

# Schedule 1 – Part 4

## Local Infrastructure – Reserves and Community Infrastructure

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# Local Infrastructure - Reserve and Community Infrastructure

## 1.0 Introduction

Reserve Contributions are collected for the purchase of land for neighbourhood reserves. Community Infrastructure Contributions are collected for the development of neighbourhood reserves.

The Reserves and Community Infrastructure Contributions for Neighbourhood Reserves apply to the following growth areas:

- West Bethlehem
- Pyes Pa West – Kennedy Road and Hastings Road (non-Grasshopper land)
- The other growth areas listed below in relation to resource consents granted between 1 July 2004 and 30 June 2009

The reserve requirement for these areas has been determined by Council's Open Space Level of Service Policy and supported by the relevant structure plan and Plan Change information. The Policy outlines the open space level of service standards relating to the quality, function, quantity and accessibility of the open space network. This replaces the previous hectares of reserve land per 1000 people standard.

Reserve contributions for the purchase of open space and community infrastructure contributions for the development of open space in the following growth areas will be taken as financial contributions under the Tauranga District Plan rather than as development contributions under this Policy except as outlined above:

- Bethlehem
- Pyes Pa
- Welcome Bay
- Ohauti
- Papamoa
- Tauranga Infill
- Mount Infill

For convenience these contributions are shown in the summary of fees schedule at the end of this section even though they are not required as development contributions.

Reserve contributions for the purchase of neighbourhood reserves and community infrastructure contributions for the development of neighbourhood reserves are not required in the Grasshopper land in Pyes Pa West, or in Wairakei as Council has (or intends to have) agreements with the developers in these areas that they will provide and develop the reserve land instead of Council.

As per Council's Open Space Level of Service Policy, contributions towards local reserves and the development of local reserves are not required in areas outside the urban growth areas or in the Rural Residential, Rural Marae Community, Urban Marae Community and Ngati Kahu Papakainga zones within the urban growth areas. In addition, contributions towards local reserves and the development of local reserves are not required on multiple-owned Maori land within 500 metres of the Rural Marae Community, Urban Marae Community and Ngati Kahu Papakainga zones.

## 2.0 Funding Needs Assessment – Section 101(3) of the LGA 2002

### 2.1 Community Outcomes

The Community Outcomes identified for Tauranga city have been summarised in the city's Tauranga Tomorrow document. The provision of neighbourhood reserves within a growth area contributes to a number of outcomes within Tauranga Tomorrow. These include:

- Vibrant, Healthy and Diverse Communities
- A Great Place to Grow Up
- Built to Fit Our Hills Harbour and Coast
- Strong Sustainable Economy
- Easy to Move Around

The provision of neighbourhood reserves is also important in implementing Western Bay of Plenty's growth management strategy called SmartGrowth.

## **2.2 Distribution of Benefits**

The principal benefit of providing neighbourhood reserves is that they provide a focal point for local communities and space for a diverse range of leisure opportunities within a local area (within 400 or 500 metres of each property). The benefit of this activity is conferred on both new and existing households in the growth areas. Given the restricted geographic nature of these capital works Council believes that completing, or not completing these works will have little if any impact at all on households and businesses in geographic areas beyond the individual growth areas.

## **2.3 Period In or Over Which Benefits Occur**

The capital projects included are designed to ensure that all households within the growth area are able to have access to neighbourhood reserves. Council has therefore assessed that the period over which the benefits will be received is the development period of the greenfield area, from when the growth area is first opened up until it is full (to the maximum allowed density). The divisor used in Council's calculations is the expected number of new lots over this period.

## **2.4 Extent to Which Groups or Individuals Contribute to the Need to Undertake the Activity**

The group that creates the need for these works is residential growth (i.e. new households) in the specified growth areas. Development contributions allocate the cost of these works to that growth community.

## **2.5 Costs and Benefits of Funding the Activity Distinctly from Other Activities**

Given the benefits and causation factors outlined above, it is considered appropriate (in particular for transparency and accountability reasons) for these works to be funded through this particular contribution, rather than the city wide contribution (BIF) or other funding sources such as rates or a UAGC.

## **2.6 Social, Economic, Environmental and Cultural Well-being**

The Council has considered the impact, for all sectors of the community, including the growth community which pays development contributions, of the proposed allocation of costs in terms of their social, economic, environmental and cultural well-being. It considers this allocation of costs to be fair and reasonable. The allocation details for this activity are clearly set out in this section.

## **3.0 Key Considerations**

- Section 203(1) sets out the maximum contribution that may be required for reserves. Reserve contributions must not exceed the greater of 7.5 percent of the value of the additional allotments created by a subdivision or the value equivalent of 20m<sup>2</sup> of land for each additional household unit created by a development.
- Schedule 13 of the Local Government Act 2002 outlines the methodology for relating the cost of community infrastructure to units of demand.

- Land purchase costs have been based on property valuation evidence provided to the Tauranga City Council by Registered Valuers. The valuations have been carried out on a general overview basis in order that a fair fee can be assessed for calculating development contributions. These assessments should not be tabled as a basis for compensation to be paid by Council for possible land acquisitions. The compensation payable for land required for reserves will be assessed on a case by case basis in accordance with the Public Works Act 1981.
- Some rounding has occurred in the calculations. This has generally been to the nearest hundred and applies to total value.
- Land values used to determine revenue and expenditure are gst exclusive.

## 4.0 Methodology

The methodology for calculation of neighbourhood reserve requirements is based on applying the open space level of service standards (outlined in the Open Space Level of Service Policy) to each growth area. The neighbourhood reserve requirements and the associated cost of this is then calculated as a total cost and divided by the number of household units projected to be accommodated within the relevant planning period for the relevant growth area

The planning period begins from when the area is first opened up for development to the point at which the growth area is projected to be fully developed.

Consultation on the Open Space Level of Service Policy was undertaken through the LTCCP 2009-2019 process.

## 5.0 Calculations

### 5.1 Neighbourhood Reserves

#### West Bethlehem

##### Neighbourhood Reserve Purchase

Catchment A (LIPS 632)	1508m <sup>2</sup>	Estimated cost	<b>\$483,655</b>
Catchment A (LIPS 632)	3037m <sup>2</sup>	Actual cost	<b>\$1,085,000</b>
Catchment B (part of Parau Farms)	2340m <sup>2</sup>	Estimated cost	<b>\$65,100</b>
		<b>TOTAL</b>	<b>\$1,633,755</b>

##### Neighbourhood Reserve Development

Catchment A (LIPS 700)	\$25 per m <sup>2</sup>	Estimated cost	<b>\$168,750</b>
Catchment B (part of Parau Farms development – LIPS 653)	\$25 per m <sup>2</sup>	Estimated cost	<b>\$58,500</b>
		<b>TOTAL</b>	<b>\$227,250</b>

#### Pyes Pa West - excludes Grasshopper

##### Neighbourhood Reserve Purchase (LIPS 2181)

Neighbourhood reserve 6	2000m <sup>2</sup>	Estimated cost	\$512,000
Neighbourhood reserve 7	4000m <sup>2</sup>	Estimated cost	\$1,024,000
Neighbourhood reserve 13	3000m <sup>2</sup>	Estimated cost	\$768,000
Walkway reserve	12240m <sup>2</sup>	Estimated cost	\$61,200
		<b>TOTAL</b>	<b>\$2,365,200</b>

Neighbourhood Reserve Development (LIPS 2183)

Neighbourhood reserve 6	\$25 per m <sup>2</sup>	Estimated cost	\$50,000
Neighbourhood reserve 7	\$25 per m <sup>2</sup>	Estimated cost	\$100,000
Neighbourhood reserve 13	\$25 per m <sup>2</sup>	Estimated cost	\$75,000
Walkway reserve		Estimated cost	\$75,000
<b>TOTAL</b>			<b>\$300,000</b>

**6.0 Projects for other growth areas (to be taken as financial contributions in most cases)**

**Bethlehem**

LIPS	Project	Cost
482	Beaumaris Boulevard Reserve Toilet Block	\$123,000
483	Beaumaris Boulevard Reveg and footpath (2.5m)	\$15,000
123	Belvedere Reserve - landscape design, signage, seats, paths	\$63,000
1815	Hallmark Rise Reserve development	\$9,000
275	Gordon Carmichael Reserve - walkway and plantings	\$800,000
280	Gordon Carmichael Reserve Playground	\$20,000
698	Development of new reserves	\$92,400
<b>Total Community Infrastructure</b>		<b>\$ 1,122,400</b>

**Ohauti**

LIPS	Project	Cost
636	Ohauti Rd	\$400,000
2213	Walkway Linkage	\$100,000
2213	Reserve (Southwest)	\$596,610
<b>Total Land Purchase</b>		<b>\$ 1,096,610</b>
743	Rowesdale Reserve Development	\$91,650
2186	Greenbelt Walkway Linkages	\$500,000
2212	New Neighbourhood Reserve Development	\$122,400
<b>Total Community Infrastructure</b>		<b>\$714,050</b>

**Papamoa**

LIPS	Project	Cost
640	Simpsons Reserve Extension	\$2,178,000
	Paul Close Extension	\$ 567,080
	Parawaetai Extension	\$141,770
	Topaz Drive Extension	\$180,615
2211	Tara Rd Neighbourhood Reserve	\$ 850,620
	Bruce Rd Neighbourhood Reserve	\$850,620
	Excelsa	\$400,000
	Hibiscus Ave Extension	\$850,620
	Sunrise Ave Extension	\$850,620
<b>Total Land Purchase</b>		<b>\$ 6,869,945</b>

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508	Harrisons Cut Reserve Improvements	\$70,000
326	Papamoa Destination Playground	\$515,000
1158	Papamoa Dunes - Road-to-beach accessway	\$944,000
1098	Wairakei Stream Development	\$1,767,850
757	Parkdale Reserve - Signage	\$1,087
1738	Develop Milford by the Sea	\$16,000
1739	Develop Pataka O Nga Tupuna Reserve	\$19,000
648	Hartford Ave Development	\$15,306
753	Frasers Papamoa	\$152,400
753	Wairakei Reserve	\$32,400
753	Catchment W Reserve	\$61,170
753	Paul Close Development	\$92,400
753	Palm Spring Development	\$62,400
753	Paul Close Extension	\$60,000
753	Parawaetai Extension	\$15,000
2214	Sunrise Ave Extension	\$122,400
2214	Tara Rd Neighbourhood Reserve	\$122,400
2214	Bruce Road Neighbourhood Reserve	\$122,400
2214	Maungatawa Walkway	\$200,000
2214	Excelsa	\$107,400
2214	Hibiscus Ave Extension	\$90,000
	<b>Total Community Infrastructure</b>	<b>\$ 4,588,613</b>

### Pyes Pa

LIPS	Project	Cost
611	Land Purchase	\$3,269,000
	<b>Total Land Purchase</b>	<b>\$3,269,000</b>
736	Condor Drive Reserve	\$114,120
736	New Reserve	\$1,050,000
2172	Pyes Pa Walkways	\$500,000
2171	Glenorchy Reserve	\$50,000
	<b>Total Community Infrastructure</b>	<b>\$ 1,714,120</b>

### Welcome Bay

LIPS	Project	Cost
639	Ballintoy Reserve	\$750,000
639	Waitaha Road Walkway	\$359,780
639	Grandview Reserve Extension	\$325,000
639	Orion Reserve Extension	\$170,000
	<b>Total Land Purchase</b>	<b>\$ 1,604,780</b>
747	Ballintoy Reserve	\$139,320
2180	Grandview Reserve Development	\$230,000
2179	Orion Reserve Development	\$141,000

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2178	Welcome Bay Walkway Development	\$500,000
1735	Osprey Drive Reserve Development	\$46,000
799	Jonathan Brown Reserve	\$74,193
734	Holcombrooke Reserve	\$85,168
	<b>Total Community Infrastructure</b>	<b>\$1,215,681</b>

### Tauranga Infill

LIPS	Project	Cost
647	Land Purchase	\$2,206,200
2176	General Intensification - Land Purchase	\$5,000,000
	<b>Total Land Purchase</b>	<b>\$ 7,206,200</b>
2061	Vale Street	\$99,240
2061	Robbins Rd (Faulkner Park)	\$39,240
2061	Haukore Reserve	\$24,660
2061	General Accessway Improvements	\$96,000
2061	Solomon Street Reserve	\$122,400
2177	General Intensification - Land Development	\$1,000,000
529	Westminster Drive Reserve	\$8,931
527	Solomon Street Reserve	\$482,000
493	Hall Road Reserve Development	\$26,121
420	Gate Pa Reserve Development	\$8,627
352	Memorial Park - New Toilet Block	\$275,000
332	Waikareao Walkway Interpretation Panels	\$25,000
311	Merivale Neighbourhood Plan - Streetscape Improvement	\$40,000
310	Merivale Neighbourhood Plan - Planting Fraser Street Bank	\$45,000
308	Merivale Neighbourhood Plan - Walkways	\$70,000
288	Greerton Neighbourhood Plan - Liston Park	\$9,000
263	Elms Reserve Walkway	\$50,000
114	Aspen Reserve Pergola	\$25,000
2231	Mission Cemetery - upgrade	\$16,000
1976	Beach Road Reserve Development	\$255,000
1970	Te Pahou/Hammond St Reserve Historic Development	\$40,000
1944	Keam Reserve Development	\$4,000
1937	Yatton Park - Fraser Street Frontage visual markers	\$123,000
1935	Yatton Park - Sculptural elements & flags along Fraser Street	\$120,000
1818	Tye Park Reserve	\$310,000
1814	Memorial Park Development - Stage 6	\$372,000
1813	Memorial Park Drainage	\$50,000
1812	Memorial Park Development - Stage 5	\$838,000
1810	Memorial Park Development - Stage 3	\$976,500
1809	Memorial Park Development - Stage 2	\$190,000
1808	Memorial Park Development - Stage 1	\$246,000
1785	Welcome Bay Scout Hall Reserve	\$70,000
1772	Esmeralda Street Reserve Development	\$202,000
1771	Forester Drive Esplanade Development	\$253,000
1770	Hammond Street Esplanade Development	\$454,000
1769	Taipari Street Reserve Development	\$457,000

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1768	Fantail Drive Reserve Development	\$111,000
1767	Fraser Street Reserve Stage 2 Development	\$483,000
1766	Fraser Street Reserve Stage 1 Development	\$468,000
1765	Marine Park Development - Stage 3	\$629,000
1764	Marine Park Development - Stage 2	\$1,746,000
1762	Marine Park Development - Stage 1	\$285,000
1763	Marine Park Development - Public Toilets	\$408,000
1757	Waikareo Foreshore Development - Stage 1	\$117,000
1759	Waikareo Foreshore Development - Stage 2	\$1,325,000
1760	Waikareo Foreshore Development - Stage 3	\$600,000
1756	Waikareo West Development - Stage 3	\$166,000
1755	Waikareo West Development - Stage 2	\$627,000
1754	Kulim Park Development	\$437,000
1751	Kiriwai Place Reserve Development	\$162,000
1750	Bay Street Reserve Development	\$800
1749	Matua Peninsula Reserve Development	\$222,000
1747	Matua Saltmarsh Development - Stage 2	\$889,000
1746	Matua Saltmarsh Development - Stage 1	\$635,000
1745	York Park Development	\$888,000
1740	Develop Mission Cemetery	\$16,000
1737	Develop Churchill Park	\$14,000
1736	Develop Faulkner Park	\$21,500
1729	Mount View Reserve	\$11,000
1727	Kings Avenue Reserve Development	\$46,000
1724	Develop Scout Reserve	\$47,000
1723	Seventeenth Avenue Reserve - Install Structures	\$7,000
1722	Kaka Street Reserve Development	\$46,300
1720	Vale Street Reserve Development	\$3,000
1717	Welcome Bay Road Esplanade Development	\$989,000
1716	Miriana Reserve Development	\$9,000
1715	Anchorage Grove Development	\$172,000
1714	Vine Avenue Reserve Development	\$170,000
1713	Haukore Street Esplanade	\$686,000
1710	Lagoon Place Reserve Development - Stage 2	\$659,000
1709	Lagoon Place Reserve Development - Stage 1	\$92,000
1708	Esk Street Walkway Reserve Development	\$162,000
1707	Hampton Terrace Reserve Development	\$144,000
1706	Eighteenth Avenue Esplanade Development	\$426,000
1705	Scantlebury Street Reserve Development	\$74,000
1704	Mayfair Street Reserve Development	\$180,000
1702	Turret Road Reserve Development	\$219,000
1700	Waikareo West Development - Stage 1	\$904,000
1699	Maxwells Rd Esplanade Development	\$131,000
1695	Otumoetai Pa Development	\$742,000
1693	Development of Argyll St Reserve	\$40,000
1692	Develop Bennet Street Reserve	\$83,000
1090	Faulkner Park - Playground	\$45,000

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1043	Yatton Park - Delineate the embankment edge	\$6,000
907	Yatton Park - Amphitheatre and seating	\$75,000
904	Yatton Park - 3 phase electricity	\$6,000
902	Yatton Park - Outdoor Spaces	\$11,500
828	Yatton Park - Tree Signs	\$6,000
812	Windermere Park	\$1,450,871
810	Rotary Park	\$20,000
795	Graham Reserve	\$285,000
789	Yatton Park -Walkway Entrance Upgrade	\$2,300
788	Yatton Park - Cycleway/Walkway at back of Waimapu Estuary	\$366,270
784	Yatton Park - Signage Development	\$4,600
783	Yatton Park - Jetty on Waimapu River - to Gordon Peterson Walkway	\$50,600
740	Johnson Reserve	\$135,254
738	Ila Park - Develop as per Reserve Management Plan	\$629,000
724	Carlisle Street Reserve	\$7,337
717	Anzac Park	\$84,668
	<b>Total Community Infrastructure</b>	<b>\$26,900,719</b>

### Mount Maunganui Infill

LIPS	Project	Cost
649	Oceanbeach Road	\$1,000,000
649	Arataki Neighbourhood Reserve	\$2,980,000
2182	Mount Infill General Intensification	\$5,000,000
	<b>Total Land Purchase</b>	<b>\$8,980,000</b>
2230	May Street Reserve	\$55,386
2057	Arataki Neighbourhood Reserve Development	\$96,870
1796	Coronation Park- Carpark Construction	\$115,000
749	Ocean Downs Reserve	\$525,000
511	Mauao Landscape Improvements	\$275,000
644	Epsom Reserve Development	\$61,921
507	Marine Parade Boardwalk	\$1,142,549
506	Marine Parade Reserve Development	\$380,000
363	Moturiki Island - Carry out Archaeological survey	\$40,000
338	Pilot Bay Reserve Lighting	\$262,000
321	Moturiki Island - Install Interpretation Panels	\$12,000
315	Moturiki Island - Signage	\$3,500
312	Moturiki Island - Re-design Paths	\$11,500
147	Beach Accessway Improvements	\$20,000
2184	General Intensification - Land Development	\$750,000
1788	Bayfair Reserve Walkway	\$20,000
1787	Bayfair Reserve Development	\$333,000
1784	Tahara Reserve	\$2,000
1783	Te Ngaio Reserve	\$6,000
1797	Coronation Park Open Space	\$323,000
1456	Mauao Walkway Improvement - base track	\$349,000
1097	Industrial Reserve - Provide Signage on the reserves	\$4,500
1095	Coronation Park Development	\$1,202,000

1088	Wells Ave Reserve - Playground	\$50,000
708	Reilly Ave Reserve - Development	\$70,000
	<b>Total Community Infrastructure</b>	<b>\$ 6,110,226</b>

## 7.0 Annual Review and Updating Frequency

Development contributions for neighbourhood reserves and community facilities shall be reviewed annually or as part of amendments to the Long-Term Council Community Plan (LTCCP) to take into account changes which may affect these activities.

The review will consider the following:

- Changes in the assumptions and inputs
- Land value changes determined by a registered valuer
- Incorporation of the actual cost of completed capital projects
- Changes to the estimated costs of capital projects
- The inclusion of new capital projects
- New information on the factors used in calculating the development contribution.

## 8.0 Summary of Fees Schedule

RESERVES DEVELOPMENT IMPACT FEES – LOCAL INFRASTRUCTURE (SIF)							
PROJECT	TOTAL PROJECT COST	SIF FOR GROWTH AREA (% of total project cost)	Rates Impact (% of Total Project Cost)	SIF FOR OTHER AREA(S) OR BIF (% of Total Project Cost)	Subdivision Impact Fee		
					Growth Cost	No of Hold Units	Cost Per Unit (GST Excl)
<b>West Bethlehem</b>							
<i>Land Purchase</i>							
Neighbourhood Reserve Purchase	1,633,755.00	100	0	0	1,633,755.00	369	4,427.52
<b>Cost of Inflation</b>	22,036.68	100	0	0	22,036.68	369	59.72
<b>Cost of Capital</b>	1,082,823.12	100	0	0	1,082,823.12	369	2,934.48
<b>Subtotal</b>	<b>2,738,614.80</b>				<b>2,738,614.80</b>		<b>7,421.72</b>
<b>West Bethlehem SIF</b>							7,421.72
<b>Less reduction adopted by Council</b>							0.00
<b>TOTAL</b>	<b>2,738,614.80</b>				<b>2,738,614.80</b>		<b>7,421.72</b>
<b>Community Infrastructure</b>							
<i>Land Purchase</i>							
Neighbourhood Reserve Development	227,250.00	100	0	0	227,250.00	369	615.85
<b>Cost of Inflation</b>	19,800.54	100	0	0	19,800.54	369	53.66
<b>Cost of Capital</b>	100,973.15	100	0	0	100,973.16	369	273.64
<b>Subtotal</b>	<b>348,023.70</b>				<b>348,023.70</b>		<b>943.15</b>
<b>West Bethlehem SIF</b>							943.15
<b>Less reduction adopted by Council</b>							0.00
<b>TOTAL</b>	<b>348,023.70</b>				<b>348,023.70</b>		<b>943.15</b>
<b>Pyes Pa West (non Grasshopper)</b>							
<i>Land Purchase</i>							
Neighbourhood Reserve Purchase	2,365,200.00	100	0	0	2,365,200.00	825	2,866.91
<b>Cost of Inflation</b>	800,563.50	100	0	0	800,563.50	825	970.38
<b>Cost of Capital</b>	5,469.75	100	0	0	5,469.75	825	6.63
<b>Subtotal</b>	<b>3,171,233.25</b>				<b>3,171,233.25</b>		<b>3,843.92</b>
<b>TOTAL</b>	<b>3,171,233.25</b>				<b>3,171,233.25</b>		<b>3,843.92</b>

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<i>Community Infrastructure</i>							
Kennedy Road/Hastings Rd Reserve Development	300,000.00	100	0	0	300,000.00	825	363.64
<b>Cost of Inflation</b>	101,541.00	100	0	0	101,541.00	825	123.08
<b>Cost of Capital</b>	(2,169.75)	100	0	0	(2,169.75)	825	(2.63)
<b>Subtotal</b>	<b>399,371.25</b>				<b>399,371.25</b>		<b>484.09</b>
<b>TOTAL</b>	<b>399,371.25</b>				<b>399,371.25</b>		<b>484.09</b>
<b>Bethlehem</b>							
<i>Land Purchase</i>							
Reserve Purchase	0.00	17	83	0	0.00	411	0.00
<b>Cost of Inflation</b>	0.00	100	0	0	0.00	411	0.00
<b>Cost of Capital</b>	0.00	100	0	0	0.00	411	0.00
<b>Subtotal</b>	<b>0.00</b>				<b>0.00</b>		<b>0.00</b>
<b>TOTAL</b>	<b>0.00</b>				<b>0.00</b>		<b>0.00</b>
<i>Community Infrastructure</i>							
Reserve Development	1,122,400.00	17	83	0	190,808.00	411	464.25
<b>Cost of Inflation</b>	85,541.43	100	0	0	85,541.43	411	208.13
<b>Cost of Capital</b>	(11,438.13)	100	0	0	(11,438.13)	411	(27.83)
<b>Subtotal</b>	<b>1,196,503.30</b>				<b>264,911.30</b>		<b>644.55</b>
<b>TOTAL</b>	<b>1,196,503.30</b>				<b>264,911.30</b>		<b>644.55</b>
<b>Ohauti</b>							
<i>Land Purchase</i>							
Reserve Purchase	696,610.00	100	0	0	696,610.00	394	1,768.05
Reserve Purchase	400,000.00	28	72	0	112,000.00	394	284.26
<b>Cost of Inflation</b>	255,745.40	100	0	0	255,745.40	394	649.10
<b>Cost of Capital</b>	(224,847.92)	100	0	0	(224,847.92)	394	(570.68)
<b>Subtotal</b>	<b>1,127,507.48</b>				<b>839,507.48</b>		<b>2,130.73</b>
<b>TOTAL</b>	<b>1,127,507.48</b>				<b>839,507.48</b>		<b>2,130.73</b>
<i>Community Infrastructure</i>							
Reserve Development	591,650.00	28	72	0	165,662.00	394	420.46
Reserve Development	122,400.00	100	0	0	122,400.00	394	310.66
<b>Cost of Inflation</b>	95,820.80	100	0	0	95,820.80	394	243.20
<b>Cost of Capital</b>	(87,822.60)	100	0	0	(87,822.60)	394	(222.90)
<b>Subtotal</b>	<b>722,048.20</b>				<b>296,060.20</b>		<b>751.42</b>
<b>TOTAL</b>	<b>722,048.20</b>				<b>296,060.20</b>		<b>751.42</b>

Schedule 1, Part 4 – Local Infrastructure – Reserves and Community Infrastructure

<b>Papamoa</b>							
<i>Land Purchase</i>							
Reserve Purchase	3,067,465.00	24	76	0	736,191.60	2464	298.78
Reserve Purchase	3,802,480.00	100	0	0	3,802,480.00	2464	1,543.21
<b>Cost of Inflation</b>	570,785.60	100	0	0	570,785.60	2464	231.65
<b>Cost of Capital</b>	1,378,558.72	100	0	0	1,378,558.72	2464	559.48
<b>Subtotal</b>	<b>8,819,289.32</b>				<b>6,488,015.92</b>		<b>2,633.12</b>
<b>TOTAL</b>	<b>8,819,289.32</b>				<b>6,488,015.92</b>		<b>2,633.12</b>
<i>Community Infrastructure</i>							
Reserve Development	3,824,013.00	24	76	0	917,763.12	2464	372.47
Reserve Development	764,600.00	100	0	0	764,600.00	2464	310.31
<b>Cost of Inflation</b>	511,033.60	100	0	0	511,033.60	2464	207.40
<b>Cost of Capital</b>	(129,778.88)	100	0	0	(129,778.88)	2464	(52.67)
<b>Subtotal</b>	<b>4,969,867.72</b>				<b>2,063,617.84</b>		<b>837.51</b>
<b>TOTAL</b>	<b>4,969,867.72</b>				<b>2,063,617.84</b>		<b>837.51</b>
<b>Pyes Pa</b>							
<i>Land Purchase</i>							
Reserve Purchase	3,269,000.00	27	73	0	882,630.00	573	1,540.37
<b>Cost of Inflation</b>	154,520.91	100	0	0	154,520.91	573	269.67
<b>Cost of Capital</b>	113,035.71	100	0	0	113,035.71	573	197.27
<b>Subtotal</b>	<b>3,536,556.62</b>				<b>1,150,186.62</b>		<b>2,007.31</b>
<b>TOTAL</b>	<b>3,536,556.62</b>				<b>1,150,186.62</b>		<b>2,007.31</b>
<i>Community Infrastructure</i>							
Reserve Development	1,714,120.00	27	73	0	462,812.40	573	807.70
<b>Cost of Inflation</b>	103,111.35	100	0	0	103,111.35	573	179.95
<b>Cost of Capital</b>	10,256.70	100	0	0	10,256.70	573	17.90
<b>Subtotal</b>	<b>1,827,488.05</b>				<b>576,180.45</b>		<b>1,005.55</b>
<b>TOTAL</b>	<b>1,827,488.05</b>				<b>576,180.45</b>		<b>1,005.55</b>
<b>Welcome Bay</b>							
<i>Land Purchase</i>							
Reserve Purchase	1,604,780.00	5	95	0	80,239.00	66	1,215.74
<b>Cost of Inflation</b>	3,862.98	100	0	0	3,862.98	66	58.53
<b>Cost of Capital</b>	10,710.48	100	0	0	10,710.48	66	162.28
<b>Subtotal</b>	<b>1,619,353.46</b>				<b>94,812.46</b>		<b>1,436.55</b>

Schedule 1, Part 4 – Local Infrastructure – Reserves and Community Infrastructure

<b>TOTAL</b>	<b>1,619,353.46</b>				<b>94,812.46</b>		<b>1,436.55</b>
<i>Community Infrastructure</i>							
Reserve Development	1,215,681.00	5	95	0	60,784.05	66	920.97
<b>Cost of Inflation</b>	9,357.48	100	0	0	9,357.48	66	141.78
<b>Cost of Capital</b>	(3,262.38)	100	0	0	(3,262.38)	66	(49.43)
<b>Subtotal</b>	<b>1,221,776.10</b>				<b>66,879.15</b>		<b>1,013.32</b>
<b>TOTAL</b>	<b>1,221,776.10</b>				<b>66,879.15</b>		<b>1,013.32</b>
<b>Tauranga Infill</b>							
<i>Land Purchase</i>							
Reserve Purchase	7,206,200.00	15	85	0	1,080,930.00	4234	255.30
<b>Cost of Inflation</b>	340,921.68	100	0	0	340,921.68	4234	80.52
<b>Cost of Capital</b>	(102,166.42)	100	0	0	(102,166.42)	4234	(24.13)
<b>Subtotal</b>	<b>7,444,955.26</b>				<b>1,319,685.26</b>		<b>311.69</b>
<b>TOTAL</b>	<b>7,444,955.26</b>				<b>1,319,685.26</b>		<b>311.69</b>
<i>Community Infrastructure</i>							
Reserve Development	26,900,719.00	15	85	0	4,035,107.85	4234	953.03
<b>Cost of Inflation</b>	1,532,792.68	100	0	0	1,532,792.68	4234	362.02
<b>Cost of Capital</b>	(869,832.96)	100	0	0	(869,832.96)	4234	(205.44)
<b>Subtotal</b>	<b>27,563,678.72</b>				<b>4,698,067.57</b>		<b>1,109.61</b>
<b>TOTAL</b>	<b>27,563,678.72</b>				<b>4,698,067.57</b>		<b>1,109.61</b>
<b>Mount Maunganui Infill</b>							
<i>Land Purchase</i>							
Reserve Purchase	8,980,000.00	26	74	0	2,334,800.00	3398	687.11
<b>Cost of Inflation</b>	684,255.26	100	0	0	684,255.26	3398	201.37
<b>Cost of Capital</b>	(54,164.12)	100	0	0	(54,164.12)	3398	(15.94)
<b>Subtotal</b>	<b>9,610,091.14</b>				<b>2,964,891.14</b>		<b>872.54</b>
<b>TOTAL</b>	<b>9,610,091.14</b>				<b>2,964,891.14</b>		<b>872.54</b>
<i>Community Infrastructure</i>							
Reserve Development	6,110,226.00	26	74	0	1,588,658.76	3398	467.53
<b>Cost of Inflation</b>	537,733.50	100	0	0	537,733.50	3398	158.25
<b>Cost of Capital</b>	(168,268.96)	100	0	0	(168,268.96)	3398	(49.52)
<b>Subtotal</b>	<b>6,479,690.54</b>				<b>1,958,123.30</b>		<b>576.26</b>
<b>TOTAL</b>	<b>6,479,690.54</b>				<b>1,958,123.30</b>		<b>576.26</b>