

Schedule 1 – Part 4

Local Infrastructure

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Calculation of Local Network Infrastructure Development Contributions (SIF)

1.0 Introduction

In 1993 Tauranga District Council introduced a system of collecting fees from developers and house builders to cover the cost of the provision of infrastructure required by that growth. This system was established under the Resource Management Act 1991 and allowed for Subdivision Impact Fees and Building Impact Fees to be collected as Financial Contributions.

Development contributions under the Local Government Act have been calculated to ensure that the capital cost of the extension or upgrading of local infrastructure to meet the growth related development is paid for by that growth. This section (Part 4) covers the provision of the all services to that growth. i.e.:

- Water
- Wastewater
- Stormwater
- Transportation
- Reserves
- Community infrastructure

To ensure that local infrastructure contributions relate to the area to be serviced and are not just a lump sum charged across the District, the District has been broken down into particular development areas known as Urban Growth Areas.

Despite this, some projects service two or more urban growth areas and are therefore funded across more than one urban growth area.

1.1 Urban Growth Areas

In 1991 five Urban Growth Areas to cater for growth out to 2011 were identified and individual costings prepared to provide for their servicing. These areas have been carried over into this policy schedule and it is anticipated that with the current growth rates these should be largely developed somewhere between 2011 and 2021.

As part of the review carried out in 2003, it was decided to add two new areas, being the old residential areas of Mt. Maunganui and Tauranga prior to 1991. These have been identified as the Tauranga Infill and Mt. Maunganui Infill areas and allow for growth between 2001 and 2051.

Further recent additions are the areas of West Bethlehem, Pyes Pa West, Tauriko and Wairakei. Of These, West Pyes Pa, Tauriko and Wairakei is operative while Wairakei is waiting for the respective plan change to become operative.