Western
Bay of Plenty
District Council

Schedule of financial contributions 2026/27

1 July 2026 - 30 June 2027

Financial contributions

Financial contributions are included in the fees and charges for information only and become effective on 1 July 2026.

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 ($) 2026/27
Water		
Western		5,454
Central		9,271
Eastern		17,030
Wastewater		
Waihī Beach		20,093
Katikati		25,846
Ōmokoroa		18,875
Te Puke		14,373
Maketu/Little Waihi		11,040
Stormwater		
Waihī Beach		26,240
Katikati		17,210
Ōmokoroa		17,614
Te Puke		11,689
Ecological		
Ecological		501
Recreation and Open Spaces		
Recreation and Open Spaces		6,524
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^2	4,123
District-wide	per lot	2,466

	Per additional lot without District-wide transportation 2026/27 ($)	Per additional lot including District-wide transportation 2026/27 ($)
Urban Roading		
Waihī Beach	1,288	3,754
Katikati	10,530	12,996
Ōmokoroa	32,222	34,688
Te Puke	2,952	5,418
Rural Roading		
Katikati - Waihī Beach Ward	13,722	16,188
Kaimai Ward	13,722	16,188
Maketu – Te Puke Ward	13,722	16,188

		2026/27 ($)
Rangiuru Park (see District Plan – Appendix 7)		
Transportation	per m^2	88.40
Water Supply	per m^2	23.36
Wastewater	per m^2	44.27
Stormwater	per m^2	44.03
Recreation and open spaces	per m^2	2.19

		2026/27 ($)	Notes
Industrial zone - Ōmokoroa			
The financial contributions are catchment/area or activity specific and should be confirmed with Council			
Transportation (Ōmokoroa Southern Industrial area)	per 100m^2 of lot size	4,123	per 100m^2 of lot size
Water Supply (Central)	for 20mm connection or based on connection size	9,271	for 20mm connection or based on connection size
Wastewater (Ōmokoroa)	per HHE	18,875	1 HHE is equal to a lot size or grass floor area
Stormwater (Ōmokoroa)	per HHE	17,614	1 HHE is equal to 300m^2 of development land

Notes

Commercial/commercial Transition zones	
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^2
Stormwater (catchment dependent)	Or 1 HHE is equal to 300m^2 of development land
Recreation and leisure (dwellings/accommodation)	
Post harvest zone	
The financial contributions are site specific and should be discussed with Council staff.	
Te Puke industrial and Te Puke West industrial	
There is a separate financial contribution model for the Te Puke industrial area. To be confirmed with Council on application.	
Katikati industrial	
There is a separate financial contribution model for the Katikati industrial area. To be confirmed with Council on application	

Notes

FINCO reductions for Papakāinga and Community Housing

- *Where a development will result in there being more than one dwelling on an allotment, and where FINCOs apply, a FINCO for one Household Equivalent (HHE) will be charged. This is the base charge.*
- *Community Housing Providers will receive a 100% reduction in FINCOS for any additional dwellings (over and above the base charge of one HHE), for applications of up to a maximum of 10 dwellings i.e. only one FINCO shall be payable for the first ten dwellings.*
- *Papakāinga will receive a 100% reduction in FINCOs for any additional dwellings (over and above the base charge of one HHE), for applications of up to a maximum of 10 dwellings i.e. only one FINCO shall be payable for the first ten 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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