



**Western  
Bay of Plenty**  
District Council



## **Schedule of financial contributions 2024/25**



1 October 2024 - 30 June 2025

# Financial contributions

## Financial contributions are included in the fees and charges for information only and become effective on 1 October 2024.

Financial Contributions are established based on the policy and methodology as presented in our District Plan in accordance with the Resource Management Act 1991.

They may change in response to the capital works identified to be carried out as part of the Long Term Plan/ Annual Plan.

Our District Plan contains the original infrastructure schedules used for calculating financial contributions. These are updated annually through the Long Term Plan/ Annual Plan with respect to costs and time only and are presented below.

As the process for setting financial contributions is established in our District Plan and Long Term Plan, submissions through the Annual Plan public consultation process are limited to the quantum of the financial contributions as set through the costs and timing of the construction of the various infrastructure.

Per additional lot (\$)   
 2024/25

Water		
Western		4,808
Central		8,714
Eastern		12,216
Wastewater		
Waihi Beach		21,804
Kaikati		25,949
Ōmokoroa		18,422
Te Puke		13,564
Maketu/Little Waihi		11,372
Stormwater		
Waihi Beach		22,259
Kaikati		17,057
Ōmokoroa		17,526
Te Puke		9,512
Ecological		
Ecological		501
Recreation and Open Spaces		
Recreation and Open Spaces		6,473
Transportation		
Margaret Place Extension	per lot	18,150
Access to Access to Ōmokoroa Developments Limited (formerly Fiducia area)	per lot	28,714
Ōmokoroa Southern Industrial Area	per 100m <sup>2</sup>	4,123
District-wide	per lot	2,998

	Per additional lot without District-wide transportation 2024/25 (\$)	Per additional lot including District-wide transportation 2024/25 (\$)
<b>Urban Rooding</b>		
Waihī Beach	1,526	4,524
Kaikati	5,212	8,210
Ōmokoroa	24,759	27,757
Te Puke	3,476	6,474
<b>Rural Rooding</b>		
Kaikati - Waihī Beach Ward	13,968	16,966
Kaimai Ward	13,968	16,966
Maketu – Te Puke Ward	13,968	16,966

	2024/25 (\$)
<b>Rangiuru Park (see District Plan – Appendix 7)</b>	
Transportation	per m <sup>2</sup> 88.40
Water Supply	per m <sup>2</sup> 23.36
Wastewater	per m <sup>2</sup> 44.27
Stormwater	per m <sup>2</sup> 44.03
Recreation and open spaces	per m <sup>2</sup> 2.19

	2024/25(\$)	Notes
<b>Industrial zone - Ōmokoroa</b>		
<b>The financial contributions are catchment/area or activity specific and should be confirmed with Council</b>		
Transportation (Ōmokoroa Southern Industrial area)	per 100m <sup>2</sup> of lot size 4,123	per 100m <sup>2</sup> of lot size
Water Supply (Central)	for 20mm connection or based on connection size 8,714	for 20mm connection or based on connection size
Wastewater (Ōmokoroa)	per HHE 18,422	1 HHE is equal to a lot size or grass floor area
Stormwater (Ōmokoroa)	per HHE 17,526	1 HHE is equal to 300m <sup>2</sup> of development land

**Notes**

<b>Commercial/commercial Transition zones</b>	
Transportation (catchment dependent)	Specific activities only
Water supply (catchment dependent)	Or based on connection size
Wastewater (catchment dependent)	Or 1 HHE is equal to a lot size or gross floor area of 600m <sup>2</sup>
Stormwater (catchment dependent)	Or 1 HHE is equal to 300m <sup>2</sup> of development land
Recreation and leisure (dwellings/accommodation)	
<b>Post harvest zone</b>	
The financial contributions are site specific and should be discussed with Council staff.	
<b>Te Puke industrial and Te Puke West industrial</b>	
There is a separate financial contribution model for the Te Puke industrial area. To be confirmed with Council on application.	
<b>Kaikati industrial</b>	
There is a separate financial contribution model for the Kaikati industrial area. To be confirmed with Council on application	

## Notes

### FINCO reductions for Papakāinga and Community Housing

- All applications for developments of two or more dwellings, where FINCOS apply will be charged a FINCO for one Household Equivalent (HHE). This is the base charge.
- Community Housing Providers will receive a 100% reduction in FINCOS for additional dwellings (over and above the base charge of one HHE), for applications up to a maximum of 10 dwellings.
- Papakāinga will receive a 100% reduction in FINCOS for additional dwellings (over and above the base charge of one HHE), for applications up to a maximum of 10 dwellings.

#### The following criteria apply:

- Kainga Ora are excluded from any waiver / reduction.
- Organisations that are not registered Community Housing Providers (CHPs) will need to provide alternative evidence that the housing they are developing will be held as assisted rental or assisted ownership in the longer term.
- For development of community housing, a 10-year restrictive covenant specifying the use of the housing for community housing will be lodged against the title. This will be managed through the resource consent or building consent process
- Additional dwellings (i.e. applications for more than 10 dwellings) will have the FINCOS for the additional dwellings assessed in accordance with the District Plan.
- Papakāinga is defined as homes and associated community facilities developed to support those homes on whenua Māori, where homes will be owned and occupied by the owners of the whenua, and whānau who whakapapa to the land have the opportunity to live according to Te Ao Māori.
- Community Housing is defined as housing provided and/or operated by a not-for-profit group, as long term social, assisted rental or assisted ownership housing.



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Te Kaunihera a rohe mai i Ngā Kuri-  
a-Whārei ki Otamarakau ki te  
Uru

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