inspections)	\$220.00	\$185.00	\$35.00

Mobile Trading Fees

Fees and charges schedule

All fees and charges include GST except where noted.

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
Mobile Trading Fees			
Public Place Bylaw trading approval for mobile vendors (annual fee)	\$85.00	\$67.50	\$17.50
No trading approval penalty	\$100.00	\$50.00	\$50.00
Venture Centre/Permitted Trading Location Fees			
Casual Fee (per day)	\$20.00	\$15.50	\$4.50
Weekly Fee	\$60.00	\$49.00	\$11.00
Monthly Fee	\$220.00		
Annual fee Venture site	\$2,575.00	\$2,060.00	\$515.00

COMMUNITY FACILITIES

Parks and reserves

Share of funding from fees and charges (from proposed Revenue and Financing Policy 2024)

Activity	General rate	Fees & charges
Parks and reserves	90 – 100%	0 – 10%
2024/25 (proposed budget and fees est.)	94%	6%

Expected annual revenue (2024/25)

Activity	2024/25 (proposed fees est.)
Parks and reserves	\$392,000
Rates equivalent (%)	0.4%

Fees and charges schedule

All fees and charges include GST except where noted.

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
Tongariro Domain			
Hire (commercial event) per day	\$530.00	POA	
Commercial event – Set up (minimum per day)	\$265.00		
Community event - Set up (minimum per day)	\$200.00	\$170.00	\$30.00
Community event – Operational (minimum per day)	\$400.00	\$340.00	\$60.00
Community/Commercial event - Bond (no GST)	\$500.00 to \$3,000.00	\$500.00 to \$3,000.00	

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
Riverside Park			
Hire (commercial event)	POA	POA	
Community event - Set up (minimum per day)	\$200.00	\$170.00	\$30.00
Community event - Operational (minimum per day)	\$400.00	\$340.00	\$60.00
Bond (no GST)	\$500.00 to \$3,000.00	\$500.00 to \$1,000.00	
Riverside Park - Amphitheatre			
Hire (commercial event)	POA	POA	
Community event - Set up (minimum per day)	\$200.00	\$170.00	\$30.00
Community event - Operational (minimum per day)	\$400.00	\$340.00	\$60.00
Bond (no GST)	\$500.00 to \$3,000.00	\$500.00 to \$1,000.00	
Owen Delany Park			
Ground hire (commercial event)			
Bond (no GST)	\$500.00 to \$3,000.00	\$500.00 to \$1,000.00	
Owen Delany Park Entire Venue			
Operational Day	\$1,850.00	\$1,480.00	\$370.00
Set Up / Pack Down Day	\$925.00	\$740.00	\$185.00
Corporate Lounges			
Hourly rate for community groups only	\$48.00	\$38.00	\$10.00
Full day	\$230.00	\$185.00	\$45.00
Downstairs Lounge			
Hourly rate for community groups only	\$23.00	\$18.50	\$4.50
Full day	\$230.00	\$185.00	\$45.00
Upstairs and downstairs – full day	\$400.00	\$320.00	\$80.00

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
ODP Number 1 field plus grandstand	\$120.00	\$95.00	\$25.00
General reserves and sportsgrounds (including Turangi and Mangakino)			
Hire (commercial event)			
- Set up (Commercial)	\$215.00	\$170.00	\$45.00
- Operational (Commercial)	\$425.00	\$340.00	\$85.00
- Bond (no GST)	\$500.00 to \$1,000.00	\$500.00 to \$1,000.00	
General Reserves / Sportsgrounds (Community)	\$95.00	\$75.00	\$20.00
Rugby (per field per season)	\$450.00	\$360.00	\$90.00
Rugby (casual use per day)	\$95.00	\$75.00	\$20.00
Rugby league (per field per season)	\$450.00	\$360.00	\$90.00
Rugby league (casual use per day)	\$95.00	\$75.00	\$20.00
Senior soccer (per field per season)	\$450.00	\$360.00	\$90.00
Senior soccer (casual use per day)	\$95.00	\$75.00	\$20.00
Touch (per field per season)	\$225.00	\$180.00	\$45.00
Touch (casual use per day)	\$45.00	\$36.00	\$9.00
Cricket (turf wicket per season)	\$650.00	\$520.00	\$130.00
Cricket (turf wicket casual use per day)	\$325.00	\$260.00	\$65.00
Cricket (artificial wicket per season)	\$130.00	\$105.00	\$25.00
Cricket (artificial wicket casual use per day)	\$65.00	\$50.00	\$15.00
Kaimanawa cricket pavilion (per day)	\$225.00	\$180.00	\$45.00
Hourly rate for community groups only	\$48.00	\$38.00	\$10.00
School group charges ODP and Crown Park	\$70.00		
Interschool Kiwi Sport and/or festival sports organised by Sports Advisory Council	Free		
Other sporting use and services	Price on enquiry	Price on enquiry	
Wedding Booking Fee	\$65.00	\$50.00	\$15.00

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
Nukuhau boat trailer park			
Bays 1-6, 8-13 and 15-19 (11m)	\$1,765.00	\$1,410.00	\$355.00
Bays 7, 14 and 20-49 (9.5m)	\$1,550.00	\$1,240.00	\$310.00
Reserve Applications			
Bond for processing commercial use of reserve (per hour) (no GST)	\$120.00	\$95.00	\$25.00
Leases and licences			
Ground rental for sporting and community leases (Taupō, per m2)	At cost (POA)	\$2.40	
Ground rental for sporting and community leases (Turangi, per m2)	At cost (POA)	\$2.20	

AC Baths**Share of funding from fees and charges (from proposed Revenue and Financing Policy 2024)**

Activity	General rate	Fees & charges
Venues - AC Baths	55 – 70%	30 – 45%
2024/25 (proposed budget and fees est.)	70%	30%

Expected annual revenue (2024/25)

Activity	2024/25 (proposed fees est.)
Venues - AC Baths	\$1,513,000
Rates equivalent (%)	1.7%

Fees and charges schedule

All fees and charges include GST except where noted.

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
Casual Entry			
Adult (16 +) (includes pool and sauna)	\$12.00	\$10.00	\$2.00
Senior / Student (Senior is 65+ years. Students must present current New Zealand student ID)	\$7.00	\$6.00	\$1.00
Child (6 - 15 years)	\$6.00	\$5.00	\$1.00
LOCAL Child 5 years and under (includes one free adult for supervision. With proof of address)	Free	Free	
VISITOR child 5 years and under (includes one free adult for supervision)	\$6.00	\$5.00	\$1.00

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
Family Pass (2 adults & 3 children, or 1 adult & 4 children)	\$29.00	\$24.00	\$5.00
Spectator	\$1.50	\$1.00	\$0.50
Private thermal pool (minimum two people, 18 years + only)	\$15.00 per person	\$15.00 per person	\$0.00
Hydro Slide (unlimited rides)	\$8.50	\$7.00	\$1.50
Aqua Fitness Class Casual Entry			
Excl pool entry	\$6.50	\$5.50	\$1.00
Adult includes pool entry	\$18.50	\$15.50	\$3.00
Senior / Student includes pool entry	\$13.50	\$11.50	\$2.00
Memberships*			
Adult pool			
- 3 months	\$120.00	\$100.00	\$20.00
- 6 months	\$180.00	\$150.00	\$30.00
- 12 months	\$300.00	\$250.00	\$50.00
Senior / Student pool			
- 3 months	\$70.00	\$60.00	\$10.00
- 6 months	\$105.00	\$90.00	\$15.00
- 12 months	\$175.00	\$150.00	\$25.00
Child (6 - 15 years) pool			
- 3 months	\$60.00	\$50.00	\$10.00
- 6 months	\$90.00	\$75.00	\$15.00
- 12 months	\$150.00	\$125.00	\$25.00
Family pool			
- 3 months	\$240.00	\$190.00	\$50.00
- 6 months	\$345.00	\$275.00	\$70.00
- 12 months	\$545.00	\$435.00	\$110.00

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
<i>Aqua fitness class includes pool entry</i>			
Adult			
- 3 months	\$185.00	\$160.00	\$25.00
- 6 months	\$277.50	\$225.00	\$52.50
- 12 months	\$462.50	\$375.00	\$87.50
Senior / Student			
- 3 months	\$135.00	\$130.00	\$5.00
- 6 months	\$202.50	\$170.00	\$32.50
- 12 months	\$337.50	\$275.00	\$62.50
*Memberships can be paid by monthly direct debit (minimum three month term)	<i>POA (based on membership prices and any processing or administration costs)</i>		
Swim school			
Child learn to swim lesson	\$15.00	\$12.00	\$3.00
Adult	\$21.00	\$17.00	\$4.00
Adult private lesson	\$55.00	\$44.00	\$11.00

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
Child private lesson	\$41.00	\$33.00	\$8.00
Holiday intensive block	\$80.00	\$65.00	\$15.00

*Turangi Aquatic Centre***Share of funding from fees and charges (from proposed Revenue and Financing Policy 2024)**

Activity	General rate	Fees & charges
Venues - Turangi Turtle Pools	85 – 95%	5 – 15%
2024/25 (proposed budget and fees est.)	96%	4%

Expected annual revenue (2024/25)

Activity	2024/25 (proposed fees est.)
Venues - Turangi Turtle Pools	\$51,000
Rates equivalent (%)	0.1%

Fees and charges schedule

All fees and charges include GST except where noted.

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
Casual Entry			
Adult (16+ years)	\$6.50	\$5.50	\$1.00
Senior / Student (Senior is 65+ years. Students must present current New Zealand student ID)	\$5.50	\$4.50	\$1.00
Child (6 - 15 years)	\$4.50	\$3.50	\$1.00
LOCAL Child 5 years and under (includes one free adult for supervision. With proof of address)	Free	Free	
VISITOR child 5 years and under (includes one free adult for supervision)	\$4.00	\$3.00	\$1.00
Family (2 adults & 3 children, or 1 adult & 4 children)	\$24.00	\$20.00	\$4.00

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
Spectator	Free	Free	
Concession cards (20 swims)			
- Adult	\$85.00	\$66.00	\$19.00
- Child	\$54.00	\$50.00	\$4.00
Schools/Swim Clubs/Aqua programmes (per hour)	\$44.00	\$35.00	\$9.00
Hire Learners Pool (as venue or private hire - per hour)	N/A	N/A	
Memberships			
Adult			
- 3 months	\$65.00	\$55.00	\$10.00
- 6 months	\$97.50	\$80.00	\$17.50
- 12 months	\$162.50	\$135.00	\$27.50
Senior / student			
- 3 months	\$55.00	\$40.00	\$15.00
- 6 months	\$82.50	\$60.00	\$22.50
- 12 months	\$112.50	\$100.00	\$12.50
Child (6 - 15 years)			
- 3 months	\$45.00	\$35.00	\$10.00
- 6 months	\$67.50	\$52.50	\$15.00
- 12 months	\$112.50	\$87.50	\$25.00
Family (2 adults & 3 children, or 1 adult & 4 children)			
- 3 months	\$175.00	\$140.00	\$35.00
- 6 months	\$250.00	\$200.00	\$50.00
- 12 months	\$420.00	\$335.00	\$85.00

Mangakino Pool

Share of funding from fees and charges (from proposed Revenue and Financing Policy 2024)

Activity	General rate	Fees & charges
Venues - Mangakino Pools	100%	0%
2024/25 (proposed budget and fees est.)	100%	0%

Expected annual revenue (2024/25)

Activity	Current (2023/24 est.)	2024/25 (proposed fees est.)	Revenue gained from proposed changes
Venues - Mangakino Pools	Nil	Nil	Nil
Rates equivalent (%)	Nil	Nil	Nil

Fees and charges schedule

All fees and charges include GST except where noted.

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
Adult (16+ years)	Free	Free	
Senior / Student	Free	Free	
Child (6 - 15 years)	Free	Free	
Child 5 years and under	Free	Free	
Spectator	Free	Free	
Bond (no GST)	Free	Free	

*Taupō Events Centre fees***Share of funding from fees and charges (from proposed Revenue and Financing Policy 2024)**

Activity	General rate	Fees & charges
Venues - Taupo Events Centre	65 – 80%	20 – 35%
2024/25 (proposed budget and fees est.)	79%	21%

Expected annual revenue (2024/25)

Activity	2024/25 (proposed fees est.)
Venues - Taupo Events Centre	\$445,000
Rates equivalent (%)	0.5%

Fees and charges schedule

All fees and charges include GST except where noted.

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
Taupō Events Centre - Stadium and Associated Rooms			
Stadium			
Hourly rate (community only)	\$100.00	\$83.50	\$16.50
Full day (commercial)	\$1,400.00	\$1,076.00	\$324.00
Full day (community)	\$700.00	\$585.50	\$114.50
Full Court			
Hourly Rate (commercial)	\$55.00	\$41.00	\$14.00
Hourly rate (community)	\$33.00	\$27.50	\$5.50
Full day (commercial)	\$495.00	\$377.50	\$117.50

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
Full day (community)	\$280.00	\$234.50	\$45.50
Clubroom			
Hourly rate (community only)	\$45.00	\$38.00	\$7.00
Full day (commercial)	\$240.00	\$183.50	\$56.50
Function Room			
Hourly rate (community only)	\$70.00	\$58.00	\$12.00
Full day (commercial)	\$445.00	\$340.00	\$105.00
Entire Venue			
Full day (commercial)	\$2,000.00	\$1,560.00	\$440.00
Full day (community)	\$1,200.00	\$1,050.00	\$150.00
Climbing Wall			
Casual entry			
Adult (16+)	\$15.00	\$12.50	\$2.50
Student (any student with valid ID)	\$12.50	\$10.50	\$2.00
Child (under 16)	\$11.50	\$9.50	\$2.00
Bouldering (non roped and low level)	\$7.50	\$6.50	\$1.00
Harness hire (Casual visitors need to hire a harness unless they are bringing their own)	\$6.00	\$5.00	\$1.00
Memberships			
Adult			
- 3 months	\$150.00	\$125.00	\$25.00
- 6 months	\$225.00	\$187.50	\$37.50
- 12 months	\$375.00	\$312.50	\$62.50
Senior / student			
- 3 months	\$125.00	\$105.00	\$20.00
- 6 months	\$187.50	\$157.50	\$30.00

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
- 12 months	\$312.50	\$262.50	\$50.00
Child (6 - 15 years)			
- 3 months	\$115.00	\$95.00	\$20.00
- 6 months	\$172.50	\$142.50	\$30.00
- 12 months	\$287.50	\$237.50	\$50.00
Chalkies climbing club – one class per week (ages 5 – 12) Per term and includes tuition and equipment hire during group lesson, 1 group lessons per week and weekend/school holidays, general membership during scheduled opening hours	\$95.00	\$87.00	\$8.00
Chalkies climbing club— two classes per week (ages 5 – 12) Per term and includes tuition and equipment hire during group lessons, 2 group lessons per week and weekend/school holidays, general membership during scheduled opening hours	\$120.00	\$110.00	\$10.00
Stalactites youth club – one class per week (ages 13 – 17) Per term and includes tuition and equipment hire during group lesson, 1 group lessons per week and weekend/school holidays, general membership during scheduled opening hours	\$111.00	\$102.00	\$9.00
Stalactites youth club – two classes per week (ages 13 – 17) Per term and includes tuition and equipment hire during group lessons, 2 group lessons per week and weekend/school holidays, general membership during scheduled opening hours	\$142.00	\$130.00	\$12.00
Fitness Studio			
Casual entry			
Adult (16 +)	\$18.00 \$20.00	\$16.50	\$3.50
Senior / Student (Senior is 65+ years. Students must present current New Zealand student ID – minimum age is 16)	\$10.50 \$11.50	\$9.50	\$2.00
Memberships*			

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
Adult			
- 3 months	\$180.00 \$200.00	\$165.00	\$15.00
- 6 months	\$270.00 \$300.00	\$247.50	\$22.50
- 12 months	\$450.00 \$500.00	\$412.50	\$37.50
Senior / Student			
- 3 months	\$105.00 \$115.00	\$95.00	\$10.00
- 6 months	\$157.00 \$172.50	\$142.50	\$14.50
- 12 months	\$262.00 \$287.50	\$237.50	\$24.50
Memberships including pool			
Adult			
- 3 months	\$300.00 \$320.00	\$251.75	\$48.25
- 6 months	\$450.00 \$480.00	\$377.60	\$72.40
- 12 months	\$750.00 \$800.00	\$629.40	\$120.60
Senior / Student			
- 3 months	\$175.00 \$185.00	\$147.25	\$27.75
- 6 months	\$262.00 \$277.50	\$220.90	\$41.10
- 12 months	\$437.00 \$462.50	\$368.10	\$68.90
* Memberships can be paid by monthly direct debit (minimum three-month term)	POA (based on membership prices and any processing or administration costs)		

Great Lake Centre**Share of funding from fees and charges (from proposed Revenue and Financing Policy 2024)**

Activity	General rate	Fees & charges
Venues - Great Lake Centre	75 –85%	15 –25%
2024/25 (proposed budget and fees est.)	91%	9%

Expected annual revenue (2024/25)

Activity	2024/25 (proposed fees est.)
Venues - Great Lake Centre	\$177,000
Rates equivalent (%)	0.2%

Fees and charges schedule

All fees and charges include GST except where noted.

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
Entire Venue			
Full day (commercial)	\$2,450.00	\$1,892.00	\$558.00
Full day (community)	\$1,200.00	\$1,045.50	\$154.50
Theatre including backstage rooms			
Full day (commercial)	\$1,300.00	\$999.00	\$301.00
Full day (community)	\$690.00	\$576.50	\$113.50
Multi Show Day (Commercial)	\$1,740.00	\$1,339.00	\$401.00
Multi Show Day (Community)	\$900.00	\$765.00	\$135.00
Theatre only			

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
Full day (commercial)	\$1,025.00		
Full day (community)	\$540.00		
Hourly (community - with technical support)	\$185.00	\$168.50	\$16.50
Hourly (community – no technical support)	\$70.00	\$58.20	\$11.80
Hall			
Full day (commercial)	\$1,025.00	\$790.50	\$234.50
Full day (community)	\$540.00	\$459.00	\$81.00
Hall/Eastwing			
Full day (commercial)	\$1,300.00	\$999.00	\$301.00
Full day (community)	\$690.00	\$585.50	\$104.50
Eastwing/Conservatory			
Full Day	\$450.00	\$345.50	\$104.50
Community group short hire hourly rate (minimum of 2 hours)	\$70.00	\$58.20	\$11.80
Rimu Room			
Full Day (one room)	\$200.00	\$163.50	\$36.50
Full Day (two rooms)	\$365.00	\$295.80	\$69.20
Community group short hire hourly rate (minimum of 2 hours)	\$45.00	\$38.00	\$7.00
Green Room			
Full Day	\$235.00	\$188.70	\$46.30
Community group short hire hourly rate (minimum of 2 hours)	\$45.00	\$38.00	\$7.00
Upper Foyer - Full Day	\$178.50	\$142.80	\$35.70
Lower Foyer - Full Day	\$178.50	\$142.80	\$35.70
Kitchen			

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
Full Day	\$235.00	\$188.70	\$46.30
Hourly rate	\$40.00	\$32.00	\$8.00

Libraries**Share of funding from fees and charges (from proposed Revenue and Financing Policy 2024)**

Activity	General rate	Fees & charges
Community Buildings - District Libraries	90 – 100%	0 – 10%
2024/25 (proposed budget and fees est.)	98%	2%

Expected annual revenue (2024/25)

Activity	2024/25 (proposed fees est.)
Community Buildings - District Libraries	\$44,000
Rates equivalent (%)	0.0%

Fees and charges schedule

All fees and charges include GST except where noted.

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
Membership fees			
Local residents and rate payers (fee covers the cost of a library card)	\$1.50	\$1.50	\$0.00
Temporary residents and visitors (Six month subscription)	\$20.00	\$10.00	\$10.00
Replacement membership card	\$2.00	\$1.50	\$0.50
Borrowing fees			
Books (28 days)	Free	Free	
Magazines (14 days)	Free	Free	
e-Books and e-Audiobooks	Free	Free	

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
New Releases / Hot Picks (14 days)	\$3.00	\$3.00	\$0.00
DVD TV series (multiple discs) (14 days)	\$5.00	\$5.00	\$0.00
All other DVDs (7 days)	\$3.00	\$3.00	\$0.00
Reserves - adult (per item)	free	\$1.50	
Reserves – kids and teen books	Free	Free	
Interloan – search fee (per book)	\$4.00	\$3.00	\$1.00
Interloan - postage	\$10.00	\$8.00	\$2.00
Interloan - renewal	\$4.00	\$3.00	\$1.00
Overdue fees			
New releases / Hot picks / DVDs / CDs	Recharged full rental amount when two days overdue	Recharged full rental amount when two days overdue	
Other items	No fee	No fee	
Damaged / lost books (replacement) / per item	Replacement cost plus \$10 admin per invoice raised	Replacement cost plus \$10 admin per invoice raised	
Book a Librarian Session (Research & Computer support) (up to a maximum of 2 hours research support)	\$20.00	\$5.00 - \$10.00 (subject to session content & booking time)	
Meeting Room hire fees			
Hourly rate (community) (free for education related purpose)	\$25.00	\$25.00	\$0.00
Daily rate (community)	\$135.00	\$135.00	\$0.00
Hourly rate (commercial)	\$45.00	\$38.00	\$7.00
Daily rate (commercial)	\$320.00	\$255.00	\$65.00

*Taupō Museum and Art Gallery***Share of funding from fees and charges (from proposed Revenue and Financing Policy 2024)**

Activity	General rate	Fees & charges
Heritage, culture & public art - Taupo Museum & Art Gallery	85 – 95%	5 – 15%
2024/25 (proposed budget and fees est.)	92%	8%

Expected annual revenue (2024/25)

Activity	2024/25 (proposed fees est.)
Heritage, culture & public art - Taupo Museum & Art Gallery	\$95,000
Rates equivalent (%)	0.1%

Fees and charges schedule

All fees and charges include GST except where noted.

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
Entry			
Ratepayers and residents	Free	Free	
Adults	\$6.00	\$5.00	\$1.00
Senior / Students over 18	\$4.00	\$3.00	\$1.00
Students under 18 / Children	Free	Free	
Large groups - 8 or more (per person)	\$4.00	\$3.00	\$1.00
Children – education activity (per person)	Free	\$2.00	
Research Fee (up to a maximum of two hours)	\$20.00	\$20.00 – \$40.00	
Exhibition Space			

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
One artist (6 week booking)	\$500.00	\$484.00	\$16.00
Up to two artists (6 week booking)	\$750.00	\$640.00	\$110.00
Three or more artists (6 week booking)	\$900.00	\$796.00	\$104.00
Ora Garden			
Community group (per hour, eligibility at discretion of management)	\$30.00	\$310.00	-\$280.00
Corporate group (per hour)	\$60.00	\$310.00 – \$615.00	
Weddings (base fee)	\$350.00 additional charges may apply	\$350.00 additional charges may apply	
Wedding photos only	\$30.00	\$75.00	-\$45.00
Workshop (Niven Room)			
Community rate (per person, subject to duration of workshop)	\$10.00	\$5.00 - \$10.00	
Gallery space (Niven Room)			
Hourly rate (community)	\$33.00	\$26.00	\$7.00
Hourly rate (commercial)	\$48.00	\$38.00	\$10.00
Community rate (6-week booking)	\$295.00	\$235.00	\$60.00
Commercial rate per month (6-week booking)	\$495.00	\$395.00	\$100.00
Touring Exhibitions (selected tours)			
Ratepayers and residents	\$6.00	\$5.00	\$1.00
Adults (includes entry fee)	\$12.00	\$10.00	\$2.00
Senior / Students over 18 (includes entry fee)	\$4.00	\$3.00	\$1.00
Students under 18 / Children	Free	Free	
Photographs			
A4	\$15.00	\$15.00	\$0.00
A3	\$20.00	\$20.00	\$0.00

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
A2	\$55.00	\$55.00	\$0.00
A1	\$125.00	\$125.00	\$0.00
Digital copy on CD	\$35.00	\$35.00	\$0.00

*Community halls and conference room fees***Share of funding from fees and charges (from proposed Revenue and Financing Policy 2024)**

Activity	General rate	Fees & charges
Community Buildings - Community Halls	90 – 100%	0 – 10%
2024/25 (proposed budget and fees est.)	96%	4%

Expected annual revenue (2024/25)

Activity	2024/25 (proposed fees est.)
Community Buildings - Community Halls	\$28,000
Rates equivalent (%)	0.0%

Fees and charges schedule

All fees and charges include GST except where noted.

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
Bond (no GST) (All Users EXCEPT Hourly Users) - DAMAGE & CLEANING	\$250.00	\$200.00	\$50.00
Bond (alcohol) (no GST)	\$350.00	\$300.00	\$50.00
Community Groups - Hourly Rate	\$17.50	\$16.00	\$1.50
		\$60.00	
Community Groups - Full Day Rate (8 – 24 hours)	\$140.00	\$120.00	\$20.00
Non-Community Groups - Hourly rate	\$37.50		
		\$120.00	
Non-Community Groups - Full Day Rate (8 – 24 hours)	\$300.00	\$250.00	\$50.00
Turangi Gym - Hourly Rate	\$20.00	\$16.00	\$4.00
Sports Clubs Usage Annual Charge (up to 30 hours per year)	\$350.00	\$300.00	\$50.00

Superloo**Fees and charges schedule**

All fees and charges include GST except where noted.

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
Entry fee	Free	Free	
Shower (includes towel, shampoo and soap) (for every five minutes, KiwiCash used, no cash onsite)	\$6.00	\$5.00	\$1.00
Locker	Free	Free	

Cemeteries**Share of funding from fees and charges (from proposed Revenue and Financing Policy 2024)**

Activity	Uniform annual charge	Fees & charges
Cemeteries	0 – 30%	70 – 100%
2024/25 (proposed budget and fees est.)	29%	71%

Expected annual revenue (2024/25)

Activity	2024/25 (proposed fees est.)
Cemeteries	\$70,000
Rates equivalent (%)	0.1%

Fees and charges schedule

All fees and charges include GST except where noted.

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
Purchase of Plot			
Burial			
- 0 – 5 Years	Free	Free	
- 6 – 12 Years	\$750.00	\$625.00	\$125.00
- 12+ Years	\$1,000.00	\$830.00	\$170.00
Ashes (up to two internments of ashes in one plot) (all ages)	\$250.00	\$145.00	\$105.00
Internment*			
Burial			
- 0 – 5 Years	\$200.00	\$150.00	\$50.00

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
- 6 –12 Years	\$300.00	\$230.00	\$70.00
- 12+ Years	\$400.00	\$340.00	\$60.00
Ashes (all ages)	\$100.00	\$57.00	\$43.00
Ashes into an existing grave	\$100.00	\$58.00	\$42.00
* Additional fee for internment (ashes or burial) on a Saturday, Sunday or public holiday	Double standard charge	\$148.00	
Natural burial			
Purchase of plot (all ages)	\$1,000.00	\$800.00	\$200.00
Internment (all ages)	\$400.00	\$355.00	\$45.00
Opepe Cremation Berm Plots			
All ages (up to six interments of ashes in one plot)	\$750.00	\$480.00	\$270.00
Wairarapa Moana Māori - Mangakino Cemetery			
Purchase of plot	*No purchase of plot fee for Wairarapa Moana Descendants	*No purchase of plot fee for Wairarapa Moana Descendants	
Internment	\$400.00	\$300.00	\$100.00
Other			
Purchase of Family Plots - Burials & Ashes	POA	POA	
Disinterment	POA	POA	
Reinternment	POA	POA	
Special Culture Needs	POA	POA	

TRANSPORT, WATER, AND WASTEWATER

Transport

Fees and charges schedule

All fees and charges include GST except where noted.

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
Vehicle Crossing Bond (no GST) – all areas			
Urban residential crossing	Nil	\$280.00	
Urban commercial or industrial crossing	Nil	\$500.00	
Rural crossing	Nil	\$500.00	
Stock Underpasses			
Legal fees relating to registration of license to occupy road reserve	\$720.00	\$575.00	\$145.00
Processing and approving underpass application in relation to engineering, design, location and traffic management	\$720.00	\$575.00	\$145.00
Biannual maintenance inspection fee	\$360.00	\$287.50	\$72.50
Overweight Vehicle permits – set under Land Transport (Certification and Other Fees) Regulations 2014 Note: The fees below are for two years. Where applicable, if a permit is only issued for one year, then half the amount will be charged.			
Application for each single, multiple trip or linked permit where 3 or more working days available for processing	\$36.36	\$36.36	\$0.00
Application for each single, multiple trip or linked permit where less than 3 working days are available for processing	\$54.54	\$54.54	\$0.00
Application for each continuous or high productivity motor vehicle permit where 3 or more working days available for processing	\$109.10	\$109.10	\$0.00
Application for each continuous or high productivity motor vehicle where less than 3 working days available for processing	\$127.28	\$127.28	\$0.00

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
Application for renewal of each continuous permit where 3 or more working days available for processing	\$18.18	\$18.18	\$0.00
Application for renewal of each continuous permit where less than 3 working days available for processing	\$36.36	\$36.36	\$0.00
Miscellaneous			
Street name plate	At cost plus 10%	At cost plus 10%	
Access way sign	At cost plus 10%	At cost plus 10%	
Second coat seal	At cost plus 10%	At cost plus 10%	
Traffic management plan			
Basic plan	\$100.00		
Medium plan	\$250.00		
Complex plan	\$400.00		
Utility service providers traffic management plan	\$400.00		
Road closure notifications under Transport (Vehicular Traffic Road Closure Regulations 1965) (includes design and publication)	\$250.00		

*Water supply and wastewater***Fees and charges schedule**

All fees and charges include GST except where noted.

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
Water connections to main – Urban areas			
Metered 20 mm connections (domestic /commercial) **	\$1,920.00	\$1,510.00	\$410.00
Metered greater than 20 mm connections (commercial)	At Cost	At Cost	
Upgrade domestic or commercial connection to include backflow prevention device and meter	At Cost	At Cost	
Water connections to main – Rural areas			
20mm rural restricted metered domestic connection (using double check valve with restrictors) **	\$2,460.00	\$2,075.00	\$385.00
Metered greater than 20 mm connections (subject to allocation)	At Cost	At Cost	
Other Works			
** If new connection requires pipe laying more than 10 m and or through hard surface / thrusting of road, additional cost will be recovered	** At Cost	** At Cost	
Toby turn on	\$320.00	\$275.00	\$45.00
Toby relocation – where connection to watermain does not change (up to 0.5m movement)	\$350.00	\$295.00	\$55.00
Toby relocation – where new connection to watermain is needed (includes disconnection of current connection)	\$800.00	\$655.00	\$145.00
Disconnection	\$400.00	\$360.00	\$40.00
Toby location	\$290.00	\$215.00	\$75.00
Final meter reading	\$140.00	\$110.00	\$30.00

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
Install new flow restrictor 20 mm connection (includes removal and install of new restrictor)	\$540.00	\$540.00	\$0.00
Visit to remove or reinstall existing flow restrictor 20 mm connection	\$200.00	\$165.00	\$35.00
Water Meter calibration checking application (refunded if in error)	\$540.00	\$435.00	\$105.00
Hydrant Permit – fixed fee for new or replacement permit	\$120.00	60 x extraordinary rate per m3	
Hydrant Permit – volume charge based on Metere Water Supply targeted rate, by scheme where use is permitted	Extraordinary rate per m3	Extraordinary rate per m3	
Water Bylaw breach	Actual cost	Actual cost	
Hydraulic Model Impact Assessment Small Development (available in Taupo & Kinloch only)	At Cost	At Cost	
Network Management Fee – 3 waters maintenance contractor price to oversee shutdowns and new connections	\$750.00	\$605.00	\$145.00
Hourly rates where a flat fee does not apply			
Maintenance contractor 2-man crew	\$120.00		
Network Engineer	\$170.00		
Wastewater Sewer Connections to Main (urban areas) New wastewater connections (to be done by registered and approved drain layer at owner's cost), new connections require inspection and these fees are outlined below. Where a new sewer connection is required, and this involves work in the road corridor Taupo District Council will install the connection to the property boundary and the actual cost of the work will be charged.			
Site inspection fees, (including review of as built) Pipe saddle no longer provided.	\$230.00	\$185.00	\$45.00

Trade waste

Taupo District Council Revenue and Financing Policy

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Fees and charges schedule

All fees and charges include GST except where noted.

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
Trade waste			
Permitted/Controlled Discharge (including final inspection)	\$285.00	\$228.00	\$57.00
Conditional Consent (covering 12 hours work including final inspection, including tanker disposal)	\$530.00	\$423.00	\$107.00
Hourly rate for applications (per hour)	\$150.00	\$119.00	\$31.00
Temporary Discharge (including final inspection)	\$285.00	\$228.00	\$57.00
Renewal Fee for Trade Waste Consents (plus additional hourly rate for more than 2 hours' time noting that site inspection charges may also apply)	\$140.00	\$112.00	\$28.00
Variation / Change of Details Request for permitted or conditional consents (plus additional hourly rate for more than 30-minute time noting that site inspection charges may also apply)	\$70.00	\$61.00	\$9.00
Special trade waste agreements, variations or renewals. Actual costs recovered including but not limited to consultant or legal fees	At cost	At cost	
Permitted/Controlled Discharge - Site Inspection / audit (per site visit)	\$200.00	\$161.00	\$39.00
Conditional Consent - Site Inspection (per site visit)	\$300.00	\$255.00	\$45.00
Temporary Discharge - Inspection / audit (per site visit)	\$300.00	\$255.00	\$45.00
Site Inspection / audit - Non-Compliance (per site visit)	\$300.00	\$255.00	\$45.00
Permitted/Controlled/Special (annual fee)	\$85.00	\$61.00	\$24.00
Conditional/Special - Risk Class 3 (annual fee)	\$2,220.00	\$1,788.00	\$432.00
Conditional/Special - Risk Class 2 (annual fee)	\$1,350.00	\$1,021.00	\$329.00
Any temporary Discharge (annual fee)	\$285.00	\$228.00	\$57.00

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
Independent Monitoring (per sample collected)	\$305.00	\$244.00	\$61.00
Tankered Waste Consents (annual fee)	\$975.00	\$781.00	\$194.00

Trade Waste charges for conveyance, treatment and disposal of conditional trade waste

All activities that require a Conditional trade waste consent under the Council's Trade Waste Bylaw are liable to pay trade waste charges, which have three components:

- Volume – the amount of waste disposed through the sewer (m3)
- cBOD5 – Carbonaceous biochemical oxygen content of the trade waste (kg)
- Suspended solids – the content of solid material in the trade waste (kg)
- Conditional trade waste consents for areas outside of those listed, pay the Taupō Trade Waste rates.

Flow and load based charges for area outside of the Taupo wastewater catchment will be calculated on a case by case basis.

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
Flow and load-based charge (for wastewater not of domestic nature)			
Taupō			
Flow (\$/m3)	\$3.46	\$2.58	\$0.88
cBOD5 (\$/kg)	\$0.78	\$0.67	\$0.11
TSS (\$/kg)	\$0.47	\$0.41	\$0.06
TN (\$/kg)	\$4.07	\$3.88	\$0.19
TP (\$/kg)	\$16.52	\$14.47	\$2.05

SOLID WASTE

Landfill and transfer stations

Share of funding from fees and charges (from proposed Revenue and Financing Policy 2024)

Activity	Targeted rate	Fees & charges
Solid waste disposal	45 – 55%	55 – 75%
2024/25 (proposed budget and fees est.)	26%	74%

Expected annual revenue (2024/25)

Activity	2024/25 (proposed fees est.)
Solid waste disposal	\$6,439,000
Rates equivalent (%)	7.2%

Fees and charges schedule

A weighbridge at the Broadlands Road Resource Recovery Centre enables charging based on weight. At other transfer stations around the district the fees will continue to be determined based on the size of the load as they have in the past.

All fees and charges include GST except where noted.

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
Broadlands Road Landfill Charges for the disposal of refuse and green waste are based on weight. Load composition will be assessed upon arrival at the site			
Residential refuse collection (per bag up to 60L)	\$2.50	\$2.00	\$0.50
Refuse – all vehicles, including trailers			
- Minimum charge	\$26.00	\$21.00	\$5.00

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
- per tonne	\$265.00	\$210.00	\$55.00
Small load e.g. car (<100kg) (minimum charge)	\$26.00	\$21.00	\$5.00
Medium load e.g. small van, utility, trailer (<250kg) (minimum charge)	\$66.00	\$52.00	\$14.00
Large load e.g. large van, utility, trailer (<400kg) (minimum charge)	\$106.00	\$84.00	\$22.00
Green waste			
- Minimum charge	\$7.50	\$6.00	\$1.50
- per tonne	\$75.00	\$60.00	\$15.00
Clean fill			
- Minimum charge	\$2.50	\$2.10	\$0.40
- per tonne	\$26.00	\$21.00	\$5.00
Car tyre disposal (per tyre, maximum 4 tyres)	\$7.00	\$3.50	\$3.50
Concrete disposal			
- Minimum charge	\$2.50	\$2.10	\$0.40
- per tonne	\$26.00	\$21.00	\$5.00
Crushed concrete sale (per tonne)	\$16.00	\$13.00	\$3.00
Special waste – immediate burial			
- Minimum charge	\$27.50		
- per tonne	\$275.00	\$220.00	\$55.00
Septage (fats, oils and grease) disposal	\$50.00	\$40.00	\$10.00
District Transfer Stations			
Refuse (minimum charge)			
- Small load e.g. car (<100kg)	\$26.00	\$21.00	\$5.00
- Medium load e.g. small van, utility, trailer (<250kg)	\$66.00	\$52.00	\$14.00
- Large load e.g. large van, utility, trailer (<400kg)	\$106.00	\$84.00	\$22.00
Per tonne charge	\$265.00	\$210.00	\$55.00
Green waste (minimum charge)			
- Small load e.g. car (<100kg)	\$7.50	\$6.00	\$1.50

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
- Medium load e.g. small van, utility, trailer (<250kg)	\$19.00	\$15.00	\$4.00
- Large load e.g. large van, utility, trailer (<400kg)	\$30.00	\$24.00	\$6.00
Per tonne charge	\$75.00	\$60.00	\$15.00
Car tyre disposal (per tyre, maximum 4 tyres)	\$7.00	\$3.50	\$3.50
Residential refuse collection (per bag up to 60L)	\$2.50	\$2.00	\$0.50

Litter Infringement fees*(No GST)*

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
Infringement Fee - set under sections 13 and 14 of the Litter Act 1979			
Deposited or left used cigarette or chewing gum in a public place	\$100.00	\$100.00	\$0.00
Deposited or left litter in a public place	\$400.00	\$400.00	\$0.00
Deposited or left litter in a private place without consent	\$400.00	\$400.00	\$0.00
Deposited or left dangerous litter in a public place	\$400.00	\$400.00	\$0.00
Deposited or left dangerous litter in a private place without consent	\$400.00	\$400.00	\$0.00

STRATEGIC PROPERTY

Housing for the elderly

Share of funding from fees and charges (from proposed Revenue and Financing Policy 2024)

Activity	General rate	Fees & charges
Housing for the Elderly	50 – 70%	30 – 50%
2024/25 (proposed budget and fees est.)	65%	35%

Expected annual revenue (2024/25)

Activity	2024/25 (proposed fees est.)
Housing for the Elderly	\$395,000
Rates equivalent (%)	0.4%

Fees and charges schedule

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
Taupō			
Single Units (per person / per week)	\$170.00	\$135.00	\$35.00
Double Units (per couple / per week)	\$245.00	\$195.00	\$50.00
Tūrangi			
Single Units (per person / per week)	\$170.00	\$135.00	\$35.00
Double Units (per couple / per week)	\$245.00	\$195.00	\$50.00
Requests for additional tenants (over one for a single unit and over two for a double per unit)	POA	POA	

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
Mangakino			
Single Units (per person / per week)	\$130.00	\$105.00	\$25.00

*Taupo CBD rental spaces and airspace lease fees***Fees and charges schedule**

All fees and charges include GST except where noted.

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
Taupo CBD Rental Spaces charges A limited number of spaces adjacent to CBD footpaths have been set aside for retailers' use by Licence to Occupy. A typical use is for café tables and chairs.			
- Per 12m2 site	\$785.00	\$627.80	\$157.20
- Additional square metre	\$15.00	\$12.08	\$2.92
Taupo CBD Airspace Leases CBD (veranda or similar) airspace may be available for lease on individual application at Council's sole discretion. Conditions of lease including rental are on a "commercial fair market value" basis.		POA	

*Land information memorandum and corporate services fees***Fees and charges schedule**

All fees and charges include GST except where noted.

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
Land information memorandum (LIM)			
LIM - Residential/Rural property (10 days)	\$265.00	\$210.00	\$55.00
LIM Residential/Rural Express (Within four hours)	\$590.00	\$470.00	\$120.00
LIM Residential/Rural Urgent (three days)	\$450.00	\$360.00	\$90.00
LIM Commercial/Industrial property (10 days)	\$390.00	\$310.00	\$80.00
LIM Commercial Urgent (five days)	\$520.00	\$415.00	\$105.00
LIM – hourly rate (after three hours)	\$85.00	\$67.00	\$18.00
Corporate services			
Recovery of in-house legal services (per hour)	\$240.00	\$190.00	\$50.00
LGOIMA			
LGOIMA requests for information (minimum half hour charge)	\$39.00 per half hour	\$39.00 per half hour	
LGOIMA Photocopying in excess of 20 pages	\$0.20 per page	\$0.20 per page	
LGOIMA – All other charges	At cost	At cost	
Requests for District valuation rating roll information			
Electronic file containing limited District valuation rating roll information for the district (10 fields, not including names & addresses or sales data) updated monthly	\$1,325.00	\$1,060.00	\$265.00
Taupō/Kaingaroa	\$650.00	\$520.00	\$130.00
Taupō	\$495.00	\$395.00	\$100.00
Kaingaroa	\$140.00	\$110.00	\$30.00
Turangi/Tongariro	\$400.00	\$320.00	\$80.00
Turangi	\$275.00	\$220.00	\$55.00

Fee / charge	2024/25 (proposed)	2023/24 (current)	Difference (\$)
Tongariro	\$275.00	\$220.00	\$55.00
Mangakino/Pouakani	\$275.00	\$220.00	\$55.00
Mangakino	\$140.00	\$110.00	\$30.00
Pouakani	\$140.00	\$110.00	\$30.00
Property printout (per copy, first 5 free)	\$6.50	\$5.00	\$1.50
Annual Rates Financial Hardship			
Postponement Fee	\$65.00	\$50.00	\$15.00

FEES AND CHARGES

Submission Point	Submission numbers		Officer Response
<p>1. The proposed increase for swimming lessons is too much.</p> <ul style="list-style-type: none"> Unfortunately for many this will no longer be something that families can afford. For a district with lakes and dangerous rivers, learning to swim can be lifesaving This is the only option for lessons Swimming lessons should be affordable so kids can learn a life skill. Everyone should have this opportunity (not just the wealthy). The proposal for increasing swimming lesson fees is beyond what is affordable for locals. You are proposing to increase the price but still only 25 minutes per children. Tourists can use the whole big pool slides swing, bombing range and are allowed stay 8 hours all day pay \$17.00 That's so unfair 8 hours compared to 25 minutes. Yes you pay a trainer wages but you also pay 6 life guards to watch big pool. More parents that cannot afford it will stop coming to training, your numbers will go down so you will make even less money again. \$12 per child is already high (considering there's 6 kids in a class!) 	353 357 450 1396	356 365 595 1403	<p>611</p> <p>We agree that swimming lessons are an incredibly valuable activity. The high-quality product Council offers via its platinum-accredited Swim School is only possible to deliver with an appropriate fee in place.</p> <p>Our pricing is reflective of being a community venue, the services and facilities we offer and is priced appropriately compared to similar offerings.</p> <p>Swimming lesson fees also enable users to swim for as long before or after their lessons as they wish.</p> <p>All school-aged children Years 1 – 7 receive free of charge lessons via Contact SwimWell programme for a two-week block every year. This ensures accessibility to learning water skills for all.</p>

Submission Point	Submission numbers	Officer Response
<p>2. 21% fees increase for the fitness studio is excessive</p> <ul style="list-style-type: none"> Recommend at most a 10% increase Surely you do not wish to discourage people from taking regular exercise which is necessary for their health by making costs unreasonable. The increase is too high for what the fitness centre offers. Most of the time there is at least one or two machines out of order, no classes offered anymore, never a trainer in sight. We often have the mezzanine floor being closed often due to public events. We don't get a credit for the times we cannot fully use the facilities. A 21% increase in fees along with increases in rates, insurance, maintenance food and petrol puts me in the position of having to make harder choices. The gym equipment is not exactly top quality or maintained. 	<p>355 387 452 432 453 466</p>	<p>Our pricing is reflective of being a community gym, the services and equipment we offer and is priced appropriately compared to similar offerings.</p> <ul style="list-style-type: none"> Our 12 month memberships are based off the price of 25 casual visits. The majority of cardio equipment is replaced 36 monthly. A move to 24 monthly would only add further operating costs and in turn increase membership fees. Non cardio equipment is due for replacement over the next 3 years. <p>As a community gym we believe we are getting the balance right and our membership cost aligns with this.</p>
<p>3. Increases for aqua fitness classes are too high</p> <ul style="list-style-type: none"> There should only be a charge for aqua fitness not pool and aqua fitness Fees were increased in 2022 Number of classes keeps getting reduced and there are no classes at certain times like school holidays but you increase the price. 	<p>400 606 860 1139</p>	<p>Thank you for your submission regarding our fees and charges. We appreciate the importance the aqua classes play in your overall wellbeing. These fee increases are keeping in line with increased entry fee to the pools.</p>
<p>4. Dog registration is too high</p> <ul style="list-style-type: none"> In Australia pensioners do not have to pay. Our place is fenced and people can knock on our window to get our attention so they do not have to come through the gate where our friendly dog is, the 	<p>412 834</p>	<p>Pensioner exemption to the dog fees would require changes to the Dog Control Act 1996.</p> <p>The law allows any person to access a door of your dwelling, closest to the road, for a lawful purpose. Our responsible dog owner criteria is based on this occurring without that person coming into contact with your dog.</p>

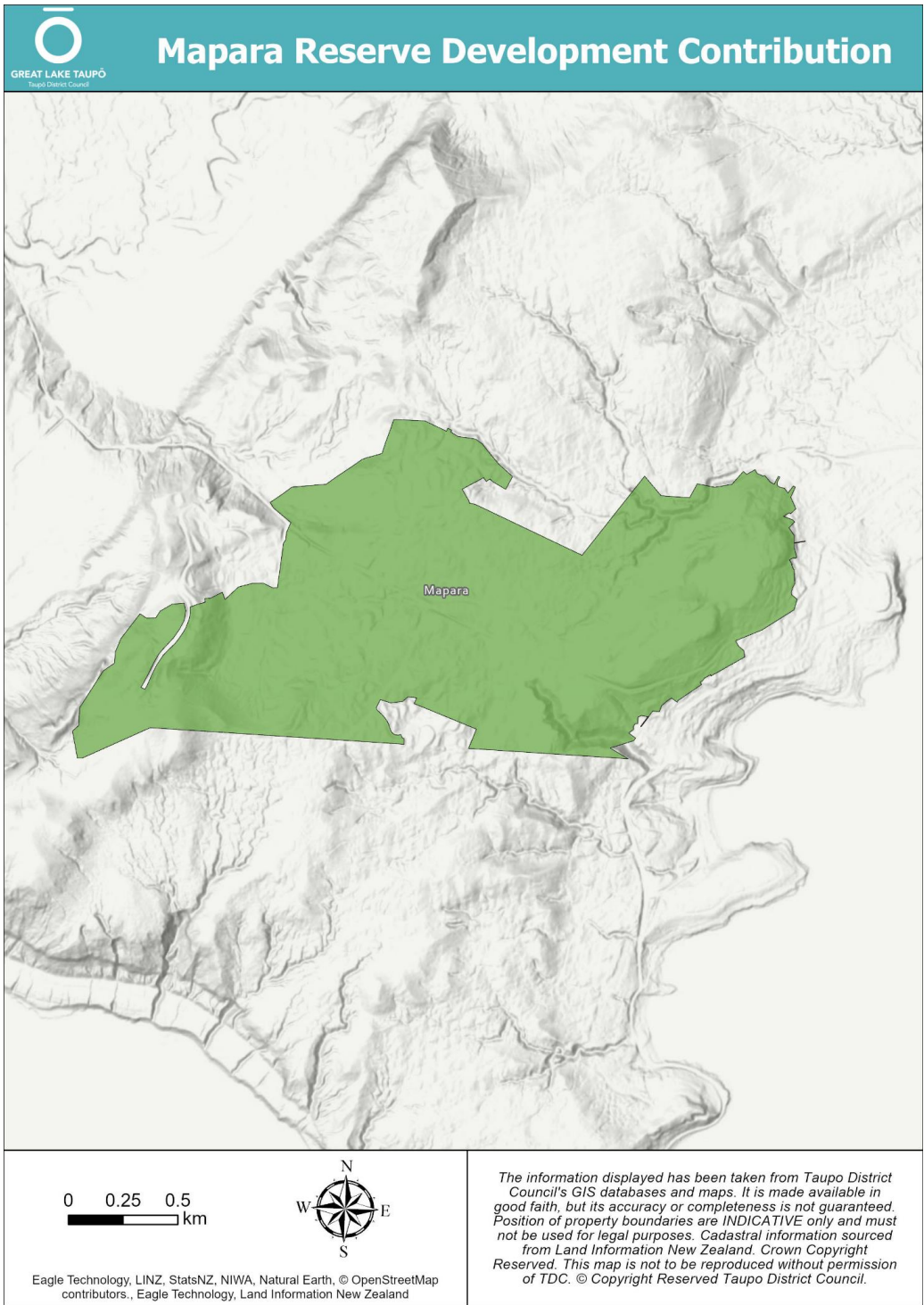
Submission Point	Submission numbers		Officer Response
<p>power metre is not inside our property and still we can't get the lower special owner fee.</p> <ul style="list-style-type: none"> Reduce the fees 			<p>The dog registration fees are now set for the 2024/25 year. These are set annually in either April or May. The community have an opportunity to comment on the dog registration fees during the consultation prior to the fees being adopted by Council.</p>
<p>5. Don't increase fees for rubbish removal or the landfill our streets will get littered</p> <ul style="list-style-type: none"> Rates have already gone up - why put up the price on bin bag tags, and the landfill too! Its going to cause major issues, such as people not bothering to actually use the rubbish system as it should be used - as well as other problems like increasing load into the public wastebins, which as currently do not get emptied often enough by the environmental rangers. 	584	585	<p>Pricing for waste disposal is driven by a range of factors including the price of carbon credits and waste levy prices. Council has operated under an primarily users pays principle towards waste disposal at the landfill or transfer station on the basis that those who generate waste should pay.</p>
<p>6. Stop increasing costs for public transport.</p>	586		<p>Public transport prices are some of the lowest in the Region and now the governments subsidy has stopped the fares unfortunately had to go up to cover increase in costs.</p>
<p>7. Don't put up the cost of the pools</p> <ul style="list-style-type: none"> In particular, AC baths, we have a lot of visitors to Taupō who use this facility, if we were to have a higher visitor cost, could this help us to keep pool entry and/or memberships down for locals? My family use this facility a lot and would be great to have it kept affordable. A visitors cost as well as increase on slides I agree with, but as someone who spends 3-4 days here a week with multiple children it would be great to see at least memberships kept to a minimum 	586 670	429 747	<p>Our pricing is reflective of being a community facility, the services and equipment we offer and is priced appropriately compared to similar offerings.</p> <p>Regarding a visitor rate, our current rates represent approximately one-third of the cost of having a user in the facility. With the increased costs in operating the facility, a separate visitor rate would not necessarily result in reduced local rates.</p> <p>However, note that we do already provide free access to the pools for local children five years and under.</p>
<p>8. Don't increase the rent for housing for the elderly units</p> <p>See full submission in bundle</p>	618	1418	<p>Housing for the Elderly has steadily become further supported by rates funding. To ensure that renters pay their fair share split with ratepayers we have proposed these increases.</p>

Submission Point	Submission numbers	Officer Response
		Officers have had discussion with the tenants about this and their concerns for the quality of housing provided.
9. Do not charge local groups ie, choirs, musical theatre, etc such a high cost for using the GLC This facility is now out of the reach of local groups	912	Thank you for your submission. We have a community and commercial rate for community groups. We have worked hard to keep the increase to community groups as low as possible and increase fees to commercial groups more.
10. Sport Waikato outline that fee increases may be too high for some members of the community and ask Council to consider this while acknowledging cost increases for running facilities and services	1165	Council understands that fee increases can be restrictive however for many of our facilities increases have been limited to none of the last few years to keep things affordable for users. This however has meant more of the costs have been shifting on rates. This means those directly benefitting from the services bearing a smaller share of the costs.
11. We understand the need for TDC to cover service costs, but we urge reconsideration of the proposed fee increases. A more reasonable increase aligned with inflation, coupled with transparency in cost breakdown and improvements in service delivery, would be more acceptable. Addressing the housing shortage is essential for attracting and retaining talent, which is vital for the region's economic health and sustainability.	1336 (Registered Master Builders Association)	Council has provided both a fees and charges schedule and a has a Revenue and Financing Policy which is related directly to the fees. The overall cost of building and resource consents activities are significantly subsidised by rates.
12. In these difficult financial times, it is helpful that Council keeps fees minimal, particularly for community facilities such as pools and cemeteries, given that these are well utilised by the community for enjoyment and wellbeing. <ul style="list-style-type: none"> It is noted that fees have not been increased for libraries and the Taupō Museum, but they have been increased for use of the exhibition spaces, and fees for use of the 'Ora Garden' have been significantly reduced from \$310 to \$30 (p/hr). 	1365 (Creative Waikato)	Over the 2022/23 financial year we removed the majority of fines and fees from the libraries, so it was a deliberate move to continue to minimise any fees and charges in this space. The more corporate/commercial nature of exhibitions allows for an increase in charge. The reduction of cost for use of The Ora Garden is an attempt to increase the infrequent use of the garden to maximise revenue generation.
13. To mitigate the impact of fee increases, the Council should consider phased implementation and potential exemptions or reductions for low-income families and community groups.	1406 (Te Kotahitanga o Ngāti Tūwharetoa)	Officers do not recommend a phased in approach or exemptions at this time.

Submission Point	Submission numbers	Officer Response
<ul style="list-style-type: none">Furthermore, the Council should explore opportunities to streamline processes and reduce administrative costs, thereby minimising the need for fee increases		

Agenda

Attachment 1: Mapara reserve development contribution catchment area map





TAUPŌ DISTRICT

DEVELOPMENT CONTRIBUTIONS

POLICY 2024

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ADOPTION, APPLICATION AND REVIEW OF THE POLICY

This Development Contributions Policy (the Policy) was adopted by Taupō District Council (Council) on [insert date] with effect from [insert date]. The Policy will be reviewed on a three-yearly basis but may be updated at shorter intervals if Council considers it necessary. See the Council website: www.taupodc.govt.nz for further information.

REVOCATIONS

The Taupō District Council Development Contributions Policy 2021 is revoked when the Development Contributions Policy 2024 comes into force.

INTRODUCTION

PURPOSE OF THE POLICY

1. Population and business growth create the need for new subdivisions and developments in our District, and this growth places increasing demands on the assets and services provided by Taupō District Council (Council). As a result, significant investment in new or upgraded assets and services is required to meet the demands of growth.
2. The purpose of the Policy is to ensure that the cost of that infrastructure is funded by development with the overarching guiding principle that **“Growth-Pays-For-Growth”**. The objective is to:
 - enable Council to provide the additional infrastructure capacity required to service growth.
 - provide an integrated approach to network management when designing and delivering growth-related infrastructure activities.
 - provide a transparent method for calculating development contributions provide a consistent application of development contribution charges.
 - support the principles set out in the preamble to Te Ture Whenua Māori Act 1993.
3. Council intends to achieve these objectives by levying development contributions under the Local Government Act 2002 (LGA) for extending existing services or supplying new services in relation to transportation, water, wastewater, and reserves in the catchment areas set out in Part 3.

NAVIGATING THIS DOCUMENT

4. This Policy outlines Council’s approach to funding development infrastructure via development contributions under the LGA.
5. This Policy has three main parts:
 - Part 1: Policy operation
 - Part 2: Policy background and supporting information
 - Part 3: Catchment maps for the development contributions

PART 1: POLICY OPERATION

6. Part 1 provides information needed to understand if, when, and how development contributions will apply to developments. It also explains peoples’ rights and the steps required to properly operate the Policy.
7. The key sections of Part 1 are:
 - Definitions
 - The charges

- Liability for development contributions
- When development contributions are levied
- Determining infrastructure impact
- Review rights
- Other operational matters

PART 2: BACKGROUND AND SUPPORTING INFORMATION

8. Part 2 provides the information needed to meet the accountability and transparency requirements of the LGA for the Policy, including explaining Council's policy decisions, how the development contributions were calculated, and what assets the development contributions are intended to be used towards.
9. The key sections of Part 2 are:
 - Requirement to have the Policy
 - Funding summary
 - Funding policy summary
 - Catchment determination
 - Significant assumptions of the Policy
 - Cost allocation
 - Calculating the development contributions
 - Schedule 1 Future assets and programmes funded by development contributions
 - Schedule 2 Past assets and programmes funded by development contributions

PART 3: CATCHMENT MAPS

10. Part 3 provides the catchment maps that show where the development contributions in the Policy apply.

Part 1: Policy Operation

DEFINITIONS

11. In this Policy, unless the context otherwise requires, the following applies:

24-hour aged care facilities means rest homes providing full 24-hour care with residents requiring high levels of help and high staff ratios due to the level of care provided.

Accommodation unit means units, apartments, rooms in one or more buildings, or cabins or sites in camping grounds and holiday parks, for the purpose of providing overnight, temporary, or rental accommodation. These are distinct from commercial accommodation units or retirement units as separately defined below.

Activity means the provision of facilities and amenities within the meaning of s8 of the Infrastructure Funding and Financing Act 2020, namely water services infrastructure, transport infrastructure, community infrastructure, and environmental resilience infrastructure, and reserves.

Allotment (or lot) has the meaning given to allotment in s218(2) of the RMA.

Asset Management Plan means a Council plan for the management of assets within an activity that applies engineering and financial management techniques to ensure that specified levels of service are provided in the most cost-effective manner over the full life-cycle of each asset.

Backlog means the portion of an activity's cost or capacity required to rectify an existing service level shortfall without growth.

Capacity life means the number of years that an infrastructure activity will have spare capacity to accommodate growth in demand, including additional demand arising from developments.

Catchment Area means the areas in our District where development contributions charges are set and charged.

CBD means the Taupō Town Centre Pedestrian Precinct as per the Taupō District Plan.

Commercial Accommodation - temporarily occupied means a unit in a commercial accommodation establishment or facility that offer lodging or temporary accommodation services to paying guests or customers. Such establishments typically include hotels, motels, serviced apartments, lodges, hostels, bed and breakfasts, resorts, and other similar establishments.

Commercial Accommodation – permanently occupied means a unit in a commercial accommodation establishment or facility that is used as a permanent accommodation by paying customers or employees of that same establishment.

Commercial activity means any activity associated with (but not limited to): communication services, financial services, insurance, services to finance and investment, real estate, business services, central government administration, public order and safety services, tertiary education provision, local government administration services and civil defence, and commercial offices.

Community facilities means reserves, network infrastructure, or community infrastructure and buildings as defined in the LGA.

Cost Allocation means the allocation of the capital costs of an activity to its different drivers, including renewal, backlog, and providing additional capacity for growth.

Council means Taupō District Council.

Destination Parks means the premier parks such as Owen Delany Park, Tongariro Domain, Tūrangitukua and lakefront reserves, which are focal points for the whole district and visitors.

Development means any subdivision, building, land use, or work that generates a demand for reserves, network infrastructure, or community infrastructure (but does not include the pipes or lines of a network utility operator).

District means the Taupō District.

Gross floor area (GFA) means the sum of the total area of all floors of a building or buildings (including any void area in each of those floors, such as service shafts, liftwells or stairwells) measured:

- where there are exterior walls, from the exterior faces of those exterior walls;
- where there are walls separating two buildings, from the centre lines of the walls separating the two buildings;
- where a wall or walls are lacking (for example, a mezzanine floor) and the edge of the floor is discernible, from the edge of the floor.

[See the National Planning Standards 2019.](#)

High users of water / high discharge of wastewater means non-residential developments likely to use more than 5m³ of water or likely to discharge more than 2m³ of wastewater per day.

Household unit equivalent (HUE) means demand for Council services equivalent to that produced by a nominal household in a standard residential unit.

Industrial activity means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity and associated land.

Industrial environment means those areas zoned as Industrial Environment in the Taupō District Plan.

Kaumātua Housing means housing for Māori over the age of 65 years situated on Māori land administered under the Te Ture Whenua Māori Act 1993 and on the same site as Marae or Papakāinga.

LGA means the Local Government Act 2002.

Local Parks means neighbourhood or community parks in the vicinity of the development being charged defined as:

- **Neighbourhood Parks** means small recreation spaces with a basic playground that is within walking distance of most urban residential properties.
- **Community Parks** means large recreation spaces with more facilities that is a short drive or cycle from most urban residential properties and that services a large community catchment such as Te Kaupua Park, Beasley Park, Pihanga Reserve, Wharewaka Point Reserve, Secombe reserve, Mangakino Lakefront Reserve, Kinloch Lakefront Reserve.

LTP means the Long-term Plan 2024-34.

Māori land means as being either:

- Māori customary land (Te Ture Whenua Māori Act 1993);
- Māori freehold land (Te Ture Whenua Māori Act 1993);
- Crown land reserved for Māori (Te Ture Whenua Māori Act 1993);
- General land owned by Māori that is beneficially owned by more than ten Māori either individually or through a Māori incorporation, Māori Trust Board, Settlement Trust, subsidiary or other similar legally incorporated Māori entity;
- General land that ceased to be Māori land under Part 1 of the Māori 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.

Minor residential unit means a second residential unit of less than 60m² of gross floor area on an allotment.

Network infrastructure means the provision of transportation (roading, public transport, and active modes such as walking and cycling), water and wastewater infrastructure.

Non-residential development / lot / allotment means an allotment that is not being used for residential purposes such as industrial or commercial use. Where an allotment has a mix of use, for example non-residential and residential component, the two uses will be assessed separately for development contributions.

Papakāinga means:

- Any residential unit erected to exclusively house members of the same whanau, hapū or iwi on land which is owned by the whanau, hapū, or iwi, and;
- Is located on Māori land within the meaning of S129 (1) (a, b or c) of Te Ture Whenua Māori Land Act 1993, and
- Is consistent with any licence to occupy Māori land that has been issued by the Māori Land Court.

Policy means this Development Contributions Policy.

Renewal means the portion of activity expenditure already funded via depreciation of the existing asset.

Reserves has the meaning given to reserve or public reserve in the Reserves Act 1977.

Residential unit means building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities. [See the National Planning Standards 2019.](#)

Retail activity means any activity trading in goods, equipment or services that is not an industrial activity or commercial activity. It includes land associated with these retail activities.

Retirement village means the same as in s6 of the Retirement Villages Act 2003.

Retirement unit means any residential unit in a retirement village excluding units requiring full 24-hour care.

RMA means the Resource Management Act 1991.

Service connection means a physical connection to an activity provided by, or on behalf of, Council.

Subdivision means the same as s218(1) of the RMA.

WHAT IS A DEVELOPMENT CONTRIBUTION?

12. A development contribution is a contribution made by a developer to Taupō District Council, according to the methodology set out in this policy, and can be either: money, land, community facilities or a combination of them. Council has sole discretion to collect development contributions in ways other than money on a case-by-case basis.
13. Council may, under s198 of the LGA, require development contributions to be made. When officers are determining whether a specific development is liable for paying development contribution under this Policy, they will consider the following:
 - Is the development in accordance with s197 the LGA?

- Does it, either alone or in combination with another development, have the effect of requiring expenditure to provide new or additional infrastructure, s199 the LGA?
 - Is the development provided for in s198(2) the LGA?
 - Are there any third funding sources that need to be taken into account?
14. The period over which the growth component of each activity will be recovered from development contributions is the lesser of:
- a. The asset's capacity life, or
 - b. The asset's useful life, or
 - c. 30 years

RATIONALE FOR FUNDING GROWTH THROUGH DEVELOPMENT CONTRIBUTIONS

15. Council considers that funding growth through development contributions strikes the right balance between practical and administrative efficiency, and considerations of fairness and equity for the following reasons:
- **Fairness and Equity:** development contributions aim to ensure that the costs of providing infrastructure and services necessary for new developments are borne by the developers and future property owners who directly benefit from them. This approach is considered fairer than placing the burden solely on existing ratepayers.
 - **Infrastructure Provision:** as new developments are created, there is often a need for additional infrastructure such as roads, water supply systems, wastewater treatment facilities, parks, and community facilities. Development contributions help fund the construction and expansion of these essential services to accommodate the increased demand resulting from population growth.
 - **Sustainable Growth:** by requiring developers to contribute to the cost of infrastructure and services, development contributions encourage more sustainable patterns of growth. Developers are incentivized to consider the long-term impacts of their projects and to incorporate infrastructure planning into their development proposals.
 - **District Council Funding:** development contributions provide an important revenue stream for our Council, enabling us to fund capital projects and infrastructure upgrades without relying solely on rates or central government funding. This diversification of funding sources can help alleviate financial pressures on our Council.
 - **Cost Recovery Principle:** development contributions are based on the principle of cost recovery, whereby developers pay a proportionate share of the costs incurred by Council to provide community infrastructure to accommodate growth. This helps ensure that the costs are allocated fairly and transparently.

RATIONALE FOR ESTABLISHING CATCHMENT AREAS

16. When setting development contributions, Council delineates catchments to set variable charges by geographic area and activity. The designated catchment areas (see Part 3) reflect practical and

administrative efficiencies and wherever practical, avoid grouping across the entire district for the following reasons:

- **Economic Efficiency:** by linking development contributions to the catchment areas where infrastructure is required, the Council aims to ensure that infrastructure investments are made in an economically efficient manner. This reduces the risk of over-investment in certain areas and under-investment in others;
- **Beneficiary Pays Principle:** those who directly benefit from new or improved infrastructure bear the costs associated with it. Hence, developers and property owners within a catchment area benefit from the infrastructure upgrades and expansions, and as a result, they are required to contribute proportionally;
- **Equitable funding:** development contributions aim to distribute the costs of infrastructure upgrades and expansion fairly among developers and new residents. The catchment area is used to determine which developments will benefit from specific infrastructure projects and should therefore contribute to their costs;
- **Avoiding Cross-Subsidization:** Catchment-based development contributions help prevent situations where residents or developers in one area are unfairly subsidizing the infrastructure costs of another area. By tying contributions to specific catchment areas, the policy seeks to maintain a more transparent and accountable system;
- **Spatial Planning and Growth Management:** catchment areas help us plan and manage growth by strategically allocating development contributions to fund necessary infrastructure improvements in specific areas where growth is occurring or expected to occur. This helps prevent haphazard development and promote efficient land use.

THE CHARGES

17. There are 11 area catchments within the Taupō's district (the District) where development contributions apply. These area catchments are Taupō Central, Taupō South, Taupō North, Acacia Bay, Kinloch, Mapara, Tūrangi, Mangakino, Pukawa/Omori/Kuratau, Whareroa and Motuoapa. These catchments are mapped in Part 3 of the Policy.
18. Council has also delineated 5 wider catchments that agglomerate smaller catchment areas for some large projects that serve multiple areas of the district or whole district. These wider catchment areas are:
 - Taupō - Kinloch Transport Corridor
 - Taupō North and Acacia Bay Wastewater
 - Wider Taupō Urban Area Wastewater
 - Wider Taupō Urban Area Water Supply
 - District-Wide
19. The development contribution charges set per Household Unit Equivalent (HUE) for each activity are listed in Table 1. See the *Determining infrastructure impact* section below for an explanation of a HUE. These charges are published on Council's website: www.taupodc.govt.nz.
20. For each infrastructure activity for which development contributions are required, the development contribution payable is calculated by multiplying the number of additional HUEs

generated through the development by the charge for that activity. This is then aggregated for all activities to give the total charge.

Table 1: Development Contributions charges 2024 (GST exclusive)

All Figures are Per Household Unit Equivalent (HUE)							
Catchment Area	Water Infrastructure	Wastewater Infrastructure	Transport Network	Improvements to Destination Parks	Improvements to Local Parks ¹	Reserve land for new Local Parks ²	Total Charge (exclusive of Reserve land for new local parks)
Taupō Central	\$1,100	\$2,100	\$12,100	\$1,805	Greenfield areas – Residential: \$2,920 Greenfield areas – Low-density residential: \$1,460 Residential Infill areas: \$2,190	Nil	Greenfield areas – Residential: \$20,025 Greenfield areas – Low-density residential: \$18,565 – Residential Infill areas: \$19,295
Taupō South	\$4,400	\$7,200	\$12,100	\$1,805	Greenfield areas – Residential: \$2,920 Greenfield areas – Low-density residential: \$1,460 Residential Infill areas: \$2,190	Greenfield areas – Residential: 2.5% of land value ³ Greenfield areas – Low-density residential: Nil – Infill areas: Nil	Greenfield areas – Residential: \$28,425 Greenfield areas – Low-density residential: \$26,965 – Residential Infill areas: \$27,695
Taupō North	\$5,500	\$5,900	\$12,100	\$1,805	Greenfield areas – Residential: \$2,920 Greenfield areas – Low-density residential: \$1,460 Residential Infill areas: \$2,190	Greenfield areas – Residential: 2.5% of land value ³ Greenfield areas – Low-density: Nil – Infill areas: Nil	Greenfield areas – Residential: \$28,225 Greenfield areas – Low-density residential: \$26,765 – Residential Infill areas: \$27,495

All Figures are Per Household Unit Equivalent (HUE)							
Catchment Area	Water Infrastructure	Wastewater Infrastructure	Transport Network	Improvements to Destination Parks	Improvements to Local Parks ¹	Reserve land for new Local Parks ²	Total Charge (exclusive of Reserve land for new local parks)
Acacia Bay	\$1,900	\$9,100	\$12,100	\$1,805	Greenfield areas – Residential: \$2,920 Greenfield areas – Low-density residential: \$1,460 Residential Infill areas: \$2,190	Nil	Greenfield areas – Residential: \$27,825 Greenfield areas – Low-density residential: \$26,365 – Residential Infill areas: \$27,095
Kinloch	\$14,000	\$15,900	\$12,100	\$1,805	Greenfield areas – Residential: \$2,920 Greenfield areas – Low-density residential: \$1,460 Residential Infill areas: \$2,190	Greenfield areas – Residential: 2.5% of land value ³ Greenfield areas – Low-density: Nil – Infill areas: Nil	Greenfield areas – Residential: \$46,725 Greenfield areas – Low-density residential: \$45,265 – Residential Infill areas: \$45,995
Mapara	\$4,700	Nil	\$12,100	\$1,805	Greenfield areas – Residential: \$2,920 Greenfield areas – Low-density residential: \$1,460 Residential Infill areas: \$2,190	Nil	Greenfield areas – Residential: \$21,525 Greenfield areas – Low-density residential: \$20,065 – Residential Infill areas: \$20,795

All Figures are Per Household Unit Equivalent (HUE)							
Catchment Area	Water Infrastructure	Wastewater Infrastructure	Transport Network	Improvements to Destination Parks	Improvements to Local Parks ¹	Reserve land for new Local Parks ²	Total Charge (exclusive of Reserve land for new local parks)
Mangakino	Nil	\$8,800	\$2,400	\$1,805	Greenfield areas – Residential: \$2,920 Greenfield areas – Low-density residential: \$1,460 Residential Infill areas: \$2,190	Nil	Greenfield areas – Residential: \$15,925 Greenfield areas – Low-density residential: \$14,465 – Residential Infill areas: \$15,195
Tūrangi	Nil	\$3,000	\$2,400	\$1,805	Greenfield areas – Residential: \$2,920 Greenfield areas – Low-density residential: \$1,460 Residential Infill areas: \$2,190	Nil	Greenfield areas – Residential: \$10,125 Greenfield areas – Low-density residential: \$8,665 – Residential Infill areas: \$9,395
Pukawa/Omori/Kuratau	\$12,000	Nil	\$2,400	\$1,805	Greenfield areas – Residential: \$2,920 Greenfield areas – Low-density residential: \$1,460 Residential Infill areas: \$2,190	Nil	Greenfield areas – Residential: \$19,125 Greenfield areas – Low-density residential: \$17,665 – Residential Infill areas: \$18,395

All Figures are Per Household Unit Equivalent (HUE)							
Catchment Area	Water Infrastructure	Wastewater Infrastructure	Transport Network	Improvements to Destination Parks	Improvements to Local Parks ¹	Reserve land for new Local Parks ²	Total Charge (exclusive of Reserve land for new local parks)
Whareroa	Nil	Nil	\$2,400	\$1,805	Greenfield areas – Residential: \$2,920 Greenfield areas – Low-density residential: \$1,460 Residential Infill areas: \$2,190	Nil	Greenfield areas – Residential: \$7,125 Greenfield areas – Low-density residential: \$5,665 – Residential Infill areas: \$6,395
Motuoapa	Nil	Nil	\$2,400	\$1,805	Greenfield areas – Residential: \$2,920 Greenfield areas – Low-density residential: \$1,460 Residential Infill areas: \$2,190	Nil	Greenfield areas – Residential: \$7,125 Greenfield areas – Low-density residential: \$5,665 – Residential Infill areas: \$6,395
All Other Areas	Nil	Nil	\$2,400	\$1,805	Greenfield areas – Residential: \$2,920 Greenfield areas – Low-density residential: \$1,460 Residential Infill areas: \$2,190	Nil	Greenfield areas – Residential: \$7,125 Greenfield areas – Low-density residential: \$5,665 – Residential Infill areas: \$6,395

Notes:

¹ The charge for local parks and reserves applies in-full to new residential areas to pay for new parks as set out in the catchment area maps in Part 3. Low-density developments pay 50% of this charge because they are not expected to require a neighbourhood reserve. Infills are expected to pay 75% of the charge because they will contribute towards improvements in both their neighbourhood and community parks. Developments are classified as residential, low-density residential or infill areas based on the size of the land area, as follows:

- Residential developments are lots smaller than 2,500m² per HUE in a residential urban area. This is based on the proposed development not the underlying District Plan environment.
- Low-density developments are lots that are 2,500m² or larger per HUE in a low-density residential urban or rural-residential area. This is based on the proposed development not the underlying District Plan environment.
- Infill areas are existing established residential areas that already have a community or neighbourhood park as set out in the catchment area maps in Part 3.

² The charge applicable to **reserve land for new local parks** is used to purchase land or to develop reserves for neighbourhood or community parks, including community or recreational facilities associated with the use of a reserve, as per s205 and s206 of the LGA. It does not include land that forms, or is to form, part of any road, access way, esplanade strip, gully, local purpose reserve, or is used, or is to be used, for stormwater management purposes – unless council, at its sole discretion, determines that this land is suitable for the intended neighbourhood or community Park.

³ A land valuation shall be provided at time of 224(c) or CCC (or no more than 3 months from the date of application) for an assessment of reserve land charges. The valuation shall be provided by an independent registered valuer with the 2.5% based on the value excluding GST. Council reserves the right to seek an independent review of a valuation.

LIABILITY FOR DEVELOPMENT CONTRIBUTIONS

21. If subdividing, building, connecting to Council's services, or otherwise undertaking development in the District, development contributions may need to be paid. Development contributions apply to developments within the areas shown in the Development Contribution Catchment Maps in Part 3.
22. In some circumstances, development contributions may not apply or may be reduced. Further information on these circumstances can be found in the sections *When development contributions are levied*, *Credits*, and *Limitations on imposing development contributions*.
23. Development of new infrastructure sometimes means that areas not previously subject to the development contributions policy now are. For example, a bare section in a subdivision may be liable for development contributions whereas previously constructed houses on the same subdivision were not.
24. Council officers are available to help resolve any uncertainty about development contribution liabilities.

WHEN DEVELOPMENT CONTRIBUTIONS ARE LEVIED

25. Once an application for a resource consent, building consent, certificate of acceptance, or service connection has been made with all the required information, the normal steps for assessing and requiring payment of development contributions are:



26. These steps are explained in more detail below.

TRIGGER FOR REQUIRING DEVELOPMENT CONTRIBUTIONS

27. Subject to the 3-step initial assessment outlined in paragraph 30 below, Council can require development contributions for a development upon the granting of:
 - A resource consent.
 - A building consent or certificate of acceptance.
 - An authorisation for a service connection.
28. Council will generally require development contributions at the earliest possible point (i.e. whichever consent, certificate, or authorisation listed above is granted first). For new developments, the resource consent is often the first step in the process and therefore the first opportunity to levy development contributions. Where development contributions were not assessed (or only part assessed) on the first consent, certificate or authorisation for a development, this does not prevent the Council assessing contributions on a subsequent consent,

certificate or authorisation for the same development (for the reasons set out in the following paragraphs).

29. Development contributions will be assessed under the Policy in force at the time the application for resource consent, building consent, certificate of acceptance, or service connection was submitted with all required information.

INITIAL ASSESSMENT

30. On receiving an application for resource consent, building consent, certificate of acceptance, or service connection, Council will check that:
 - (A) the development (subdivision, building, land use, or work) generates a demand for reserves, community infrastructure or network infrastructure; and
 - (B) the effect of that development (together with other developments) is to require new or additional assets or assets of increased capacity in terms of reserves, community infrastructure or network infrastructure; and
 - (C) Council has incurred or will incur capital expenditure to provide appropriately for those assets. This includes capital expenditure already incurred by Council in anticipation of development.
31. Council has identified the assets and areas that are likely to meet the requirements of 30(B) and 30(C), and these are outlined in Schedules 1 and 2 (Past and future assets funded by development contributions) and Part 3 (Development contribution catchment maps). In general, if a development is within one of the areas covered by the catchment maps it is likely that development contributions will be required.

Development contributions may be waived or reduced if:

- a resource consent or building consent does not generate additional demand for reserves, community infrastructure or network infrastructure (such as a minor boundary adjustment); or
 - one of the circumstances outlined in the section *Limitations on imposing development contributions* apply; or
 - credits apply as outlined in the *Credits* section; or
 - offsets apply as outlined in the *Offsets* section.
32. If a subsequent resource consent (including a change to a condition of a resource consent), building consent, certificate of acceptance, or service connection is sought, a new assessment may be undertaken using the Policy in force at that time. Any increase or decrease in the number of HUEs, relative to the original assessment, will be calculated and the contributions adjusted to reflect this.
 33. This means Council will require additional development contributions where additional units of demand are created, and development contributions for those additional units of demand have not already been required.

34. Examples of where additional development contributions may apply after a subsequent trigger event include:
- Minimal development contributions have been levied on a commercial development at subdivision or land use consent stage as the type of development that will happen will only be known at building consent stage.
 - The nature of use has changed, for example from a low infrastructure demand commercial use to a high infrastructure demand commercial use.

DEVELOPMENT CONTRIBUTION ASSESSMENT

35. A draft development contribution assessment will normally be issued when a resource consent, building consent, certificate of acceptance, or service connection authorisation is granted. In some cases, the assessment may be issued or re-issued later. The assessment is an important step in the process as it outlines the activities and the number of HUEs assessed for development contributions, as well as the charges that will apply to the development. It also triggers rights to request a development contributions reconsideration or to lodge an objection (see the section on *Review rights* below).
36. If multiple consents or authorisations are being issued for a development, a development contribution assessment may be issued for each.
37. Development contribution assessments do not constitute an invoice or an obligation to pay for the purposes of the Goods and Services Tax Act 1985.

INVOICE

38. An invoice for development contributions will be issued to provide an accounting record and to initiate the payment process. This invoice will be issued prior to granting Code of Compliance Certificate or Certificate of Acceptance or before subdivision completion (s224c approval is issued), or upon approval of a service connection.
39. Despite the provisions set out above, if a development contribution required by Council is not invoiced at the specified time as a result of an error or omission on the part of Council, the invoice will be issued when the error or omission is identified. The development contributions remain payable.

PAYMENT

40. Development contributions must be paid by the 20th of the month following the issue of the invoice, unless otherwise determined by Council for developments on Māori land and Papakāinga (see below).
41. On time payment is important because, until the development contributions have been paid in full, Council may use powers under s208 of the LGA to:
- (a) in the case of a development contribution required under s198(1)(a), -
 - (i) withhold a certificate under s224(c) of the Resource Management Act 1991
 - (ii) prevent the commencement of a resource consent under the Resource Management Act 1991

- (b) in the case of a development contribution required under s198(1)(b), withhold a code of compliance certificate under s95 of the Building Act 2004.
 - (c) in the case of development contribution required under s198(1)(c), withhold a service connection to the development.
 - (d) in each case, register the development contribution under the Statutory Land Charges Registration Act 1928, as a charge.
42. Where invoices remain unpaid beyond the payment terms set out in the Policy, Council will start debt collection proceedings, which may involve the use of a credit recovery agent. Council may also register the development contribution under the Land Transfer Act 2017, as a charge on the title of the land in respect of which the development contribution was required.

DETERMINING INFRASTRUCTURE IMPACT

43. To ensure a consistent method of charging for development contributions, the Policy is centred around the concept of a household unit equivalent or “HUE” for infrastructure. In other words, an average household in a standard residential unit and the demands they typically place on reserves, community infrastructure or network infrastructure. Table 2 summarises the demand characteristics of each HUE.

Table 2: HUE demand measures

ACTIVITY	UNIT OF MEASUREMENT	DEMAND PER HUE
Water	Litres per day	1728 litres per day
Wastewater	Litres per day	675 litres per day
Transport	Trips per day	8 trips per day
Reserves	Allotment or residential unit	1
Community infrastructure	Allotment or residential unit	1

RESIDENTIAL DEVELOPMENT

44. In general, the number of HUEs charged is one per new allotment or residential unit created.
45. When calculating the number of HUEs for a residential subdivision, Council will adjust the assessment to account for any:
- Credits relating to the site (refer to the *Credits* section below).
 - Allotment which, by agreement, is to be vested in Council for a public purpose.
 - Allotment required as a condition of consent to be amalgamated with another allotment.
46. A minor residential unit, a unit in a retirement village, and temporary commercial accommodation units (see Definitions) will be assessed as generating 0.5 HUEs for each activity. A unit in a retirement facility or rest home providing 24-hour care to its resident will be assessed as generating 0.33 HUE.

MĀORI LAND AND PAKĀINGA

47. Taupō District Council recognises that land is a taonga tuku iho of special significance to Māori people. Council is committed to actively promoting the retention of that land in the hands of its owners, their whānau, and their hapū, and to protect wāhi tapu.
48. The Council supports the facilitation of the occupation, development, and utilisation of that land for the benefit of the owners, their whānau, and their hapū through several means including by remitting rates on Māori vacant land, through the Taupō District housing strategy and the proposed new objectives and policies in the District Plan that support papakāinga in the residential environment.
49. In recognition of the principles of the Te Ture Whenua Māori Act and to support development and occupation of Māori land (see definition), this policy provides the ability for developments on Māori land to request payment conditions that are different from those specified in the 'Payment' section if the developer can demonstrate the development contributions payable to Council are not facilitating the development.
50. The developer of the land, with the consent and on behalf of the owners of the land, or the owners of the land with the consent of the developer, may apply to Council to pay by instalments or pay over a longer period. In both cases, Council will only issue the Code of Compliance certificate once full payment of the development contributions is received.
51. Council will consider providing different payment conditions only to developments of residential or Kaumātua housing on Māori land.
52. Once Council has received all required information, the request will be considered by a panel of a minimum of two, and a maximum of three, Council staff. The panel will comprise staff that were not involved in the original assessment.
53. Notice of Council's decision will be given to the applicant within 15 working days from the date on which Council receives all required relevant information relating to the request.

NON-RESIDENTIAL DEVELOPMENT

54. Non-residential subdivisions, land uses, or building developments are more complicated as they do not usually conform with typical household demands for each service.
55. In these cases, Council will assess demand as being equivalent to one HUE excluding reserves and community infrastructure.
56. In cases where the non-residential development meets the definition of high user of water or high discharge of wastewater (see Definitions), Council will carry out a special assessment.

SPECIAL ASSESSMENTS

57. Developments sometimes require a special level of service or are of a type or scale which is not readily assessed in terms of HUEs – such as large-scale primary sector processors or commercial car washing stations. In these cases, Council may decide to make a special assessment of the HUEs applicable to the development. In general, Council will evaluate the need for a special assessment for one or more activities where it considers that:

- The development is of relatively large scale or uses; or
 - The development is likely to use more than 5m³ of water or discharge more than 2m³ of wastewater per day and therefore meets the definition of a high user of water/ discharge of wastewater (see Definitions); or
 - A non-residential development does not fit into an industrial, retail or commercial land use.
58. If a special assessment is sought, Council may require the developer to provide information on the demand for community facilities generated by the development. Council may also carry out its own assessment for any development and may determine the applicable development contributions based on its estimates.

CREDITS

59. Credits are a way of acknowledging that the lot, home or business may already be connected to, or lawfully entitled to use, one or more Council services, or a development contribution has been paid previously. Credits can reduce or even eliminate the need for a development contribution. Credits cannot be refunded and can only be used for development on the same site and for the same service for which they were created.
60. Credits will be given for properties when:
- a development contribution for a lot has already been paid (at least in part). For example, most new subdivision lots will already have had development contributions levied and paid for at least one HUE; or
 - the lot existed before 01 July 2021 and was within an urban zoning at that time under the District Plan (i.e. urban residential or urban industrial, commercial, or retail zoning). This excludes rural or rural residential properties; or
 - the property was otherwise lawfully connected to a service as at 01 July 2021.
 - Is a vacant site created after 01 July 2004 and development contributions have previously been assessed and paid.

OFFSETS

61. Offsets are a way of acknowledging that the developer may prefer to provide infrastructure on the development or to vest land for recreation purposes in lieu of cash payment. Council has sole discretion on any offsets provided to developers on a case-by-case basis.
62. Where a developer is providing infrastructure including on reserve land that would otherwise be provided by Council (such as water or wastewater infrastructure, playgrounds, toilets, furniture etc), an offset may be applied against the development contributions normally collected for this infrastructure. Should the developer provide infrastructure for more than the value of the equivalent development contributions, Council will not fund this additional cost.
63. Where a developer vests reserve land to Council, this land shall be considered in lieu of cash payment subject to an independent valuation and agreement by Council. Subject to this agreement, if the reserve land value exceeds the development contributions for this land and the

reserve is sufficient to serve more than just the proposed development, Council may provide a payment or credit, and recover the cost of this payment or credit from future developments.

64. If the reserve land value exceeds the development contributions for this land and the reserve is insufficient to serve more than just the proposed development, Council will not offset this additional cost.

POSTPONEMENT AND REMISSIONS

65. There are no postponements on payment of development contributions.
66. There are no remissions on development contributions.

REVIEW RIGHTS

67. Developers are entitled under the LGA to request a reconsideration or lodge a formal objection if they believe Council has made a mistake in assessing the level of development contributions for their development.

RECONSIDERATION

68. Reconsideration requests are a process that formally requires Council to reconsider its assessment of development contributions for a development as provided under s199A of the LGA. Reconsideration requests can be made where the developer has grounds to believe that:

- the development contribution levied was incorrectly calculated or assessed under the Policy; or
- Council has incorrectly applied the Policy; or
- the information Council used to assess the development against the Policy, or the way that Council has recorded or used that information when requiring a development contribution, was incomplete or contained errors.

- ~~developers can show that the demand per HUE of their development is lower than one HUE.~~

69. To seek a reconsideration, the developer must lodge the reconsideration request, which shall include any information that the Council considers necessary to reconsider its decision, within 10 working days of receiving the development contribution notice.
70. A developer may not apply for a reconsideration if the developer has already lodged an objection under s199C and Schedule 13A of the LGA.
71. Once Council has received all required information, the request will be considered by a panel of a minimum of two, and a maximum of three, Council staff. The panel will comprise staff that were not involved in the original assessment.
72. Notice of Council's decision will be given to the applicant within 15 working days from the date on which Council receives all required relevant information relating to the request.

73. A developer who requested a reconsideration may object to the outcome of the reconsideration in accordance with s199C of the LGA.

OBJECTIONS

74. Objections are a more formal process that allow developers to seek a review of Council's decision on the assessed amount of the development contribution required from the developer. Developers have the right to pursue an objection as provided for under s199C of the LGA regardless of if a reconsideration request has been made.
75. A panel of up to three development contributions commissioners appointed and selected in accordance with the processes in the LGA will consider the objection. The decision of the commissioners is binding on the developer and Council, although either party may seek a judicial review of the decision.
76. Objections may only be made on the grounds that Council has:
- failed to properly take into account features of the objector's development that, on their own or cumulatively with those of other developments, would substantially reduce the impact of the development on requirements for community facilities in the District or parts of the District; or
 - 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
 - required a development contribution in breach of s200 of the LGA; or
 - incorrectly applied the Policy to the objector's development.
77. Schedule 13A of the LGA sets out the procedure relating to development contribution objections. To pursue an objection, the developer must lodge the request for an objection within 15 working days of receiving notice to pay a development contribution, or within 15 working days of receiving the outcome of any request for a reconsideration.
78. Objectors are liable for Council's actual and reasonable costs incurred in the objection process including staff:
- (a) the selection, engagement, and employment of the development contributions commissioners; and
 - (b) the secretarial and administrative support of the objection process; and
 - (c) preparing for, organising, and holding the hearing.
79. However, objectors are not liable for the fees and allowances associated with any Council witnesses.

OTHER OPERATIONAL MATTERS

REFUNDS

80. S209 and s210 of the LGA state the circumstances where development contributions must be refunded, or land returned. In summary, Council will refund development contributions paid if:
- the resource consent:
 - lapses under s125 of the RMA; or
 - is surrendered under s138 of the RMA; or
 - the building consent lapses under s52 of the Building Act 2004; or
 - the development or building in respect of which the resource consent or building consent was granted does not proceed and the resource consent is surrendered and building consent is cancelled; or
 - Council does not provide the reserve or network infrastructure for which the development contributions were required.
81. Council may retain any portion of a development contribution referred to above of a value equivalent to the costs incurred by Council in relation to the development or building and its discontinuance.
82. Council may retain a portion of a development contribution (or land) refunded of a value equivalent to:
- Any administrative and legal costs it has incurred in assessing, imposing, and refunding a development contribution or returning land for network infrastructure or community infrastructure development contributions.
 - Any administrative and legal costs it has incurred in refunding a development contribution or returning land for reserve development contributions.
83. Development contributions for reserves may be retained for up to a 20-year period as applicable under s210(1)(a) of the LGA.

LIMITATIONS ON IMPOSING DEVELOPMENT CONTRIBUTIONS

84. Council is unable to require a development contribution in certain circumstances, as outlined in s200 of the LGA, if, and to the extent that:
- it has, under s108(2)(a) of the RMA, imposed a condition on a resource consent in relation to the same development for the same purpose; or
 - the developer will fund or otherwise provide for the same reserve, network infrastructure or community infrastructure; or
 - a third party has funded or provided, or undertaken to fund or provide, the same reserve, network infrastructure or community infrastructure; or

- 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.

85. In addition, Council will not require a development contribution in any of the following cases:

- Where a building consent is for a bridge, dam (confined to the dam structure and any tail race) or other public utility.
- The application for a resource or building consent, authorisation, or certificate of acceptance is made by the Crown.

MAXIMUM DEVELOPMENT CONTRIBUTIONS FOR RESERVES

86. S203 of the LGA prohibits Council from charging development contributions for reserves that exceed the greater of:

- 7.5% of the value of the additional lots created by a subdivision; and
- the value equivalent of 20m² of land for each additional household unit or accommodation unit created by the development.

87. If the reserves development contribution would be more than 7.5% of the market value of a lot, as evidenced by a valuation supplied by a registered valuer, the reserves development contributions are capped at 7.5% of the valuation.

88. Council reserves the right to seek a second valuation from another registered valuer. If there is a material difference between valuations, Council and the developer can agree to either:

- use the average of the two valuations; or
- refer the matter to a third registered valuer to arbitrate an agreement between valuers.

DEVELOPMENT AGREEMENTS

89. Council may enter into specific arrangements with a developer for the provision and funding of particular infrastructure under a development agreement, including the development contributions payable, as provided for under s207A-s207F of the LGA. For activities covered by a development agreement, the agreement overrides the development contributions normally assessed as payable under the Policy.

PUBLIC INSPECTION

This policy, and any supporting information, is available for public inspections.

Part 2: Policy Details

REQUIREMENT TO HAVE A POLICY

90. Council is required to have a policy on development contributions as a component of its funding and financial policies in its Long-term Plan (LTP) under s102(2)(d) of the LGA. The Policy meets this requirement.

FUNDING SUMMARY

91. Council plans to incur \$499 million (after interest costs) on infrastructure partially or wholly needed to meet the increased demand for reserves, community infrastructure and network infrastructure. This includes works undertaken in anticipation of growth, and future planned works. Of this cost, 41% percent will be funded from development contributions. Including interest costs.
92. Table 3 provides a summary of the total capital expenditure and the funding sought by development contributions for all activities.

Table 3. Total cost of capital expenditure for growth

Activity	Total CAPEX	Development contribution funded CAPEX	Total CAPEX Proportion funded by development contributions	CAPEX Proportion funded from other sources
Water infrastructure	\$95,619,520	\$27,220,943	28%	72%
Wastewater infrastructure	\$72,120,756	\$31,741,094	44%	56%
Transportation infrastructure	\$200,872,679	\$75,193,136	38%	62%
Improvements to Destination Parks	\$45,198,196	\$14,786,445	33%	67%
Improvements to Local Parks	\$34,391,798	\$6,625,927	19%	81%
Improvements to Community Parks	\$6,692,692	\$6,692,692	100%	0%
Reserve land for new Local Parks	\$44,282,316	\$44,282,316	100%	0%
Total	\$499,177,957	\$206,542,553	41%	59%

FUNDING POLICY SUMMARY

FUNDING GROWTH EXPENDITURE

93. Population and business growth create the need for new subdivisions and development, and these place increasing demands on the assets and services provided by Council. Accordingly, significant investment in new or upgraded assets and services may be required to meet the demands of growth.

94. S106(2)(c) of the LGA requires Council to justify charging developers for the cost of development-driven increases in infrastructure capacity for reserves, community infrastructure or network infrastructure. In forming this justification, Council has considered the matters set out in s101(3) of the LGA within its Revenue and Financing Policy, and within the Policy.
95. The Revenue and Financing Policy is Council's primary and over-arching statement on its approach to funding its activities. It outlines how all activities will be funded, and the rationale for Council's preferred funding approach.
96. In addition, Council is required under s106(2)(c) of the LGA to explain within the Policy why it has decided to use development contributions to fund capital expenditure relating to the cost of growth. This assessment is below.
97. This policy identifies the projects/activities to be funded (fully or partly) by development contributions then allocates costs between the existing and future communities based on the:
 - a. relative benefits the existing and future communities receive, including the period over which benefits accrue, and
 - b. the degree to which each caused the need for the project.
98. This approach recognises that the existing community has already made a considerable investment in existing infrastructure networks and rightly benefits from them.
99. The effects of growth, particularly the cumulative effects of development, may require Council to incur capital expenditure to increase the capacity of existing networks and/or sometimes build new ones. Funding tools like development contributions, and others, are essential to meeting the cost of these long-term obligations.
100. Development contributions also promote intergenerational equity (i.e. fairness between generations) by aligning the each activity's funding horizon with the period over which it provides capacity to accommodate growth (i.e. the capacity period)
101. Ratepayers have historically borne a disproportionate burden of the cost of new reserves, community infrastructure and network infrastructure required for growth. Development contributions address this by recovering a more equitable share of costs from growth in future.
102. Council has identified several growth-related projects that require development contributions funding to help fund them. For greenfield residential subdivisions, the acquisition of local reserve land and improvements are required to provide amenities and sustain council's levels of service.
103. Council has decided to fund these costs from:
 - Development contributions under the LGA for:
 - Water infrastructure
 - Wastewater infrastructure
 - Transport Network infrastructure
 - Parks and Reserves

104. Council has determined that, within these activities, it is appropriate to use development contributions as a funding source for capital expenditure related to activities listed Table 3.

105. However, development contributions will not be used to fund:

- (a) Network renewal, operating and maintenance costs;
- (b) Any capital expenditure already paid via a third-party funding; or
- (c) Costs incurred by Council for backlog works to meet existing service level shortfalls.

COMMUNITY OUTCOMES (SECTION 101(3)(A)(I))

106. Council has considered whether development contributions are an appropriate source of funding considering each activity, the outcomes sought, and their links to growth infrastructure. Council has developed five outcomes to help achieve our vision to be “a district of connected communities who thrive and embrace opportunities”:

- Tangata whenua are acknowledged and respected;
- Vibrant places and connected communities;
- Resilient communities working in partnership;
- Innovative, Thriving economy;
- Flourishing Environment.

107. These outcomes seek to establish vibrant, connected and resilient communities in a thriving economy and a flourishing environment. Development contributions provide a mechanism for funding of water, wastewater and roading infrastructure and reserves needed to achieve these community, environmental and economic outcomes. As a dedicated growth funding source, they also promote long term financial sustainability to help deliver on our vision and outcomes for new communities.

OTHER FUNDING DECISION FACTORS (SECTIONS 101(3)(A)(II) – (V))

108. Council has considered the funding of growth-related reserves, community infrastructure and network infrastructure against the following matters:

- The distribution of benefits between the community as a whole, any identifiable part of the community, and individuals, and the extent to which the actions or inaction of particular groups or individuals contribute to the need to undertake the activity.
- The period in or over which those benefits are expected to occur.
- The costs and benefits, including consequences for transparency and accountability, of funding the activity distinctly from other activities.

109. A summary of this assessment is below.

Table 4: Other funding decision factors

WHO BENEFITS / WHOSE ACT CREATES THE NEED	<p>A significant portion of Council's work programme over the next 10 years is driven by development or has been scoped to ensure it provides for new developments. Each asset or programme is assessed for to determine the extent to which it services and benefits (i) growth or (ii) the existing community.</p> <p>Council believes that the growth costs identified for each asset or programme should be recovered from growth through development contributions, with the non-growth portion recovered from the existing community through rates or other Council funding mechanisms.</p> <p>The <i>Catchment determination</i> section below explains how Council delineated the catchments used in this Policy.</p>
PERIOD OF BENEFIT	<p>Most infrastructure works, including those for growth, typically have very long lives, often spanning decades. In many cases, the "capacity life" of such assets– over which there is spare capacity to accommodate growth – also spans decades.</p> <p>Development contributions align the recovery of growth-related project costs with its capacity life. Developments that benefit from the growth-related works will contribute to their cost, even if they occur before or after them.</p>
FUNDING SOURCES & RATIONALE INCLUDING RATIONALE FOR SEPARATE FUNDING	<p>The cost of supporting development in the Taupō District is significant. Development contributions send clear signals to the development community about capital costs of providing infrastructure to support them.</p> <p>The benefits to the community are significantly greater than the cost of policy making, calculations, collection, accounting and distribution of funding for development contributions.</p>

OVERALL IMPACT OF LIABILITY ON THE COMMUNITY (SECTION 101(3)(B))

110. S101(3)(b) of the LGA require local authorities to manage their revenues, expenses, assets, liabilities, investments, and general financial dealings prudently and in a manner that promotes the current and future interests of the community. The funding needs of the local authority must be met from those sources that the local authority determines to be appropriate, including following consideration of the overall impact of any allocation of liability for revenue needs on the current and future social, economic, environmental, and cultural wellbeing of the community.
111. Council has considered the impact of the overall allocation of liability on the community and concluded that the liability for revenue falls directly with the development community. Council endorses the principle that growth-pays-for-growth and does not consider it likely that there will be an undue or unreasonable social, economic, environmental, or cultural impacts as a result.
112. Conversely putting the burden on existing ratepayers to fund growth would likely be perceived as unfair and significantly increase their annual rates bill despite not causing the need for, nor benefitting from, the growth infrastructure needed for new developments.
113. Overall, Council considers it fair and reasonable, and that the social, economic, environmental and cultural interests of the District's communities are best advanced through using development contributions to fund the costs of growth-related capital expenditure for reserves, community infrastructure and network infrastructure.

CATCHMENT DETERMINATION

114. When setting development contributions, Council delineates catchments to set variable charges by geographic area and activity. The catchment areas (see Part 3) reflect practical and administrative efficiencies and wherever practical, avoiding grouping across the entire district.
115. Council has determined that there are 11 area-specific catchments within the Taupō's district, namely: Taupō Central, Taupō South, Taupō North, Acacia Bay, Kinloch, Mapara, Tūrangi, Mangakino, Pukawa/Omori/Kuratau, Whareroa and Motuoapa.
116. Council has also delineated 5 wider catchments that agglomerate smaller catchment areas for some large projects that benefit multiple areas of the district or the whole district. These wider catchment areas are:
- Taupō - Kinloch Transport Corridor
 - Taupō North and Acacia Bay Wastewater
 - Wider Taupō Urban Area Wastewater
 - Wider Taupō Urban Area Water Supply
 - District-Wide
117. These catchment areas are delineated based on the location of existing water and wastewater infrastructure, which will also service growth via investments to increase capacity e.g. larger pipelines or expanded treatment facilities.
118. Any developments outside these catchment areas are managed through Development Agreements (see *Development Agreements*) on a case-by-case basis.

SIGNIFICANT ASSUMPTIONS OF THE POLICY

PLANNING HORIZONS

119. A 30-year timeframe has been used as a basis for forecasting growth and growth-related assets and programmes.

PROJECTING GROWTH

120. The District has experienced steady population growth, with this growth accelerating from 2015 to 2021 compared to the previous two decades. Population growth for the Taupō District averaged 2.1% per annum since 2015, equivalent to 800 persons moving into the District per year.
121. Taupō District Council produces population and household projections using an in-house model that covers a period from 2024 to 2063. The model uses the cohort component method to produce projections by subjecting all cohorts to fertility, mortality, migration and other assumptions related to gender and birth ratios and reproductive age of women. Population projections are produced for each age and gender, and for each statistical area unit within the District.

122. Using the medium growth scenario and figures obtained from a separate report¹ on commercial growth as a starting point, the key assumptions about future growth are:

- Years 2021-2031:
 - District population growth of around 1.3% (or around 540 persons) per annum.
 - District residential unit growth of around 1.1% (or around 240 units) per annum.
 - Development of around 1850m² GFA annually for commercial space.
- Years 2031-2051:
 - District population growth of around 1.5% (or around 780 persons) per annum.
 - District residential unit growth of around 1.4% (or around 360 units) per annum.
 - Development of around 1750m² GFA annually for commercial space.

123. A five-yearly breakdown of population and residential unit projections are in Table 5.

Table 5: Five-yearly breakdown of population and residential unit projections

	2018 Census	2023 (est)	2025	2030	2035	2040	2045	2050	2055	2060
Taupō Township										
Population	25,300	27,100	27,700	29,900	32,400	35,000	38,000	41,200	44,400	47,700
Residential Units	11,900	12,700	12,900	13,900	15,000	16,200	17,500	19,000	20,400	21,900
Tūrangi										
Population	3,600	3,900	4,000	4,100	4,200	4,300	4,400	4,500	4,600	4,700
Residential Units	1,800	2,000	2,000	2,100	2,100	2,200	2,300	2,400	2,400	2,500
Marotiri										
Population	2,500	2,600	2,700	2,800	2,900	3,000	3,100	3,200	3,300	3,300
Residential Units	1,300	1,300	1,400	1,400	1,500	1,500	1,600	1,600	1,600	1,700
Mapara										
Population	2,000	2,300	2,400	2,800	3,200	3,700	4,200	4,700	5,300	5,900
Residential Units	800	1,000	1,000	1,200	1,300	1,500	1,800	2,000	2,200	2,500
Lake Taupō Bays¹										
Population	1,600	1,800	1,800	2,000	2,200	2,400	2,600	2,900	3,200	3,600
Residential Units	1,700	1,800	1,800	1,900	2,000	2,100	2,300	2,500	2,600	2,800

¹ "Taupō proposed district plan review - economic assessment", Property Economics, September 2021

	2018 Census	2023 (est)	2025	2030	2035	2040	2045	2050	2055	2060
Northern rural										
Population	3,200	3,400	3,500	3,800	4,000	4,200	4,300	4,400	4,500	4,600
Residential Units	1,300	1,400	1,400	1,500	1,600	1,700	1,700	1,800	1,800	1,800
Eastern Rural										
Population	400	400	400	400	400	400	500	500	500	500
Residential Units	100	100	100	100	100	100	100	100	100	100
Total										
Population	38,600	41,500	42,500	45,800	49,300	53,000	57,100	61,400	65,800	70,300
Residential Units	18,900	20,300	20,600	22,100	23,600	25,300	27,300	29,400	31,100	33,300

Note: Lake Taupō Bays include the settlements of Pukawa, Omori, Kuratau, Whareroa, Tokaanu, Motuoapa, Hatepe and Waitahanui

124. These projections were subsequently adjusted to estimate the projected HUE for each catchment area. The resulting projected HUEs differ from the projected households due to several factors, including differences in base years and financial/calendar year and infrastructure capacity constraints in certain areas.

125. Using adjusted HUE figures, Council projects approximately 270 HUEs of demand for business development over the next 30 years to accommodate expected growth in the industrial, commercial (including accommodation) and retail sectors and the related business land requirement.

126. These projections translate to a combined growth of approximately 9,670 HUEs over 30 years as follows:

- a. 9,400 HUEs for residential units and
- b. 270 HUEs for business development.

127. Further information about these forecasts can be found in Council's 2024-2034 Long-term Plan and on Council's website: www.taupodc.govt.nz.

BEST AVAILABLE KNOWLEDGE

128. Development contributions are based on capital expenditure budgets included in Council's asset management plans using the best available knowledge at the time of preparation. As better information becomes available, the Policy will be updated, generally through the Annual Plan process.

KEY RISKS/EFFECTS

129. There are two key risks and resulting effects associated with administering development contributions. These are:

- That the growth predictions do not eventuate, which affects the recovery of growth-related capital costs. Council will regularly monitor the rate, nature, and location of growth and update assumptions used to set development contributions accordingly, as required from time-to-time.

- The time offset between expenditure incurred by Council to service growth, and the receipt of development contributions to help fund them differs from the assumptions used in the funding model, causing an under- or over-recovery of growth-related project costs. This will be addressed by, and reinforces the need for, regularly monitor the rate, nature, and location of growth and updating the funding model's assumptions as required from time-to-time.

SERVICE ASSUMPTIONS

130. It is assumed that methods of service delivery and levels of service will remain substantially unchanged and in accordance with Council's Long-term Plan, asset management plans and relevant Technical Specifications or Engineering Standards.

FUNDING MODEL

131. A funding model is used to calculate development contributions under the Policy. It accounts for the activities for which contributions are sought, the assets and programmes related to growth, forecast growth and associated revenue.

132. The funding model uses several key inputs including interest rates, growth projections in each catchment area and projected capital expenditure associated with those areas, and applies a cost allocation methodology (see *Cost Allocation* below), to estimate the share of the costs attributable to new developments in those catchment areas. An illustrative example of the funding model used to calculate development contributions under the Policy is provided in Schedule 3.

133. The funding model embodies several important assumptions, including that:

- All capital expenditure estimates are inflation adjusted and GST exclusive.
- The levels of service (LOS)/backlog, renewal and maintenance portions of each asset or programme will not be funded by development contributions. See the *Cost allocation* section below.
- The growth costs associated with an asset are spread over the capacity life of the asset and any debt incurred in relation to that asset will be fully repaid by the end of that capacity life.
- Interest expenses incurred on debt accrued will be recovered via development contributions and shared equally over all forecast HUEs over a 30-year period for each activity/catchment.

COST ALLOCATION

134. Cost allocation is a process which maps the drivers and purposes of a project to available funding sources. Common sources of project funding include depreciation reserves for renewal, development contributions for growth, and loan funding for backlog to maintain levels of service for the existing community. Rates and user charges are typically used to fund operation and maintenance activities and to help service debt on capital loans. Council's Finance Policy provides more details about these funding tools.

135. To ensure that project expenditure is correctly matched to each source of funds it is necessary to consider a cost allocation process for each project.

136. Council must consider how to allocate the cost of each asset or programme between three principal drivers – growth, LOS/backlog, and renewal:

- Cost allocated to Growth – the portion of a planned (or completed) capital project providing capacity / quality surplus to the existing community's requirement at the current agreed levels of service.
- Cost allocated to Backlog – the portion of a planned (or completed) capital project that is required to rectify a shortfall in service (capacity / quality) to meet existing community demand at the current agreed levels of service.
- Cost allocated to Renewal – a portion of the gross cost of replacing an existing asset (with a modern equivalent asset to the same function and capacity at the end of its life) determined by the ratio of asset age over expected life. (Note renewal funding is about the "money put aside" in anticipation of the cost of replacing the asset at some future time).

137. Council's general approach to cost allocation is summarised as:

- Where a project provides for and benefits only growth, 100% of a project's cost is attributed to growth. To qualify for this, there would have to be no renewal element (see below) or material level of service benefit or capacity provided for existing residents and businesses.
- Where a project involves renewal of existing capacity, this portion is estimated by the subject matter expert within the relevant business unit on a case-by-case basis.
- If a project provides for growth and LOS, after deducting any share of costs attributable to renewal, Council will split the cost between growth and LOS based on the cost allocation described above.

138. For particularly large and expensive projects, Council may undertake a bespoke cost apportionment assessment to ensure that it is funded according to the principles and objectives of this policy.

CALCULATING THE DEVELOPMENT CONTRIBUTIONS

139. This section outlines how the development contributions were calculated in accordance with s203 and Schedule 13 of the LGA.

PROCESS

140. The steps needed to determine growth, growth projects, cost allocations, and to calculate the development contributions charges are summarised in Table 6.

Table 6: Summary of development contribution calculation methodology

STEP	DESCRIPTION / COMMENT
1. Forecast growth	Council estimates potential land supply and likely take up of that land. The estimates help provide household and business growth forecasts for up to 30 years. See the <i>Projecting growth</i> section above for further information.
2. Identify projects required to facilitate growth	Council develops the works programme needed to facilitate growth. In some cases, Council may have already undertaken the work. The programme in the Policy is for 10 years.
3. Determine the cost allocation for projects	The cost of each asset or programme is apportioned between renewal, growth, and LOS/backlog in accordance with the approach outline in the <i>Cost allocation</i> section of the Policy. Schedules 1 and 2 of the Policy outline the amount required to fund growth from development contributions for each of these assets or programmes.
4. Determine growth costs to be funded by development contributions	Council determines whether to recover all of the growth costs identified in step 3 from development contributions, or whether some of the growth costs will be funded from other sources.
5. Divide development contribution funded growth costs by capacity lives	The growth costs from step 4 are divided by the estimated capacity life (defined in HUEs) to provide a charge per HUE for each future and past asset and programme.
6. Sum all per asset charges	For each catchment and activity, add up the per HUE asset or programme charges to provide a “raw” total development contribution before interest costs are added. For each activity and catchment, development contributions fund the programme on an aggregated basis.
7. Adjust for interest costs and charge inflation adjustments	The raw cost requires adjustments in the funding model to ensure total revenue received over 20 years equals total costs after accounting for interest costs. These costs are shared equally among all HUEs in the relevant catchment over 20 years. These adjustments impact the final charges.

SCHEDULE 1 – FORECASTED FUTURE ASSETS

Schedule 1 provides the forecast future capital expenditure on assets or programmes attributable to new growth in accordance with s201A of the LGA. All figures exclude GST.

WATER SUPPLY																	
Asset or programme name	Description	Total cost \$	% Funded by DCs	% Funded from other sources	DC funded Cost \$	Year1	Year2	Year3	Year4	Year5	Year6	Year7	Year8	Year9	Year10	Years 11-30	Recoverable growth (HUEs)
						2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/2035-	
						2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2053/2054	
						\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	
Wider Taupō Urban Area Water Supply Catchment																	
Wider Taupō Urban Area Water supply	Taupo WTP Capacity Upgrade to 35 MLD 2041-2042	400,000	100%	0%	400,000	-	400,000	-	-	-	-	-	-	-	-	-	2964
	Total future growth expenditure	400,000			400,000												
	Future asset charge per HUE																
Taupō North Catchment																	
Taupō North	Poihipi Reservoir 2031-2034	8,750,000	39%	61%	3,437,388	-	-	392,844	1,767,800	1,276,744	-	-	-	-	-	-	1,237
Taupō North	Brentwood Reservoir Construction 2033-2035	2,000,000	41%	59%	813,064	-	-	-	-	-	-	-	-	60,980	752,084	-	1,543
Taupō North	Wairakei Reservoir Upgrade and Renewal 2031-2033	1,500,000	40%	60%	599,928	-	-	-	-	-	-	599,928	-	-	-	-	1,324
Taupō North	Taupo - Wairakei Pipeline Capacity Upgrade	1,050,000	60%	40%	633,136	-	-	-	-	-	-	60,299	572,837	-	-	-	1,346
	Total future growth expenditure	13,300,000			5,483,516												
	Future asset charge per HUE																
Taupō South Catchment																	
Taupō South	Napier Road Reservoir 2032-2034	5,500,000	73%	27%	4,041,747	-	220,459	3,159,911	661,377	-	-	-	-	-	-	-	2,214
Taupō South	Tauhara Ridge Reservoir 2022-2024	2,000,000	62%	38%	1,238,620	928,965	309,655	-	-	-	-	-	-	-	-	-	1,065
	Total future growth expenditure	7,500,000			5,280,367												
	Future asset charge per HUE																
Pukawa, Omori, Kuratau Catchment																	
Pukawa/Omori/Kuratau	Omori Reservoir Upgrade	2,200,000	8%	92%	184,656	-	-	-	-	92,328	92,328	-	-	-	-	-	66
Pukawa/Omori/Kuratau	Omori water DWSNZ upgrade 2021-2023	1,600,000	7%	93%	111,656	111,656	-	-	-	-	-	-	-	-	-	-	12
	Total future growth expenditure	3,800,000			296,312												
	Future asset charge per HUE																
Mapara Catchment																	
Mapara	Mapara Scheme Capacity Increase 2032-2034	3,650,000	23%	77%	838,882	229,831	321,763	287,288	-	-	-	-	-	-	-	-	387

	Total future growth expenditure	3,650,000			838,882												
	Future asset charge per HUE																
Kinloch Catchment																	
Kinloch	Kinloch Water Treatment Plant 2024-2034	4,900,000	22%	78%	1,059,606	1,059,606	-	-	-	-	-	-	-	-	-	-	169
Kinloch	Kinloch Low Zone Reservoir & Construction 2022-2024	4,150,000	44%	56%	1,810,291	-	1,090,536	719,754	-	-	-	-	-	-	-	-	318
Kinloch	Kinloch Fire Flow Improvements	500,000	66%	34%	331,816	66,363	265,453	-	-	-	-	-	-	-	-	-	372
	Total future growth expenditure	9,550,000			3,201,713												
	Future asset charge per HUE																
WASTEWATER INFRASTRUCTURE																	
Asset or programme name	Description	Total cost \$	% Funded by DCs	% Funded from other sources	DC funded Cost \$	Year1	Year2	Year3	Year4	Year5	Year6	Year7	Year8	Year9	Year10	Years 11-30	Recoverable growth (HUEs)
						2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/2035-	
						2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2053/2054	
						\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	
Acacia Bay Catchment																	
Acacia Bay	Acacia Bay WW Connection to Taupo	2,500,000	17%	83%	429,760	-	-	85,952	343,808	-	-	-	-	-	-	-	85
Acacia Bay	Acacia Bay Tank 2	350,000	39%	61%	135,062	-	135,062	-	-	-	-	-	-	-	-	-	81
	Total future growth expenditure	2,850,000			564,822												
	Future asset charge per HUE																
Kinloch Catchment																	
Kinloch	Kinloch Wastewater MBR Upgrade Second Reactor	1,600,000	100%	0%	1,600,000	-	100,000	1,500,000	-	-	-	-	-	-	-	-	339
	Total future growth expenditure	1,600,000			1,600,000												
	Future asset charge per HUE																
Mangakino Catchment																	
Mangakino	Mangakino Wastewater Treatment Plant Upgrade	7,000,000	13%	87%	925,409	-	-	66,101	859,308	-	-	-	-	-	-	-	105
	Total future growth expenditure	7,000,000			925,409												
	Future asset charge per HUE																
Taupō North Catchment																	
Taupō North	Control Gates Bridge Siphon 2024/34	2,700,000	59%	41%	1,605,298	118,911	1,486,387	-	-	-	-	-	-	-	-	-	1,119
	Total future growth expenditure	2,700,000			1,605,298												
	Future asset charge per HUE																

Taupō North & Acacia Bay Wastewater Catchment																	
Taupō North and Acacia Bay Wastewater	Northern Wastewater Solution	6,300,000	73%	27%	4,613,247	-	-	-	-	109,839	109,839	4,393,569	-	-	-	-	1,944
	Total future growth expenditure	6,300,000			4,613,247												
	Future asset charge per HUE																
Taupō South Catchment																	
Taupō South	Southern trunk main upgrade (stage 1)	3,911,000	69%	31%	2,710,633	2,710,633	-	-	-	-	-	-	-	-	-	-	514
	Total future growth expenditure	3,911,000			2,710,633												
	Future asset charge per HUE																
Taupō Central Catchment																	
Taupō Town	Eastern trunk main capacity upgrade	2,200,000	7%	93%	153,435	-	-	-	13,949	139,486	-	-	-	-	-	-	1,148
	Total future growth expenditure	2,200,000			153,435												
	Future asset charge per HUE																
Tūrangi Catchment																	
Tūrangi	Turangi WW - Alternative Disposal Site	6,000,000	15%	85%	888,566	-	-	52,269	418,149	418,149	-	-	-	-	-	-	299
	Total future growth expenditure	6,000,000			888,566												
	Future asset charge per HUE																
Wider Taupō Urban Area Wastewater Catchment																	
Wider Taupō Urban Area Wastewater	Taupo WWTP Side Stream - Solids Filtrate Treatment	4,600,000	100%	0%	4,600,000	100,000	1,500,000	3,000,000	-	-	-	-	-	-	-	-	4,110
Wider Taupō Urban Area Wastewater	Wastewater Treatment Plant Primary Clarifier 3	2,500,000	86%	14%	2,155,122	1,077,561	1,077,561	-	-	-	-	-	-	-	-	-	3,595
Wider Taupō Urban Area Wastewater	Taupo WWTP Pump Station Upgrade	900,000	100%	0%	896,299	-	896,299	-	-	-	-	-	-	-	-	-	4,109
	Total future growth expenditure	8,000,000			7,651,421												
	Future asset charge per HUE																
TRANSPORT NETWORK																	
Asset or programme name	Description	Total cost \$	% Funded by DCs	% Funded from other sources	DC funded Cost \$	Year1	Year2	Year3	Year4	Year5	Year6	Year7	Year8	Year9	Year10	Years 11-30	Recoverable growth (HUEs)
						2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/2035:	
						2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2033/2034	
						\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	
Transport Corridor Catchment																	
Transp Corridor	Second Bridge Crossing	65,450,000	85%	15%	55,631,796	127,498	127,498	127,498	339,996	339,996	27,284,655	27,284,655	-	-	-	-	5,782

	Total future growth expenditure	65,450,000			55,631,796												
	Future asset charge per HUE																
District-Wide Catchment																	
District Wide	Poihipi Seal widening 2025-2027	1,690,000	14%	86%	241,273	98,508	71,383	71,383	-	-	-	-	-	-	-	-	9,334
District Wide	Whangamata Road Improvements 2024/34	2,700,000	10%	90%	264,023	9,779	63,561	63,561	63,561	63,561	-	-	-	-	-	-	8,042
District Wide	Napier Road to Crown Road Footpath	600,000	12%	88%	74,000	-	37,000	37,000	-	-	-	-	-	-	-	-	4,146
District Wide	Roundabout Crown on Napier Road	2,800,000	60%	40%	1,680,000	-	-	-	-	60,000	720,000	900,000	-	-	-	-	6,533
District Wide	Nga Roto Estate Footpath Link	75,000	25%	76%	18,375	18,375	-	-	-	-	-	-	-	-	-	-	6,005
District Wide	Wairakei Drive Shared Path	1,300,000	40%	60%	520,000	-	-	-	20,000	200,000	300,000	-	-	-	-	-	9,802
District Wide	Lake Terrace Street Lighting	300,000	10%	90%	29,400	29,400	-	-	-	-	-	-	-	-	-	-	9,577
District Wide	Napier Road and Lake Terrace Intersection Improvements	2,080,000	25%	75%	520,040	-	-	-	-	-	-	20,002	250,019	250,019	-	-	12,044
District Wide	Footpath connection Airport to Waitahanui	3,000,000	12%	88%	367,500	-	-	-	-	91,875	91,875	91,875	91,875	-	-	-	27,122
District Wide	Lake Terrace and Ruapehu Street platform	300,000	31%	69%	94,498	-	-	47,249	47,249	-	-	-	-	-	-	-	11,538
District Wide	Norman Smith cycle lane enhancements	1,600,000	21%	79%	328,298	61,556	61,556	102,593	102,593	-	-	-	-	-	-	-	6,171
District Wide	Ped/cycle bridge Riverside Park to Countdown	600,000	31%	69%	188,997	-	-	-	-	-	-	-	-	31,500	157,498	-	20,815
District Wide	Rifle Range and Mere Street intersection	2,700,000	31%	69%	850,486	-	-	62,999	472,492	314,995	-	-	-	-	-	-	10,710
District Wide	Taharepa Road and Crown Road intersection	1,600,000	31%	69%	499,068	31,192	155,959	311,918	-	-	-	-	-	-	-	-	7,140
District Wide	Tauhara Road and AC Baths intersection	1,480,000	15%	85%	226,202	12,227	61,136	152,839	-	-	-	-	-	-	-	-	7,152
District Wide	Tauhara Road and Spa Road intersection	1,050,000	31%	69%	327,513	-	-	-	-	-	-	-	-	15,596	311,917	-	10,289
	Total future growth expenditure	23,875,000			6,229,673												
	Future asset charge per HUE																
DESTINATION PARKS																	
Asset or programme name	Description	Total cost \$	% Funded by DCs	% Funded from other sources	DC funded Cost \$	Year1	Year2	Year3	Year4	Year5	Year6	Year7	Year8	Year9	Year10	Years 11-30	Recoverable growth (HUEs)
						2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/2035	
						\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	
District-Wide Catchment																	
District Wide	Owen Delany Park Upgrade Project	9,200,000	32%	68%	2,898,630	-	1,575,342	1,323,288	-	-	-	-	-	-	-	-	9,120

District Wide	Taupō Events Centre 4th Court	11,400,000	32%	68%	3,591,781	-	-	-	-	-	3,591,781	-	-	-	-	-	12,764
District Wide	Tūrangi Recreation & Events Centre	16,267,650	32%	68%	5,125,424	-	-	-	2,245,972	2,879,452	-	-	-	-	-	-	10,902
District Wide	Two Mile Bay parking improvements	1,000,000	32%	68%	315,068	31,507	283,561	-	-	-	-	-	-	-	-	-	5,202
District Wide	Hickling Park project	2,472,500	32%	68%	779,007	-	-	-	-	-	-	90,582	688,425	-	-	-	14,679
	Total future growth expenditure	40,340,150			12,709,910												
	Future asset charge per HUE																
LOCAL PARKS & RESERVES																	
Asset or programme name	Description	Total cost \$	% Funded by PCs	% Funded from other sources	DC funded Cost \$	Year1	Year2	Year3	Year4	Year5	Year6	Year7	Year8	Year9	Year10	Years 11-30	Recoverable growth (HUEs)
						2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/2035-	
						2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035/2036	
						\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	
Taupō North Catchment																	
Taupō North	Reserve land purchases for new local parks	4,862,880	100%	0%	4,862,880	-	-	-	-	-	1,204,269	1,227,171	-	-	-	2,431,440	-
Taupō North	Playground improvements on Reserves land	1,926,486	100%	0%	1,926,486	-	-	-	-	-	477,085	486,158	-	-	-	963,243	-
-	Total	6,789,366	-	-	6,789,366	-	-	-	-	-	-	-	-	-	-	-	-
Taupō South Catchment																	
Taupō South	Reserve land purchases for new local parks	39,419,436	100%	0%	39,419,436	1,630,688	-	4,249,573	-	4,434,248	-	4,609,140	-	4,786,069	-	19,709,718	-
Taupō South	Playground improvements on Reserves land	4,766,206	100%	0%	4,766,206	-	438,600	-	458,122	-	477,085	-	495,403	-	513,893	2,383,103	-
Taupō South	Secombe Park Development Plan	2,078,304	20%	80%	415,661	40,000	489,600	83,392	426,160	-	-	-	-	-	-	1,039,152	-
Taupō South	Wharewaka Point Reserve Development Plan	7,494,448	20%	80%	1,498,890	40,000	40,800	500,352	2,556,960	609,112	-	-	-	-	-	3,747,224	-
-	Total	53,758,394	-	-	46,100,192	-	-	-	-	-	-	-	-	-	-	-	-
All Catchment Areas																	
All Catchment Areas	Youth Play Spaces	11,418,938	15%	85%	1,712,841	-	-	-	85,232	870,160	887,600	144,717	1,843,360	1,878,400	-	5,709,469	-
All Catchment Areas	Local and/or community reserve improvement	1,693,740	100%	0%	1,693,740	-	-	-	319,620	217,540	166,425	339,180	-	352,200	298,775	-	-
	Total	13,112,678			3,406,581												
Kinloch Catchment																	
Kinloch	Local and/or community reserve improvement	910,000	100%	0%	910,000	171,723	116,878	89,416	182,232	0	189,227	160,524	0	0	0	-	-

Kinloch	Kinloch Lakefront Development Plan	11,819,968	12%	88%	1,418,396	-	-	-	-	-	-	90,448	184,336	5,635,200	-	5,909,984	-
	Total	12,729,968			2,328,396												
Whareroa Catchment																	
Whareroa	Local and/or community reserve improvement	32,850	100%	0%	32,850	6,199	4,219	3,228	6,578	0	6,831	5,795	0	0	0	-	-
	Total	32,850			32,850												
Motuoapa Catchment																	
Motuoapa	Local and/or community reserve improvement	43,800	100%	0%	43,800	8,265	5,626	4,304	8,771	0	9,108	7,726	0	0	0	-	-
	Total	43,800			43,800												
Tūrangi Catchment																	
Tūrangi	Local and/or community reserve improvement	343,830	100%	0%	343,830	64,883	44,161	33,784	68,854	0	71,497	60,651	0	0	0	-	-
	Total	343,830			343,830												
Mangakino Catchment																	
Mangakino	Local and/or community reserve improvement	146,730	100%	0%	146,730	27,689	18,846	14,418	29,383	0	30,511	25,883	0	0	0	-	-
	Total	146,730			146,730												
Pukawa/Omori/Kuratau Catchment																	
Pukawa/Omori/Kuratau	Local and/or community reserve improvement	102,930	100%	0%	102,930	19,424	13,220	10,114	20,612	0	21,403	18,157	0	0	0	-	-
	Total	102,930			102,930												

Notes:
(1) All dollar figures are uninflated.
(2) The DC charge is estimated using a complex model that takes incorporates several other factors and adjustment factors (eg inflation rate and discounting factors) that are not shown in this table.

WATER SUPPLY																	
Catchment Area	Project Description	Total cost (\$)	% Funded by DGs	% Funded from other sources	DG funded Cost (\$)	Year1	Year2	Year3	Year4	Year5	Year6	Year7	Year8	Year9	Year10	Years 11-30	
						2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2034/2035-
						2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2053/2054	
						\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Wider Taupō Urban Area Water Supply Catchment																	
Wider Taupō Urban Area Water supply	Taupō WTP Capacity Upgrade to 35 MLD 2041-2042	400,000	100%	0%	400,000	-	400,000										
-	Total	400,000	-	-	400,000	-	-	-	-	-	-	-	-	-	-	-	-
-																	
Taupō North Catchment																	

Taupō North	Poihipi Reservoir 2031-2034	8,750,000	39%	61%	3,437,388	-	-----	-----392,844	-----1,767,800	-----1,276,744	-----	-----	-----	-----	-----	-----
Taupō North	Brentwood Reservoir Construction 2033-2035	2,000,000	41%	59%	813,064	-	-----	-----	-----	-----	-----	-----	-----	-----60,980	-----752,084	-----
Taupō North	Wairakei Reservoir Upgrade and Renewal 2031-2033	1,500,000	40%	60%	599,928	-	-----	-----	-----	-----	-----	-----599,928	-----	-----	-----	-----
Taupō North	Taupō – Wairakei Pipeline Capacity Upgrade	1,050,000	60%	40%	633,136	-	-----	-----	-----	-----	-----	-----60,299	-----572,837	-----	-----	-----
-	Total	13,300,000	-	-	5,483,516	-	-	-	-	-	-	-	-	-	-	-
-																
Taupō South Catchment																
Taupō South	Napier Road Reservoir 2032-2034	5,500,000	73%	27%	4,041,747	-	-----220,459	-----3,159,911	-----661,377	-----	-----	-----	-----	-----	-----	-----
Taupō South	Tauhara Ridge Reservoir 2022-2024	2,000,000	62%	38%	1,238,620	-----928,965	-----309,655	-----	-----	-----	-----	-----	-----	-----	-----	-----
-	Total	7,500,000	-	-	5,280,367	-	-	-	-	-	-	-	-	-	-	-
-																
Pukawa, Omori, Kuratau Catchment																
Pukawa/Omori/Kuratau	Omori Reservoir Upgrade	2,200,000	8%	92%	184,656	-	-----	-----	-----	-----92,328	-----92,328	-----	-----	-----	-----	-----
Pukawa/Omori/Kuratau	Omori water DWSNZ upgrade 2021-2023	1,600,000	7%	93%	111,656	-----111,656	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
-	Total	3,800,000	-	-	296,312	-	-	-	-	-	-	-	-	-	-	-
-																
Mapara Catchment																
Mapara	Mapara Scheme Capacity Increase 2032-2034	3,650,000	23%	77%	838,882	-----229,831	-----321,763	-----287,288	-----	-----	-----	-----	-----	-----	-----	-----
-	Total	3,650,000	-	-	838,882	-	-	-	-	-	-	-	-	-	-	-
-																
Kinloch Catchment																
Kinloch	Kinloch Water Treatment Plant 2024-2034	4,900,000	22%	78%	1,059,606	-----1,059,606	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
Kinloch	Kinloch Low Zone Reservoir & Construction 2022-2024	4,150,000	44%	56%	1,810,291	-----	-----1,090,536	-----719,754	-----	-----	-----	-----	-----	-----	-----	-----
Kinloch	Kinloch Fire Flow Improvements	500,000	66%	34%	331,816	-----66,363	-----265,453	-----	-----	-----	-----	-----	-----	-----	-----	-----
-	Total	9,550,000	-	-	3,201,713	-	-	-	-	-	-	-	-	-	-	-
-																
WASTEWATER INFRASTRUCTURE																
Catchment Area	Project Description	Total cost \$	% Funded by DCs	% Funded from other sources	DC funded Cost \$	Year1	Year2	Year3	Year4	Year5	Year6	Year7	Year8	Year9	Year10	Years 11-30
						2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/2035-
						2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2053/2054
						\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Acacia Bay Catchment																
Acacia Bay	Acacia Bay WW Connection to Taupō	2,500,000	17%	83%	429,760	-----	-----	-----85,952	-----343,808	-----	-----	-----	-----	-----	-----	-----
Acacia Bay	Acacia Bay Tank 2	350,000	39%	61%	135,062	-----	-----135,062	-----	-----	-----	-----	-----	-----	-----	-----	-----
-	Total	2,850,000	-	-	564,822	-	-	-	-	-	-	-	-	-	-	-
-																
Kinloch Catchment																
Kinloch	Kinloch Wastewater MBR Upgrade Second Reactor	1,600,000	100%	0%	1,600,000	-----	-----100,000	-----1,500,000	-----	-----	-----	-----	-----	-----	-----	-----
-	Total	1,600,000	-	-	1,600,000	-	-	-	-	-	-	-	-	-	-	-
-																

Mangakino Catchment																
Mangakino	Mangakino Wastewater Treatment Plant Upgrade	7,000,000	43%	87%	925,409	————	————	—66,104	—859,308	————	————	————	————	————	————	————
-	Total	7,000,000	-	-	925,409	-	-	-	-	-	-	-	-	-	-	-
-																
Taupō North Catchment																
Taupō North	Control Gates Bridge Siphon 2024/34	2,700,000	59%	41%	1,605,298	—118,914	—1,486,387	————	————	————	————	————	————	————	————	————
-	Total	2,700,000	-	-	1,605,298	-	-	-	-	-	-	-	-	-	-	-
-																
Taupō North & Acacia Bay Wastewater Catchment																
Taupō North and Acacia Bay Wastewater	Northern Wastewater Solution	6,300,000	73%	27%	4,613,247	————	————	————	————	—109,839	—109,839	—4,393,569	————	————	————	————
-	Total	6,300,000	-	-	4,613,247	-	-	-	-	-	-	-	-	-	-	-
-																
Taupō South Catchment																
Taupō South	Southern trunk main upgrade (stage 1)	3,911,000	69%	31%	2,710,633	-2,710,633	————	————	————	————	————	————	————	————	————	————
-	Total	3,911,000	-	-	2,710,633	-	-	-	-	-	-	-	-	-	-	-
-																
Taupō Central Catchment																
Taupō Central	Eastern trunk main capacity upgrade	2,200,000	7%	93%	153,435	————	————	————	—13,949	—139,486	————	————	————	————	————	————
-	Total	2,200,000	-	-	153,435	-	-	-	-	-	-	-	-	-	-	-
-																
Tūrangi Catchment																
Tūrangi	Tūrangi WW – Alternative Disposal Site	6,000,000	45%	85%	888,566	————	————	—52,269	—418,149	—418,149	————	————	————	————	————	————
-	Total	6,000,000	-	-	888,566	-	-	-	-	-	-	-	-	-	-	-
-																
Wider Taupō Urban Area Wastewater Catchment																
Wider Taupō Urban Area Wastewater	Taupō WWTP Side Stream – Solids Filtrate Treatment	4,600,000	100%	0%	4,600,000	—100,000	—1,500,000	—3,000,000	————	————	————	————	————	————	————	————
Wider Taupō Urban Area Wastewater	Wastewater Treatment Plant Primary Clarifier 3	2,500,000	86%	14%	2,155,122	-1,077,564	—1,077,564	————	————	————	————	————	————	————	————	————
Wider Taupō Urban Area Wastewater	Taupō WWTP Pump Station Upgrade	900,000	100%	0%	896,299	————	—896,299	————	————	————	————	————	————	————	————	————
-	Total	8,000,000	-	-	7,651,421	-	-	-	-	-	-	-	-	-	-	-
-																
TRANSPORT NETWORK																
Catchment Area	Project Description	Total cost (\$)	% Funded by DCs	% Funded from other sources	DC funded Cost (\$)	Year1	Year2	Year3	Year4	Year5	Year6	Year7	Year8	Year9	Year10	Years 11-30
						2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/2035-
						2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2033/2034
						\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Taupō Kinloch Transport Corridor																
Taupō Kinloch Transport Corridor	Second Bridge Crossing	65,450,000	85%	15%	55,631,796	127,498	127,498	127,498	—339,996	—339,996	—27,284,655	—27,284,655	————	————	————	————
-	Total	65,450,000	-	-	55,631,796	-	-	-	-	-	-	-	-	-	-	-
-																

District-Wide Catchment																
District-Wide	Poihipi Seal-widening 2025-2027	1,690,000	14%	86%	241,273	98,508	71,383	71,383								
District-Wide	Whangamata Road Improvements 2024/34	2,700,000	40%	90%	264,023	9,779	63,564	63,564	63,564	63,564						
District-Wide	Napier Road to Crown Road Footpath	600,000	42%	88%	74,000		37,000	37,000								
District-Wide	Roundabout Crown on Napier Road	2,800,000	60%	40%	1,680,000					60,000	720,000	900,000				
District-Wide	Nga-Roto Estate Footpath Link	75,000	25%	76%	48,375	18,375										
District-Wide	Wairakei Drive Shared Path	1,300,000	40%	60%	520,000				20,000	200,000	300,000					
District-Wide	Lake Terrace Street Lighting	300,000	40%	90%	29,400	29,400										
District-Wide	Napier Road and Lake Terrace Intersection Improvements	2,080,000	25%	75%	520,040							20,002	250,049	250,049		
District-Wide	Footpath connection Airport to Waitahanui	3,000,000	42%	88%	367,500					91,875	91,875	91,875	91,875			
District-Wide	Lake Terrace and Ruapehu Street platform	300,000	34%	69%	94,498			47,249	47,249							
District-Wide	Norman Smith cycle-lane enhancements	1,600,000	24%	79%	328,298	61,556	61,556	402,593	402,593							
District-Wide	Ped/cycle bridge Riverside Park to Countdown	600,000	34%	69%	488,997									31,500	157,498	
District-Wide	Rifle Range and Mere Street intersection	2,700,000	34%	69%	850,486			62,999	472,492	314,995						
District-Wide	Taharepa Road and Crown Road intersection	1,600,000	34%	69%	499,068	31,192	155,959	311,918								
District-Wide	Tauhara Road and AC Baths intersection	1,480,000	45%	85%	226,202	12,227	61,136	452,839								
District-Wide	Tauhara Road and Spa Road intersection	1,050,000	34%	69%	327,513									45,596	311,917	
-	Total	23,875,000	-	-	6,229,673	-	-	-	-	-	-	-	-	-	-	-
-																
DESTINATION PARKS																
Catchment-Area	Project-Description	Total-cost(\$)	% Funded by-DCs	% Funded from other sources	DC funded Cost (\$)	Year1	Year2	Year3	Year4	Year5	Year6	Year7	Year8	Year9	Year10	Years-11-30
						2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/2035-
						2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2053/2054
						\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
District-Wide Catchment																
District-Wide	Owen Delany Park Upgrade Project	9,200,000	32%	68%	2,898,630		1,575,342	1,323,288								
District-Wide	Taupō Events Centre 4th Court	11,400,000	32%	68%	3,591,781						3,591,781					
District-Wide	Tūrangi Recreation & Events Centre	16,267,650	32%	68%	5,125,424				245,972	2,879,452						
District-Wide	Two Mile Bay parking improvements	1,000,000	32%	68%	315,068	31,507	283,564									
District-Wide	Hickling Park project	2,472,500	32%	68%	779,007							90,582	688,425			
-	Total	40,340,150	-	-	12,709,910	-	-	-	-	-	-	-	-	-	-	-
-																
LOCAL PARKS & RESERVES																
Catchment-Area	Project-Description	Total-cost(\$)	% Funded by-DCs	% Funded from other sources	DC funded Cost (\$)	Year1	Year2	Year3	Year4	Year5	Year6	Year7	Year8	Year9	Year10	Years-11-30
						2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/2035-
						2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2053/2054
						\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Taupō North Catchment																
Taupō-North	Reserve land purchases for new local parks	4,862,880	400%	0%	4,862,880						1,204,269	1,227,171				2,431,440
Taupō-North	Playground improvements on Reserves land	1,926,486	400%	0%	1,926,486						477,085	486,158				963,243
-	Total	6,789,366	-	-	6,789,366	-	-	-	-	-	-	-	-	-	-	-
-																

Taupō South Catchment																
Taupō South	Reserve land purchases for new local parks	39,419,436	100%	0%	39,419,436	4,630,688	—	—4,249,573	—	—4,434,248	—	—4,609,140	—	—4,786,069	—	19,709,718
Taupō South	Playground improvements on Reserves land	4,766,206	100%	0%	4,766,206	—	—438,600	—	—458,122	—	—477,085	—	—495,403	—	—513,893	2,383,103
Taupō South	Secombe Park Development Plan	2,078,304	20%	80%	415,664	—40,000	—489,600	—83,392	—426,160	—	—	—	—	—	—	1,039,152
Taupō South	Wharewaka Point Reserve Development Plan	7,494,448	20%	80%	1,498,890	—40,000	—40,800	—500,352	—2,556,960	—609,112	—	—	—	—	—	—3,747,224
-	Total	53,758,394	-	-	46,400,192	-	-	-	-	-	-	-	-	-	-	-
-																
Kinloch Catchment																
Kinloch	Kinloch Lakefront Development Plan	11,819,968	42%	88%	1,418,396	—	—	—	—	—	—	90,448	—184,336	—5,635,200	—	—5,909,984
-	Total	12,729,968	-	-	2,328,396	-	-	-	-	-	-	-	-	-	-	-
-																
All Catchment Areas																
All Catchment Areas	Youth Play Spaces	11,418,938	45%	85%	1,712,844	-	-	-	—85,232	—870,160	—887,600	—144,717	—1,843,360	—1,878,400	-	—5,709,469
All Catchment Areas	Local and/or community reserve improvement	1,693,740	100%	0%	1,693,740	—	—	—	—319,620	—217,540	—166,425	—339,180	—	—352,200	—298,775	—
-	Total	13,112,678	-	-	3,406,584	-	-	-	-	-	-	-	-	-	-	-
-																

SCHEDULE 2 – ASSETS CONSTRUCTED IN ANTICIPATION OF GROWTH

Schedule 2 provides the capital expenditure incurred on assets and programmes attributable to new growth constructed in anticipation of growth, in accordance with s201A of the LGA. All figures exclude GST.

WATER SUPPLY

Catchment Area	Project Description	Total cost (\$)	% Funded by DCs	% Funded from other sources	DC funded cost (\$)	Years
Acacia Bay Catchment						
Acacia Bay	Acacia Bay Cherry Lane Reservoir	1,400,287	14%	86%	190,439	2004_05; 2005_06
	Total	1,400,287			190,439	
Kinloch Catchment						
Kinloch	Kinloch Water Treatment Plant 2024-2034	14,072,558	22%	78%	3,043,137	2018_19; 2019_20; 2020_21; 2021_22; 2022_23; 2023_24
Kinloch	Kinloch Low Zone Reservoir & Construction 2022-2024	1,412,400	44%	56%	616,109	2022_23; 2023_24
Kinloch	Kinloch Reservoir	2,213,050	24%	76%	529,247	2015_16; 2016_17; 2017_18; 2018_19
Kinloch	Kinloch Water Reticulation upgrade	648,547	11%	89%	70,014	2004_05; 2005_06; 2006_07; 2007_08
Kinloch	Kinloch Water Treatment & Storage 2010-2012	87,352	12%	88%	10,867	2010_11; 2011_12
Kinloch	Kinloch Water Treatment & Storage 2013-2015	38,776	12%	88%	4,830	2012_13; 2013_14
	Total	18,472,683			4,274,204	
Mapara Catchment						
Mapara	Mapara New Pump Station and Rising Main	1,094,648	38%	62%	414,968	2015_16; 2016_17; 2017_18; 2018_19; 2019_20; 2020_21
	Total	1,094,648			414,968	
Pukawa, Omori, Kuratau Catchment						
Pukawa/Omori/Kuratau	Omori water DWSNZ upgrade 2021-2023	6,019,711	7%	93%	420,087	2021_22; 2022_23; 2023_24
Pukawa/Omori/Kuratau	Omori water pre-treatment 2018-2020	172,669	5%	95%	9,047	2019_20; 2020_21; 2021_22
	Total	6,192,380			429,134	
Taupō North Catchment						
Taupō North	Brentwood Reservoir Land	605,208	11%	89%	64,844	2020_21
Taupō North	Poihipi Reservoir Land 2021-2022	50,000	27%	73%	13,626	2023_24
	Total	655,208			78,470	
Taupō South Catchment						
Taupō South	Tauhara Ridge Reservoir 2022-2024	2,023,900	62%	38%	1,253,422	2022_23; 2023_24
Taupō South	Tauhara Ridge Reservoir Land 2021-2022	350,000	53%	47%	185,150	2021_22
Taupō South	Napier Road Reservoir Land 2021-2022	50,000	30%	70%	14,818	2023_24
	Total	2,423,900			1,453,390	

Wider Taupō Urban Area Water Supply Catchment						
Wider Taupō Urban Area Water supply	Taupō WTP Reticulation	17,750,990	8%	92%	1,345,574	2014_15
Wider Taupō Urban Area Water supply	Taupō WTP Building	7,730,900	33%	67%	2,515,140	2014_15
Wider Taupō Urban Area Water supply	Taupō WTP Capacity Upgrade	1,698,524	60%	40%	1,018,834	2018_19; 2019_20; 2020_21
	Total	27,180,414			4,879,548	

WASTEWATER INFRASTRUCTURE

Catchment Area	Project Description	Total cost (\$)	% Funded by DCs	% Funded from other sources	DC funded cost (\$)	Years
Kinloch Catchment						
Kinloch	Kinloch Wastewater Treatment Plant MBR	17,517,582	19%	81%	3,295,660	2018_19; 2019_20; 2020_21; 2021_22; 2022_23
Kinloch	Kinloch Land Disposal System	3,463,174	10%	90%	354,480	2017_18; 2018_19; 2019_20; 2020_21
	Total	20,980,756			3,650,140	

Taupō North Catchment

Taupō North	Control Gates Bridge Siphon 2020-2021	150,000	100%	0%	150,000	2019_20; 2020_21
	Total	150,000			150,000	

Taupō South Catchment

Taupō South	Southern trunk main upgrade (stage 1)	10,429,000	69%	31%	7,228,123	2019_20; 2020_21; 2021_22; 2022_23; 2023_24
	Total	10,429,000			7,228,123	

TRANSPORT NETWORK

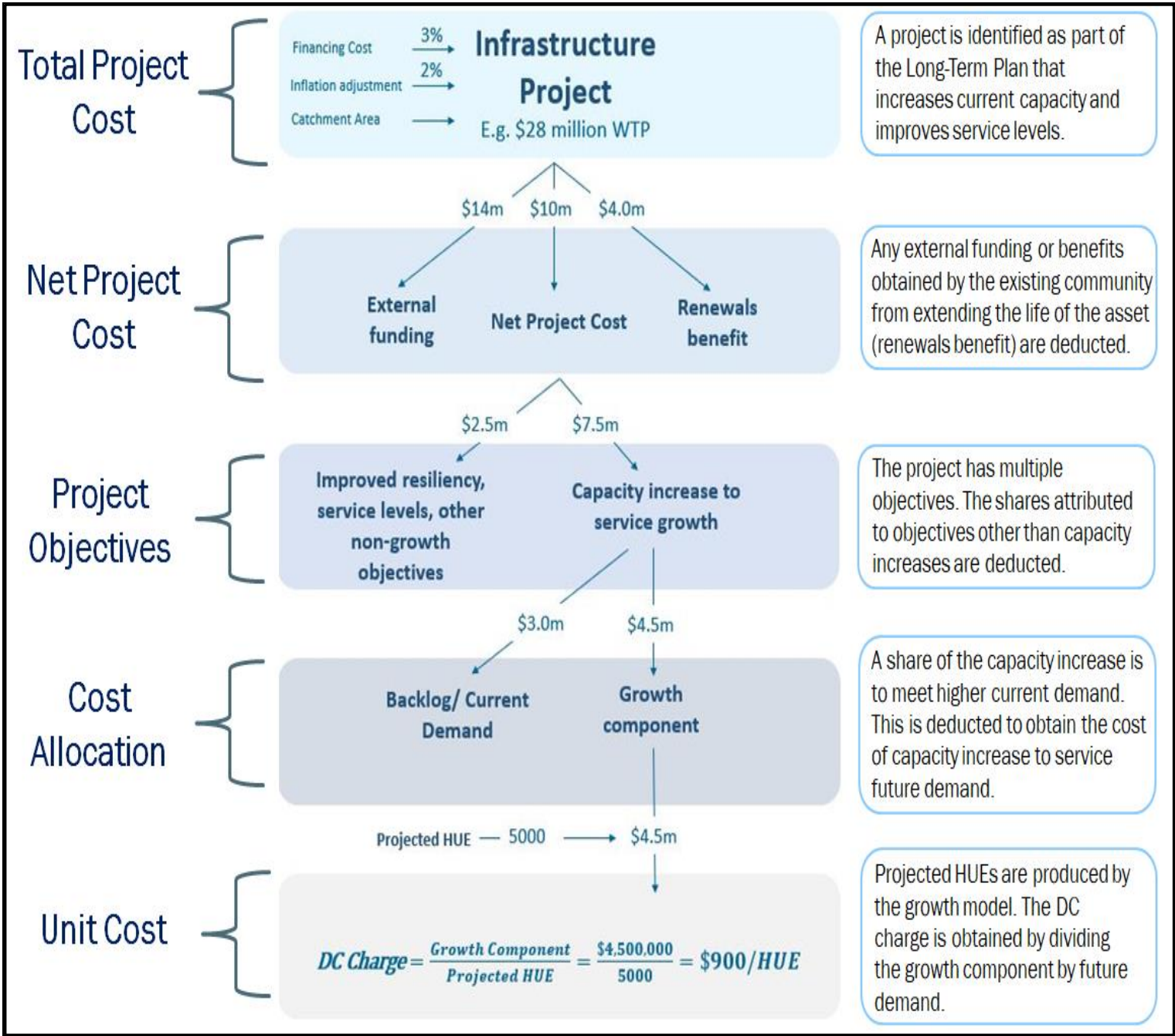
Catchment Area	Project Description	Total cost (\$)	% Funded by DCs	% Funded from other sources	DC funded cost (\$)	Years
District-Wide Catchment						
District Wide	Whangamata Road Improvements 2024/34	2,081,893	10%	90%	203,581	2021_22; 2022_23; 2023_24
District Wide	Sweeny East Taupō Arterial (ETA)	104,753,312	10%	90%	10,003,629	2006_07; 2007_08; 2008_09; 2009_10; 2010_11; 2011_12
District Wide	Wakeman Road Extension	2,507,018	100%	0%	2,507,018	2007_08; 2008_09; 2009_10
District Wide	Poihipi Seal widening 2022-2024	676,646	14%	86%	96,601	2021_22; 2022_23; 2023_24
District Wide	Poihipi Seal widening 2016-2018	673,124	26%	74%	177,542	2015_16; 2016_17; 2017_18
District Wide	Poihipi Seal widening 2019-2021	535,403	27%	73%	147,226	2018_19; 2019_20; 2020_21
District Wide	Downers Point (Acacia Bay) Upgrade	246,820	72%	28%	176,693	2005_06; 2006_07
District Wide	Poihipi Seal widening 2005-2006	73,463	26%	74%	19,377	2004_05; 2005_06
	Total	111,547,679			13,331,667	

DESTINATION PARKS

Catchment Area	Project Description	Total cost (\$)	% Funded by DCs	% Funded from other sources	DC funded cost (\$)	Years
District-Wide Catchment						
District Wide	Great Lake Walkway Upgrade 2019-2021	3,466,896	47%	53%	1,612,818	2019_20; 2020_21; 2021_22
District Wide	Otumuheke Stream/Spa Park Upgrade	1,391,150	33%	67%	463,717	2015_16; 2016_17; 2017_18; 2018_19
	Total	4,858,046			2,076,535	

SCHEDULE 3 – FUNDING MODEL

This schedule illustrates the funding model used to calculate development contributions under the Policy.

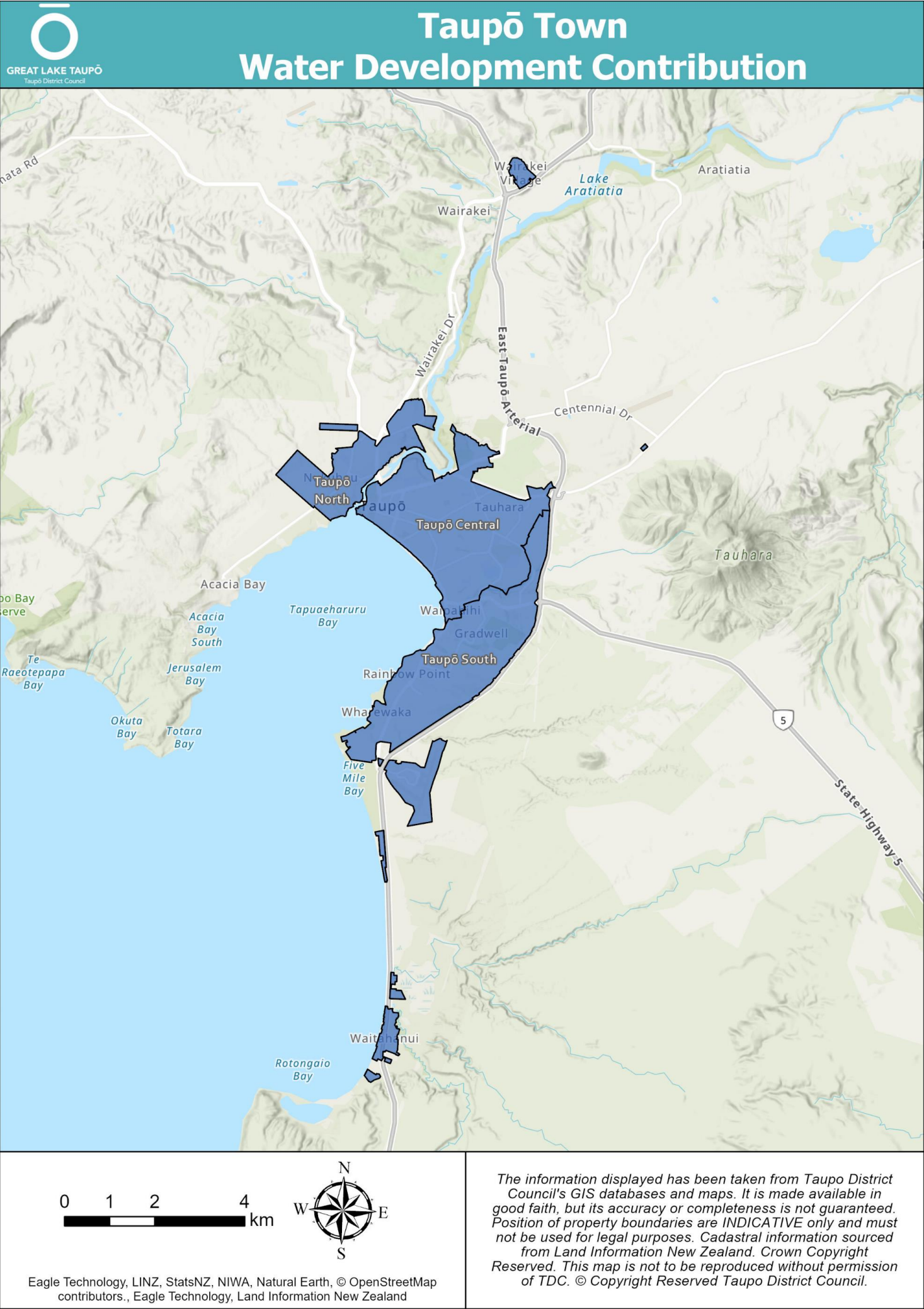


Part 3: Catchment maps

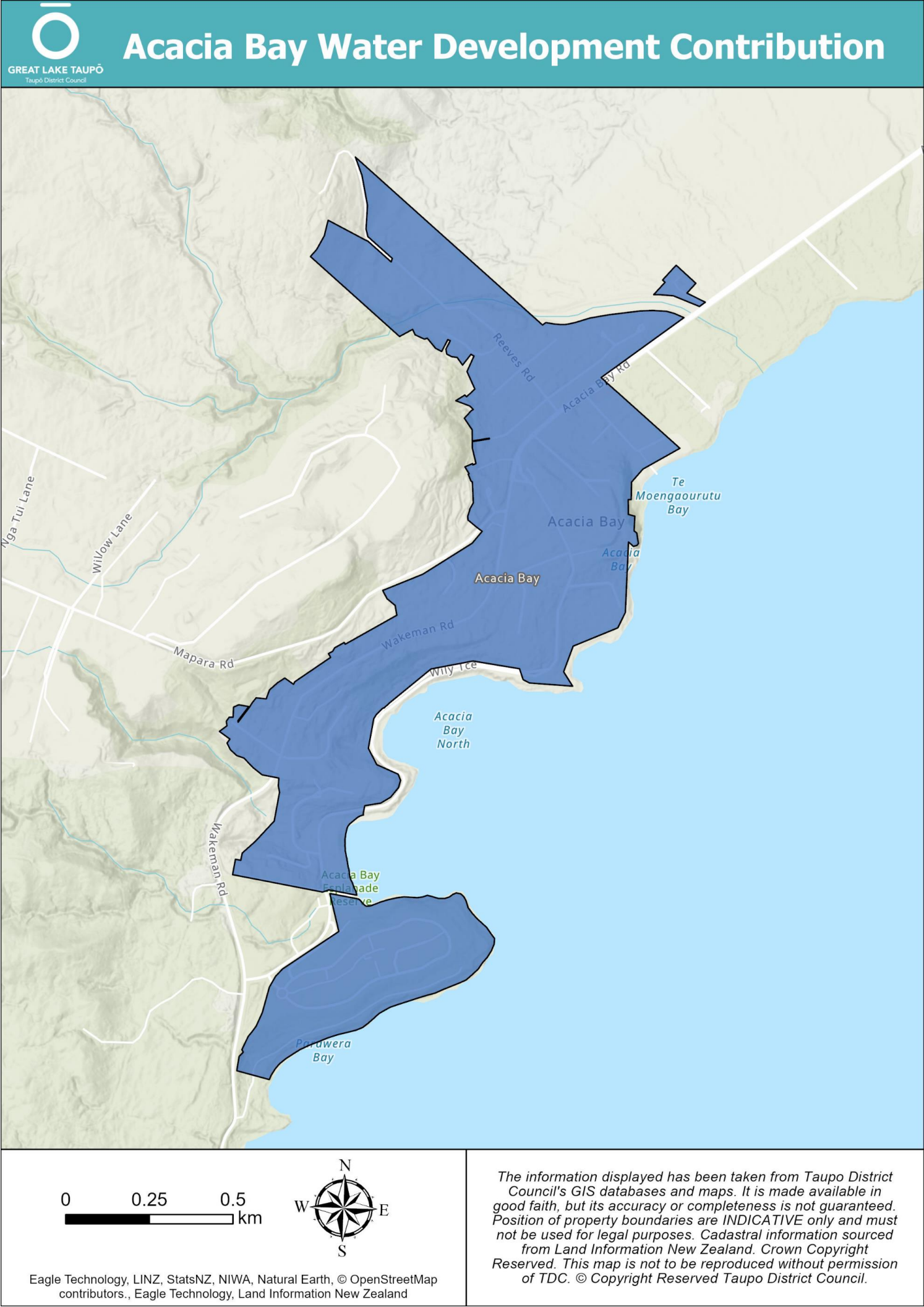
The maps in this section outline the boundaries of the catchments within which development contributions will apply.

WATER CATCHMENT MAPS

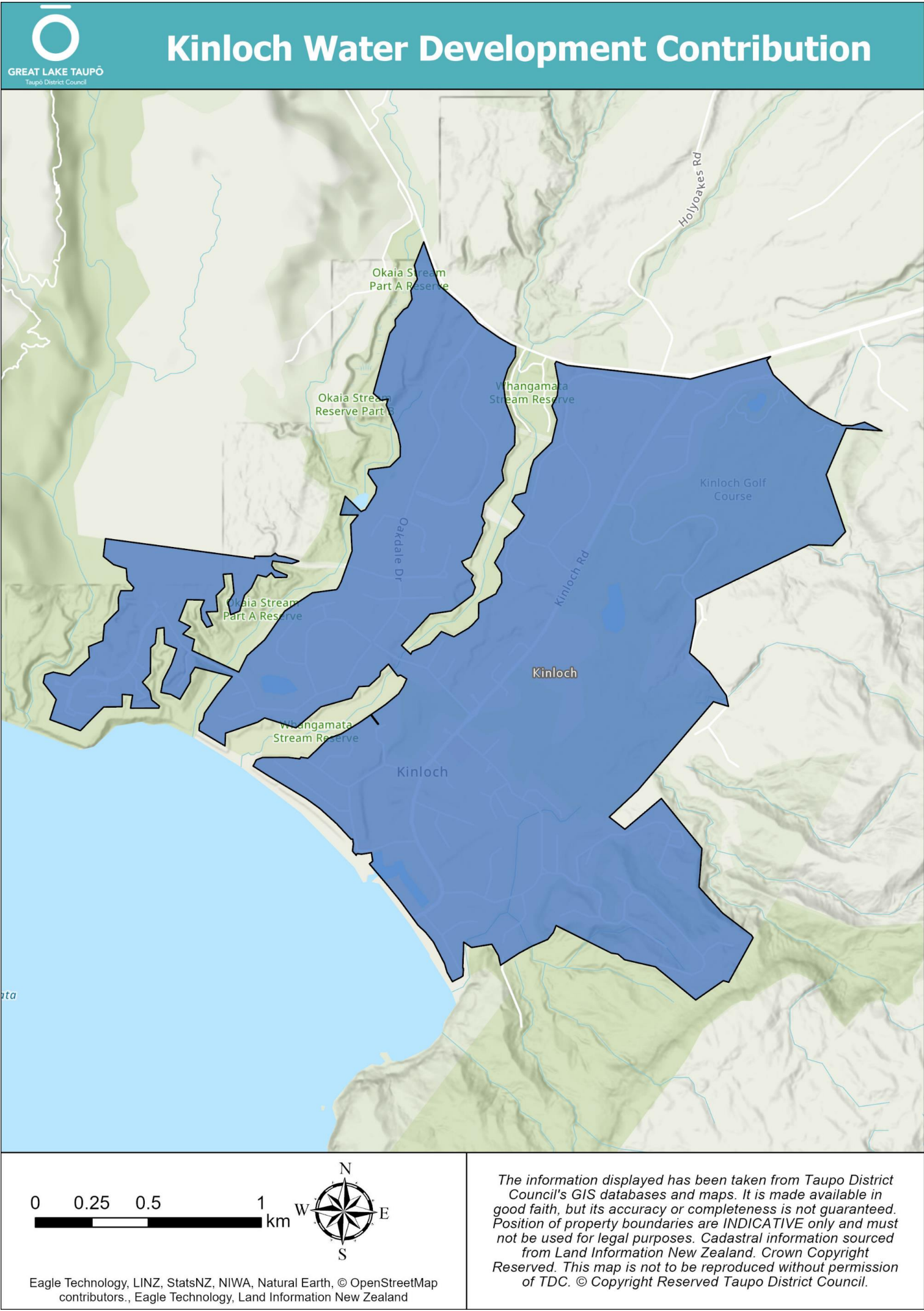
WATER SUPPLY CATCHMENT AREA – TAUPŌ NORTH, TAUPŌ CENTRAL, TAUPŌ SOUTH



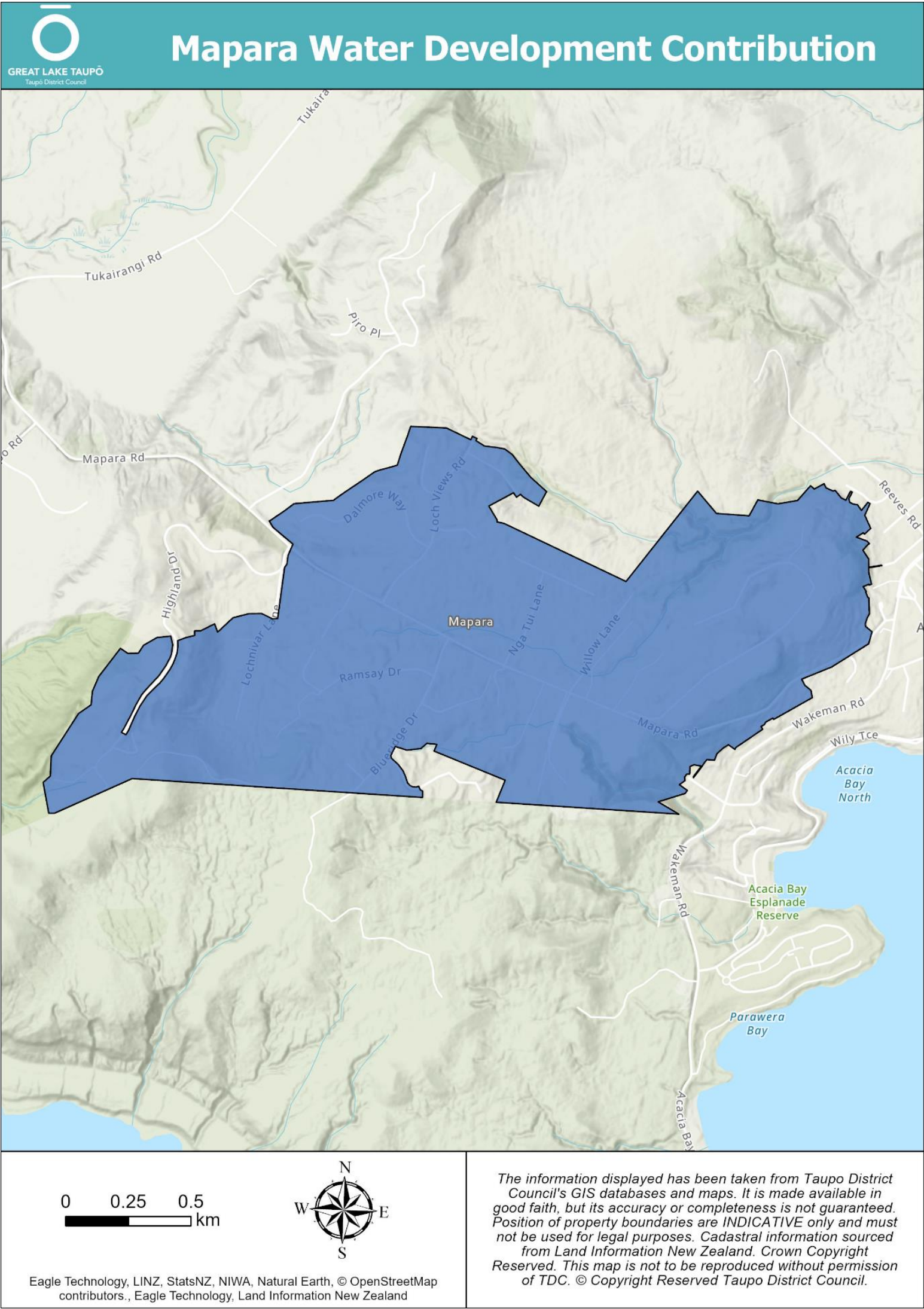
WATER SUPPLY CATCHMENT AREA – ACACIA BAY



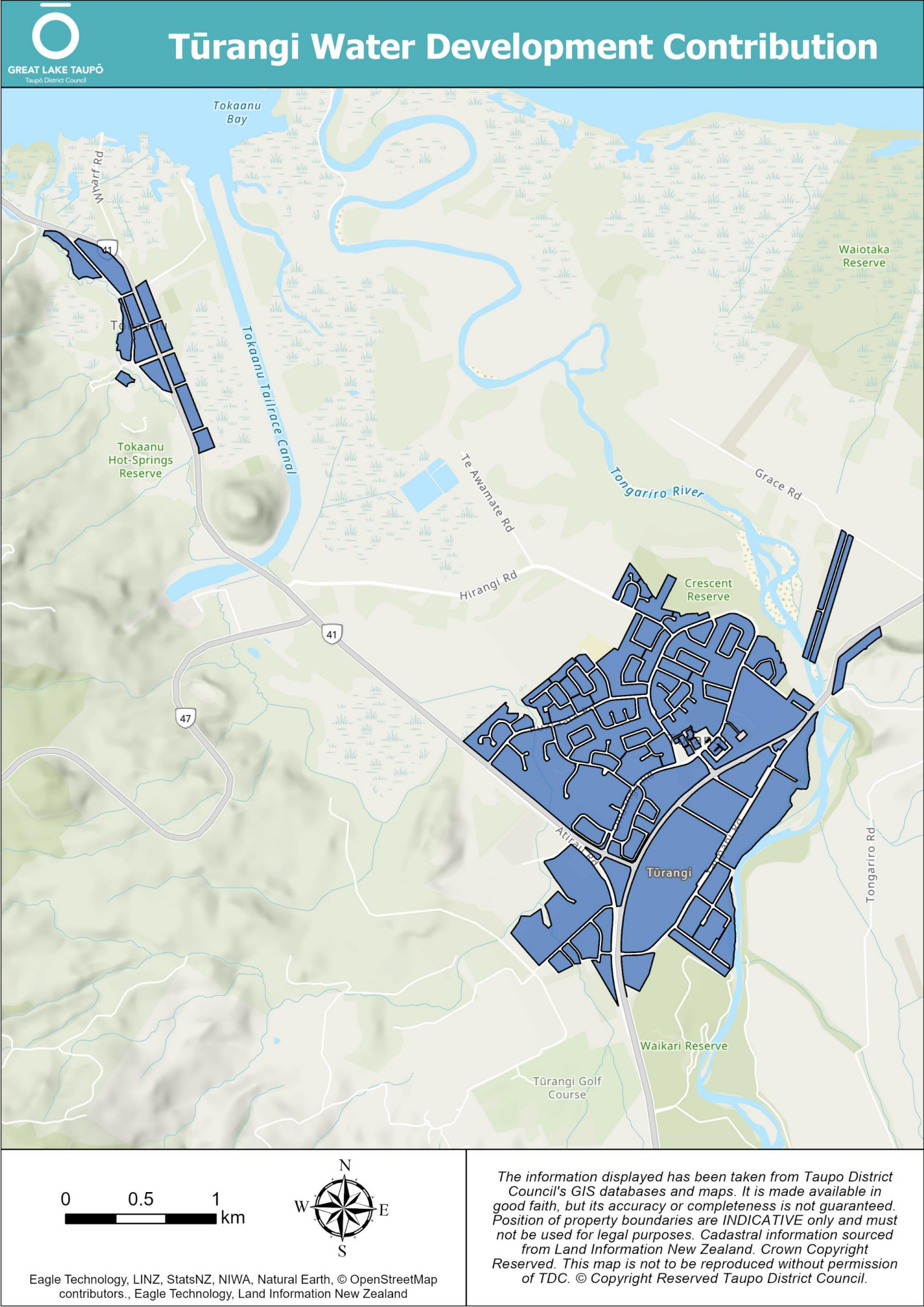
WATER SUPPLY CATCHMENT AREA – KINLOCH



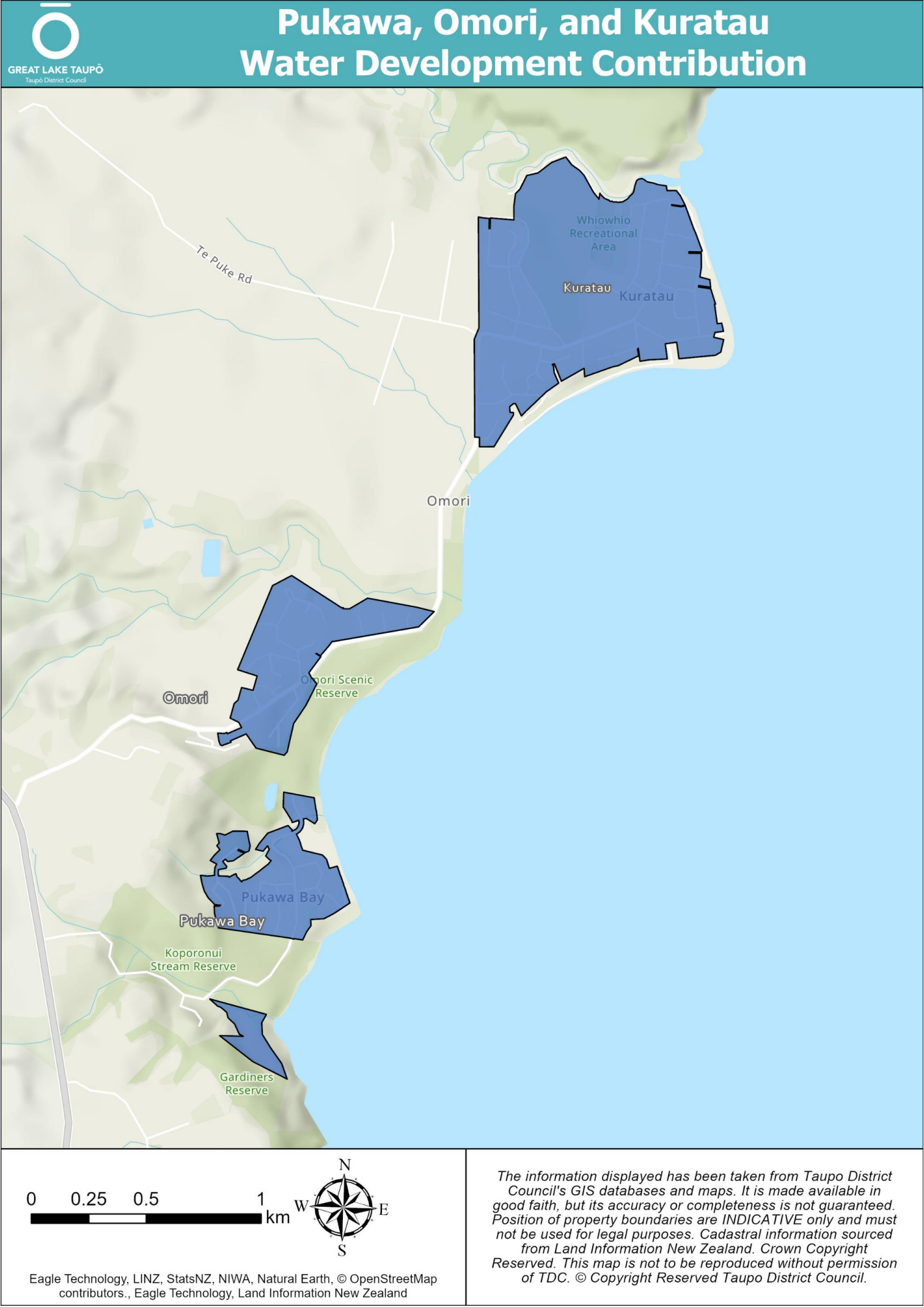
WATER SUPPLY CATCHMENT AREA – MAPARA



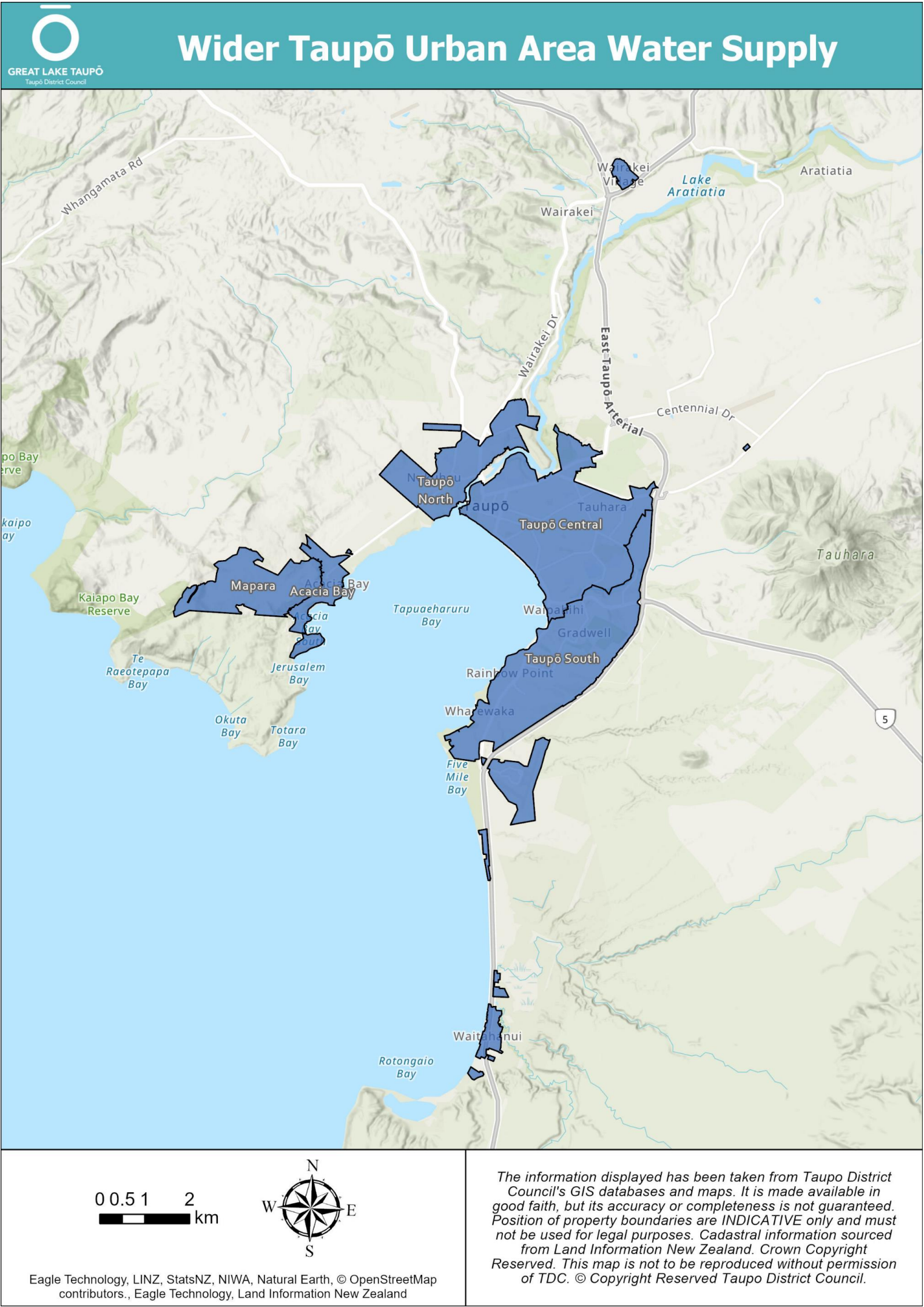
WATER SUPPLY CATCHMENT AREA – TŪRANGI



WATER SUPPLY CATCHMENT AREA – PUKAWA, OMORI, KURATAU

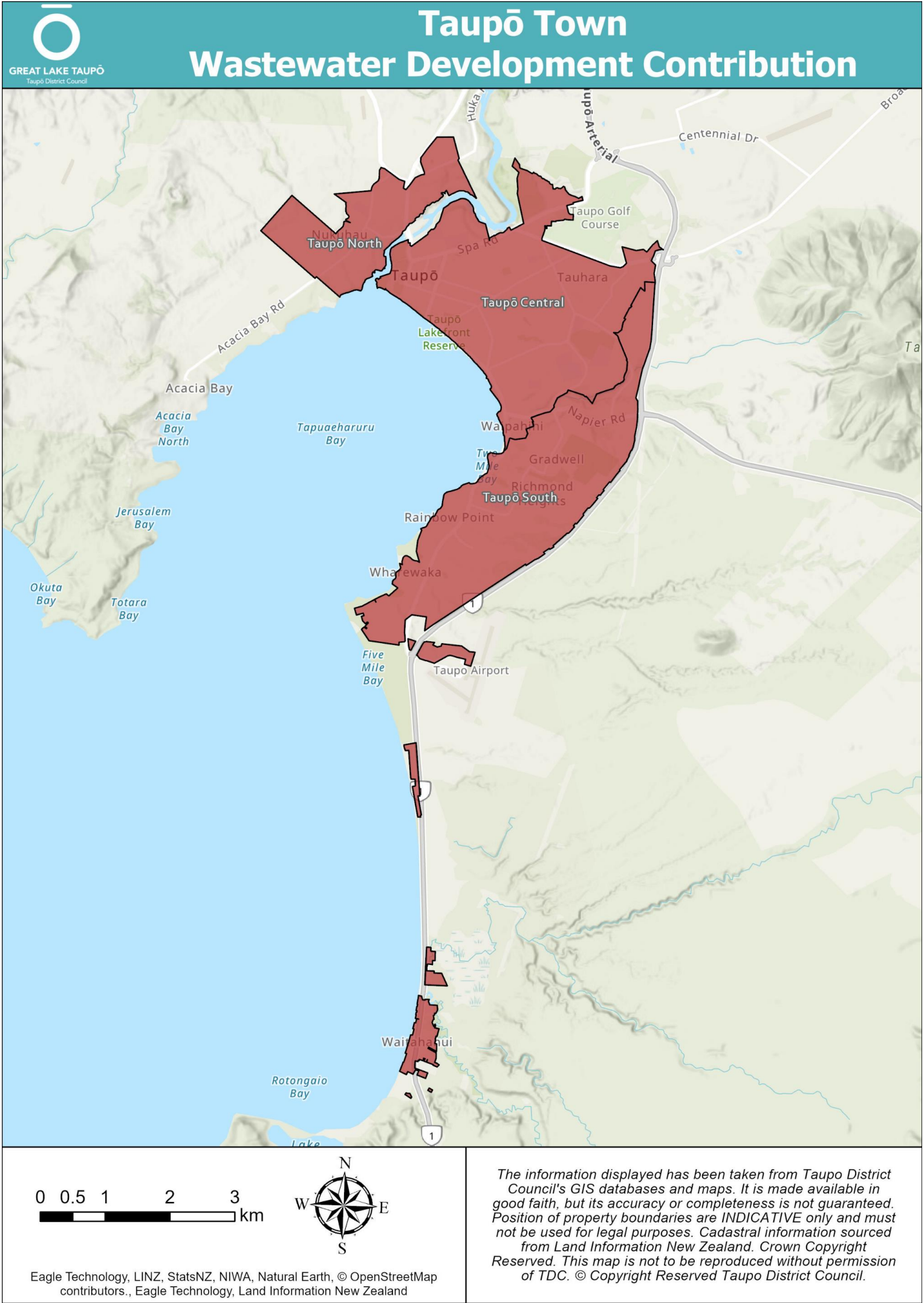


WATER SUPPLY CATCHMENT AREA – WIDER TAUPŌ URBAN AREA

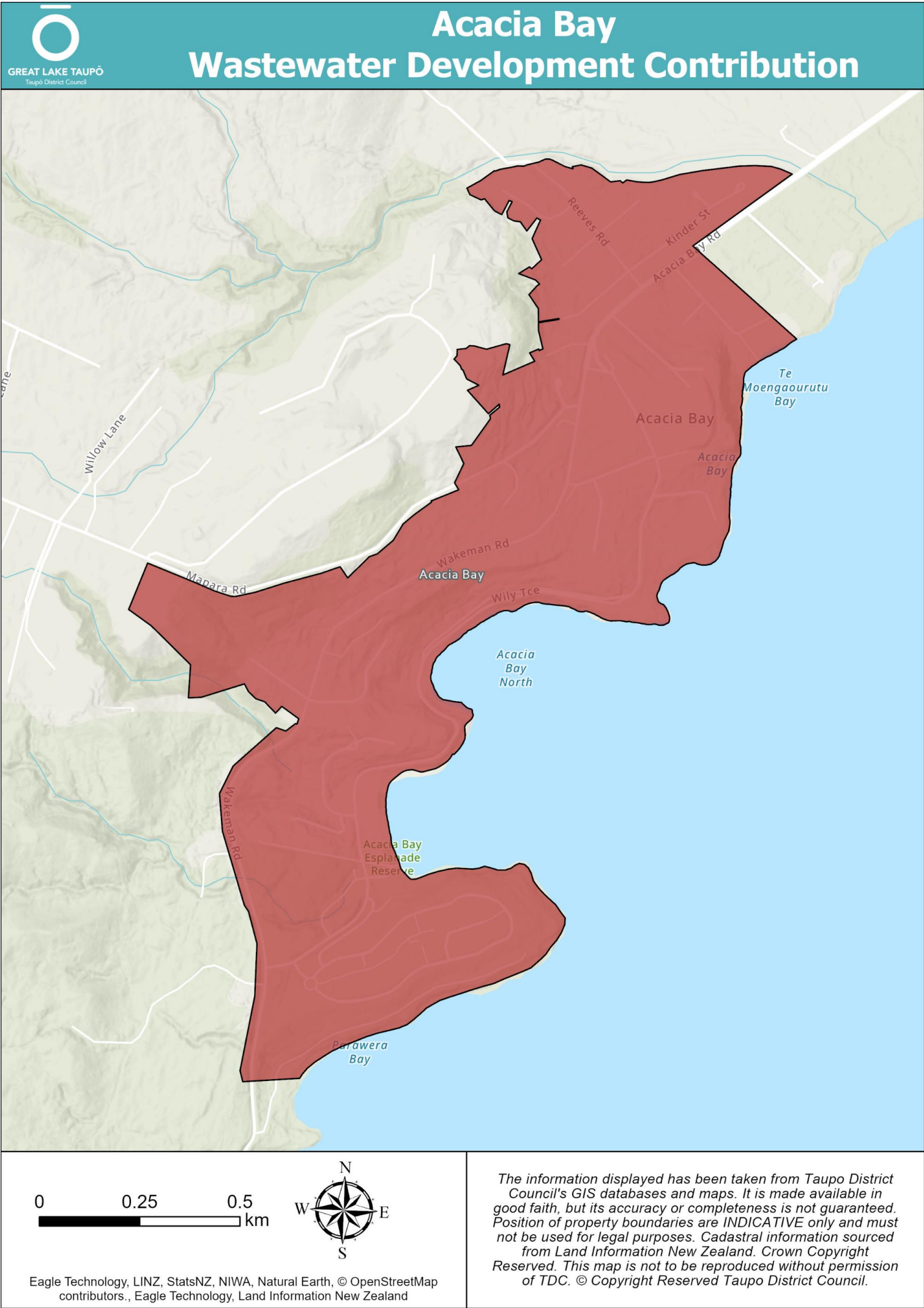


WASTEWATER CATCHMENT MAPS

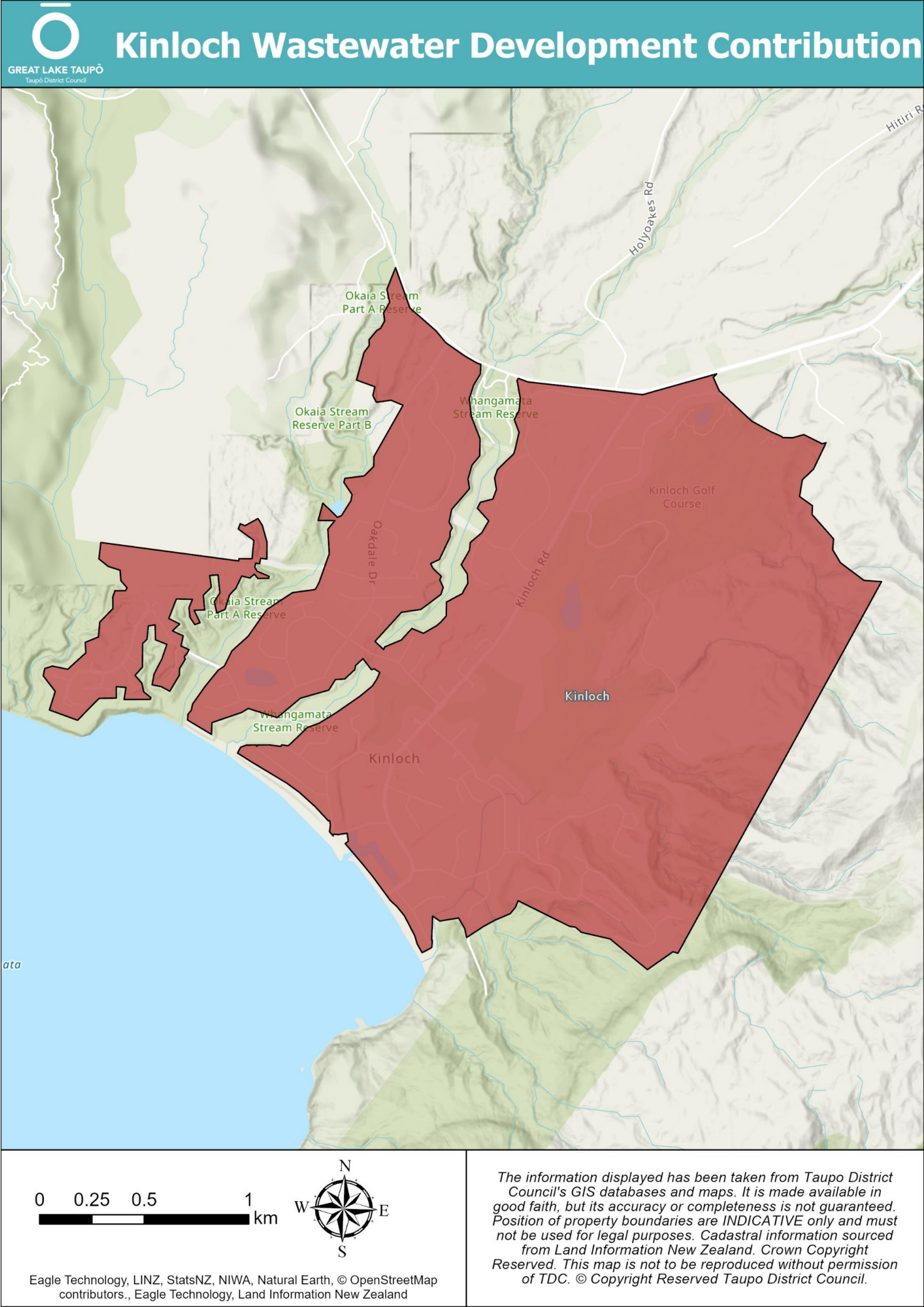
WASTEWATER INFRASTRUCTURE CATCHMENT AREA – TAUPŌ NORTH, TAUPŌ CENTRAL, TAUPŌ SOUTH



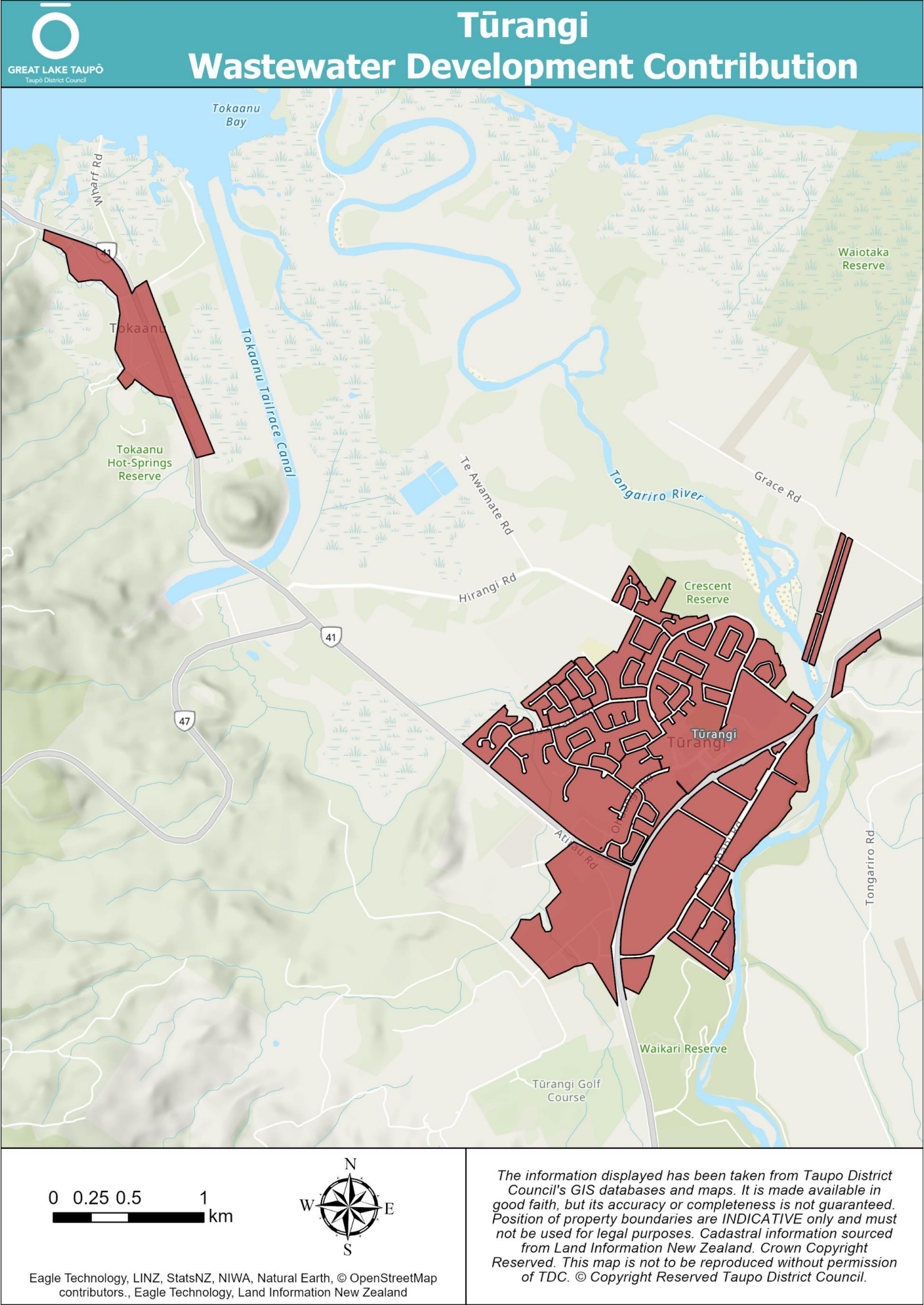
WASTEWATER INFRASTRUCTURE CATCHMENT AREA – ACACIA BAY



WASTEWATER INFRASTRUCTURE CATCHMENT AREA – KINLOCH



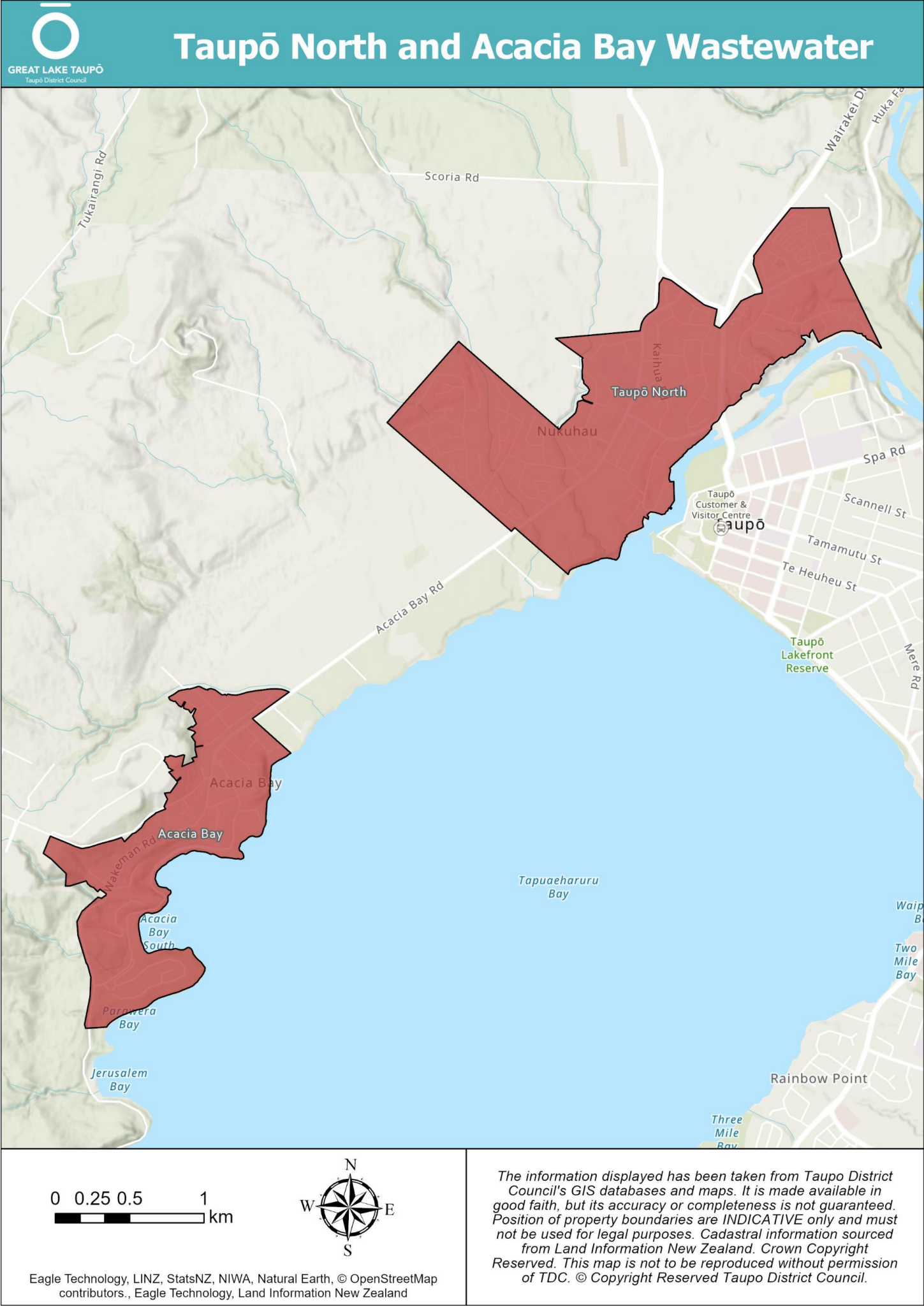
WASTEWATER INFRASTRUCTURE CATCHMENT AREA – TŪRANGI



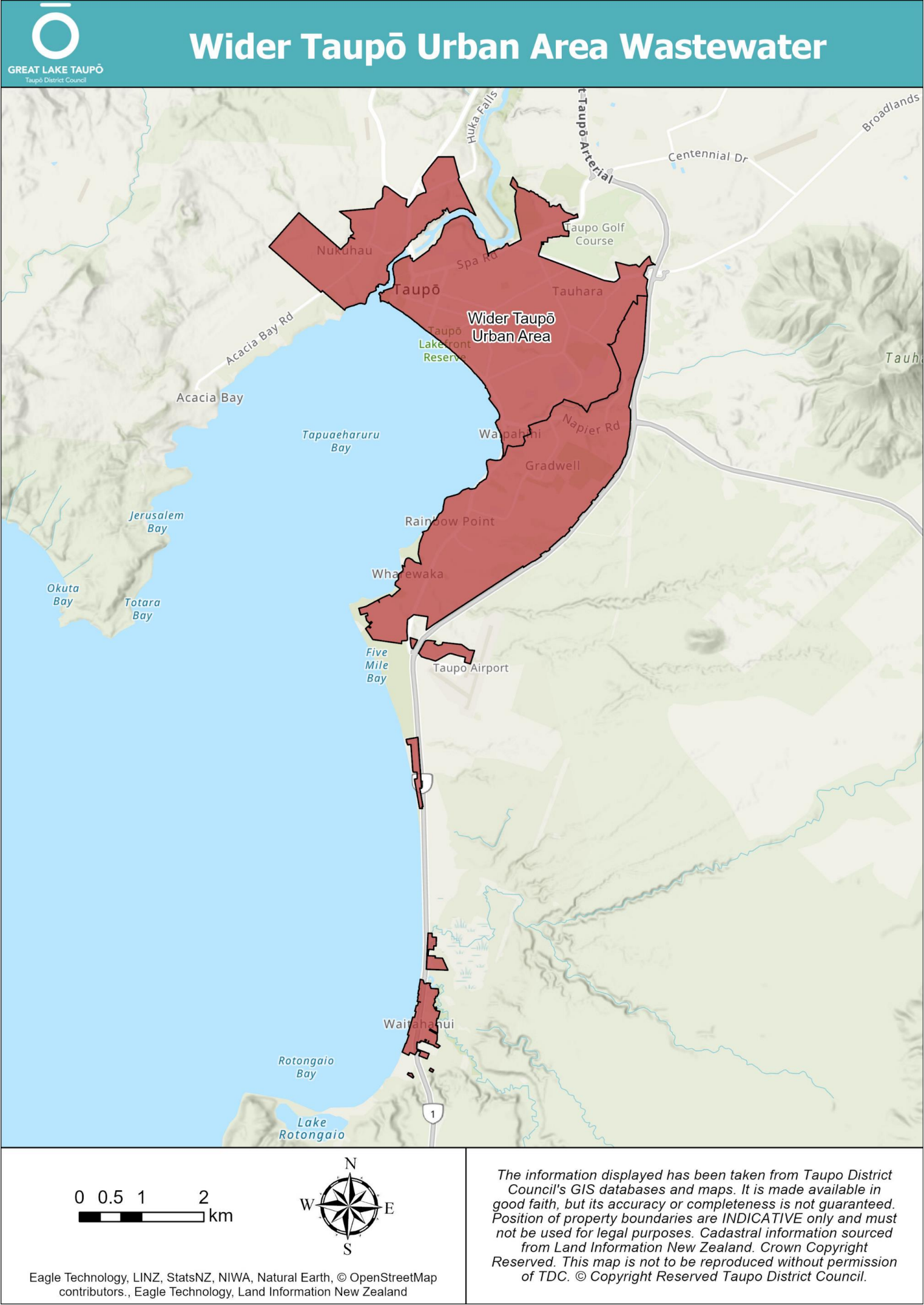
WASTEWATER INFRASTRUCTURE CATCHMENT AREA – MANGAKINO



WASTEWATER INFRASTRUCTURE CATCHMENT AREA – TAUPŌ NORTH AND ACACIA BAY

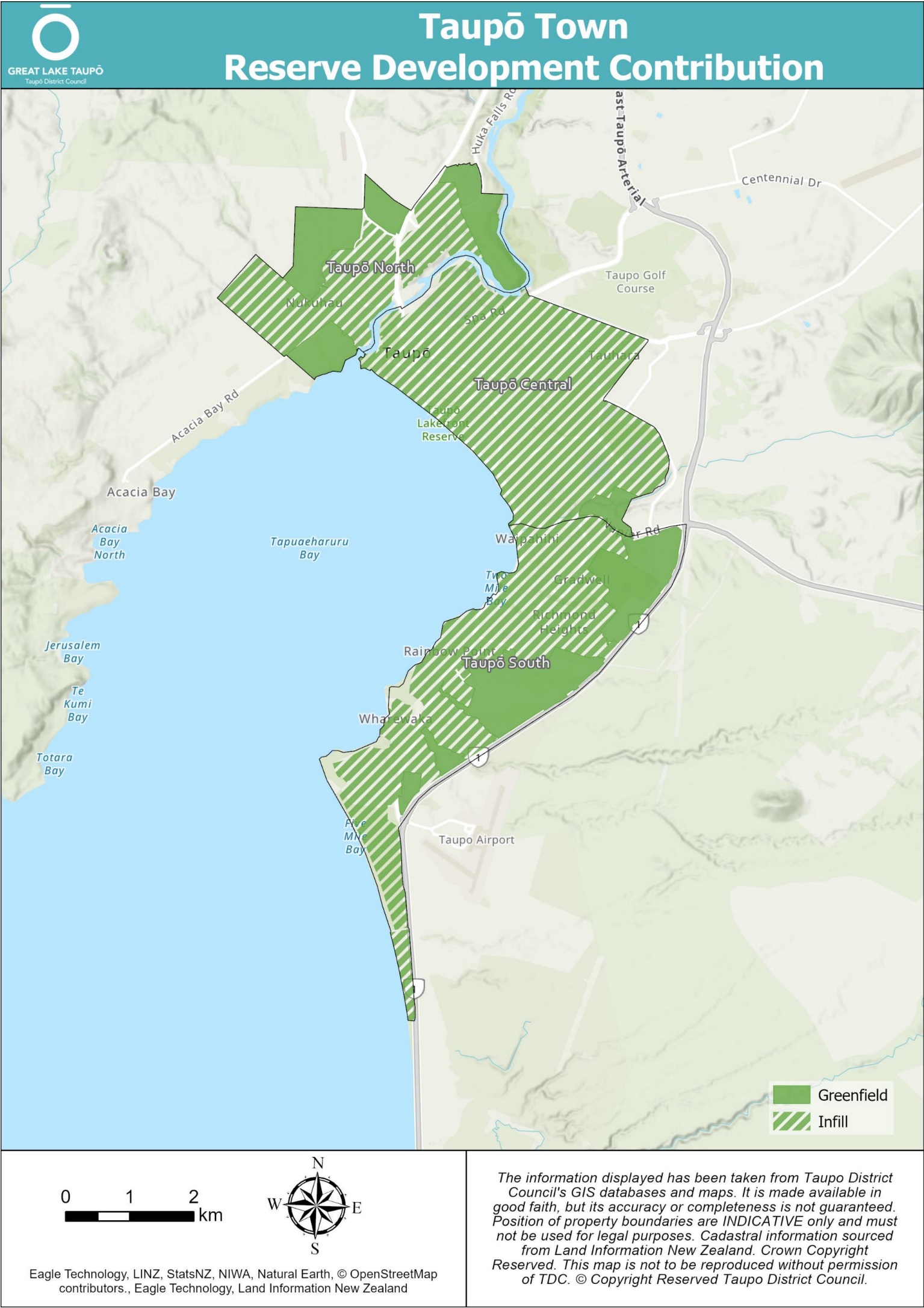


WASTEWATER INFRASTRUCTURE CATCHMENT AREA – WIDER TAUPŌ URBAN AREA

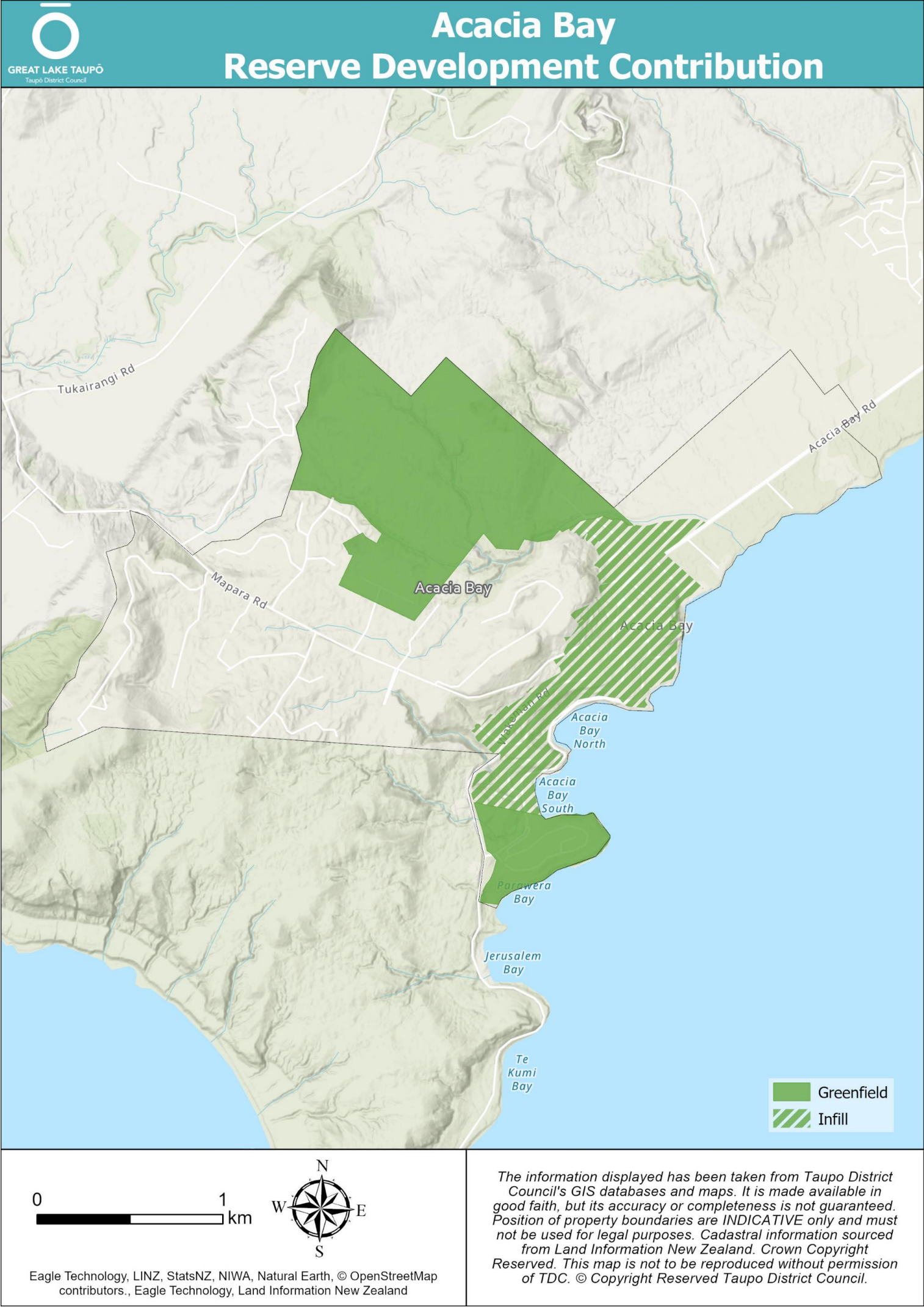


RESERVES CATCHMENT MAPS

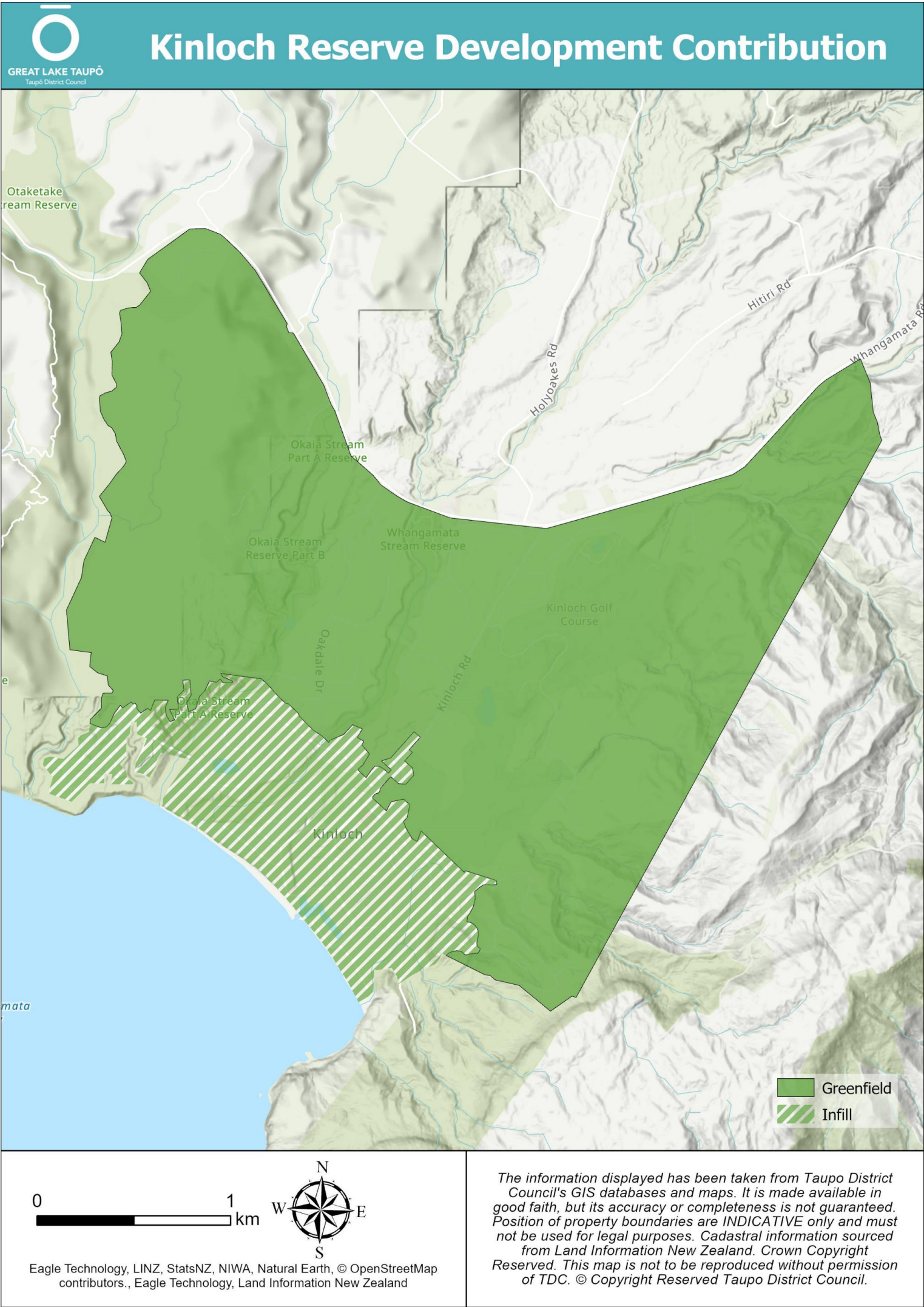
PARKS & RESERVES CATCHMENT AREA – TAUPŌ NORTH, TAUPŌ CENTRAL, TAUPŌ SOUTH



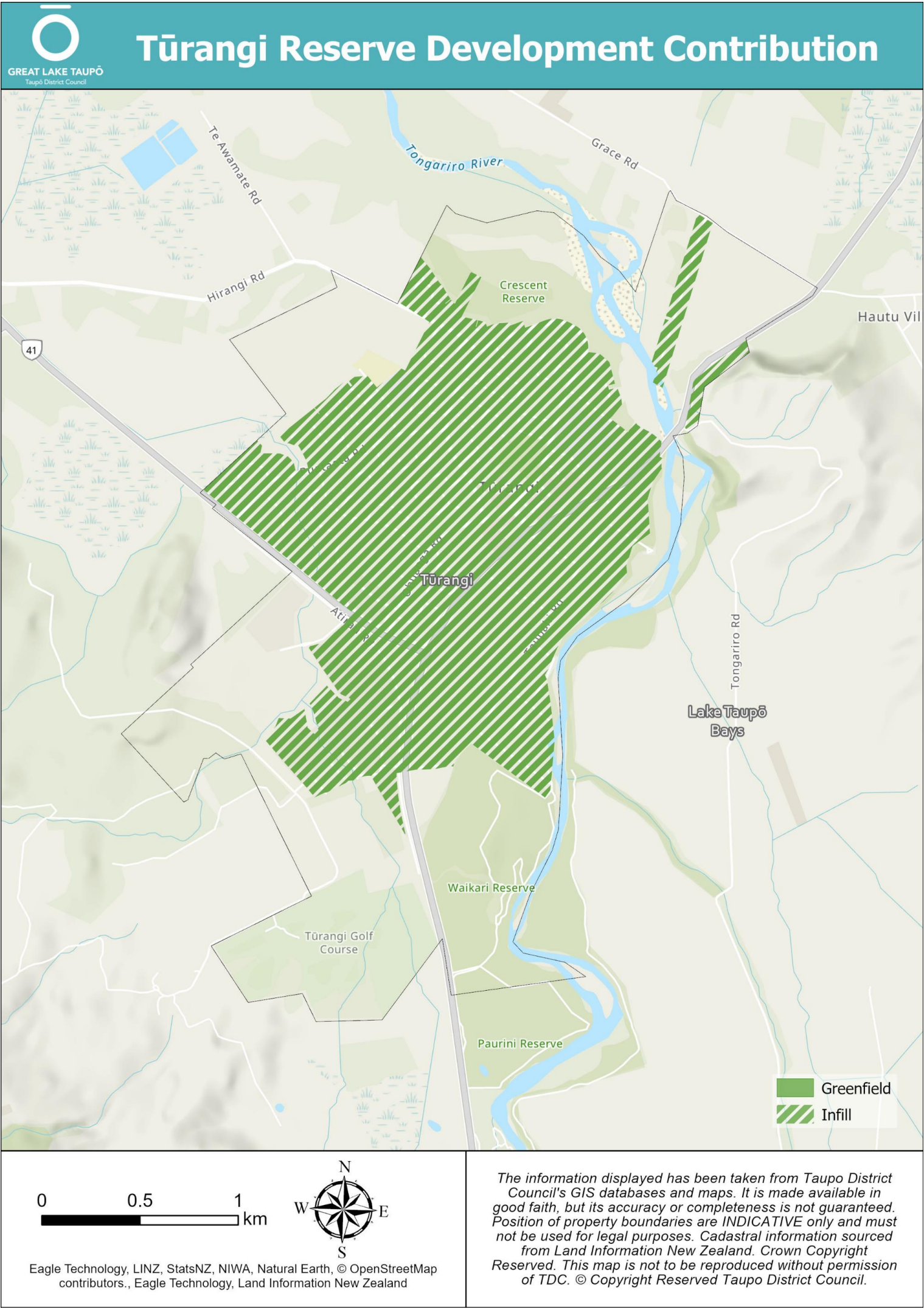
PARKS & RESERVES CATCHMENT AREA – ACACIA BAY



PARKS & RESERVES CATCHMENT AREA – KINLOCH



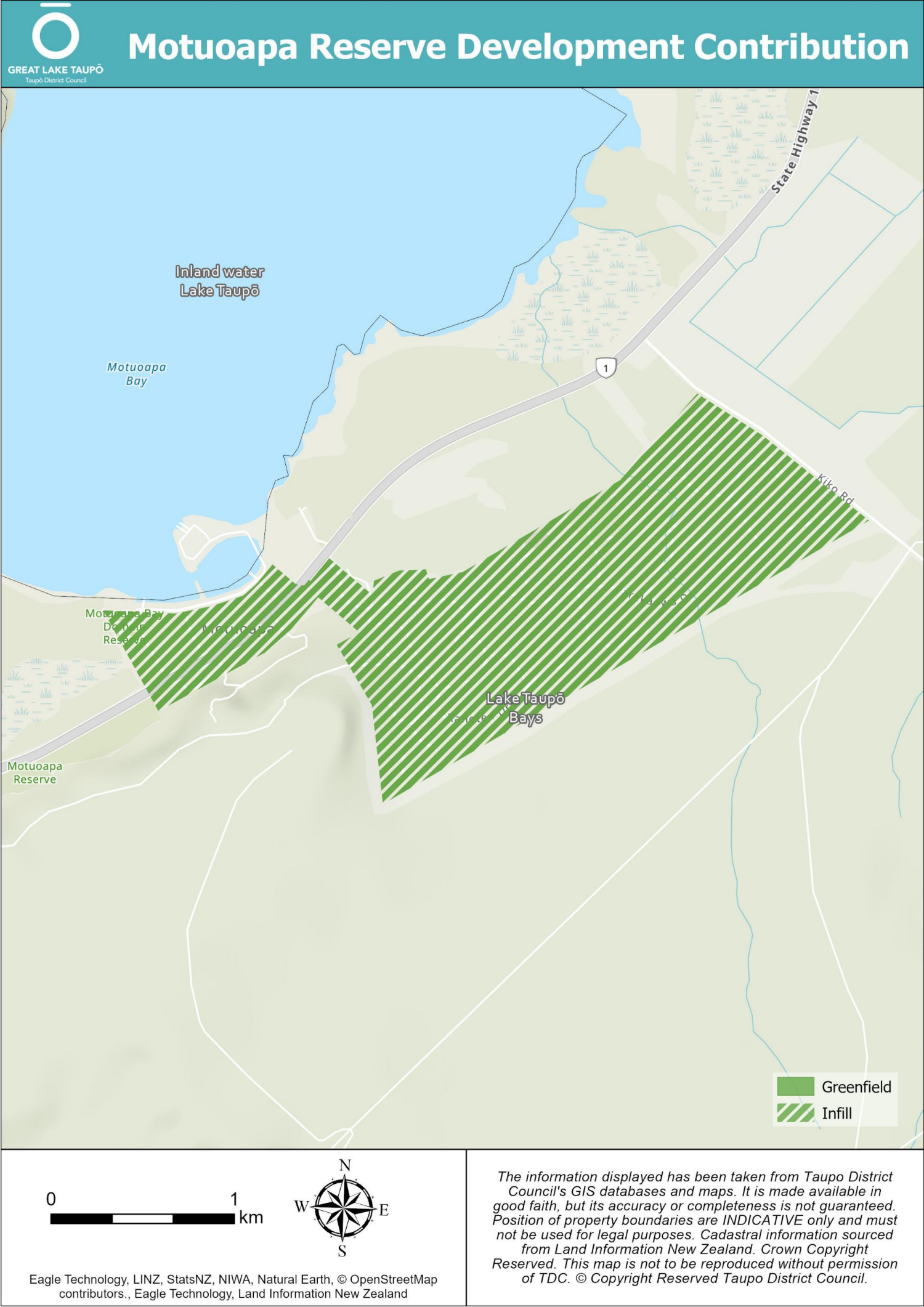
PARKS & RESERVES CATCHMENT AREA – TŪRANGI



PARKS & RESERVES CATCHMENT AREA – PUKAWA, OMORI, KURATAU



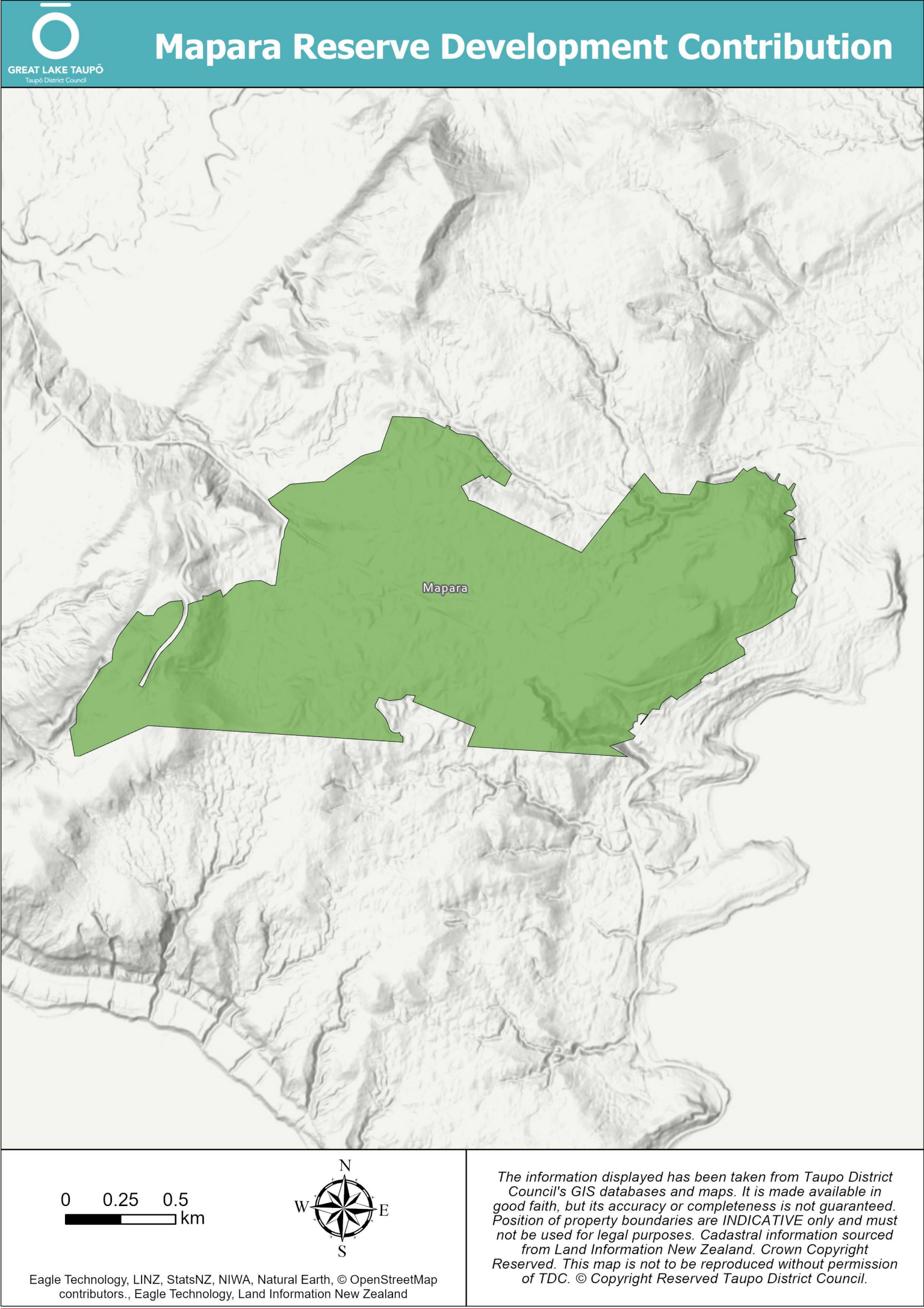
PARKS & RESERVES CATCHMENT AREA – MOTUOAPA



PARKS & RESERVES CATCHMENT AREA – MANGAKINO



PARKS & RESERVES CATCHMENT AREA – MAPARA



TRANSPORT NETWORK CATCHMENT MAPS

TRANSPORT NETWORK CATCHMENT AREA – TAUPŌ-KINLOCH TRANSPORT CORRIDOR



5.2 ALIGNING THE RATING DIFFERENTIALS FOR SETTING THE GENERAL RATE

Author: Toni Wilkinson, Revenue Manager

Authorised by: Sarah Matthews, General Manager Organisation Performance

TE PŪTAKE | PURPOSE

The purpose of this report is to:

- review the differential rating factors,
- consider the funding needs of Council, in line with section 101(3) of the Local Government Act 2002 (LGA), and
- consider proposed changes from Council Officers to address the equity of industrial/commercial properties where some are assessed for rates on a differential of 1.8 and others on a differential of 1.

WHAKARĀPOPOTOTANGA MATUA | EXECUTIVE SUMMARY

Section 101 of the LGA relates to Financial Management, and it requires Council to consider the benefits properties receive from Council services in relation to each other, whether they put more burden on services, their ability to pay, and the overall impacts the allocation of rates liability has on the needs of the community. The relevant section of the act is below:

- (1) A local authority must manage its revenues, expenses, assets, liabilities, investments, and general financial dealings prudently and in a manner that promotes the current and future interests of the community.
- (2) A local authority must make adequate and effective provision in its long-term plan and in its annual plan (where applicable) to meet the expenditure needs of the local authority identified in that long-term plan and annual plan.
- (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 current and future social, economic, environmental, and cultural well-being of the community.

Council Officers have considered factors in the relevant sections of the LGA and are recommending removing the Electricity Generation and Utility Assets and Network differential rating categories and including these properties within the Industrial/Commercial differential rating category and thereby aligning the differential rating factor.

This review is recommended, in alignment with the LGA, as the inequitable rating differential factors are impacting general rates and causing disparities in rates increases. These disparities are picked up by other ratepayers, which has largely been the residential sector in recent years; making rates more unaffordable for homeowners who are already challenged by cost of living increases.

The general rate is assessed on the capital value of properties differentially, based on land use. As per the Revenue and Financing Policy the general rate funds: community engagement, community grants, building compliance and development, district plan compliance, health and liquor licences, parking, transport, community facilities, parks reserves and sports grounds, AC Baths, Turtle Pools, Mangakino Community Pool, Great Lake Centre, Taupō Events Centre, Libraries, Taupō Museum and Art Gallery, community halls, public toilets, housing for the elderly, litter control, stormwater, future planning, investments, Council property, destination marketing and economic development. This funding allocation was explained and reviewed in the Council workshop on 5 October 2023.

Current rating policy includes an inconsistent approach to how general rates are assessed. The differential factors for setting the general rate haven't changed since the 2012-13 rating year when capital value rating was introduced. As the table below outlines Electricity Generation and Utility Assets and Network rating

units are not rated the same as all other properties used for either Industrial or Commercial purposes. Instead, they are rated on the same basis as Residential and Rural properties. The current differential factors are shown in table 1 below.

Table 1.

Property Categories	Current Differential Factors
Residential	1.000
Rural	1.000
Utility Assets and Networks	1.000
Electricity Generators	1.000
Industrial/Commercial	1.800
Accommodation	1.800
Other	1.000

The pressing financial demands on Council and the rates affordability issues faced by property owners with the cost of living and interest rate rises requires Council to act responsibly and in the best interests of the whole community. It is reasonable, fair and rational to treat all industrial/commercial ratepayers equally when assessing rates. Consideration must be given to the ability to pay and fairness and equity to all ratepayers in these uncertain financial times and Council must consider the overall impact on the well-being of the community.

The proposed differential factors are shown in table 2 below and after considering section 101(3)(a) and 101(3)(b) of the LGA (refer above) the reason for this change is not driven by an update to the funding needs of each activity as per section 101(3)(a); it is more based on updating the overall impact of the allocation of liability for revenue needs on the current and future social, economic, environmental, and cultural well-being of the community as per section 101(3)(b)).

Table 2.

Property Categories	Proposed Differential Factors
Residential	1.000
Rural	1.000
Utility Assets and Networks	1.800
Electricity Generators	1.800
Industrial/Commercial	1.800
Accommodation	1.800
Other	1.000

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That Council supports the Council Officer's proposal:

1. for changes to be made to the differential rating factors to address equity issues through the 2024-34 Long-term Plan processes; and
2. directs Officers to begin early engagement with Electricity Generators and Utility Assets/Network ratepayers to discuss proposed changes with these sectors; and
3. to ensure Electricity Generator and Utility Assets/Network ratepayers have early awareness of potential changes and the reasons why, over and above and in addition to normal consultation required by the legislative Long-term Plan consultation process.

TE WHAKAMAHUKI | BACKGROUND

The proposal has been presented to Council at a workshop on: 7 November 2023.

The 2012–22 Long Term Plan introduced a change from a land value to a capital value rating system for the Taupō district, it proposed to implement a fairer pure rating system without rating differentials. However, in response to feedback and as a consequence of submissions differentials were included in the final 2012-22

Ordinary Council Meeting Agenda

28 November 2023

LTP. Despite including rating differentials, this was a significant change, where the incidence of rates shifted between differential rating categories, communities and even properties next door to each other. A three-year transitional rates remission policy was introduced to help smooth the effects of moving to a capital value rating system.

The Electricity generator and Utility Assets and Networks sector were each significantly impacted from the change to the capital value rating system.

Electricity Generators

In 2005 Council negotiated an agreement with the four electricity generators whose total output exceeded 30,000 MWh each year (Mighty River Power, Contact Energy, Genesis and Tuaropaki) The generators agreed to pay \$1.2 million rates collectively. They divided this sum amongst themselves *according to their own formula*. The agreement increased their general rates each year by the District's average increase in the previous year. The original agreement expired in June 2011, but was rolled over for twelve months to expire on 30 June 2012. Other electricity generators that did not exceed 30,000 MWh each year were rated on their land value on a differential factor of 2 under the industrial/commercial differential rating category.

There had been substantial growth in generation capacity since the agreement was signed and Council expected that the total share of rates would increase, as you would expect for any growing industry – if anyone else builds a new factory, or buys an additional house, they expect their total rates bill to increase too.

Council needed to decide how to rate the industry as a whole and recognised that capital value rating would cut the rates paid by some large generators (e.g., Contact Energy) while increasing the rates paid by others (Mighty River Power, Genesis). While the cost relativities among generators changed as a result of Council's rating changes, the prior relativities were privately adopted and were not subject to Council analysis or review. The transition from an agreement to a public rating system impacted particularly on hydro generators, due to the bespoke settings in the cost allocation developed and adopted by generators themselves.

Council staff met with the generators party to the agreement and explained what was being proposed. The difference between the land value and the capital value is obviously significant for power stations and therefore so are the increases to rates assessed. They were invited to contact Council to discuss any specific concerns, but until the draft LTP was published, none had done so. In adopting its draft LTP, Council therefore believed that generators were broadly in agreement with Council's approach. This was not the case and lawyers were engaged to challenge Council's decision.

Utility Assets and Networks

Under the land value rating system rates payable by the Utility Assets and Networks sector were proportionately low. This is because many of the rating units had no land value as such as they hold the lengths of pipes or cabling. These properties paid no general rates, just the uniform annual general charge. A change to capital value rating meant the value of the assets would now be assessed for rates through the improvement value of the rating unit.

Table 3 below shows the outcome in shifts in the incidence of rates from a land value (LV) based rating system in 2011-12 to a capital value (CV) rating system in 2012-13 and how the incidence of rates would have impacted sectors without the agreement with the electricity generators under a continued land value-based rating system.

Table 3.

Category	LV 2011/12	CV 1.8 three year phasing	LV 2012/13
Residential	53.6%	52.5%	55.1%
Accommodation	4.6%	4.7%	4.8%
Utilities and Power Stations	5.7%	7.6%	1.3%
Ind/com	10.7%	10.2%	11.1%
Rural	25.0%	24.0%	27.0%
Other	0.5%	1.0%	1.0%

NGĀ KŌRERORERO | DISCUSSION

Council now needs to review the current differential factors for the rating categories as any potential changes must be considered through a legislated consultative procedure and the 2024-34 Long-term Plan process is the segue for this.

Even after scrutinising every single Council operating cost and rationalising budgets as much as possible, examining projects to determine which ones are essential and realistic to deliver and postponing a portion of depreciation, the 2023-24 Annual Plan included a 9.1% rates increase. This increase comes at a time where rates affordability is tight. Information published by Stats NZ shows that household living costs have increased by 7.4% in the 12 months to September 2023 quarter, with food prices increasing by around 12% for the average household over the same period. This was the main contributor to higher living costs for most household groups followed by interest payments.

Increases in the household living-costs price indexes (HLPs), which measure how inflation affects 13 different household groups, shows that ten of the 13 household groups, plus the average household saw a higher annual increase in the 12 months to the September 2023 quarter compared with the 12 months to the June 2023 quarter.

This increase in household living costs is experienced similarly across different household types:

- average household was 7.4 percent
- beneficiaries was 6.7 percent
- Māori was 7.4 percent
- superannuants was 6.7 percent
- highest-spending households was 7.7 percent
- lowest-spending households was 7.2 percent.

Legislation requires that revaluations are conducted every three years and there have been 4 district-wide revaluations since rates have been assessed on capital value - 2013, 2016, 2019 and 2022. Property market factors through sales prices have a clear influence on the result of district wide revaluations and the Rating Valuations Act 1998 requires that there are different methods of assessing property values based on their property type. Revaluations have had a clear impact on the incidence of rates since the three-year capital value transitional rates remission policy ceased. The percentage of general rates paid between the differential rating categories is shown in table 4 below and the highlighted columns show how a district wide revaluation changes 'who pays' the general rate.

Table 4.

Differential rating category	% of general rate paid by sector									% of total rates paid by sector
	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	
Rural	25.3%	25.6%	26.8%	26.7%	26.6%	24.9%	24.6%	24.7%	23.3%	15.5%
Industrial/Comm	11.9%	12.0%	11.4%	11.3%	11.2%	10.8%	11.0%	11.0%	9.9%	8.6%
Accommodation	4.4%	4.5%	4.1%	4.1%	4.0%	3.9%	3.9%	3.9%	3.4%	3.5%
Other	0.7%	0.7%	0.7%	0.7%	0.8%	0.7%	0.7%	0.8%	0.8%	0.9%
Residential	43.0%	43.3%	43.5%	43.9%	44.3%	48.3%	48.2%	48.5%	54.1%	65.2%
Electricity Generators	11.7%	11.5%	10.7%	10.5%	10.5%	9.2%	9.1%	9.0%	6.5%	4.6%
Utility Assets and Network	2.5%	2.5%	2.7%	2.8%	2.8%	2.3%	2.2%	2.2%	2.0%	1.2%

Table 5 below shows how the values changed for the differential rating sectors in the 2022 revaluation where the average increase for residential properties was 72%.

Table 5.

2022 District-Wide Revaluation impacts	
Differential rating category	% increase
Residential	72%
Accommodation	35%
Utilities	43%
Electricity	11%
Industrial/Com	39%
Rural	45%
Other	56%

Table 6 below details the current proportion (incidence) of total rates and how this may be impacted by aligning the rating differential for all industrial/commercial properties on all sectors throughout the district, removing the preferential treatment for Electricity Generators and Utility Assets and Networks. The information has been modelled using the 2023-24 Annual Plan budget and property information.

Table 6.

Differential rating category	2023-24 Annual Plan proportion of the total rates (current differentials)	2023-24 Annual Plan proportion of the total rates (if proposed differentials were in place)
Residential	65.2%	63.0%
Industrial/Com	8.6%	8.2%
Other	0.9%	0.9%
Accommodation	3.5%	3.3%
Rural	15.5%	14.5%
non rateable	0.4%	0.4%
Electricity	4.6%	7.7%
Utilities	1.2%	2.0%
Total Electricity and Utilities	5.8%	9.6%

Since 2012, the proportion of total general rates paid by Electricity Generators and Utility Assets/Networks has over time reverted back to a similar amount paid under a land value-based rating system.

Council Officers have assessed the 2 clear options (which includes a status quo or do nothing option). Council Officers recognise that there could be a middle-ground option (e.g. reducing the commercial differential) but this was not assessed as it would go against past assessments of what the commercial differential should be (which took into account tax deductibility, which remains relevant) and would not ease pressure on the residential sector which has been heavily impacted from recent revaluations.

NGĀ KŌWHIRINGA | OPTIONS

Analysis of Options

Option 1. Status quo, continue to assess rates on Electricity Generators and Utility Assets/Networks on the same basis as residential properties on a rating differential of 1.

Advantages	Disadvantages
<ul style="list-style-type: none"> Less risk of legal challenge. 	<ul style="list-style-type: none"> Not in alignment with assessments when applying Section 101 of the LGA. Affordability concerns for ratepayers due to other sectors within the Taupō district covering the costs of the discount for Electricity Generators and Utility Assets/Networks ratepayers. Perception of unfairness in commercial sector.

Option 2. Treat all industrial/commercial properties the same when assessing the general rate and align the Electricity Generators and Utility Assets/Networks with all other industrial/commercial properties.

Advantages	Disadvantages
<ul style="list-style-type: none"> A fairer rating system, with all in the industrial /commercial sector treated the same. Affordability concerns considered, particularly for residential ratepayers. Aligns with Council Officer's assessment of Section 101 of the LGA. 	<ul style="list-style-type: none"> Risk of legal challenge.

Analysis Conclusion:

Option 2 is the preferred option. In New Zealand electricity is generated by 4 major electricity generating companies. 3 of these, Genesis Energy, Mercury and Contact Energy are ratepayers within the Taupō District. Genesis Energy and Mercury operate under a mixed ownership model in which the government holds a majority stake, while Contact is a private sector company. Most of the geothermal power generation in New Zealand is situated in the Taupō Volcanic Zone. Large hydroelectric power schemes have been built in the Central Plateau region of the North Island and these are ratepayers within the Taupō District. An August 2023 Consumer media release reports that combined, the top four Electricity Generators – that's Meridian, Contact, Genesis and Mercury made \$2.7 billion in operating profits, which equated to around \$7.4 million profit every day over the past 12 months. The Electricity Generator companies who pay rates in the Taupō District made sizeable profits – Mercury made \$841m, Contact made \$573m and Genesis made \$523.5m.

The Utility Assets/Network rating units hold:

- The Council's Three Waters networks/infrastructure
- Telecommunication networks
- Electricity transmission and distribution networks
- Gas transmission and distribution networks
- Postal networks

Other than the Council owned infrastructure these rating units hold assets that are used for industrial/commercial purposes and exist to generate revenue. To avoid collecting rates that are to be paid by the Council from revenue collected - a 100% rates remission policy is in place for the Three Waters Council owned rates assessments.

Electricity Generators and Utility Assets/Networks ratepayers are 'big business' in the Taupō District and make up the landscape of who the community is as a whole. It is prudent for Council to ensure their contribution to the Council costs for services that benefit the entire community are fair and equitable and not subsidised.

Ordinary Council Meeting Agenda

28 November 2023

Rates are a significant burden for households and Stats NZ data highlights this in with information that has been published. The cost of living for the average household increased 7.4 percent in the 12 months to the September 2023 quarter. This follows a 7.2 percent increase in the 12 months to the June 2023 quarter. Higher prices for interest payments and groceries (food) were the biggest contributors to the 7.4 percent increase. Between the September 2022 quarter and the September 2023 quarter, prices in order of their contribution to the overall movement for:

- interest payments increased 27.3 percent
- grocery food increased 11.1 percent
- rent increased 5.0 percent
- insurance increased 12.9 percent
- property rates and related services increased 9.6 percent.

<https://www.stats.govt.nz/news/household-living-costs-increase-7-4-percent/>

NGĀ HĪRAUNGA | CONSIDERATIONS**Ngā Aronga Pūtea | Financial Considerations**

The financial impact of the proposal in regard to Council's overall revenue requirement is Nil. This proposal shifts the incidence of rates and does not result in the revenue requirement increasing.

Long-term Plan/Annual Plan

There is no additional expenditure.

Ngā Aronga Ture | Legal ConsiderationsLocal Government Act 2002

The matter comes within scope of the Council's lawful powers, including satisfying the purpose statement of [Section 10](#) of the Local Government Act 2002. That section of the Act states that the purpose of local government is (a) to enable democratic local decision-making and action by, and on behalf of, communities; and (b) to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future. It is considered that social, economic and cultural – are of relevance to this particular matter.

The proposal has been evaluated with regards to a range of legislation. The key legislation applicable to the proposal has been reviewed and the relevant matters for consideration are as follows:

Local Government Act 2002

Local Government (Rating) Act 2002

Authorisations are not required from external parties.

Ngā Hiraunga Kaupapa Here | Policy Implications

The proposal has been evaluated against the following plans:

- ✓ Long-term Plan 2021-2031 ☐ Annual Plan ☐ Waikato Regional Plan
☐ Taupō District Plan ☐ Bylaws ☐ Relevant Management Plan(s)

The key aspects for consideration with regards to this proposal are as follows:

- potential changes to be made to the differential rating factors to address equity issues through the 2024-34 Long-term plan.
- begin with early engagement with Electricity Generators and Utility Assests/Network ratepayers to discuss the proposed changes.
- Consult with the community on the proposed changes.

Te Kōrero tahi ki te Māori | Māori Engagement

Taupō District Council is committed to meeting its statutory Tiriti O Waitangi obligations and acknowledges partnership as the basis of Te Tiriti. Council has a responsibility to act reasonably and in good faith to reflect the partnership relationship, and to give effect to the principles of Te Tiriti. These principles include but are not limited to the protection of Māori rights, enabling Māori participation in Council processes and having rangatiratanga over tāonga.

Our statutory obligations outline our duties to engage with Māori and enable participation in Council processes. Alongside this, we recognise the need to work side by side with the ahi kaa / resident iwi of our district. Engagement may not always be required by law, however meaningful engagement with Māori allows Council to demonstrate good faith and our commitment to working together as partners across our district.

Appropriately, the report author acknowledges that they have considered the above obligations including the need to seek advice, guidance, feedback and/or involvement of Māori on the proposed recommendation/s, objective/s, project/s or service/s outlined within this report. This will be conducted via Council's in-house Iwi Engagement team as part of the legislated consultation process associated with the Long-term Plan 2024-34.

Ngā Tūraru | Risks

There is a risk of a legal challenge. This can be mitigated by early engagement with Electricity Generators and Utility Assets/Networks ratepayers where Council will convey that at the core of the decision to change the rating system is the necessity to treat all industrial/commercial properties the same for setting the general rate to address the wider equity issues. Council Officers have also mitigated this by engaging legal advice from Simpson Grierson during this process and will continue to do so.

TE HIRANGA O TE WHAKATAU, TE TONO RĀNEI | SIGNIFICANCE OF THE DECISION OR PROPOSAL

Council's Significance and Engagement Policy identifies matters to be taken into account when assessing the degree of significance of proposals and decisions.

Officers have undertaken an assessment of the matters in the [Significance and Engagement Policy \(2022\)](#), and are of the opinion that the proposal under consideration is significant.

TE KŌRERO TAHI | ENGAGEMENT

Pursuant to section 93 and 93(A) to 94(G) of the LGA Council will provide an effective basis for public participation and consult with the community on the 2024-34 Long-term Plan. Additionally, taking into consideration the above assessment (that the decision is of a high degree of significance) and having regard to legal advice received, we have formed the view that early and targeted engagement with the Electricity Generators and the Utility Assets/Networks ratepayer should be started as soon as.

TE WHAKAWHITI KŌRERO PĀPAHO | COMMUNICATION/MEDIA

Direct communication has been/will be carried out with affected parties/key stakeholders and wider communication will be carried out with the community.

WHAKAKAPINGA | CONCLUSION

The rating differential factors have remained unchanged since 2012 when capital value rating was implemented. The draft 2012-22 Long Term Council Community Plan included a pure rating system without differentials but was amended as a consequence of public feedback and submissions to include a 1.8 differential for industrial/commercial and accommodation rating units. Over the years since capital value was introduced, the rating valuations for the Electricity Generators and Utility Assets/Networks have not increased as much as other sectors and the rating differential factor has not been reviewed for them. The outcome is an inequitable rating regime, which can be amended through the 2024-34 Long-term Plan process.

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. Model changes to the differential -1.8 on Industrial/Commercial, Accommodation, Electricity Generators and Utility Assets/Networks

13/11/2023

Model changes to the differential - 1.8 on Industrial/commercial, accommodation, electricity and utilities

	Decrease	Decrease	Decrease	Decrease	Decrease	Decrease	Decrease	Decrease	Decrease	Decrease	Decrease	Decrease	Decrease
Differential rating category	More than 50k	Between 50k and 30k	Between 30k and 20k	Between 20k and 10k	Between 10k and 5k	Between 5k and 3k	Between 3k and 2k	Between 2k and 1k	Between 1k and \$500	Between \$500 and \$250	Between \$250 and 100	Between \$100 and 0	Total
Residential	0	0	0	0	1	3	1	9	99	789	10,310	7,645	18,857
Industrial/Com	0	0	0	1	3	4	15	65	157	246	366	159	1,016
Other	0	0	0	0	1	1	0	2	6	11	31	314	366
Electricity	0	0	0	0	0	0	0	0	0	0	0	0	0
Accommodation	0	0	0	0	1	4	5	27	34	43	153	248	515
Utilities	0	0	0	0	0	0	0	0	0	0	0	0	0
Rural	0	0	3	3	11	15	17	82	128	542	1,753	543	3,097
	0	0	3	4	17	27	38	185	424	1,631	12,613	8,909	23,851

	Increase	Increase	Increase	Increase	Increase	Increase	Increase	Increase	Increase	Increase	Increase	Increase	Increase
Differential rating category	More than 50k	Between 30k and 50k	Between 20k and 30k	Between 10k and 20k	Between 5k and 10k	Between 3k and 5k	Between 2k and 3k	Between 1k and 2k	Between \$500 and 1k	Between \$250 and \$500	Between \$100 and 250	Between 0 and \$100	Total
Residential	0	0	0	0	0	0	0	0	0	0	0	0	0
Industrial/Com	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0	0	0
Electricity	16	2	1	3	2	0	0	0	2	1	0	2	29
Accommodation	0	0	0	0	0	0	0	0	0	0	0	0	0
Utilities	6	1	0	1	3	4	6	9	9	7	8	22	76
Rural	0	0	0	0	0	0	0	0	0	0	0	0	0
	22	3	1	4	5	4	6	9	11	8	8	24	105

Model changes to dif - ind/com, accom, electricity and utilities all paying on a dif of 1.8

Differential rating category	UAGC	General	Targeted rates	Total
Residential	4,935,250.00	29,666,261.03	31,251,306.13	65,852,817.15
Industrial/Com	378,000.00	5,449,472.02	2,779,698.64	8,607,170.67
Other	87,750.00	461,035.02	374,045.78	922,830.79
Electricity	8,000.00	7,977,781.41	19,712.49	8,005,493.90
Accommodation	85,500.00	1,834,144.49	1,563,773.80	3,483,418.29
Utilities	17,000.00	1,987,952.09	39,240.89	2,044,192.98
Rural	966,500.00	12,745,780.91	1,496,280.57	15,208,561.47
non rateable	-	-	457,387.47	457,387.47

As per Annual Plan - Ind/com and accommodation paying on a dif of 1.8

Differential rating category	UAGC	General	Targeted rates	Total
Residential	4,935,250.00	32,025,550.41	31,251,306.13	68,212,106.53
Industrial/Com	378,000.00	5,882,829.29	2,779,698.64	9,040,527.93
Other	87,750.00	497,700.07	374,045.78	959,495.85
Electricity	8,000.00	4,784,667.86	19,712.49	4,812,380.35
Accommodation	85,500.00	1,980,000.79	1,563,773.80	3,629,274.59
Utilities	17,000.00	1,192,272.64	39,240.89	1,248,513.53
Rural	966,500.00	13,759,423.49	1,496,280.57	16,222,204.06
non rateable	-	-	457,387.47	457,387.47

% changes	\$ changes
-3%	- 2,359,289.38
-5%	- 433,357.27
-4%	- 36,665.05
66%	3,193,113.55
-4%	- 145,856.30
64%	795,679.45
-6%	- 1,013,642.59
0%	-

Example properties report for modelling.xlsx



30 Tongariro Street, Taupō 3330
 Private Bag 2005, Taupō 3352
 0800 ASK TDC (275 832)
www.taupo.govt.nz

12 February 2024



Dear Sir/Madam

The purpose of this letter is to provide you with information about the 2024-34 Long Term Plan (LTP) and:

- raise awareness of potential changes to Taupō District Council's (Council's) current rating differentials.
- provide additional time (above legislative requirements) for your consideration of any impacts on your organisation.
- give you the opportunity to discuss proposed changes with us, prior to community consultation during Council's 2024-34 Long-term Plan (LTP) processes.

At the public Council meeting held on 28 November 2023 Councillors considered, and supported the recommendation from Council Officers to include the proposal of aligning the differential rating factor for properties used for the generation of electricity and utility networks with other properties in the district that are used for industrial or commercial purposes. This proposal will be included in the 2024-34 LTP consultation document and any outcomes would take effect from 1 July 2025. The Council Officers report to Council can be accessed https://taupo.infocouncil.biz/Open/2023/11/TDC_20231128_AGN_5684.PDF

The differential factors for setting the general rate haven't changed since the 2012-13 rating year and a review is timely as this rating policy includes an inconsistent approach on how general rates are assessed. Table 1 below outlines the current differential factors and shows that Electricity Generation and Utility Assets and Network rating units aren't rated the same as all other properties used for either industrial or commercial purposes. Instead, they are rated on the same basis as Residential and Rural properties.

Table 1. Current differential factors

Property Categories	Current Differential Factors
Residential	1.000
Rural	1.000
Utility Assets and Networks	1.000
Electricity Generators	1.000
Industrial/Commercial	1.800
Accommodation	1.800
Other	1.000



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Council is required to act responsibly and in the best interests of the whole community and through this LTP process rating policy will be reviewed to assess whether it is reasonable, fair, and rational to treat all industrial/commercial ratepayers equally when assessing rates. Consideration must be given to the ability to pay and fairness and equity to all ratepayers, and Council must also consider the overall impact of the allocation of liability for revenue needs on the current and future social, economic, environmental, and cultural well-being of the community under section 101(3)(b)) of the Local Government Act 2002.

The decision to review the rating differentials is prudent due to the pressing financial demands on Council and the associated rates affordability issues faced by property owners. Table 2 below sets out the proposed changes to the differential rating factors.

Table 2. Proposed differential factors

Property Categories	Proposed Differential Factors
Residential	1.000
Rural	1.000
Utility Assets and Networks	1.800
Electricity Generators	1.800
Industrial/Commercial	1.800
Accommodation	1.800
Other	1.000

The percentage of general rates paid between the differential rating categories is shown in Table 3. below. The shaded columns demonstrate how district wide revaluation changes have had a clear impact on 'who pays' the general rate since 2015. Council's rationale for reviewing the differential rating factor is evidenced by the impacts to the relativities between sectors and there is no longer a clear justification for a separate Electricity Generator or Utility Asset and Network differential rating category.

Table 3. Percentage of general rate paid by sector

Differential rating category	% of general rate paid by sector								
	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Rural	25.3%	25.6%	26.8%	26.7%	26.6%	24.9%	24.6%	24.7%	23.3%
Industrial/Comm	11.9%	12.0%	11.4%	11.3%	11.2%	10.8%	11.0%	11.0%	9.9%
Accommodation	4.4%	4.5%	4.1%	4.1%	4.0%	3.9%	3.9%	3.9%	3.4%
Other	0.7%	0.7%	0.7%	0.7%	0.8%	0.7%	0.7%	0.8%	0.8%
Residential	43.0%	43.3%	43.5%	43.9%	44.3%	48.3%	48.2%	48.5%	54.1%
Electricity Generators	11.7%	11.5%	10.7%	10.5%	10.5%	9.2%	9.1%	9.0%	6.5%
Utility Assets and Network	2.5%	2.5%	2.7%	2.8%	2.8%	2.3%	2.2%	2.2%	2.0%



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Table 4 below shows how the values changed for the differential rating sectors in the districtwide 2022 revaluation where the average increase for residential properties was 72%.

Table 4. 2022 District-wide revaluation impacts

2022 District-wide Revaluation impacts	
Differential rating category	% increase
Residential	72%
Accommodation	35%
Utilities	43%
Electricity	11%
Industrial/Com	39%
Rural	45%
Other	56%

Formal public consultation on Council's LTP is due to start in April or May 2024 (to be confirmed) and will include this new rating proposal. However, we welcome your input sooner and would encourage you to contact me to arrange a discussion at a mutually convenient time.

In the interim, please do not hesitate to contact Mel Bennett, mbennett@taupo.govt.nz with any concerns, opinions, or requests for further information.

Ngā mihi



Sarah Matthews
GM Organisation Performance



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Adopted:	30 June 2024
Next review date:	1 July 2027
Document number:	AXXX
Sponsor/Group:	Group Manager - Organisation Performance



1. RATES REMISSION AND POSTPONEMENT POLICY 2024

Purpose and scope

This policy sets out:

- the rates objectives sought to be achieved by the remission or postponement of rates
- the conditions and criteria to be met in order for rates to be remitted or postponed.

In accordance with Sections 102(3), 108, and 109 of the Local Government Act 2002.

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General

General Considerations

When considering any remission, the circumstances at the time the rates are set will be taken into consideration.

Relevant Delegations

Decisions under the rates remission and postponement policies included in this document are delegated to officers as set out in the Council's Delegation Manual.

Review

It should be noted that all of the Rates Remission and Postponement policies included in this document are reviewed every three years in conjunction with the Long-Term Plan or can be reviewed sooner if chosen by the Council.

Note on 2024 changes

It should be noted that the rates remission and postponement policies included in this document were reviewed consulted on and updated to meet the requirements of new legislation provided for in the Local Government (Rating of Whenua Māori) Amendment Act 2021; where rates remission and postponement policies must support the principles in the preamble to the Te Ture Whenua Māori Act 1993 - *to recognise that land is taonga tuku iho of special significance to Māori people and, for that reason, to promote the retention of that land in the hands of its owners, their whānau, and their hapū, and to protect wāahi tapu: and to facilitate the occupation, development, and utilisation of that land for the benefit of its owners their whānau and their hapū.*

1. Rates Remission for Lake Taupō Lakebed and Crown owned Hydro Lakes lakebeds (with easements to carry out the electricity generation business)

1.1 Policy Objectives

- To continue to provide ratepayers with an incentive to maintain Lake Taupō and its environs in a natural state.
- To recognise the special characteristics and the immense value of Lake Taupō to the district.
- To take into consideration that whilst the hydro lakes are used for storage, retention, taking, discharge, conveyance and drainage of water for commercial purposes, they are also open to the public for enjoyment and recreational activities.
- To support the Long-Term Plan community outcomes: Vibrant places and connected communities – We connect people with nature through our reserves and public places.

1.2 Conditions and Criteria

In relation to the Lake Taupō lakebed land:

- Remission is available to rating units, which contain in full or in part the Lake Taupō lakebed, where the title for the lakebed is in private ownership.
- Remission is available to the rating unit where the owners recognise the significance of public access to the lake and environs and manage the land as if it is a public reserve.
- 100% remission of all rates and charges shall be given to the qualifying rating unit or parts of the rating unit where the owners recognise the objectives of this policy, and the land meets the conditions and criteria.
- Annual declaration forms will be issued to ensure criteria is still met and remission should still apply. The signed declaration form must be received by Council within the time frame given on the form.

In relation to Hydro Lakes, lakebed:

- Remission is available to the land where the owners and ratepayers recognise the significance of public access to the lake and environs and manage the land as if it is a public reserve.
- 100% remission of all rates and charges shall be given to qualifying rating units and parts of rating units.
- Annual declaration forms will be issued to ensure criteria is still met and remission should still apply. The signed declaration form must be received by Council within the time frame given on the form.

2. Rates Remission for Community, Sporting, Churches, Marae and Other Organisations

2.1 Policy Objectives

- To provide rates remission that will assist community, non-commercial, not-for-profit-organisations to provide free care, relief or assistance to any person in the community that is in need.
- To facilitate the ongoing provision of non-commercial, not-for profit, voluntary, community and sporting services to any person in the community.
- To assist the organisation's survival.
- To make membership of the organisation more accessible to the general public, particularly disadvantaged groups. These include children, youth, students, young families, aged people and economically disadvantaged people.
- To recognise and support the benefits that Churches and Marae have in the community by providing rates remission for the sewerage disposal rate.
- To support the Long-Term Plan community outcomes: Resilient communities working in partnership – Our community is empowered to lead initiatives, build connections and increase participation.

2.2 Conditions and Criteria

- Rates remission is available to land occupied or used by a not-for-profit organisation (including a society, association or organisation, whether incorporated or not) which:
 - is non-commercial; and
 - is carried on for the free maintenance (care) relief or assistance of persons in need or provides voluntary community or voluntary sporting services; and
 - is available to any person in the community.
- The organisation's purpose promotes the objectives outlined in 2.1 above.
- 75% remission for sewerage disposal rates will apply and 100% remission of other rates and charges excluding those for water (including water by meter) and refuse disposal.
- 75% remission for sewerage disposal rates and 50% remission of other rates and charges, excluding those for water (including water by meter) and refuse disposal, will apply for rating units with a permanent liquor licence.
- 75% remission of the sewerage disposal rate will apply for Marae and Churches that have a non-rateable status under schedule 1 of the Local Government (Rating) Act 2002
- Applications for rates remission for properties other than Marae and Churches must be made on the approved declaration form, and the supporting information required in points 2.2.1 to 2.2.7 must be relevant to the rating unit (or part of the rating unit) that the application for rates remission is for.
- An application must include:
 - 2.2.1** a signed statement from the organisation's treasurer that declares no profit is derived from its activity; and
 - 2.2.2** full financial accounts including the balance sheet, income statement, and the cash flow statement; and
 - 2.2.3** a statement of objectives for the organisation; and
 - 2.2.4** information on the activities and programmes of the organisation; and

- 2.2.5 details of volunteers, and paid employees; and
- 2.2.6 details of members and membership criteria; and
- 2.2.7 documentation clarifying liquor licence status.

- Applications for rates remission must be completed every two years.
- Rates must be paid until the ratepayer is advised that their application for remission has been granted.
- The policy does not apply to organisations operated for private pecuniary profit.

3. Rates Postponement for Extreme Financial Hardship

3.1 Policy Objectives

- To provide rating relief to ratepayers experiencing extreme financial hardship
- To support the Long-Term Plan community outcomes: Resilient communities working in partnership – We partner and collaborate with others to find shared solutions.

3.2 Conditions and Criteria

- The policy does not apply to vacant land and only applies to residential properties owned by natural persons and not companies, trusts, organisations or other similar ownership structures.
- Rates postponement is only available for properties owned individually or jointly by ratepayers who are receiving superannuation or a pension e.g. widow's benefit, or are 65 years of age or older
- Application for postponement can only be made by the legal owners of the property and they must have owned a residential property, and therefore have been a residential ratepayer in the Taupō District for at least 10 years.
- The applicants must not own any other properties in the Taupō District or any other district.
- The amount of rates that can be postponed is the difference between 90% of the annual rates for the rating year prior to the commencement of the postponement and the rates set annually thereafter for the property until the postponement ceases. (Qualifying applicants shall pay an amount that is 90% of the annual rates assessed in the rating year immediately prior to the first year of postponement. This amount shall then remain fixed until postponement ceases).
- Physical or mental ability, injury, illness and family circumstances are considered when deciding on postponement eligibility. Any postponed rates will be postponed until the earlier of:
 - i. death of the ratepayer(s); or
 - ii. ratepayer(s) ceases to be the owner or occupier of the rating unit; or
 - iii. ratepayer(s) ceases to use the property as his/her residence; or
 - iv. date specified by the Council in the postponement agreement; or
 - v. ratepayer does not meet qualifying criteria as set out in the declaration form which must be completed and returned to Council every two years for review.
- Council will charge a fee on the total amount postponed. The fee will be assessed annually and calculated using the weighted average effective interest rate on Council borrowings as reported in Council's Annual Report
- The Council will charge an annual fee on postponed rates for the period between the due date and the date they are paid. This fee is designed to cover the Council's administrative costs and may

vary from year to year. The fee will be set annually by Council and included in Council's Schedule of Fees and Charges

- The postponed rates or any part thereof may be paid at any time. The ratepayer may elect to postpone the payment of a sum lesser than that which the ratepayer would be entitled to have postponed under this policy.
- Postponed rates will be registered as a charge on the rating unit under the Land Transfer Act 2017. No dealing with the land may be registered by the ratepayer while the charge is in place, except with the consent of the Council.
- All rates that have been postponed will become payable when qualification for postponement ceases.
- Ratepayers applying for rates postponement on the grounds of extreme financial hardship must provide evidence of their financial circumstances by completing the declaration form.
- When an application to postpone rates has been approved, a formal postponement agreement will be entered into by both the ratepayer and Council that shall:
 - i. State the amount of postponement.
 - ii. State the timeframe or conditions upon which the postponed rates will become due and payable.
 - iii. Acknowledge that the postponed rates will be registered as a charge against the land.
 - iv. Require the applicant to declare that they have sought legal or other professional advice prior to signing the agreement.
 - v. Be signed by both parties.
- When rates postponement payment obligations have been met by the ratepayer, Council will undertake to remove the land charge from the record of the title of the rating unit.

4. Remission of Rates Penalty

4.1 Policy Objectives

- To enable Council to act fairly and reasonably in its consideration of penalty remission for rates which have not been received by the Council by the due date caused by circumstances outside the ratepayer's control.
- To support the Long-Term Plan community outcomes; Resilient communities working in partnership – We partner and collaborate with others to find shared solutions.

4.2 Conditions and Criteria

- Council will remit penalties on rates where any of the following apply.
 - i. A bereavement in the ratepayer's family occurred around the penalty date or
 - ii. There was serious illness (in the ratepayer's immediate family) around the penalty date or
 - iii. The ratepayer has a good payment history (being three clear years without any penalty having been remitted) or
 - iv. Payment has been arranged electronically prior to penalty date but not received and payment is made within two weeks of the penalty notification being issued (satisfactory evidence may need to be provided) or
 - v. An office error has occurred.

A penalty remission may be approved when the reason provided for the late payment is outside this policy and the ratepayer applies in writing and hasn't had prior rates penalty remission for similar reasons.

5. Rates Remission and Postponement Policies on Māori Freehold Land

This rates remission and postponement policy for Māori Freehold Land was inclusively considered, reviewed, consulted on and updated with all of the rates remission policies outlined within this document; in consideration of the Local Government (Rating of Whenua Māori) Amendment Act 2021 - where rates remission and postponement policies must support the principles in the preamble to the Te Ture Whenua Māori Act 1993.

5.1 Policy Objectives for rates remission on parts of Māori freehold land

- To establish mechanisms to assist owners by supporting the principles of the Te Ture Whenua Māori Act 1993: to recognise that land is taonga tuku iho of special significance to Māori people and, for that reason, to promote the retention of that land in the hands of its owners, their whānau, and their hapū, and to protect wāahi tapu: and to facilitate the occupation, development, and utilisation of that land for the benefit of its owners their whānau and their hapū.
- (Considered under Schedule 11 of the Local Government Act 2002). To recognise that to continue to assess rates on non-income producing Māori freehold land not eligible for non-rateability is counterproductive to both owners and Council.
- To recognise the special characteristics of Māori freehold land.
- To provide incentives for owners to develop their Māori freehold land and to facilitate any wish of the owners to develop the land for economic use.
- To support the use of the land by the owners for traditional purposes.
- To recognise and support the relationship of Māori and their culture and traditions with their ancestral lands.
- To avoid further alienation of Māori freehold land.
- To recognise and take into account the presence of wāahi tapu that may affect the use of the land for other purposes.
- To recognise and take into account the importance of the land for community goals relating to:
 - i. Preservation of the natural character of the lakeshore environment.
 - ii. Protection of outstanding natural features.
 - iii. Protection of significant indigenous vegetation and significant habitats of indigenous fauna.
- To recognise the level of community services provided to the land and its occupiers.
- To recognise matters related to the physical accessibility of the land.
- To recognise and take into account the importance of the land in providing economic and infrastructure support for marae and associated papakāinga housing (whether on the land or elsewhere)
- To support the Long-Term Plan community outcomes: Resilient communities – We partner and collaborate with others to find shared solutions, Flourishing environment – We think and act with an intergenerational view and embrace our role as kaitiaki. Tangata whenua are acknowledged and respected – We acknowledge tangata whenua and their ancestral connection to the whenua, ngā maunga and ngā wai.

5.2 Conditions and Criteria for rates remission on parts of unused Māori Freehold Land

- This policy applies only to land whose beneficial ownership has been determined by the Māori Land Court by freehold order and that is not eligible for statutory non-rateability.
- Māori freehold land that is:
 - i. non-income producing; and
 - ii. in its natural state or undeveloped state; and
 - iii. not occupied; and
 - iv. in multi ownership
 qualifies for 100% remission of all rates and charges.
- Qualification of remission will be reviewed every 3 years in accordance with the policy.
- Remission is only applicable where a declaration form has been completed and returned to Council.
- Remission will be applied annually to those parts of properties that qualify under the policy, until the qualifying criteria is no longer met. 'Use' of land will be continually monitored.
- If any part of the land subject to a remission is or becomes used or occupied that portion will be liable for all rates assessed.
- If any information provided to Council to support a rates remission application is misleading or incorrect after a remission has been approved Council will reassess the rates under Section 42 of the Local Government (Rating) Act 2002, which provides that Council can recover additional rates where there has been a change in any matter affecting the liability of the ratepayer to pay rates; and the ratepayer has failed to notify the local authority of a change in circumstances, or did not do so within the required time; and as a result, the local authority has not collected the full amount of rates to which it was entitled for the rating unit.

5.3 Postponement of Rates on Māori Freehold Land

Council has considered Postponement of Rates on Māori Freehold land including considering Schedule 11 of the Local Government Act 2002 and the principles in the Preamble to the Te Ture Whenua Māori Act 1993 and concluded that their rates remission policies provide sufficient benefit making postponement unnecessary and therefore, Council does not provide for any rates postponement on Māori Freehold Land.

5.4 Remission of rates for Māori freehold land under development – Guidance to the implementation of statutory remission in section 114A of the Local Government (Rating) Act 2002

Objectives, purpose and benefits

- To facilitate the occupation, development and utilisation of Māori freehold land for the benefit of its owners
- Benefits to the district by creating new employment opportunities.
- Benefits to the district by creating new homes.
- Benefits to the council by increasing the council's rating base in the long term.
- Benefits to Māori in the district by providing support for Marae in the district.
- Benefits to the owners by facilitating the occupation, development, and utilisation of the land.

Information for applicants

- This remission is only available to land whose beneficial ownership has been determined by the Māori Land court by freehold order.
- Applications for remission must be accompanied by the approved declaration form.
- Renewal applications for land that has qualified for remission in the year immediately prior to the year the application is for must be submitted in the month of June and must be relevant to the stage of the development at that time.
- Remission may continue to be applicable until the rating unit is predominantly sown or income is derived from the land, or the development is being used or occupied.
- Remission may be applied to land being developed that has the required resource consent and/or building consent for the development.
- Remission may be applied to land that is being developed on the provision of a plan or business case to Council that confirms resources and funding are in place to enable the development to be completed.
- The Council may remit up to 100% remission of all rates including the general rate except for rates for water (including water by meter) and sewerage for all Māori Freehold land that is under development, including:
 1. being cleared and sown for horticulture, farming, forestry or developed for other industrial or commercial purposes and does not require Council's building or resource consent, or
 2. being developed with structures or buildings and if:
 - a. the timeframes for building consents and other changes to improvements have altered the improvement value as defined in the Rating Valuation Rules 1998;¹ or
 - b. the improvement/development is sufficiently completed to add value to the property at 30 June, the value of those improvements must be entered in the District Valuation Roll and Rating Information Database by that date:

at this stage of the development the remission of the general rate may be calculated by determining the percentage of the land value that makes up the capital value and using that percentage to calculate the amount of general rates that will be remitted - so that general rates are only payable on the new improvement value and all other rates excluding rates for water (including water by meter) and sewerage for all rating units or separate rating areas may qualify for 100% remission

- If any information provided to Council to support a rates remission application is misleading or incorrect after a remission has been approved Council will reassess the rates under Section 42 of the Local Government (Rating) Act 2002 which provides that Council can recover additional rates where there has been a change in any matter affecting the liability of the ratepayer to pay rates; and the ratepayer has failed to notify the local authority of a change in circumstances, or did not do so within the required time; and as a result, the local authority has not collected the full amount of rates to which it was entitled for the rating unit.
- To support the Long-Term Plan community outcomes: Resilient communities – We partner and collaborate with others to find shared solutions, Flourishing environment – We think and act with an intergenerational view and embrace our role as kaitiaki. Tangata whenua are acknowledged and respected – We acknowledge tangata whenua and their ancestral connection to the whenua, ngā maunga and ngā wai.

¹ A building consent is actionable –the earlier of either six months after the date of issue of a building consent or the date of notification to the Council of completion of the work.

6. Remission of General Rates for Council Owned Utilities

6.1 Policy Objectives

- To avoid collecting rates that are to be paid by the Council from revenue collected from other ratepayers.
- To support the Long-Term Plan community outcomes: Flourishing environment – We manage wastewater and stormwater discharges to protect our water quality.

6.2 Conditions and Criteria

Rating units which are for utilities (i.e. water, storm water and wastewater pipes) owned by the Taupō District Council will automatically receive 100% remission of the general rates, which includes the uniform annual general charge. Based on the nature of this remission policy an application for remission is not required, Council will automatically apply the remission for properties that qualify under the criteria.

7. Water Rates Remission Attributable to Water Leaks

7.1 Policy Objectives

- In order to provide relief to ratepayers in situations where water usage is high due to a water leak, Council may remit metered water supply rates where all of the conditions and criteria in section 7.2 apply.
- To support the Long-Term Plan community outcomes: Resilient communities working in partnership – We partner and collaborate with others to find shared solutions.

7.2 Conditions and Criteria

- The council may remit water consumption rates where all of the following apply:
 - i. An application for remission has been received; and
 - ii. Council is satisfied that a leak on the property has caused excessive water consumption; and
 - iii. The leak has been repaired as soon as possible after being identified; and
 - iv. Proof that the leak has been repaired is included with the application for remission (proof can be provided by way of plumbers' invoice, photographs, etc.)
- The amount of the remission will be the difference between the average consumption (calculated over the previous two years) of the property and the actual consumption as recorded in the latest reading.

8. Natural Disasters Rates Remission

8.1 Policy Objectives

- This policy is to allow Council, at its discretion, to remit all or part of any rate charged on any property that is used as a place of residence and not used in a commercial capacity or from which income is derived - where it has been detrimentally affected by natural disaster (such as erosion, falling debris, subsidence, slippage, inundation –*deluge/flood/torrent*, or earthquake) rendering residential dwellings or buildings uninhabitable, requiring residential activities carried out on the land to cease. This policy is aimed at aiding those ratepayers whose homes are most adversely affected by natural disasters events.
- To support the Long-Term Plan community outcomes: Resilient communities working in partnership – We partner and collaborate with others to find shared solutions.

8.2 Conditions and Criteria

- For the purposes of this policy 'uninhabitable' means:
 - *a building that cannot be used for the purpose it was intended due to a 's124 notice' being issued under the Building Act 2004, and that the residents have been required to move out by the Council, and the property is not being used.*
 - *a dwelling or building that is a total loss or*
 - *as determined by Council after taking into account the matters specified in i - iii below.*
- The Council may remit all or part of any rate assessed in the district in respect of properties that are used as a place of residence and not used in a commercial capacity or from which income is derived, if the land beneath or surrounding the home is detrimentally affected by natural disaster events (such as erosion, falling debris, subsidence, slippage, inundation –*deluge/flood/torrent*, or earthquake); and as a result, dwellings or buildings previously habitable were made "uninhabitable"; and the activities for which the land and/or buildings were used prior to the disaster are unable to be undertaken or continued
- In determining whether or not a property is uninhabitable and the period of time for which the rates remission is to apply Council may take into account:
 - i. the extent to which essential services such as water, or sewerage to any dwelling or building were interrupted and could not be supplied.
 - ii. whether essential services such as water or sewerage to any dwelling or building are able to be provided; and
 - iii. whether any part of the building or land remains habitable or available for use
- The decision to remit all or any part of a rate shall be at the sole discretion of the Council. The Council may refuse to grant a remission even where the conditions & criteria set out above are met.
- The extent of any remission shall be determined by the Council and will:
 - consider the available funding at the time of the event; and
 - determine the rates that will be remitted; and
 - decide – based on the extent and nature of the event - whether an application for remission is required from the ratepayer or whether the Council will automatically apply the remission for properties that qualify under the criteria.

9. Waitahanui - Fixed Charge Targeted Water Rate Remission Policy

9.1 Policy Objectives

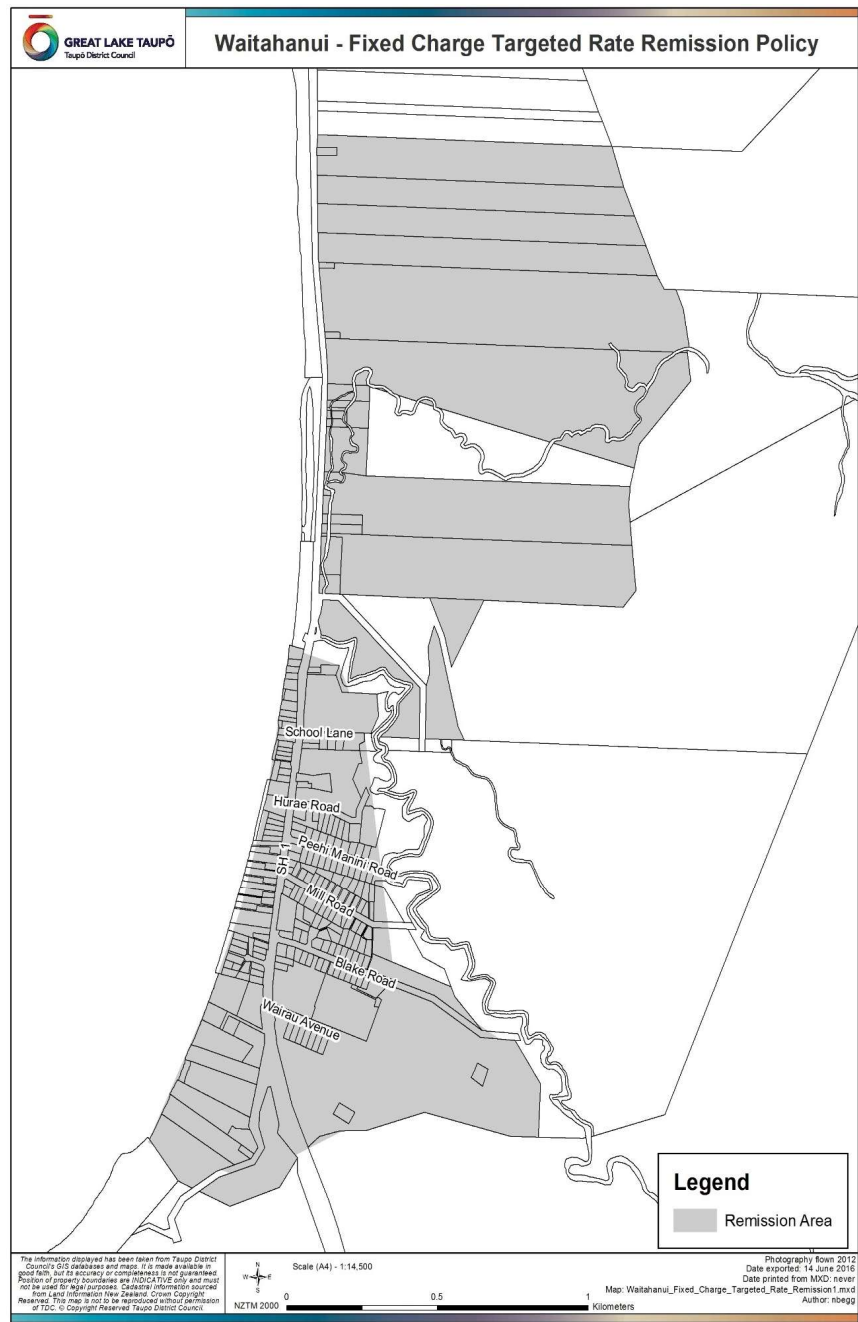
The objectives sought to be achieved by the remission of rates are:

- To provide relief from the Water Fixed Charge Targeted Rate and to acknowledge that rates assessed on specified rating units (identified in the map below) on the basis of their availability to connect to the Taupō Township/Wairakei Village water supply imposes targeted rates when there is already an existing private water supply.
- To take into consideration that the infrastructure to extend the Taupō Township/Wairakei Village water supply to Waitahanui qualified for \$1.9m funding through the Central Government's New Zealand Drinking standards programme.
- To recognise that Central Government's criteria to qualify for funding is decided by a measure on New Zealand's deprivation index.
- To support Central Government's initiative to supply potable drinking water to low socioeconomic communities that are identified through data sourced from Statistics New Zealand and Census.
- To support the Long-Term Plan Community outcomes: Resilient communities working in partnership – We partner and collaborate with others to find shared solutions.

9.2 Conditions and Criteria

- In accordance with this policy, the Council will automatically remit the Taupō Township/Wairakei Village Water Fixed Charge Targeted Rate set under section 16 of the Local Government (Rating) Act 2002.
- This remission policy:
 - i. applies to only specified rating units in the Waitahanui area as shown on the map *attached in Appendix 1* (being those rating units that had an existing and operational private water supply in place prior to the Taupō Township/Wairakei Village water supply infrastructure being extended to within 100 meters of the boundary of the relevant rating unit) and are now identified as available to be connected but not connected to the Taupō Township/Wairakei Village water supply; and
 - ii. will cease to apply with respect to a rating unit from 1 July in any rating year if, in the previous rating year, that rating unit connected to the Taupō Township/Wairakei Village water supply.

Appendix 1 – Waitahanui Water Rate Remission Area



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4.7 APPROVAL OF THE DRAFT RATES REMISSION AND POSTPONEMENT POLICY FOR CONSULTATION**Author:** Toni Wilkinson, Revenue Manager**Authorised by:** Sarah Matthews, General Manager Organisation Performance**TE PŪTAKE | PURPOSE**

This paper seeks your adoption of the draft Rates Remission and Postponement Policy 2024 for consultation alongside the Long-term Plan 2024-34. The draft Rates Remission and Postponement Policy is attached.

This paper sets out:

- the purpose of the Rates Remission Policy and the legal requirements
- the draft contents of the Rates Remission Policy
- proposed changes to the Rates Remission Policy
- the options for Council to consider.

WHAKARĀPOPOPOTANGA MATUA | EXECUTIVE SUMMARY

The draft Rates Remission and Postponement Policy sets out when and why Council will allow remission or postponement, of rates. This policy ensures a range of people and organisations in our community can access rates remission for a variety of reasons.

Current and proposed Rates remission or postponement policies include:

1. Lake Taupō and Crown owned Hydro Lakes
2. Community, Sporting, Churches, Marae, and Other Organisations
3. Rates Penalties
4. Māori Freehold Land
5. Council Utilities
6. Water Leaks
7. Natural Disaster
8. Waitahanui fixed targeted rate for water availability.
9. Those suffering financial hardship.

The key changes proposed to the Rates Remission and Postponement Policies are:

- an updated policy for Māori freehold land under development
- remission on toilet pan charges for Community Organisations, Marae and Churches.
- to support the preamble to the Te Ture Whenua Māori Act 1993

These changes were provided to Council through a workshop on 10 October 2023. Officers are now seeking Council's formal acceptance of these changes and agreement to adopt the draft Rates Remission and Postponement Policy for consultation.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That Council approves the draft Rates Remission and Postponement Policy 2024 for consultation subject to changes required as a result of the audit process.

TE WHAKAMAHUKI | BACKGROUND

The purpose of the Rates Remission and Postponement Policy is to provide for a range of situations when rates may be remitted or postponed for individuals or groups. These are based on a range of factors and each policy has its own set of objectives, conditions, and criteria. These situations range from supporting community organisations through to remitting water meter rates when there has been a leak.

Council develops the rates remission policy under sections 102(3), 108, and 109 of the Local Government Act 2002 and the policies must give effect to the Local Government (Rating of Whenua Māori) Amendment Act 2021, which requires rates remissions policies to support the principles in the preamble of Te Ture Whenua Māori Act 1993.

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The rates remissions and postponement policies taken to the Council workshop on 10 October 2023 are longstanding and well-established policies which are reviewed every 3 years as part of the LTP process. At the workshop Officers explained some legislative amendments around Māori Freehold Land and an extension to remission available to community organisations through the targeted rate for sewer and provided some clarity through questions on the remission for the targeted water rate at Waitahanui. These are summarised in the bullet points that follow.

- The policy in relation to Māori Freehold land under development has been updated to recognise that there is a statutory remission provided for in section 114A of the Local Government Act 2002 which came into effect from 1 July 2022. The document sets out the criteria and objectives of the draft policy which has been disseminated to Iwi and Hapu as a form of early consultation and their verbal feedback has been positive.
- At the workshop Officers explained a new and additional remission for community and sporting organisations through a 75% remission on sewer charges. This includes Marae and Churches which are non-rateable under Schedule 1 of the Local Government (Rating) Act 2002.
- The Fixed Charge Targeted Water Rate remission for Waitahanui was discussed at the workshop and provides remission of the availability charge where the water is available but not connected. There are 61 out of the approx. 200 properties left to connect to Council supplied water in Waitahanui and therefore qualify for the remission. The implementation of this remission policy from 1 July 2021 takes into consideration that the infrastructure to extend the Taupō Township/Wairakei Village water supply to Waitahanui qualified for \$1.9m funding through the Central Government's New Zealand Drinking water standards programme. It recognises that Central Government's criteria to qualify for funding is decided by a measure on New Zealand's deprivation index.

The current Rates Remission and Postponement Policy includes the Role of the Officer/s who can determine whether or not the qualifying criteria for remission is met or not. Elected members asked Officers why there was reference to the Roles as those Officers could be targeted personally when remission can't be applied because the criteria is not met and how does a remission applicant get a decision reviewed. Officers undertook to look into this for Elected Members.

Central Government Rebate

It is important to note that central government funds a rates rebate scheme that Council's administer for them. In the current 2023-24 rating year the abatement threshold is \$30,100 and the maximum rebate is \$750. 1,183 ratepayers have qualified for \$855,522.81 and applications will continue to be received and processed through to 30 June 2024.

To access this annual rebate ratepayers can apply to Council through a form provided on our website and then either hand it into one of the Council customer services centres, post or email it in. Anyone who received a rates rebate in the previous year automatically gets sent an application form with their instalment 1 rates invoice so that they can reapply for the new year.

NGĀ KŌRERORERO | DISCUSSION

The draft Rates Remission and Postponement Policy has some changes when compared to the existing policy. The changes are highlighted on the attached draft document which has been fully reformatted, and parts rewritten to ensure they give effect to Te Ture Whenua Māori Act 1993 [Attachment 1 – draft Rates Remission and Postponement Policy].

The draft rates remission and postponement policies that remain unchanged are:

- Rates Remission for the Lake Taupō Lakebed and Crown owned Hydro Lakes lakebeds (with easements to carry out the electricity generation business). The longstanding rates remission for Lake Taupō recognises the special characteristics and the immense value Lake Taupō has to the community. As with the other hydro lakes that qualify for rates remission, Lake Taupō is open to the public for enjoyment and recreational activities.
- Rates Postponement for Extreme Financial Hardship. There are no active postponements under this policy.
- Remission of Rates Penalty. This allows for the penalty to be taken off in certain circumstances and also provides an incentive to clear any arrears with the offer of penalty remission.
- Remission of General Rates for Council Owned Utilities. The purpose of this remission policy is to avoid collecting rates that are to be paid by the Council from revenue collected from other ratepayers.

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- Water Rates Remission Attributable to Water Leaks. Leaks can go visibly unnoticed and most water meters in the district are only read every six months at which time unusual high use can be picked up. This policy allows for the water that has passed through the meter over and above the usual average usage for the property is remitted. The leak must be identified, proven and fixed for the remission to apply.
- Natural Disasters Rates Remission. This policy applies to residential properties that can't be inhabited or used due to a natural calamity.
- Waitahanui – Fixed Charge Targeted Water Rate Remission. (see explanation above)

The draft rates remission and postponement policies that have changed are:

Rates Remission Policies on Māori Freehold Land

- The draft policy includes updated objectives, conditions, and criteria guidelines for the statutory remission for Māori Freehold land that is under development as provided for in section 114A of the Local Government Act 2002, which came into effect from 1 July 2022
- Allows for 100% rates remission (excluding water and sewage rates) for land while it is in the stage of being developed and not yet completed, used, or occupied and no income is derived. This is different to the current situation where rates are charged on a sliding scale from the commencement of development over a five-year programme.
- Where land is under development, rates will only be payable once the development is sufficiently completed to add value to the property at 30 June. At this stage of the development general rates are charged on the new improvement value for the portion of the land developed.
- Parts of Māori Freehold land that is being developed will qualify for rates remission, whilst the remainder of the land that is used will continue to be rated.
- New policy objectives better support the principles of Te Ture Whenua Māori Act 1993, and recognise the land is taonga tuku iho of special significance to Māori people.
- The policy has been updated to refer to parts of Māori Freehold land that can qualify for rates remission if it is in multiple ownership, unused, in a natural state and where no income is derived.

Toilet Pan Charges for Community Groups

Council has heard feedback from various local groups that the fixed targeted rate for sewage disposal which is assessed on a per pan or urinal basis is placing unjustified financial pressure on them. This rates remission policy recognises that these club rooms, Churches, or Marae generally have multiple pans and/or urinals in toilet blocks which are used irregularly and/or for short periods. The new policy contains a 75% remission for the sewage disposal rate per pan/urinal.

Administering the Policy, remission approval and Rights of Appeal

Consistent with best practise the rates remission policies have been reviewed by external Lawyers who checked to ensure the qualifying criteria is concise and explicit. In addition, officers checked other rates remission policies and found that they also did not have an appeal process other than the one provided for under Act. The Local Government (Rating) Act 2002 provides an objection process where complaints and queries are submitted to Council and Council must then reply in writing with a decision. This decision is first provided by the revenue manager but can be escalated to the CEO or the Mayor.

To address Elected Members concerns and under external legal guidance the reference to who determines the qualification for remission or not has been moved from the draft rates remission policy document to the Delegations Register, which will be brought to Council before the new rates remission policies are enacted through the 2024-34 LTP.

Based on this information it is considered that there are 2 options

NGĀ KŌWHIRINGA | OPTIONS

Analysis of Options

Option 1 – Adopt the draft Rates Remission and Postponement Policy for consultation.

Option 2 – Direct staff to make changes or provide additional information. Either adopt today, subject to specific changes, or delay adoption until matters are resolved.

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Analysis Conclusion:

The Council workshop held on 10 October 2024 provided an overview of each of the 9 existing Rates Remission and Postponement Policies and an insight into the suggested amendments. This paper recaps the workshop. Adoption is desired today to allow Long-term plan consultation to be undertaken over the planned period which aligns with the project plan, including audit timeframes, and adoption by 30 September 2024.

NGĀ HĪRAUNGA | CONSIDERATIONS**Ngā Aronga Pūtea | Financial Considerations**

The rates not collected because remission is granted is funded by other ratepayers. Rates remissions are included in the budget and the changes in the Rates Remission and Postponement Policy 2024 will not make a significant change to the rates remission budget.

Ngā Aronga Ture | Legal ConsiderationsLocal Government Act 2002

The matter comes within scope of the Council's lawful powers, including satisfying the purpose statement of [Section 10](#) of the Local Government Act 2002. That section of the Act states that the purpose of local government is (a) to enable democratic local decision-making and action by, and on behalf of, communities; and (b) to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future. It is considered that social, economic, environmental, and cultural wellbeing are of relevance to this particular matter.

The proposal has been evaluated with regards to Section 85 of the Local Government (Rating) Act 2002 and Sections 82 and 102(3)(a) of the Local Government Act. The key legislation applicable to the proposal has been reviewed and the relevant matters for consideration are as follows:

Additional Legal requirements are outlined above [see background section].

Ngā Hīraunga Kaupapa Here | Policy Implications

There are no known policy implications.

Te Kōrero tahi ki te Māori | Māori Engagement

Taupō District Council is committed to meeting its statutory Tiriti O Waitangi obligations and acknowledges partnership as the basis of Te Tiriti. Council has a responsibility to act reasonably and in good faith to reflect the partnership relationship, and to give effect to the principles of Te Tiriti. These principles include but are not limited to the protection of Māori rights, enabling Māori participation in Council processes and having rangatiratanga over tāonga.

Our statutory obligations outline our duties to engage with Māori and enable participation in Council processes. Alongside this, we recognise the need to work side by side with the ahi kaa / resident iwi of our district. Engagement may not always be required by law, however meaningful engagement with Māori allows Council to demonstrate good faith and our commitment to working together as partners across our district.

Appropriately, the report author acknowledges that they have considered the above obligations including the need to seek advice, guidance, feedback and/or involvement of Māori on the proposed recommendation/s, objective/s, project/s or service/s outlined within this report. Early Consultation was conducted with Iwi and Hapū who were contacted through an email out to all marae, Iwi and Hapū groups. There was no formal feedback received. However, some members of Ngāti Tūrangitukua, Pouakani Marae and Ngāti Hine gave positive feedback verbally to the Iwi and co-governance team.

Ngā Tūraru | Risks

There are no known risks with the proposed draft policy.

TE HIRANGA O TE WHAKATAU, TE TONO RĀNEI | SIGNIFICANCE OF THE DECISION OR PROPOSAL

Council's Significance and Engagement Policy identifies matters to be taken into account when assessing the degree of significance of proposals and decisions.

Extraordinary Council Meeting Agenda

16 April 2024

Officers have undertaken an assessment of the matters in the [Significance and Engagement Policy \(2022\)](#), and Council Officers are of the opinion that the proposal under consideration is of a low degree of significance.

TE KŌRERO TAHI | ENGAGEMENT

Consultation with the community will be undertaken alongside the Long-term plan.

TE WHAKAWHITI KŌRERO PĀPAHO | COMMUNICATION/MEDIA

Communication will be carried out as part of wider consultation with the community on the Long-term Plan.

WHAKAKAPINGA | CONCLUSION

Officers recommend that you adopt the draft Rates Remission and Postponement Policy 2024 for consultation (draft attached to this report). Consultation will happen alongside consultation for the Long-term plan.

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. Draft Rates Remission and Postponement Policy 2024

Adopted:	XXXXXX
Next review date:	2030/31 27/28 (to align with the development of the 202730 - 3407 Long-term Plan) or unless otherwise agreed by Council.
Document number:	XXXXXX
Sponsor/Group:	Strategy and Environment



COMMUNITY FUNDING POLICY 2024

PURPOSE

1. Taupō District Council (the Council) has a vision to be **“a district of connected communities who thrive and embrace opportunities”** and have set community outcomes to improve the social, economic, cultural, and environmental wellbeing of our community.
- ~~2. Providing funds to community groups or organisations and individuals active in the district supports our vision and outcomes, and helps our communities meet their aspirations.~~
- ~~3.2.~~ Council recognises the important role community groups or organisations and individuals play in helping to promote the social, economic, cultural, and environmental wellbeing of Taupō District residents. ~~Council and~~ provides funding ~~to support for these their activities, to improve community wellbeing and to support our vision and community outcomes.~~
- ~~4.3.~~ Community funds are aimed at further developing strategic relationships, helping to build upon and support community-led initiatives, creating positive change in the community and developing community capability and capacity.
- ~~5.4.~~ This Community Funding Policy (the policy) affirms Taupō District Council's commitment to the disbursement of funds as a local public service.
- ~~6.5.~~ The policy sets out:
 - a) the principles underpinning the community funding programme.
 - b) the support provided to community groups or organisations, strategic partners, and individuals through the community funding programme.
 - c) the process Council will follow:
 - when distributing funding to ensure the allocation and distribution of funding occurs in a transparent, fair, equitable, efficient, and consistent manner.
 - when receiving, processing and vetting funding applications

SCOPE

- ~~7.6.~~ This policy applies to community funding provided by Taupō District Council through the following funds (*definitions below*):
 - a) Community Grant Fund
 - b) Accelerator Fund
 - c) Strategic Partnership Fund

DEFINITIONS

- ~~8.7.~~ For the purpose of this policy, the following terms and definitions apply:

Accelerator Fund	<p>A contestable, multi-year fund that can be accessed by eligible <u>community groups or</u> organisations who support community aspirations and contribute to community wellbeing.</p> <p>Funding for these grants is allocated by a Committee or Panel who have been delegated authority to disburse community funds on behalf of Council.</p> <p>Agreements under this fund are for three years and the organisation cannot reapply under this fund.</p>
Community Funding Eligibility and Assessment Framework	<p>A document accompanying this policy that sets out Council's priorities when determining the eligibility of funding applications and the assessment framework to use to grant applications and disburse funds to prospective applicants.</p>
Community grant fund	<p>A contestable fund that can be accessed by an individual or community group. Funding is provided for community events, projects, and initiatives that benefit the community.</p> <p>Funding for these grants is allocated by Committees of Council under three main areas of the district, namely Taupō township and East Rural areas, Mangakino Pouakani, and Tūrangi Tongariro.</p> <p>Funding for these grants is allocated twice per year.</p>
Community groups or organisations	<p>A not-for-profit, charitable organisation that is established with the primary purpose of providing a benefit to communities in the Taupō district. For the purposes of the community funding programme, local schools meet this definition.</p>
Strategic Partnership Fund	<p>A contestable, multi-year fund accessed by <u>eligible</u> community groups or groups of organisations who deliver a service that supports Council to achieve core strategic outcomes and provide advice on business – as – usual activities and projects.</p> <p>Funding for these grants is allocated by a Committee or Panel who have been delegated to disburse community funds on behalf of Council.</p> <p>Agreements under this fund are for three years and eligible for renewal following the long-term planning process.</p>

REVOCATIONS

~~9-8.~~ The Grants and Partnership Policy 2021 is revoked when this policy comes into force on **DATE**.

DELEGATIONS

~~10-9.~~ The implementation of this policy is delegated to the chief executive and their sub-delegates.

PRINCIPLES

~~11-10.~~ The following principles underpin the design, implementation, and disbursement of community funds and Council's decision-making process.

Transparency – Council will operate in a transparent manner when distributing community funding. This includes raising awareness and promoting funding opportunities, provide clear

information on what funding is for and how it can be accessed, and the process to assess funding applications.

Fair and Equitable – Council will disburse funds towards events, activities or projects that contribute the most to our vision and community outcomes.

Efficient and Consistent – Council will ensure that administrative and operational processes are cost-effective, and adequate resources are provided to support the policy framework and funding processes.

FUNDING DETERMINATION

- [12-11.](#) Council will set the overall budget allocated to the community funding programme through the Long-term Plan (LTP) and following consultation with the community.
- [13-12.](#) Council will determine the share of the overall budget to be allocated to each of the three funds (Community Grant Fund, Accelerator Fund, Strategic Partnership Fund), and the maximum funds that can be granted to a community group, organisation or individual.
- [14-13.](#) Council will determine the share of the Community Grant Fund allocated to each of the three geographic areas Taupō township and east rural areas, Mangakino Pouakani, and Tūrangi Tongariro.
- [15-14.](#) Disbursement of funds to individuals or community groups or organisations is directed by the Community Funding Eligibility and Assessment Framework (*see definitions*).
- [16-15.](#) Council will prepare an annual report, by no later than 30 September of the following financial year, accounting for the distribution and utilisation of funds disbursed through the community grants programme.
- [17-16.](#) Council will audit the community grants programme, as necessary.

FUNDING PROCESS

- [17. Council will call for applications for the strategic partnership and accelerator funds following the adoption of the LTP.](#)
- [18. Council will call for applications for the community grant funds twice per financial year.](#)
- [19. Council officers will assess all funding applications against eligibility criteria and the assessment framework according to the set out in the Community Funding Eligibility and Assessment Framework:](#)
 - [The eligibility criteria establishes whether a prospective applicant is eligible qualifies to apply for fundings through the community funding programme.](#)
 - [If eligible, the assessment framework guides decision making the priority of the on which eligible applicants are prioritised to receive funds under the community funding programme](#)

20. Following assessment, Council officers will provide a recommendation on the eligible and prioritised applications.

21. For the strategic partnership fund and accelerator fund, Council will assess the recommendation and determine the fund allocation to each applicant via resolution.

18-22. For the community grant funds, committees of council will assess the recommendation and determine the fund allocation to each applicant via resolution. Funding will be assessed by standing Council committees or panels who have been delegated authority to allocate funds on behalf of Council and decided by Council resolution.

18. Should any committee or panel cease to exist, and the decision-making on the disbursement allocation of funds will revert to Council.

18.1. Council will assess all funding applications against eligibility criteria and the assessment framework set out in the Community Funding Eligibility and Assessment Framework.

The eligibility criteria establish whether a prospective applicant qualifies to apply for funds through the community funding programme.

18-23. The assessment framework guides decision making on which eligible applicants are prioritised to receive funds under the community funding programme.

19-24. Council will only accept applications for funding submitted through its website.

20-25. Council will not accept late applications.

21-26. Council will approve one grant per year to the same community group or individual across all the funds included in this policy.

22-27. Council will direct any requests for funding made through the LTP and/or Annual Plan to the community funding programme.

23-28. All funding decisions will be made publicly available.

24-29. Successful applicants will be required to enter into an agreement with Council setting out the terms that the applicants will need to comply with including the use of funds and reporting requirements.

25-30. Failure to comply with the terms of the agreement may result in funding being discontinued and all granted funds are to be returned to Council.

MONITORING AND REVIEW

26-31. Implementation of this policy will be monitored by a General Manager appointed by the Chief Executive.

27-32. This policy will be reviewed every six years or as deemed appropriate by Council.

Adopted:	XXXXX
Next review date:	2030/31 (alongside review of the Community Funding Policy and development of the 2030 - 40 Long-term Plan) or unless otherwise agreed by Council.
Document number:	XXXXX
Sponsor/Group:	Strategy and Environment



COMMUNITY FUNDING ELIGIBILITY AND ASSESSMENT FRAMEWORK 2024

PURPOSE

This document accompanies the Community Funding Policy 2024. The purpose of this document is to:

1. Set out Council's priorities when assessing the eligibility of funding applications and when disbursing funds under the community funding programme.
2. Provide applicants with clear and consistent eligibility criteria when applying for funds through the community funding programme.
3. Provide the assessment framework ~~decision-makers~~Council will use when vetting applications and disbursing funds to funding applicants.

REVOCATIONS

4. The Taupō District Council Community Grants Eligibility and Criteria (2021) is revoked when this document comes into force on DATE 2024.

SCOPE

5. The Community Funding Eligibility and Assessment Framework set out in this document applies to community funding provided by Taupō District Council through the following (*definitions below*):
 - a) Community Grant Fund
 - b) Accelerator Fund
 - c) Strategic Partnership Fund

DEFINITIONS

6. For the purpose of this document, the following terms and definitions apply:

Accelerator Fund	A contestable, multi-year fund that can be accessed by eligible <u>groups and</u> organisations to-who support community aspirations and contribute to community wellbeing.
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	<p>Funding for these grants is allocated by a Committee or Panel who have been delegated authority to disburse community funds on behalf of Council.</p> <p>Agreements under this fund are for three years and the organisation cannot reapply under this fund.</p>
Community grant fund	<p>A contestable fund that can be accessed by an individual or community group or organisation. Funding is provided for community events, projects and initiatives that benefit the community.</p> <p>Funding for these grants is allocated by Committees of Council under three main areas of the district, namely Taupō township and East Rural areas, Mangakino Pouakani, and Tūrangi Tongariro.</p> <p>Funding for these grants is allocated once per year.</p>
Community groups or organisations	<p>A not-for-profit, charitable organisation that is established with the primary purpose of providing a benefit to communities in the Taupō district. For the purposes of the community funding programme, local schools meet this definition.</p>
Strategic Partnership Fund	<p>A contestable, multi-year fund accessed by community groups or organisations who deliver a service that supports Council to achieve core strategic outcomes <u>and provide advice on business – as – usual activities and projects.</u></p> <p>Funding for these grants is allocated by a Committee or Panel who have been delegated to disburse community funds on behalf of Council.</p> <p>Agreements under this fund are for three years and eligible for renewal following the long-term planning process.</p>

FUNDING PRIORITIES

7. Council's vision for the Taupō District is to be ***“a district of connected communities who thrive and embrace opportunities”***.
8. This vision is accompanied by five community outcomes aimed at improving the social, economic, cultural, and environmental wellbeing of our community.
9. Council will prioritise funding towards projects, operational costs, events or initiatives that contribute towards one or more of these community outcomes.
- ~~10.~~ The funding allocated towards the community funding programme is set through the long-term planning process and approved by Council.

10.

~~41.~~ A prospective funding applicant needs to demonstrate how the project, event or initiative meets one or more of the ~~C~~community ~~o~~Outcomes as set out in the following table.

~~42.11.~~

COMMUNITY OUTCOME	GUIDANCE
Tangata whenua are acknowledged and respected	We want to fund initiatives, projects or activities that: <ul style="list-style-type: none"> - Meet the needs and aspirations of hapū and iwi - Promote the cultural heritage of Māori - Celebrate Māori identity - Improve knowledge of tikanga and te reo
Vibrant places and connected communities	We want to fund initiatives, projects or activities that: <ul style="list-style-type: none"> - Celebrate our people, history or culture - Support arts, culture and; nNgā toi activities - Support re sport and recreationing activities - Connect people for shared experiences
Resilient communities working in partnership	We want to fund initiatives, projects or activities that: <ul style="list-style-type: none"> - Improve the ability of whanau and communities to meet their needs - Establish safe places that offer support to vulnerable people in our community - Promote collaboration within the community and foster a spirit of working together - Enhance social and economic resiliency in our communities
Innovative, thriving economy	We want to fund initiatives, projects or activities that: <ul style="list-style-type: none"> - Enhance the image of our district - Support vibrancy and attractiveness of our public places
Flourishing environment	We want to fund initiatives, projects or activities that: <ul style="list-style-type: none"> - Improve the state of our natural environment and conservation efforts - Promote sustainable outcomes - Champion activities that emphasize the principles of reuse, reduction, or recycling of waste

ELIGIBILITY CRITERIA & ASSESSMENT FRAMEWORK

Eligibility Criteria

~~43.12.~~ These criteria determine whether an individual, group or organisation is eligible **to apply** for funding under the community funding programme.

~~44.13.~~ These criteria vary depending on the type of fund that the applicant is requesting funding from:

- **Strategic Partnership Fund:** the applicant must be a not-for-profit, charitable organisation who will use the funds to benefit the local community (irrespective of where the organisation

is based). An applicant who has previously received funding from Council must have fulfilled all its obligations and requirement under the previous funding agreement.

- **Accelerator Fund:** the applicant must be a not-for-profit, charitable organisation who will use the funds to benefit the local community (irrespective of where the organisation is based). An applicant who has previously received funding from Council must have fulfilled all its obligations and requirement under the previous funding agreement.
- **Community Grant Funds:** the applicant must be a not-for-profit, charitable organisation or an individual who will use the funds to benefit the local community (irrespective of where the organisation or individual is based or resides). The applicant must also use the funds contribute to one or more of our community outcomes. An applicant who has previously received funding from Council must have fulfilled all its obligations and requirement under the previous funding agreement.
- ~~Eligibility is not a guarantee that the applicant will be granted funding. This is determined through the Assessment Framework (see below).~~

•

14. Funding may be used for but not limited to the following purposes:

- Materials & supplies
- Equipment and uniforms retained by club/organisation
- Advertising costs
- Venue or equipment hire
- Rent
- Salaries & wages
- Travel
- Accommodation
- Operational costs
- Maintenance of equipment or facilities

15. Funding may not be used for the following purposes:

- Capital improvements to facilities not owned by the applicant
- Food/catering for an event
- Insurance
- Subscriptions
- Services or projects seeking to promote commercial, political or religious objectives
- Costs associated with fundraising events where profits are redistributed to another group
- Debt servicing or repayment
- Legal expenses
- Medical expenses
- Public services that are the responsibility of central government (e.g. core education, primary health care)
- Purchase of alcohol
- Prize money
- Equipment and uniforms retained by individuals

16. Eligibility is not a guarantee that the applicant will be granted funding. This is determined through the Assessment Framework (see below).

Assessment Framework

16.17. Council will assess whether eligible applicants prospective applicant is granted funds by applying a scoring scale based on how well the applicant meets the assessment criteria set out below on how well the application meets the assessment framework set out below.

17. Council officers will make a recommendation to Council or panels.

18. The scoring scale Applications will be prioritised with a score ranges from 1 – 5 with, with, 5 being the highest score, and funding will be disbursed to prospective applicants starting from the highest score to the lowest score, until funds are fully allocated.

19. Council will determine eligibility of applications and assess applications against the following criteria: The assessment framework is:

- **Project Purpose:** Has the applicant clearly defined the purpose and expected community outcomes of the project, activity, or service? What is the need that is being met and why is this important?
- **Strategic Alignment:** Has the applicant demonstrated how their initiative aligns to council's strategic priorities and goals? Has the applicant demonstrated if the initiative aligns to relevant strategies or action plans?
- **Capacity and Experience:** Does the applicant have the capability, capacity, and experience to deliver the project, activity, or service to an appropriate standard? Is this evidenced by a relevant track record of successful delivery?
- **Evidence-Based Budget:** Does the application present a realistic, evidence-based budget for the project, activity, or service? Does this budget include all elements of the project? Has the applicant identified how the grant will be spent?
- **Success Evaluation:** Has the applicant identified how the success of the project, activity, or service will be evaluated? For example, will any information be collected on the number of people benefitting from the initiative?
- **Project Benefit:** Has the applicant identified who the project, activity or service will benefit and where in the Taupō District, these people reside?
- **Community Support:** Has the applicant provided evidence of community support, collaboration or involvement in the project, activity, or service e.g., volunteer hours or donated goods/services? Has the applicant provided evidence of support from the recognised regional or national body (where relevant)?

20. Following assessment, Council officers will provide a recommendation on the eligible and prioritised applications.