

**Horowhenua District Development Contributions Policy – 2021-2041** \_\_\_\_\_ **3**

**Part 1 – Introduction, policy decisions and practical application** \_\_\_\_\_ **3**

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## Horowhenua District Development Contributions Policy – 2021-2041

### Part 1 – Introduction, policy decisions and practical application

This development contributions policy is in two parts. **Part 1** gives context to the policy and sets out the decisions the Council has taken in making the policy. It then describes the steps to be followed when applying the policy to development applications.

**Part 2** is a separate document setting out the legislative matters the Council has had to consider, the method of calculating the contributions, significant assumptions, and other supporting material.

This policy is operative from 1 July 2021, and is based on capital expenditure proposed in the Long Term Plan 2021-41. It takes direction from Council’s Revenue and Financing Policy on which activities are to be funded by development contributions. The various sections of the policy cover:

- **Section 1** - the purpose of the policy, the growth and infrastructure context and a comparison between development contributions and other sources of funding.
- **Section 2** - the decisions the Council has taken in making this policy.
- **Section 3** - the way the policy will be applied in practice.
- **Section 4** – the legislative matters the Council has considered.
- **Section 5** – the way in which development contributions are calculated.

### Section 1 - Introduction

#### 1.1 Purpose

1.1.1 The Horowhenua Development Contributions Policy 2021-2041 is made under the Local Government Act 2002 (the Act). The Council has to manage its financial dealings prudently and in the current and future interests of the community<sup>1</sup>. In doing so, it must be sure about the sources and levels of funding it will use for the activities it carries out<sup>2</sup>. There are various funding sources available to the Council. To use these, it has to adopt a number of financial and funding policies, one of which is a policy on development contributions or financial contributions<sup>3</sup>.

1.1.2 The policy is based on capital expenditure proposed in the Long Term Plan 2021-2041 and is adopted as one of the source documents that will meet some of the funding needs in the long term plan.

1.1.3 The purpose of this policy is to:

- a) provide predictability and certainty to developers that the Council can give them the infrastructure they need to support their investments;

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<sup>1</sup> Section 101(1)

<sup>2</sup> Section 102(1)

<sup>3</sup> Section 102(2)(d)

- b) ensure developers know what they are paying for and that development is not discouraged by high infrastructure costs; and
- c) ensure the existing community is not burdened by the costs of growth, but does contribute to growth infrastructure when it provides a clear benefit to them by improving their existing levels of service, renewing aging assets or helping them meet new legislative standards.

## 1.2 Why have this policy?

- 1.2.1 When growth in population and business takes place, new development is carried out to accommodate it. The extra traffic, water consumption, wastewater generation and stormwater run-off from that development, all take up spare capacity in Council's infrastructure. Unless provision is made, that capacity can be used up over time and networks start to fail. Traffic congestion, low water pressure or quality, wastewater overflows and flooding can all signal a failure to keep up with growth. In some cases, parks, libraries and other public amenities can become crowded as the capacity they were designed for is used up.
- 1.2.2 To avoid this, the Council plans ahead and puts capital spending in its budgets to provide more capacity to service growth when it is needed.
- 1.2.3 While the community may welcome growth, it should not be expected to fund extra infrastructure, particularly when it is already at the right levels of service.
- 1.2.4 In New Zealand, financial and development contributions are the two main sources of growth funding available to local authorities.

## 1.3 Other sources of funding growth related capital spending

- 1.3.1 Financial contributions are usually used for local infrastructure directly associated with a new development – that is, within, nearby or linking it to wider public networks. Council will not normally get involved financially with this local infrastructure. It expects developers to provide it and vest it with Council once it is completed to the right standard, with no financial contribution required.
- 1.3.2 In some situations though, it may be best for Council to become financially involved. It can decide to enable development by building a piece of local infrastructure and then charging financial contributions to recover its costs. Typically, this happens where multiple developers are involved and it is not fair or practical for one developer to provide local infrastructure ahead of others who will also benefit from it. Financial contributions are a good funding source in this situation.
- 1.3.2 The Horowhenua Financial Contribution Policy (2015), was adopted at a time when little or no growth was taking place. It does not summarise the total cost of growth-related capital spending or the proportion to be funded by financial contributions. Until it is reviewed, it will not be a viable source of funding for growth.
- 1.3.4 In making this policy, the Council has considered other sources of funding, so as not to unduly burden and potentially discourage development with development contributions. These sources include:

- a) grants and subsidies – principally Waka Kotahi NZ Transport Agency subsidies for the district’s roading activity and also Crown Infrastructure Partners (CIP) grants for supporting infrastructure for the Tara-Ika development at Levin;
- b) targeted rates payable under the Local Government (Rating) Act 2002;
- c) levies payable under the Infrastructure Funding and Financing Act 2020;
- d) user charges; and
- e) asset sales.

#### 1.4 What are development contributions used for?

- 1.4.1 Development contributions are a good way of funding public network and bulk infrastructure that the Council has already provided, or plans to provide to support growth. Local authorities typically provide trunk sewers, water mains, wastewater and water supply treatment plants, collector and arterial roads, public transport assets, libraries, sports fields, parks and other public amenities.
- 1.4.2 These are usually of such a scale and cost that no one developer can fund them alone, even where they need them to make their development viable and marketable.
- 1.4.3 Development contributions provide the ideal funding tool to collect money from large and small-scale developments and pool them to fund ‘big ticket’ infrastructure. Even small-scale developments can, cumulatively, put pressure on our networks over time.

#### 1.5 Development agreements

- 1.5.1 In some cases, developers may be able to build large items of public infrastructure, that Council would normally provide itself but is not yet ready to. Developers may also offer the Council land it wants to acquire for public projects.
- 1.5.2 To enable a development to go ahead, the Council can enter into a development agreement with the developer. Commitments can be made to offset development contributions or reimburse the developer directly once the infrastructure is built to standard or land is transferred to Council.

#### 1.6 The approach to growth in our District

- 1.6.1 Horowhenua District is growing steadily and in some places strongly. The Council is responding pro-actively to this by:
  - a) adopting a 95-percentile growth projection for the long term plan;
  - b) moving to increase the supply of developable land; and
  - c) including a strong growth element in its capital spending programme.

## 1.7 How is our District growing?

- 1.7.1 The population of Horowhenua District remained almost constant at just on 31,000 people in the decade 2000 to 2010. In the 4 years to 2014, the District began to experience notable growth. On this basis, Long Term Plan 2015-2025 and Long Term Plan 2018-38 each projected a steepening growth curve. Long Term Plan 2018-2038 projected annual growth of 1.2% and 1.1% respectively in each of the next two decades. In fact, growth since 2018 has exceeded projections, running at an average 2% per annum. Sense Partners<sup>4</sup> projects the resident population to grow from 36,708 in 2019 to 62,716 in 2041 in the range 2.6-2.8% per annum. This population growth is expected to be accompanied by strong dwelling growth.
- 1.7.2 There is some uncertainty around business growth<sup>5</sup> in the District as a result of the pandemic but the positive effects on the construction and service sectors, as a result of strong immigration, may assist the economic recovery.
- 1.7.3 To account for any slowdown in business activity a lower business growth rate has been built into the policy in the first three years of the long term plan. After 2024, the policy assumes business growth keeping pace with the strong population and dwelling growth expected. This assumption will be reviewed over the next 3 years.
- 1.7.4 In general, the growth outlook is positive for Horowhenua with factors such as the influence of Wellington and increasingly strong transport links to the capital at play. However, there is a degree of uncertainty around long-term sustained growth. Growth projections supporting this policy need to be constantly monitored and the timing and scale of development-related capital expenditure moderated accordingly.

## 1.8 The infrastructure response

- 1.8.1 In response to the strong growth outlook, a number of capital projects have been identified and costed into Long Term Plan 2021-41, to enable and support growth. These include:
- a) Major road intersection upgrades and connections in Levin in to meet expected traffic increases from the Tara-Ika growth area;
  - b) Subsidised road improvement, footpath, cycleway and shared path programmes

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<sup>4</sup> Sense Partners. Horowhenua Socio-Economic projections, Summary and methods, Projections update report, May 2020, p2

*“Horowhenua’s strong population growth is driven by a continued substantial inflow of migrants from other parts of New Zealand. We are forecasting a net inflow of 650 domestic migrants per year over the next 10 years. This is a substantial upward revision, from 270 migrants per year in our 2019 forecasts.”* Sense Partners puts this down to a combination of factors including:

- *“improved accessibility from the expressways have been built to the south of the District*
- *Increased costs of living, especially house price inflation, in most urban centres including Palmerston North and Wellington.”*

across the district, increasing the capacity of the existing network to deal with traffic growth, as well as extending it into new growth areas;

- c) Forward-looking strategic wastewater treatment plant upgrade or effluent disposal option projects, in expectation of growth at Foxton/Foxton Beach, Waitarere Beach, Tokomaru and Levin (including those dealing with the increasing wastewater volumes generated by Tara-Ika);
- d) Specific large-scale capital expenditure on the Tara-Ika wastewater trunk network in the early years of the long term plan to enable the development to go ahead;
- e) Growth-related reticulation upgrades in Levin itself and for the Levin north east growth area;
- f) Wastewater plant and reticulation renewal<sup>6</sup> programmes across the district, that are expected to include additional capacity to cater for growth;
- g) Water treatment plant and reticulation renewals across the district, expected to include additional capacity for growth;
- h) Specific Levin water supply capital projects to deal with growth (infill and new areas) with specific funding in Year 2 of the long term plan to extend trunk reticulation into Tara-Ika to enable it to proceed;
- i) A major project to secure and implement an alternative water source for Levin to deal with existing level of service issues but also to serve growth into the future;
- j) A project to deal with stormwater from the Levin north east growth area to enable it to develop;
- k) An on-going district-wide programme of reserve improvements and play equipment installation, as demand from growth requires more facilities;
- l) Specific provision for Tara-Ika reserve acquisition as development gets underway;
- m) Staged aquatic centre redevelopments with increased capacity provided for growth during redevelopment;

- 1.8.2 The Central/Local Government Three Waters Reform Programme, announced in 2020, will change the way three waters capital projects are delivered to the community in future. This could affect the timing and scope of a number of the projects above. The expectation is that any new entities will still deliver the assets needed to support the growth of Horowhenua District.

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The report notes that the results of the 2018 Census warrant the further upward revision of Horowhenua's population projections.

<sup>5</sup> Sense Partners p3 predicts "a sharp, but reasonably short-lived economic shock, based on the New Zealand Treasury's Budget Economic and Fiscal Update (May 2020)" with rising national unemployment, recovering again from mid-2021 and falling GDP recovering from 2022.

<sup>6</sup> Infill development is starting to put pressure on networks and in carrying out renewal projects, the Council will take the opportunity to add capacity to the networks to cope with growth.

## Section 2 - Policy decisions

### 2.1 Requiring contributions for 'development'

- 2.1.1 The Council, using its powers under the Act<sup>7</sup> has decided that it may require development contributions at the times set out<sup>8</sup> for activities it undertakes in the geographic areas described in this policy. It will only do this when 'development'<sup>9</sup>, as defined in the Act, takes place. Development is any activity that generates demand for reserves, network infrastructure or community infrastructure. In so doing it requires new or additional assets, or assets of increased capacity, and causes the Council to incur capital expenditure. Once it collects contributions, the Council will use them for the purposes specified, in the areas collected<sup>10</sup>.
- 2.1.2 Before assessing and requiring a development contribution, under **Section 3**, the Council will apply a test to ensure the activity for which a consent or authorisation has been applied for, meets the definition of 'development'.
- 2.1.3 The Council has decided that it will not seek development contributions for any existing lots or development already legally established on the site. It will deem all existing lots and development to have paid a contribution. It will not require the applicant to show that a development contribution, financial contribution or any other capital charge has been paid in the past.
- 2.1.4 When calculating a development contribution, the Council will assess the extent of lots or development on completion of the development and deduct the extent of lots or development existing when granting the consent or authorisation for a service connection.
- 2.1.5 This allowance is still subject to conditions set out in **Section 3**.

### 2.2 Activities

- 2.2.1 The Council has met its obligations under the Act<sup>11</sup> when making its Revenue and Financing Policy and has determined that development contributions are an appropriate source of funding to meet the growth-related component of capital expenditure on the following activities:
- a) Roading;
  - b) Water supply;
  - c) Wastewater treatment;
  - d) Stormwater management;
  - e) Community infrastructure activities including, libraries, swimming pools, events centres, sports fields, recreation reserves and public toilets.

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<sup>7</sup> Section 199(1)

<sup>8</sup> Section 198 and section 200(4)

<sup>9</sup> Section 197(1)

<sup>10</sup> Section 197AB(1)(d)

<sup>11</sup> Section 101(3)(a) and (b)



- 2.2.2 Once a review of the solid waste management activity has been completed, the Council may consider the use of development contributions to fund this activity and possibly other activities supporting growth.
- 2.2.3 Unless identified reserves, open spaces and accessways are listed in the long term plan, as part of the community infrastructure activity, the Council will not require a blanket development contribution for reserves under this policy.
- 2.2.4 It may review this position and signal an approach to reserve acquisition and rationalisation. In the interim it will focus on reserve land identified in the long term plan or rely on developers to provide smaller local reserves as conditions of resource consent.
- 2.2.5 The Council is aware of other sources of funding for growth-related capital spending. It will not look to replace development contributions with those sources, but will factor those other sources into the development contribution calculation on a project-by-project basis. Where appropriate and where the amounts are known, it will reduce development contribution amounts.
- 2.2.6 In particular the Council will look to using special purpose vehicle (SPV) levy orders, targeted rates, asset sales, subsidies and grants to avoid the dependence on development contributions as the sole source of growth capital funding.

### 2.3 Catchments

- 2.3.1 The Council has considered the geographic distribution of growth-related capital expenditure in the district and the grouping of developments<sup>12</sup> into catchments. It has determined to:
  - a) minimise the use of district-wide catchments for the recovery of development contributions, but to still use district-wide catchments for:
    - i. roading and for community infrastructure activities serving the whole District;
    - ii. non-specific programme funding for water supply, wastewater treatment and stormwater management assets that can be directed to any area in the district in response to development initiatives;
  - b) use scheme-by-scheme<sup>13</sup> water supply, wastewater treatment and stormwater management catchments because it considers it unreasonable to transfer costs between schemes where significant differentials in cost exist;
  - c) use additional catchments in major growth areas, where significant capital expenditure is proposed that is not expected to benefit the wider community.
- 2.3.2 In the case of water supply and wastewater treatment, the Council may review its position and use larger combined catchments where development contributions between schemes

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<sup>12</sup> Section 197AB(1)(g)

<sup>13</sup> The Central/Local Government Three Waters Reform Programme may, in due course, see scheme based catchments replaced with district-wide or sub-regional charges with common charges applying across them.

are similar. Development contributions will be payable only where the service is available and only by those new households, businesses or other developments connecting to the networks concerned or with the ability to connect to the network.

2.3.3 The catchments used in this policy are summarised in **Appendix B**.

#### 2.4 Limitations on costs included

2.4.1 The Council will ensure that any project going forward for inclusion in the development contribution meets the 'test' under section 197(AB(a) of the Act, that additional capacity has or will be provided by the project and as a result, Council has or will incur capital spending..

2.4.2 This policy and the methodology to calculate contributions ensures that a development contribution for a reserve, network infrastructure, or community infrastructure will exclude any funding for the same purpose provided by the developer, by a development contribution already required or by a third party.<sup>14</sup>

#### 2.5 Asset capacity provided in the past

2.5.1 Under the Act,<sup>15</sup> the Council can require development contributions for any surplus capacity provided in the past in anticipation of development. It recognises however that many assets provided in the past, in a time of slow or no growth, were not expressly provided with development in mind. It will not seek to recover any part of the costs of those assets through development contributions. It will reconsider this position in the next review of this policy by which time assets provided between 2021 to 2024, in anticipation of development, will have spare capacity for the future.

#### 2.6 Period of benefits

2.6.1 The Council considers that capital expenditure on infrastructure during the long term plan period should be recovered over the full take-up period of each asset, from all development that created the need for that expenditure or will benefit from capacity it provides, including development occurring after the long term plan period<sup>16</sup>.

2.6.2 The Council has determined that:

- a) new development occurring in the long term plan period will contribute only to that proportion of additional asset capacity that it is expected to consume;
- b) future development occurring after the long term plan period will contribute toward the remaining surplus capacity in assets at the end of that period.

2.6.3 In keeping with its policy to exclude the value projects provided in past years, the Council will set a start date for the period of benefits of 1 July 2021.

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<sup>14</sup> Section 200(1)

<sup>15</sup> Section 199(2)

<sup>16</sup> Section 197AB(1)(b) and Schedule 13

2.6.4 The Council has also decided to include capital expenditure on a number of assets that will be built after the 20 year period covered by the long term plan<sup>17</sup>. These are identified in the Schedule of Assets in **Appendix 5**.

2.6.5 Following these considerations, the Council has decided to use a *development contributions calculation period* extending from 1 July 2021 to 30 June 2051 – 30 years after the adoption of this policy to ensure more equitable attribution under the Act. This future outlook is to take account of major infrastructure projects in the current long term plan period that may retain spare capacity for up to 30 years.

## 2.7 Cost allocation<sup>18</sup>

2.7.1 With its capital projects for the next 20 years listed in the long term plan, the Council has identified:

- a) projects that are needed to meet the needs of the existing community to improve its levels of service, meet newly legislated standards or renew aging assets;
- b) capital projects that will service both new development and the existing community; and
- c) capital projects that will be done purely to meet the demands of new development.

2.7.2 The Council has decided that only projects with a clear connection to growth, will go forward for possible funding by development contributions.

2.7.3 Each project's cost is shared between those parties *causing* the project to be undertaken and those *benefitting* from the projects. In some cases while growth may *cause* a project to be carried out, the existing community may also *benefit* from it in some way. In other cases the existing community may *cause* a project to be built to replace an old asset but, in doing the project, new development can *benefit* from any additional capacity provided.

2.7.4 The Council will:

- a) work out the share of cost that will serve new development. This is commonly called the 'growth cost' or 'additional capacity (AC) cost', the balance to be funded by the existing community, by subsidies or other sources;
- b) share the 'growth cost' among all development expected in the next 10, 20 or 30 years, depending on the 'capacity life' of the project; and
- c) work out a cost that each unit of development projected in coming years needs to meet by way of a development contribution.

## 2.8 Interest and inflation

2.8.1 The Council has decided<sup>19</sup> to include:

- a) provision for inflation in the development contribution amounts; and

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<sup>17</sup> Schedule 13 1(2)

<sup>18</sup> Section 197AB(1)(c)

<sup>19</sup> Section 197AA

- b) provision for interest on capital spending on projects in the long term plan, to be recovered through those contributions.

2.8.2 This policy and the supporting development contributions calculation methodology, takes account of the fact that a number of projects will be funded in part by interest free loans negotiated as part of the Council's arrangements with Crown Infrastructure Partners (CIP).

## 2.9 Development contribution amounts<sup>20</sup>

2.9.1 **Table 1** shows the schedule of development contributions payable for each activity type in each part the of district. The amounts exclude GST.

TABLE 1 - SCHEDULE OF DEVELOPMENT CONTRIBUTIONS														
	Land Transport		Community Infrastructure		Stormwater			Water Supply			Wastewater Treatment			TOTAL
	Tara-Ika	District	Tara-Ika	District	Tara-Ika	Scheme	District	Tara-Ika	Scheme	District	Tara-Ika	Scheme	District	
Levin		\$618		\$2,208		\$152	\$386		\$3,363	\$0		\$8,195	\$0	\$14,922
Tara-Ika	\$2,254	\$618		\$2,208	\$1,671	\$152	\$386	\$0	\$3,363	\$0	\$1,715	\$8,195	\$0	\$20,562
Foston		\$618		\$2,208		\$0	\$386		\$899	\$0		\$881	\$0	\$4,991
Foston Beach		\$618		\$2,208		\$92	\$386		\$1,596	\$0		\$965	\$0	\$5,865
Shannon/Mangaore		\$618		\$2,208		\$0	\$386		\$0	\$0		\$0	\$0	\$3,212
Tokomaru		\$618		\$2,208		\$0	\$386		\$0	\$0		\$0	\$0	\$3,212
Waitare Beach		\$618		\$2,208		\$0	\$386		\$4,678	\$0		\$2,053	\$0	\$9,943
Ohau		\$618		\$2,208		\$0	\$386		\$2,726	\$0		\$2,789	\$0	\$8,727
Rural		\$618		\$2,208										\$2,826

Note 1: These contribution amounts do not include GST

Note 2: Wastewater contribution for Ohau will only apply when the service becomes available and new and some existing properties connect

Note 3: Water supply contribution for Ohau and Waitare Beach will only apply when the service becomes available and new and some existing properties connect.

2.9.2 **Table 1** shows water supply and/or wastewater development contribution amounts for areas without one or both services (Ohau and Waitare Beach), although capital spending is planned in the future to enable connection. Development contributions will only apply when the service becomes available and new and existing properties start to connect.

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	2021-41 LTP					SURPLUS CAPACITY				
	TOTAL CAPITAL PROJECT COSTS	DEVELOPMENT CONTRIBUTIONS (NEW)	DEVELOPMENT CONTRIBUTIONS (FUTURE)	RATES	SUBSIDIE / GRANTS	TOTAL CURRENT VALUE OF SURPLUS CAPACITY PROJECTS	DEVELOPMENT CONTRIBUTIONS (NEW)	DEVELOPMENT CONTRIBUTIONS (FUTURE)	RATES	SUBSIDIES / GRANTS
Land Transport	\$ 324,218,052	\$ 12,999,968	\$ 4,678,390	\$ 116,758,399	\$ 189,781,298	\$ -	\$ -	\$ -	\$ -	\$ -
Solid Waste	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
District Community Infrastructure	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Community Infrastructure	\$ 145,815,851	\$ 16,225,749	\$ 4,598,658	\$ 124,991,545	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Supply	\$ 142,524,057	\$ 27,804,092	\$ 45,367,722	\$ 66,764,908	\$ 2,587,334	\$ -	\$ -	\$ -	\$ -	\$ -
Wastewater	\$ 231,167,528	\$ 62,048,649	\$ 48,266,007	\$ 125,828,334	\$ 5,026,539	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ 34,462,542	\$ 9,355,751	\$ 3,224,105	\$ 19,637,632	\$ 2,245,054	\$ -	\$ -	\$ -	\$ -	\$ -
Other Activities	\$ 69,931,009	\$ -	\$ -	\$ 69,908,009	\$ 23,000	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 948,119,040	\$ 118,432,206	\$ 106,134,782	\$ 523,888,826	\$ 199,663,226	\$ -	\$ -	\$ -	\$ -	\$ -

2.9.3 **Table 2** of this policy summarises growth-related capital expenditure that Council expects to incur and the proportion of that expenditure to be funded from various sources including development contributions.

## 2.10 Units of demand

<sup>20</sup> Section 197AB(1)(e) and (f), section 201, section 202

- 2.10.1 The Council has considered a range of development types that it expects to see in the district.
- 2.10.2 It has determined that units of demand generated by different land use types will be those shown in **Table 3** of this policy. **Table 3** shows the demand expected from a range of different residential types, including demand expected from accommodation units and the retirement sector<sup>21</sup>.
- 2.10.3 The different *units of demand* generated by a unit of commercial or industrial activity, as compared with a unit of residential activity, arise mainly from the scale and nature of activity. This Policy uses *gross business area* in the case of business development as a proxy for assessing the different *units of demand* on services, likely to be generated respectively by residential and business activity.
- 2.10.4 The policy assumes that business activity has the potential to place greater demands on services as compared to residential activity, (e.g. as a result of higher and heavier traffic volumes and larger *impervious areas*). This policy incorporates multipliers (*unit of demand* factors) that are intended to take account of the likely additional effect of business activity on service infrastructure.
- 2.10.5 **Table 3** does not distinguish between different types of commercial and industrial development. This is based on the principle that the active business area or impervious area (for stormwater) of any business development will, in most cases, reflect the demand it is expected to place on infrastructure. Once a development contribution is paid, no further contribution will be required, if the nature of business activity changes over time. If further development occurs on the site however, another contribution may be required.
- 2.10.6 Although this policy does not distinguish between business types in **Table 3**, to comply with the Act, the Council will allow applicants to have their developments assessed by **special assessment**.
- 2.10.7 **Table 3** lists certain activities that fall outside the definition of ‘development’ in the Act. These are considered not to generate any demand on one or more infrastructure types.
- 2.10.8 **Table 3** also allows the demand from activities not specifically listed in **Table 3** to be dealt with by **special assessment**. The Council accepts that some activities listed in Table 3, by virtue of type of activity or measures provided on the site, may cause less demand on Council infrastructure, while still benefitting from the wider networks around them.

## 2.11 When are development contributions assessed and invoiced?

- 2.11.1 Developers can be made to pay development contributions at times allowed for in the Act<sup>22</sup> when granting different types of consent. The Council recognises that it can be some time between consenting and development being completed and able to generate income. The Council has decided to delay some contribution payment timings closer to the point when a development generates revenue.

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<sup>21</sup> Schedule 13 2

<sup>22</sup> Section 198(1)(a), (b) and (c) and section 198(4A)

2.11.2 The Council's policy is to issue an **assessment** of development contributions at the times allowed by the Act, in the case of:

- a) a resource consent for land use, when granting the consent;
- b) in the case of a service connection, at the time of granting an authorisation of a service connection; and
- c) in the case of a certificate of acceptance, at the time of granting the certificate (but only if a development contribution would have been required had a building consent been granted for the same building work in respect of which the certificate is granted);

and issue an **invoice** for development contributions 14 working days after granting these consents, authorisations or certificates.

2.11.3 The Council's policy is to issue an **assessment** of development contributions when granting a subdivision consent or building consent and issue an **invoice**, in the case of:

- a) a subdivision consent, at the time of receiving an application for a certificate under section 224(c) of the Resource Management Act 1991; and
- b) a building consent, at the time the first building inspection is carried out.

2.11.4 These times of payment may be postponed in accordance with conditions and criteria in **Section 3**.

2.11.5 Regardless of when it requires a development contribution, the contribution amounts must be consistent with the policy in force at the time the application for the consent or service connection was accepted<sup>23</sup>.

2.11.6 To assist with planning a development, the Council will, on request, issue an **assessment** of the development contribution payable on a proposed development when it issues a Project Information Memorandum (PIM). Conditions relating to that **assessment** are set out in **Section 3**.

## 2.12 Remissions, postponements and refunds

2.12.1 In addition to the rights to reconsideration and objection provided for in the Act<sup>24</sup>, the Council will consider applications for remission, reduction or postponement of development contributions when it applies this policy. This will be subject to the conditions and criteria<sup>25</sup> in **Section 3**.

## 2.13 Development agreements

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<sup>23</sup> Section 198(2A)

<sup>24</sup> Section 199A, section 199B and section 199C

<sup>25</sup> Section 201(1)(c)

2.13.1 The Council recognises the benefits that development agreements can provide for both developers and the Council itself. To enable development, it intends to enter into agreements from time to time with developers for the provision, supply, or exchange of infrastructure, land, or money to provide network infrastructure, community infrastructure, or reserves in the district or any part of it.

2.13.2 In entering into a development agreement, the Council will comply with all the requirements under the Act<sup>26</sup> and ensure that:

- a) all normal procurement procedures are complied with;
- b) works carried out or land provided by a developer represent good value for money and could not be provided by the Council itself or any third party at a lower cost;
- c) works carried out or land provided by a developer and used to offset development contributions are ones that:
  - i. would normally be provided by the Council;
  - ii. are included in the Council's capital programme; and
  - iii. are included in the amount of development contributions in this policy.

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<sup>26</sup> Section 207A to section 207F

## Section 3 – Practical application

**Section 3** sets out the steps the Council will take when processing consents or authorisations for development and requiring development contributions. The steps reflect policies adopted by the Council in **Section 2** on matters such as activities, catchments, units of demand, timing of payment, remissions, reductions and postponements.

### 3.1 Requirement for development contributions – test for ‘development’

#### 3.1.1 When granting:

- a) a resource consent under the Resource Management Act 1991;
- b) a building consent under the Building Act 2004;
- c) an authorisation for a service connection;
- d) a certificate of acceptance under section 98 of the Building Act 2004;

Council will first determine whether the activity to which the consent or authorisation relates is a ‘development’ under the Act, that:

- a) has the effect of requiring new or additional assets or assets of increased capacity (including assets which may already have been provided by Council in anticipation of development); and
- b) as a consequence, requires (or has required) Council to incur capital expenditure to provide appropriately for those assets; and
- c) that capital expenditure is not otherwise funded or provided for.

#### 3.1.2 Once it has determined that the activity is a ‘development’, Council may require a development contribution to be made towards the activity associated with that development, according to the catchment in which the development is located, including:

- (a) Roading;
- (b) Wastewater treatment;
- (c) Water supply;
- (d) Stormwater; and
- (e) Community infrastructure.

#### 3.1.3 Council will calculate the development contribution payable at the time of granting the consent or authorisation and issue **an assessment** of the development contributions payable.

#### 3.1.4 That **assessment**, must be consistent with the contents of the policy in force at the time the application for resource consent, building consent, or service connection was accepted<sup>27</sup>.

### 3.2 Determining units of demand

#### 3.2.1 The Council has decided to use a standard table to determine units of demand for most common types of development. This is to ensure practicality and administrative efficiency in attributing

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<sup>27</sup> Section 198(2A)



demand to particular developments or types of development, and that this is done on a consistent and equitable basis<sup>28</sup>.

3.2.2 Council has determined that units of demand generated by different types of development are those set out in **Table 3**.

3.2.3 Demand for infrastructure capacity may come from:

- a) new lots (*lot units of demand*) that are required to be serviced in advance of their occupation; and
- b) the use and development of lots (*activity units of demand*), including the intensification or expansion of activity on those lots.

3.2.4 The assumptions used in this policy to derive the unit of demand factors for business development in **Table 3**, are described in **Appendix 4**.

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<sup>28</sup> Schedule 13 2

Table 3 Units of Demand Generated by Subdivision and Development	
Lot Unit of Demand	Units of demand
One residential or rural lot.	1.0
One commercial or industrial lot with an area of 1,000m <sup>2</sup> or more, except when calculating the community infrastructure development contribution	1.0
One commercial or industrial lot with an area of less than 1,000m <sup>2</sup> , except when calculating the community infrastructure development contribution	Lot area divided by 1,000 per square metre.
One mixed-use residential/commercial/industrial lot, except when calculating the community infrastructure development contribution	1.0
For the purposes of calculating <b>community infrastructure development contributions only</b> , one commercial, industrial or mixed use lot.	0
For the purposes of calculating <b>water supply and wastewater development contributions only</b> , any <u>existing</u> <i>legally established lot</i> not connected to either the water supply network or the wastewater network as the case may be, excluding any existing <i>legally established lot</i> for which a targeted rate or SPV levy to fund capital costs for the scheme has been paid or will be paid.	0
For the purposes of calculating <b>water supply and wastewater development contributions only</b> , any <u>proposed</u> <i>lot</i> not to be connected to either the water supply network or the wastewater network, as the case may be.	0
One <i>lot</i> : <ul style="list-style-type: none"> <li>▪ wholly covenanted in perpetuity as provided for by section 22 of the Queen Elizabeth the Second National Trust Act 1977</li> <li>▪ the title or nature of which prevents any form of development on the <i>lot</i>.</li> </ul>	0
Activity Unit of Demand	Units of demand
One <i>dwelling unit</i> or <i>accommodation unit</i> of two or more <i>bedrooms</i> per unit.	1.0
One commercial or industrial unit, including the commercial or industrial part of any mixed use development, except when calculating the community infrastructure development contribution.	The <i>gross business area</i> on the <i>lot</i> (or in the case of calculating contribution for stormwater, the <i>impervious area</i> ) multiplied by the applicable <i>unit of demand</i> factors in this table.
For the purposes of calculating <b>community infrastructure development contributions only</b> , any commercial or industrial unit, including the commercial or industrial part of any mixed use development.	0
Any <i>dwelling unit</i> or <i>accommodation unit</i> of one or fewer <i>bedrooms</i> per unit.	0.5
Any <i>retirement unit</i> for purposes of calculating the <b>roading contribution only</b> .	0.3
Any <i>retirement unit</i> for purposes of calculating the <b>water supply and wastewater contributions only</b> .	0.5
Any <i>aged care room</i> for purposes of calculating the <b>roading contribution only</b> .	0.2
Any <i>aged care room</i> for purposes of calculating the <b>water supply and wastewater contributions only</b> .	0.1
Any <i>aged care room</i> for purposes of calculating the <b>community infrastructure contribution only</b> .	0
Any development including <i>dwelling units</i> or <i>accommodation units</i> , situated in	For stormwater ONLY, the

<b>Table 3 Units of Demand Generated by Subdivision and Development</b>	
attached or multiple storey complexes of more than three units and any retirement unit or aged care room.	<i>impervious area</i> multiplied by the applicable <i>unit of demand</i> factor in this table.
For the purposes of calculating <b>water supply and wastewater development contributions only</b> , any <u>existing</u> <i>legally established</i> development not connected to either the water supply network or the wastewater network as the case may be, excluding any existing <i>legally established</i> development for which a targeted rate or SPV levy to fund capital costs for the scheme has or will be paid..	0
For the purposes of calculating <b>water supply and wastewater development contributions only</b> , any <u>proposed</u> development not to be connected to either the water supply network or the wastewater network, as the case may be.	0
Network infrastructure, including pipes, lines and installations, roads, water supply, wastewater and stormwater collection and management systems	0
Farm buildings associated with normal farming operations including sheds, barns, garages and buildings for indoor poultry livestock and crop production.	0
<u>Any utility building for purposes of calculating the roading, stormwater and community facilities contributions only.</u>	<u>0</u>
<u>Any utility building for purposes of calculating the water supply and wastewater contributions only.</u>	<u>1.0</u>
Other activity (Activity not specified elsewhere in this table) or if listed in this table, of such an type that it does not reflect the demands normally expected of the activity or where measures taken on the site demonstrably reduce demand on Council infrastructure.	Special assessment
<b>Unit of Demand Factors Commercial or Industrial Development</b>	<b>Calculated in Appendix 4</b>
Roading	0.0014 per square metre of <i>gross business area</i> on the lot used principally for commercial or industrial purposes.
Water Supply	0.00467 per square metre of <i>gross business area</i> on the lot used principally for commercial or industrial purposes.
Sewerage	0.00467 per square metre of <i>gross business area</i> on the lot used principally for commercial or industrial purposes.
Stormwater	0.00278 per square metre of the <i>impervious area</i> on the lot.

### 3.3 Special assessments

- 3.3.1 When in **Table 3**, a special assessment is required, the Council will consider the nature and scale of the development and its relative demand on infrastructure capacity under any Council activity, as compared to other development types listed in **Table 3** and the *units of demand* attributed to them.
- 3.3.2 In carrying out a special assessment, the Council will consider, and give equal weight to the following:
- a) The proposed traffic, water supply, wastewater and stormwater flows of the development and, where applicable, its demand on community infrastructure. It will compare these with the demands expected from one standard dwelling of 2 or more bedrooms (1 Unit of Demand) and assess the demand of the proposed development relative to that.
  - b) The benefit that the development and its occupants will still derive from other Council funded growth infrastructure in the wider networks.
- 3.3.3 In doing so, the applicant will provide all information requested on projected traffic, wastewater and water demand, impervious area and occupancy of the development. In the absence of that information the Council will not be obliged to carry out the special assessment.

### 3.4 Amount of contribution

- 3.4.1 In keeping with its policy in **Section 2**, the Council will not seek development contributions for any existing lots or development already legally established on the application site. It deems all existing lots and development to have paid a contribution. The formula below deducts the demand already generated by any existing lots or development on the application site from the demand expected after the consented development is completed.
- 3.4.2 The total amount of development contribution payable when granting any consent or authorisation for subdivision or development, will be the sum of the development contribution payable for each activity, calculated as:

$$[(a) \times (\text{Sum of } (n) - \text{Sum of } (x))] + \text{GST}$$

Where:

- (a) = the applicable development contribution amount per *unit of demand* determined from **Table 1** and the *catchment* for each type of community facility in which the subdivision or development lies.
- (n) = for each *lot* at the completion of the consent or authorisation application, the total *lot units of demand* OR the total *activity units of demand*, determined by **Table 3**, whichever is the greater.
- (x) = for each *lot in existence* (or for which a section 224 certificate under the Resource Management Act 1991 has been granted) prior to the date of the consent or authorisation application, the total *lot units of demand* OR the total *activity units of demand* for the existing development, determined by **Table 3**, whichever is the greater.

### 3.5 Assessments and invoicing

3.5.1 The Council can require development contributions at the times allowed by the Act<sup>29</sup>, in the case of:

- a) a resource consent for land use, when granting the consent under the Resource Management Act 1991;
- b) in the case of a service connection, at the time of granting an authorisation of a service connection; and
- c) in the case of a certificate of acceptance, at the time of granting the certificate of acceptance under the Building Act 2004, but only if a development contribution would have been required had a building consent been granted for the same building work in respect of which the certificate is granted.

3.5.2 The Council will first issue an **assessment** of development contributions payable at these times and will **invoice** development contributions, in the case of:

- a) a resource consent for land use, an authorisation for service connection or a certificate of acceptance, 14 working days after the granting the consent, authorisation or certificate.
- b) a subdivision consent, at the time of receiving an application for a certificate under section 224(c) of the Resource Management Act 1991; and
- c) a building consent under the Building Act 2004, at the time the first building inspection is carried out.

3.5.3 A development contribution may be paid at any time from the date of issuing an **assessment** up to the date when the contribution is required to be paid as a result of the Council issuing an **invoice**.

3.5.4 In keeping with section 208 of the Act, the Council, after issuing an invoice, will withhold any land use consent, certificate of acceptance or authorisation for a service connection which it has granted, until the development contribution has been paid.

3.5.5 The Council may, on request, issue an assessment of a development contribution payable on a proposed development as part of a Project Information Memorandum (PIM) but cannot require a development contribution when issuing the PIM.

3.5.6 Any assessment issued with a PIM may be subject to changes arising from changes to the proposal and depending on the date upon which any subsequent application for a resource consent, building consent, certificate of acceptance or service connection authorisation, is accepted.

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<sup>29</sup> Section 198(1)(a), (b) and (c) and section 198(4A)

### 3.6 Remissions, reductions, postponements and refunds

Nothing in this policy diminishes from the rights of reconsideration or objection provided for in the Act<sup>30</sup>. In addition to these rights, the Council will consider applications for the remission, reduction or postponement of development contributions.

#### 3.6.1 Remissions and reductions

3.6.1.1 The Council may, at the request of an applicant, remit or reduce any development contribution assessed on a development where:

- a) it is expected to provide a *significant community benefit*; or
- b) the applicant has provided and/or funded the same infrastructure that a development contribution is being required for.

3.6.1.2 Where a remission or reduction is requested under 3.6.1.1 a), the Council must be satisfied that it can fund the reduction or remission from other sources and one of the following criteria can be met:

- a) The applicant is a provider of social housing and proposes to sell homes to purchasers at a price below the annual district median house price; **or**
- b) The applicant is an Incorporated Society defined under section 4(1) of the Incorporated Societies Act 1908 or a Charity defined under section 4(1) of the Charities Act 2005; **and**
  - i. the applicant is not funded substantially by Central Government or any parent organisation or other party that provides it with income over and above its own sources such as donations, membership fees or income from sales and services it provides; **or**
  - ii. the development itself contributes to the health and safety or alleviates hardship, vulnerability, cruelty in the district community; **or**
  - iii. financial records show that the proposed development will not be able to proceed without a reduction or remission of development contributions.

3.6.1.3 Where a remission or reduction is requested under 3.6.1.1 b), the following criteria must be met:

- a) The remission or reduction will be limited to the cost of infrastructure provided or funded and be subject to Council procurement procedures.
- b) In cases where the cost of infrastructure provided or funded exceeds the development contribution payable, the Council will meet the excess costs by separate agreement with the applicant, also subject to the Council's procurement procedures.

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<sup>30</sup> Section 199A, section 199B and section 199C

### 3.6.2 Postponements

3.6.2.1 Council will consider applications for a postponement of the payment of a development contribution in the case of:

- a) ~~a subdivision consent; only, which would normally be invoiced on granting the section 224(c) certificate or~~
- a)b) a resource consent for land use only, where one or more building consents are required to give effect to the resource consent.

3.6.2.2 In the case of a subdivision consent, the application must be made when a development contribution assessment is issued and before the Council receives an application for a certificate under section 224(c) of the Resource Management Act 1991 and issues an invoice. If it grants a postponement, the Council may do so on whatever terms it thinks fit, including that it may:

- a) grant a certificate under section 224(c) of the Resource Management Act 1991, prior to the payment of a development contribution; and
- b) 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.

3.6.2.3 In the case of a resource consent for land use, the application must be made no later than 14 working days after the issue of a development contribution assessment, at which time the Council will issue an invoice. If it grants a postponement, the Council may do so on whatever terms it thinks fit, including that it:

- a) will require the development contribution to be assessed and paid on the one or more building consent/s that will give effect to the resource consent;
- b) will, in accordance with section 198(2A) of the Act, assess the development contribution on each building consent in accordance with the contents of the policy in force at the time the application for the building consent is accepted;
- c) may 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.

3.6.2.4 In registering a statutory land charge, the Council will require payment of the development contribution when:

- a) ~~in the case of subdivision, each lot or a specified number of lots in the subdivision is transferred; or~~
- a)b) in the case of a resource consent for land use, at the time the first building inspection is carried out on each building consent granted under the Building Act 2004 that gives effect to the resource consent.

### 3.6.3 Requests for review

3.6.3.1 Upon receiving a development contributions assessment, an applicant may formally request Council to review the development contribution required and remit, reduce or postpone the development contribution payment.

3.6.3.2 Any such request will be made in writing no later than 14 working days after the date on which Council issues an assessment, setting out the reasons for the request.

3.6.3.3 Prior to accepting any such request for review, Council will require the applicant to provide specific details of the manner in which its proposals qualify for a remission, reduction or postponement.

3.6.3.4 The Council Hearings Committee will consider any request for review of a development contribution and in doing so:

- a) will, as soon as reasonably practicable, publicly notify and consider the request;
- b) will give at least five working days' notice to the applicant of the date, time and place of the hearing;
- c) may at its discretion uphold, remit, in whole or in part, or postpone (as the case may be) the original development contribution assessed;
- d) will advise the applicant in writing of the decision within ten working days of the decision being made.

3.6.3.5 The Council may charge a fee as determined in its annual schedule of fees, to consider a request.

#### 3.6.4 Refunds

3.6.4.1 The Council will refund development contributions in accordance with the requirements of sections of the Act<sup>31</sup>. The Council may retain any portion of a development contribution, to a value equivalent to the costs incurred by it in relation to a development or building, in the case where a development is discontinued and the Council is required to refund the development contribution<sup>32</sup>.

### 3.7 Reconsideration process

3.7.1 An applicant who is required to make a development contribution, may request a reconsideration of that requirement if they believe that:

- a) the development contribution was incorrectly calculated or assessed under this policy; or
- b) the Council incorrectly applied this policy; or
- c) the information used to assess the applicant's development against this policy, or the way the Council has recorded or used it when requiring the development contribution, was incomplete or contained errors<sup>33</sup>.

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<sup>31</sup> Section 209 and section 210

<sup>32</sup> Section 209(2)

<sup>33</sup> Section 202A, section 199A



- 3.7.2 Any request for reconsideration will be made in writing, no later than 10 working days after the date on which the applicant receives notice from the Council of the level of development contribution required.
- 3.7.3 Any request for review must include the reasons for reconsideration and provide sufficient information to enable the Council to reconsider the development contribution.
- 3.7.4 The Council will limit its considerations to matters set out in the Act<sup>34</sup> and will within 15 working days of receiving the request and all relevant information, advise the applicant of the outcome<sup>35</sup>.

### 3.8 Contributions not paid

- 3.8.1 If contributions are not paid at the times required, the Council may<sup>36</sup>:
- (a) withhold a certificate under section 224(c) of the Resource Management Act 1991 in the case of a subdivision;
  - (b) prevent the activity commencing in the case of a land use consent;
  - (c) withhold a code compliance certificate in the case of a building consent;
  - (d) withhold a service connection to the development;
  - (e) withhold a certificate of acceptance under section 98 of the Building Act 2004;
  - (f) in each case register a charge on the land under the Land Transfer Act 2017.
- 3.8.2 If, after exercising its powers to prevent a development proceeding, any development contribution remains unpaid, the Council may take debt recovery action to recover that development contribution. A development contribution is recoverable as a debt<sup>37</sup>.
- 3.8.3 If a grantee of consent is in possession of two development contribution invoices for different consents relating to the same development, both invoices will continue to have effect until payment is made of one of those invoices. When the first invoice is paid, the second invoice will be withdrawn. Any excess balance of development contributions still payable for the subdivision or development relating to the second invoice will be re-assessed.
- 3.8.4 If any development contribution is payable on re-assessment, a new invoice will be issued.
- 3.8.5 Except as provided for, no consented activity or building work will commence prior to the payment of the development contribution and where such activity or work has commenced prior to such payment, Council will require this to cease until payment has been made.

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<sup>34</sup> Section 199A

<sup>35</sup> Section 199B(1)

<sup>36</sup> Section 208

<sup>37</sup> Section 252

### 3.9 Information requirements

- 3.9.1 The applicant for any consent or authorisation will provide all information necessary for Council to calculate the amount of a development contribution, including the *gross business area* and the *impervious area* of the development if required for purposes of an assessment under **Table 3**.
- 3.9.2 If required, the applicant will be responsible for providing proof of the legal establishment of existing *units of demand* for purposes of an assessment under **Table 3**.
- 3.9.3 Existing *units of demand* may include *legally established* buildings and structures existing when this policy became operative on 1 July 2021, but that have since been demolished.

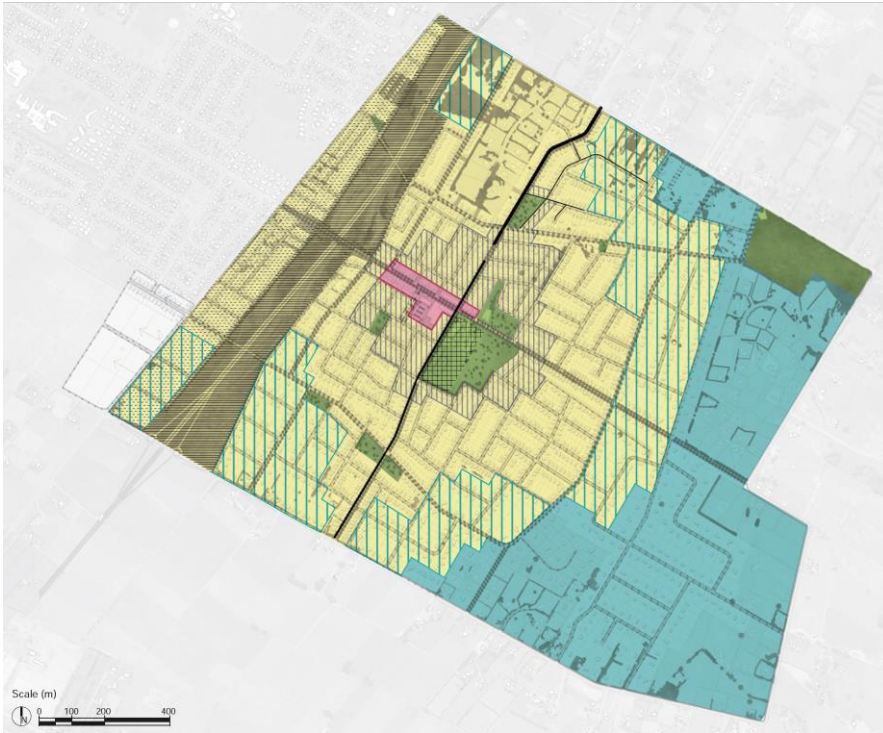
### 3.10 Statement on GST

- 3.10.1 Any development contribution referred to in this policy or in the accompanying development contributions model and any development contribution required in the form of money, pursuant to this Policy, is exclusive of Goods and Services Tax.

## Appendix 1 – Development Contribution Activity Catchments

Community Facility	Catchment	Development to which Development Contribution Applies
Roading	District	Development anywhere in the District
Roading	Tara-Ika growth area	Development in the Tara-Ika Growth Area (Map 1)
Community infrastructure	District	Development anywhere in the District
Wastewater Treatment	District	Development anywhere in the District where the service is available
	Scheme	Development anywhere in the District where a specific wastewater scheme is available
	Tara-Ika growth area	Development in the Tara-Ika Growth Area (Map 1)
Water Supply	District	Development anywhere in the District where the service is available
	Scheme	Development anywhere in the District where a specific water supply scheme is available
	Tara-Ika growth area	Development in the Tara-Ika Growth Area (Map 1)
Stormwater Management	District	Development anywhere in the District where the service is available
	Scheme	Development anywhere in the District where a specific stormwater scheme is available
	Tara-Ika growth area	Development in the Tara-Ika Growth Area (Map 1)

Map 1 – Tara-Ika Growth Area



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## Horowhenua District Development Contributions Policy – 2021-2041

### Part 2 – Legislation, method of calculation of contribution amounts and supporting information

This development contributions policy is in two parts. **Part 1** gives context to the policy and sets out the decisions the Council has taken in making the policy. It then describes the steps to be followed when applying the policy to development applications.

**Part 2** is a separate document setting out the legislative matters the Council has had to consider, the method of calculating the contributions, significant assumptions, a summary of financial contributions and other supporting material.

This policy is operative from 1 July 2021, and is based on capital expenditure proposed in the 2021-31 Long Term Plan. It takes direction from Council’s Revenue and Financing Policy on which activities are to be funded by development contributions. The various sections of the policy cover:

- **Section 1** - the purpose of the policy, the growth and infrastructure context and a comparison between development contributions and other sources of funding.
- **Section 2** - the decisions the Council has taken in making this policy.
- **Section 3** - the way the policy will be applied in practice.
- **Section 4** – the legislative matters the Council has considered.
- **Section 5** – the way in which development contributions are calculated.

### Section 4 - Legislation

#### 4.1 General

4.1.1 This policy, the Horowhenua District Development Contributions Policy 2021-2041, is made under the Local Government Act 2002 (the Act). The legislative matters the Council has had to consider in making the policy are set out in the schedule of compliance below.

4.1.2 As well as observing all matters relating to policy content in the Act<sup>1</sup> and the principles<sup>2</sup> underlying the way in which it requires, determines and uses development contributions, the Council has determined that:

- a) the decision to adopt the development contributions policy is a significant decision;
- b) it believes it has met its decision making and consultation obligations under the Act to the extent required.

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<sup>1</sup> Section 106 and section 201

<sup>2</sup> Section 197AB

## 4.2 Schedule of compliance

<b>Local Government Act 2002</b>	<b>Provision summarised</b>	<b>Reference to policy document</b>
Section 101(1)	The Council must manage its financial dealings prudently and in the current and future interests of the community.	<b>Section 1.1</b> - Purpose
Section 102(1)	The Council must be sure about sources and levels of funding it will use for the activities it carries out.	<b>Section 1.1</b> - Purpose
Section 102(2)(d)	There are various funding sources available to the Council. To use these, it has to adopt a number of financial and funding policies, one of which is a policy on development contributions or financial contributions.	<b>Section 1.1</b> - Purpose
Section 101(3)(a) Section 101(3)(b)	<p>The Council incurs capital works expenditure in order to:</p> <ul style="list-style-type: none"> <li>a) provide additional capacity in assets to cater for new development;</li> <li>b) improve the level of service to existing households and businesses;</li> <li>c) meet environmental and other legislative requirements; and</li> <li>d) renew assets to extend their service life.</li> </ul> <p>The funding needed to meet these expenditure requirements must be met from sources that Council determines to be appropriate, following a consideration in relation to each activity, of matters under sections 101(3)(a)(i) to (v) and 101(3)(b).</p>	<b>Section 2.2</b> - Activities for which development contributions will be applied
Section 199(1) Section 197(1)	A development contribution may be payable when development, defined in the Act, is carried out and the effect of this is the need for new or additional assets, or assets of increased capacity, causing the Council to incur capital expenditure.	<b>Section 2.1</b> – Requiring contributions for ‘development’
Section 198 Section 200(4) <sup>3</sup>	<p>The Council can require a development contribution of money or land, or both, to be made by the grantee or the owner of land on the issuing of the following consents or authorisations:</p> <ul style="list-style-type: none"> <li>(a) a resource consent under the Resource Management Act 1991;</li> <li>(b) a building consent under the Building Act 2004;</li> <li>(c) an authorisation for a service connection;</li> <li>(d) the granting of a certificate of acceptance under section 98 of the Building Act 2004.</li> </ul>	<b>Section 2.1</b> - Requiring contributions for ‘development’ <b>Section 3.1.1</b> – Requirement for development contributions – test for ‘development’
Section 197AB(1)(d)	<p>Development contributions must be used:</p> <ul style="list-style-type: none"> <li>(a) for or towards the purpose of the activity or the group of activities for which the contributions were required; and</li> <li>(b) for the benefit of the district or the part of the district that is identified in the development contributions policy in which the development contributions were required.</li> </ul>	<b>Section 2.1</b> - Requiring contributions for ‘development’
Section 198(2A)	A development contribution must be consistent with the content of the policy that was in force at the time that the	<b>Section 2.11.5</b> <b>Section 3.1.4</b>

<sup>3</sup> Covers the increased scale and intensity of the development

<b>Local Government Act 2002</b>	<b>Provision summarised</b>	<b>Reference to policy document</b>
	application for a resource consent, building consent, or service connection was submitted, accompanied by all required information.	
Section 197AB(1)(g)	In keeping with this principle, the Council can group together certain developments by geographic area or land use, so that the cost of growth-related infrastructure is distributed fairly and equitably. Grouping development into catchments should generally avoid district-wide catchments but the Council has discretion to balance fairness and equity with considerations of practical and administrative efficiency.	<b>Section 2.3 .and Appendix B -</b> Catchments to be used when requiring contribution
Section 201(1)(a)	This policy must contain an explanation and justification for the way in which development contributions are calculated	<b>Section 5 –</b> Calculating the development contributions
Section 201(1)(b)	This policy must contain the significant assumptions underlying the calculation of the schedule of development contributions, including an estimate of the potential effects, if there is a significant level of uncertainty as to the scope and nature of the effects.	<b>Appendix 2 –</b> Assessment of significant assumptions
Section 197AB(1)(a)	No project can be considered for inclusion in a development contribution amount, unless the effects or cumulative effects of developments will create or have created a requirement for the Council to provide or to have provided the project to create new or additional assets or assets of increased capacity.	<b>Section 2.4.1 Sections 5.1.5 and 5.1.7</b>
Section 200(1)	The Council cannot require a development contribution for a reserve, network infrastructure, or community infrastructure to the extent it is funded by a financial contribution, by the developer, by a development contribution already required for the same purpose or by a third party. Any amount from these or other sources must be deducted from the project costs being considered for funding by development contributions.	<b>Section 2.4.2 Section 5.1.4 c)</b>
Section 199(2)	As well as assets to be provided in the long term plan, the Act allows the Council to require development contributions to be used to fund capital expenditure already incurred in anticipation of development, prior to the adoption of this policy.	<b>Section 2.5 –</b> Asset capacity provided in the past
Section 197AB(1)(b) Schedule 13 1(2)	The Council has considered the period over which the benefits of capital expenditure for new development are expected to occur. As well as benefits occurring from spending before and during the long term plan period, the Council can identify capital expenditure on assets or groups of assets that will be built after the period covered by the long-term plan, provided they are identified in the development contributions policy.	<b>Section 2.6 –</b> Period of benefits
Section 197AB(1)(c)	The cost of any project or work identified in the long term plan will, be allocated between: a) the costs for improving levels of service to existing households and businesses by bringing assets up to the service standard and/or by providing additional service life, to be expressed as the ILOS cost; and	<b>Section 2.7 –</b> Cost allocation <b>Section 5 -</b> Calculating the development contributions



Local Government Act 2002	Provision summarised	Reference to policy document
	b) the costs for providing additional capacity to service the development of new households and businesses, to be expressed as the AC cost.	
Section 197AA	The purpose of development contributions is to enable the Council to recover the total cost of capital necessary to service growth over the long term. This enables the Council to include interest and inflation in the amounts of development contributions.	<b>Section 2.8</b> – Interest and inflation <b>Section 5.5</b> – Interest and inflation
Section 201(1)(a)	The Act requires this policy to include, in summary form, an explanation of, and justification for, the way each development contribution in the schedule required by subsection 201(2) is calculated.	<b>Section 5</b> - Calculating the development contributions
Section 197AB(1)(e) and (f)	In keeping with principles in and in accordance with: a) Section 201 and section 202 of the Act, Table 1 of this policy shows the schedule of development contributions payable for each activity type in each part the of district. The amounts exclude GST. b) Table 2 of this policy summarises capital expenditure in the long term plan that the Council expects to incur to meet the increased demand for community facilities resulting from growth and the proportion of that expenditure to be funded from various sources, including development contributions. c) Section 201A of the Act, Appendix 5 contains a schedule of assets for which development contributions will be used.	<b>Section 2.9</b> - Development contribution amounts – <b>Table 1</b> and <b>Table 2</b> <b>Appendix 5</b> – Schedule of assets
Schedule 13 2	The Council, in determining the maximum development contribution that may be required for a particular development or type of development, must demonstrate in its methodology that it has attributed units of demand to particular developments or types of development on a consistent and equitable basis.	<b>Section 2.10</b> – Units of demand <b>Section 3.2</b> Determining units of demand <b>Table 3</b> – Units of demand generated by subdivision and development
Section 198(1)(a),(b) and (c) Section 198(4A)	A development contribution may be required at the time the Council grants: a) a resource consent for subdivision or development; b) a building consent; c) an authorisation for service connection; d) a certificate of acceptance under section 98 of the Building Act 2004.	<b>Section 2.11</b> – When are development contributions paid? <b>Section 3.5</b> - Invoicing
Section 201(1)(c)	This policy must include conditions and criteria that will enable Council to consider remissions, postponements and refunds to development contributions.	<b>Section 2.12.1</b> <b>Section 3.6.1</b> – Remissions and reductions <b>Section 3.6.2</b> – Postponements

Local Government Act 2002	Provision summarised	Reference to policy document
		<b>Section 3.6.3</b> – Requests for review <b>Section 3.6.4</b> - Refunds
Section 202A Section 199A Section 199B(1)	This policy must set out the process for requesting reconsideration of a requirement for a development contribution under section 199A of the Act. The process for reconsideration must set out: a) how the request can be lodged with the Council; and b) the steps in the process that the Council will apply when reconsidering the requirement to make a development contribution.  The Council must, within 15 working days after the date on which it receives all required relevant information relating to a request, give written notice of the outcome of its reconsideration to the applicant who made the request.	<b>Section 2.12</b> <b>Section 3.6</b> <b>Section 3.7</b> – Reconsideration process
Sections 207A to 207F	The Council and developers can enter into development agreements. The provisions of these sections apply to such agreements.	<b>Section 2.13</b> – Development Agreements
Sections 208 and 209	These sections set out the Council’s powers of recovery when development contributions are not paid and when it is required to refund development contributions	<b>Section 3.8</b> – Contributions not paid <b>Section 3.6.4</b> - Refunds
Section 209(2)	The Council must return a development contribution or land if a development does not proceed	<b>Section 3.6.4</b> Refunds
Section 252	A development contribution not paid is recoverable as a debt	<b>Section 3.8.2</b>
Section 199A	Right of reconsideration is limited to certain matters	<b>Section 2.12</b> <b>Section 3.6</b> <b>Section 3.7.4</b>
Section 199C	This gives a person the right to object to the assessed amount of a development contribution	<b>Section 2.12</b> <b>Section 3.6</b>

#### 4.3 Related Council policies/strategies/bylaws or guidelines

- 4.3.1 This policy does not diminish from any requirements under the Horowhenua District Plan, which impose works conditions to avoid, remedy or mitigate the adverse effects of any development on the environment.
- 4.3.2 Nothing in this policy will diminish from an applicant paying any charges required under the Council’s bylaws or any policy on fees and charges.
- 4.3.3 Nothing in this policy, including the amounts of development contributions payable in **Table 1**, will diminish from any other legal requirement to make a payment for community facilities other than a development contribution, including connection fees or any other fee required to be paid by agreement with the Council.

- 4.3.4 No expenditure by the developer on works or assets to avoid, remedy or mitigate the adverse effects of any development on the environment, or required by agreement in addition to a development contribution, such as roading, water supply, wastewater, urban stormwater and community infrastructure (even where this may at some stage vest in the Council), will be included in the calculation of development contributions under this policy).
- 4.3.5 The value of assets vested or expenditure made by a developer, in accordance with a requirement under the Resource Management Act 1991, will not be used to offset development contributions payable on development, unless all or a portion of such assets or expenditure can be shown to avoid or reduce the need for the Council to incur costs providing an asset that is included in its capital works programme, for which development contributions are sought.
- 4.3.6 The value of assets vested or expenditure made voluntarily by a developer to enhance a development will not be used to offset development contributions payable on development.

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## Section 5 – Calculating the development contributions

This section is required by section 201(1)(a) of the Act. The calculation of the separate development contribution amounts in **Table 1**, is carried out using the following methodology.

### 5.1 Listing projects and information required

- 5.1.1 Every project in the capital works programme of the long term plan, for the activities for which the Council intends to require development contributions, is listed in the Project Allocation Schedule of the Development Contributions Model which may be examined on request at any office of the Council.
- 5.1.2 Any past capital project with surplus capacity is listed in the Surplus Capacity Schedule. However the Council has decided not to seek to recover any part of the costs of past projects through this policy. It will reconsider this position in the next review of the policy.
- 5.1.3 Where possible, distinct stages of a project or distinct parts of a project are listed in the schedules as separate components and separate calculations carried out for each.
- 5.1.4 For each project in the schedules, the following information is provided:
- the year in which the project or component is to be carried out in the long term plan, or in the case of each surplus capacity project (SC project), the year it was completed;
  - the total project cost;
  - the amount of any subsidy or grant toward each project or from any other source, which is deducted from the total project cost to give the net project cost;
  - the catchment that the project will serve.
- 5.1.5 In keeping with the principles in the Act<sup>4</sup>, each project in the Project Allocation Schedule is categorised “Yes” or “No” in answer to the question – “Is this capital expenditure required at least partly to provide appropriately for new or additional assets or assets of increased capacity in order to address the effects of development?” By answering:
- “No” - the project is treated as a pure renewal or level of service project and the cost of the project is removed from the Development Contribution calculation;
  - “Yes” - the project is treated as either a combined project (AC/ILOS project) or an additional capacity for growth project (AC project) and is subject to further analysis.
- 5.1.6 For each project in the Project Allocation Schedule, where the answer to the question above is “Yes”, the following information is provided:
- the expected distribution of benefits of the project between the existing community as a whole or identified parts of it or individuals;
  - the period over which benefits of the project are expected to occur, determined by stating the year in which capacity take up is expected to start and the year in which the project capacity is expected to be fully consumed;
  - the cause of the project;

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<sup>4</sup> Section 197AB(1)(a)

- d) any supporting information or reference to information describing the reasons for the project.

5.1.7 If surplus capacity projects were to have been included in this policy then, in keeping with the principles in the Act<sup>5</sup>, each project in the Surplus Capacity Schedule would have been categorised “Yes” or “No” in answer to the question – “Was capital expenditure on this project incurred, at least partly, in anticipation of development?” By answering:

- a) “No” - the project would be treated as a pure renewal or level of service project and the cost of the project removed from the Development Contribution calculation;
- b) “Yes” - the project would be treated as either a combined project (AC/ILOS project) or an additional capacity for growth project (AC project) and be subject to further analysis.

## 5.2 Analysis of combined and additional capacity for growth projects

5.2.1 Using the information provided on combined projects (AC/ILOS projects) and additional capacity for growth projects (AC projects) in the project schedules, a cause/benefits matrix analysis is carried out by which it is required to state for each project:

- a) the degree, on a scale of 0 to 1, to which growth creates the need for the project to be undertaken;
- b) the degree, on a scale of 0 to 1, to which the growth community will benefit from the project being undertaken.

5.2.2 The value is chosen in each case from the cause/benefits matrix in the model which produces an estimated percentage of cost attributable to growth.

5.2.3 The percentage derived is applied to the net project cost to determine the *AC cost*. The remainder of the net project cost is the *ILOS cost*.

## 5.3 AC cost allocation between new and future units of demand

5.3.1 Using information provided on the year in which capacity take up of a project is expected to start and the year in which the project capacity is expected to be fully consumed, the *AC cost* of the project is divided between new *units of demand (N)* arriving in the *activity-funding area* in the long term plan period and future *units of demand (F)* arriving after the end of the long term plan period, as follows:

- a) the AC cost to F is the AC cost determined above, multiplied by the years of capacity take up after the long term plan period divided by total years of capacity take-up;
- b) the AC cost to N is the AC cost less the AC cost to F.

5.3.2 If surplus capacity projects were to have been included in this policy then, the AC cost to N from the previous long term plan would be adjusted for any development contributions

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<sup>5</sup> Section 197AB(1)(a)

- received in the three years since adoption of the last long term plan and for any additional AC cost to N expenditure incurred in those 3 years. The total would be adjusted for interest.
- 5.3.3 For each activity-funding area, the combined AC cost to N from all projects in the long term plan period is divided by the projected new units of demand (N) that will consume capacity in those projects in the long term plan period to give the development contribution amounts in **Table 1**.
- 5.3.4 The AC Cost to F from the previous long term plan is adjusted for any additional AC Cost to F expenditure in the last 3 years and is adjusted for interest.
- 5.3.5 If surplus capacity projects were to have been included in this policy then, to deal with asset capacity life requirements in the Act, the assumption would have been that *surplus capacity projects (SC projects)* have capacity for 30 years for all infrastructure types. However, when doing the calculations above, if development contributions received were to exceed the cost of surplus capacity, then the asset would have been regarded as being consumed and play no further part in the calculation.

## 5.4 Growth Assumptions

- 5.4.1 In order to calculate the amount of new development to which the growth-related portion of capital expenditure (AC costs) for infrastructure will be attributed, area-by-area projections of new and future units of demand for services in the period 2021 to 2051 are required.
- 5.4.2 The numbers of Rating Units provide a close correlation with numbers of lots in the district and the number of multiple units of activity on any lot where this is the case. They are considered to provide a reasonably sound measure of the units of demand for infrastructure and services.
- 5.4.3 To arrive at a projections of Rating Units and to align these with the population and household growth assumptions adopted for the long term plan, the following steps have been taken:
- a) the occupied dwelling projections provided for the long term plan by Sense Partners have been adjusted upward to include an estimated 15% additional unoccupied dwellings, using 2018 Census data;
  - b) data for 2020, giving the ratio of business to residential rating units has been applied to the dwelling projections to add a business component; and
  - c) data for 2020, giving the distribution of rating units across the district has been used to break down the combined dwelling and business projections into the main urban centres and smaller settlements.
- 5.4.4 On the basis of decisions made by Council in **Section 2** on the development contribution catchments that will apply to each activity type, the growth projection worksheet of the Development Contributions Model - Projections Schedule - contains the number of Rating Units (units of demand) for each activity type and each of the separate catchment areas at the base year date of 1 July 2021.
- 5.4.5 It provides the expected annual increase in the numbers of Rating Units and hence units of demand to 2051, in each of these areas. Rating data is available for the whole district, parts of it and each of the water supply, wastewater and stormwater scheme areas.
- 5.4.6 For Ohau water supply and wastewater treatment activities and Waitarere water supply activity, there is capital spending in the Long Term Plan but, in each case, the service will not

be available until at least 2029/30. The Rating Unit projections show zero existing units of demand at 1 July 2021 and no new Rating Units connecting, until the year in which capital expenditure on each of the schemes is started. The proposed expenditure in each case is then shared pro-rata over time among each of the units of demand that connect until the point at which it reaches capacity.

- 5.4.7 Although shown in **Table 1** of this policy, the resulting development contribution amounts will not be payable for Ohau water supply and wastewater treatment or for Waitarere Beach water supply, until the service is available in each case and properties begin to connect.

## 5.5 Interest and Inflation

- 5.5.1 The Development Contributions Model includes interest on growth-related capital expenditure and inflation in the calculation of the development contribution amounts, in accordance with the Council's policies in **Section 2**.
- 5.5.2 The Council is trying to recover all interest by the end of the development contribution calculation period.
- 5.5.3 Interest estimates can be prepared based on the amount of outstanding (growth-related) debt over time and the ongoing reduction of that debt by development contribution revenue.
- 5.5.4 The methodology for calculating development contributions is designed to take account of the interest free loans that have been negotiated by the Council as part its arrangements with Crown Infrastructure Partners (CIP).
- 5.5.5 The Development Contributions Model uses the inflated capital costs in the long term plan to calculate development contributions.

## Appendix 2 – Assessment of significant assumptions<sup>6</sup> underlying the calculation of the schedule of development contributions

Assumption	Level of Uncertainty	Potential Effects
The rate, level and location of growth will occur as forecast in growth projections accompanying the long term plan	High	Lower than forecast growth will result in under-recovery of development contributions revenue and an increase in interest costs
Rating units provide a sound measure of units of demand for infrastructure, taking account of both residential and non-residential activities across the district	Moderate	While the residential rating component, using population and dwelling projections, is more predictable, business activity rating units may vary markedly from year to year. High business rating unit projections will reduce development contribution amounts in the schedule and if not matched by sufficient development will result in under-recovery of revenue. Low business rating unit projections will increase development contribution amounts in the schedule. If business development exceeds expectations revenue will increase but the higher unit contributions will burden all new development
Capital expenditure will be in accordance with the capital works programme in the long term plan	Moderate/High	In early stages of developing major new growth areas, costs may vary as plans are finalised and infrastructure demands and issues become clear
The activities for which development contributions are recovered will remain unchanged for the period of the long term plan	Moderate/High	Three waters reforms and changing legislation on infrastructure funding tools may prevent recovery of capital expenditure in the next 5 years through development contributions
For each growth-related project, assumptions are made of the year in which capacity in the asset starts to be taken up and the year in which all capacity is consumed	Moderate/Low	Long capacity take-up assumptions for an asset will reduce contribution amounts in the schedule but increase the interest burden and also push costs out to future residents and businesses. Short capacity take-up assumptions will increase contribution amounts and place an undue burden on new residents and businesses arriving in the early years of the long term plan
For each growth related project, assumptions are made of the extent to which both existing and incoming residents and businesses create the need for the project and the extent to which they benefit from it	Moderate	Assumptions made without sufficient consideration of cause and benefit to existing and incoming residents and businesses could move the burden of growth-related infrastructure unreasonably to one or other group
There will be no significant variations in predicted rates of interest and inflation to those set out in the long term plan	Moderate/High	Upward changes to current low interest rates, may have significant effects where capital expenditure for anticipated growth is relatively high in the early years of the long-term plan
Any existing lawfully established lots or developments are assumed to have paid development or financial contributions in the	Moderate	If a large proportion of new development takes place on existing lots, this may result in under-

<sup>6</sup> Section 201(1)(b)



past or to have had the infrastructure capacity they benefit from, paid for through rates or other sources of funding		recovery of development contributions revenue and an increase in interest costs
No significant changes to service standards are expected to occur other than those planned for in the asset management plans and reflected in the capital works programme	Low	No significant effects anticipated
The level of third party funding including subsidies and grants as well as amounts and terms of loans negotiated will continue at predicted levels for period of the long term plan	Moderate	No significant effects anticipated

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### Appendix 3 – Glossary of Terms

**“AC cost”** means the cost for providing additional capacity to service the development of new dwellings and businesses.

**“Accommodation units”** has the meaning given to it in section 197(2) of the Local Government Act 2002 (See definitions below).

**“Catchment”** means a geographic area comprising the whole or any part of the district as defined in this policy, which will be served by a particular activity type.

**“Activity unit of demand”** means the demand for a community facility generated by development activity, other than subdivision.

**“Additional capacity project” or “AC project”** means a capital project in the long term plan intended only to provide additional capacity to service new and future households and businesses.

**“Aged care room”** means any residential unit in a “rest home” or “hospital care institution” as defined in section 58(4) of the Health and Disability Service (Safety) Act 2001.

**“Allotment” or “lot”** has the meaning given to the term “allotment” in section 218(2) of the Resource Management Act 1991. (See definitions below).

**“Bedroom”** means a room used for sleeping, normally accommodating no more than three persons and this includes a sleepout accessory to the main dwelling.

**“Combined project” or “AC/ILOS project”** means a project in the long term plan intended to deal with shortfalls in levels of service to existing households and businesses by bringing assets up to the service standard and/or by providing additional service life, and to provide capacity for further growth.

**“Commercial”** for the purposes of this policy, means the provision of goods, services and travellers’ accommodation principally for commercial gain, including camping grounds, caravan/trailer home parks, a depot for the maintenance, repair and storage of vehicles, machinery, equipment and materials and the storage and use of hazardous substances but does not include stalls or produce markets or farm buildings associated with normal farming operations including sheds, barns, garages and buildings for indoor poultry livestock and crops production.

**“Community infrastructure”** has the meaning given to it in section 197 of the Local Government Act 2002 (See definitions below).

**“Development”** has the meaning given to it in section 197 of the Local Government Act 2002. (See definitions below).

**“Development contributions calculation period”** means the period between 1 July 2011 and a date 30 years after the date of adoption of this policy.

**“Dwelling unit”** means any building or group of buildings or any part of those buildings, used or intended to be used solely or principally for residential purposes and occupied or intended to be occupied by not more than one household. For avoidance of doubt, minor household units, self-contained sleepouts with kitchen and ablution facilities, utility buildings or any units of commercial accommodation are dwelling units.

**“Gross business area” means:**

- (a) the gross floor area of any building used for business activity, including the gross floor area of all floors of a multi-storey building; plus
- (b) the area of any part of the lot used solely or principally for the storage, sale, display or servicing of goods or the provision of services on the lot but not including permanently designated vehicle parking, manoeuvring, loading and landscaping areas, the conversion of which to another use would require resource consent.

The gross business area excludes the area of network infrastructure including pipes, lines and installations, roads, water supply, wastewater and stormwater collection and management systems, but includes the area of commercial and industrial buildings occupied by network service providers, including offices, workshops, warehouses and any outside areas used for carrying out their normal business.

**“ILOS cost”** means the cost of improving levels of service to existing households and businesses by bringing assets up to the service standard and/or by providing additional service life.

**“Impervious Area”** means that part of the lot which is already covered or is to be covered by any artificial impermeable surface but excludes any impervious areas created without a building or resource consent.

**“Improved level of service project” or “ILOS project”** means a capital project in the long term plan intended only to deal with shortfalls in levels of service to existing households and businesses by bringing assets up to the service standard and/or by providing additional service life.

**“Industrial”** for the purposes of this policy, means any land, building or part of a building used for the processing, assembly, servicing, testing, repair, packaging, storage or manufacture of a product or produce, including the maintenance, repair and storage of vehicles, machinery, equipment and materials, and the storage of hazardous substances associated with the activity, but does not include mineral extraction or farm buildings associated with normal farming operations including sheds, barns, garages and buildings for indoor poultry livestock and crops production.

**“Legally established”** means, in relation to any lot or development, any lot for which a title has been issued, or any dwelling, commercial or industrial unit or other structure for which a building consent or code compliance certificate has been issued. Legally established development includes buildings and structures that can be shown to have been in existence when this policy first became operative on 1 July 2021, but have since been demolished.

**“Lot unit of demand”** means the demand expected for a community facility generated by the creation of a lot by subdivision.

**“Past surplus capacity”** means capacity in assets provided as a result of capital expenditure made in anticipation of development since 1 July 2011.

**“Remaining surplus capacity”** means the estimated remaining capacity in capital assets at the end of the long term plan period, available to service future development occurring after the long term plan period.

**“Retirement unit”** means any residential unit other than an aged care room, in a “*retirement village*” as defined in section 6 of the Retirement Villages Act 2003.

**“Serviced Site”** means any site dedicated for the location of a vehicle or tent for the accommodation of persons, which is provided with utility services such as water supply, wastewater disposal, solid waste disposal, electricity or gas, either directly to the site or in the immediate vicinity.

**“Service standard”** means a level of service for any Council activity set by the Council and stated in the asset management plan for the activity concerned, (available for inspection on request at any office of the Council) having due regard to one or more of the following factors:

- (a) demand data based on market research;
- (b) widely accepted and documented engineering or other minimum standards;
- (c) politically endorsed service levels based on community consultation;
- (d) safety standards mandated by local or central government;
- (e) environmental standards mandated by local or central government;
- (f) existing service levels, where these are recognised by all concerned parties to be adequate but have no formal ratification;
- (g) efficiency considerations where the *service standard* must take account of engineering and economic efficiency requirements which require a long term approach to optimality.

**“Surplus capacity project” or “SC project”** means a past capital expenditure project carried prior to the adoption of this policy in anticipation of new development and providing surplus capacity for further development.

**“Unit of demand”** is a unit of measurement by which the relative demand for an activity, generated by different types of development (existing or proposed), can be assessed. A unit of demand may be expressed as a lot unit of demand or an activity unit of demand.

**“Utility Building”** is a structure containing facilities (such as toilet, shower, laundry, hot water cylinder, laundry tub) that make the lot habitable in the absence of a dwelling or during the erection of a dwelling.

### Definitions Under Acts

**“Accommodation units”** is defined in section 197(2) of the Local Government Act 2002 to mean “units, apartments, rooms in 1 or more buildings, or cabins or sites in camping grounds and holiday parks, for the purpose of providing overnight, temporary, or rental accommodation.”

**“Allotment”** is defined under section 218(2) of the Resource Management Act 1991 as follows:

- “(a) any parcel of land under the Land Transfer Act 1952 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not:
- (i) the subdivision shown on the survey plan has been allowed, or subdivision approval has been granted, under another Act; or
  - (ii) a subdivision consent for the subdivision shown on the survey plan has been granted under this Act; or
- (b) any parcel of land or building or part of a building that is shown or identified separately—
- (i) on a survey plan; or
  - (ii) on a licence within the meaning of Part 7A of the Land Transfer Act 1952; or
- (c) any unit on a unit plan; or
- (d) any parcel of land not subject to the Land Transfer Act 1952.”

**“Community infrastructure”** is defined under section 197 of the Local Government Act 2002 to mean “the following assets when owned, operated, or controlled by a territorial authority:

- (a) means land, or development assets on land, owned or controlled by the territorial authority for the purpose of providing public amenities; and
- (b) includes land that the territorial authority will acquire for that purpose.”

**“Development”** is defined under section 197 of the Local Government Act 2002 as:

- “(a) any subdivision, building (as defined in section 8 of the Building Act 2004), land use, or work that generates a demand for reserves, network infrastructure, or community infrastructure; but
- (b) does not include the pipes or lines of a network utility operator.”

## Appendix 4 – Demand Factors for Business Development

### D.1. Rooding

#### Assumptions

Average business lot size = 1,500m<sup>2</sup>

Gross business area is 60% of site = 1,000m<sup>2</sup>

Employees per hectare of business = 20.6 employees per ha<sup>7</sup>.

Average household unit trip generation = 9 trips per day = 1 Unit of Demand

Business lots per net hectare = 5 (7,500m<sup>2</sup> sites, 2,500m<sup>2</sup> roads)

Gross business area per hectare = 5 X 1,000 = 5,000m<sup>2</sup>

Each site of 1,500m<sup>2</sup> and each 1,000m<sup>2</sup> of gross business area has = 20.6/5 employees = 4.1 FTE's

Minimum trip generation = 3 trips per employee per day = 12.6 trips per day

Unit of Demand Factor = 12.6/9 = 1.4 per 1,000m<sup>2</sup> of business area OR 0.0014 per m<sup>2</sup> of business area.

### D.2 Water Supply and Wastewater Treatment

#### Assumptions:

Residential consumption 200 litres per person per day = 1 Unit of Demand

Average dwelling occupancy = 2.5 persons<sup>8</sup>

Average business water consumption = 14,000 litres per hectare of business land per day<sup>9</sup>

1 Household unit uses 200 litres X 2.5 = 500 litres per day = 1 Unit of Demand

1,000m<sup>2</sup> business land area uses 14,000 litres / 10 = 1,400 litres per day

Unit of Demand Factor = 1,400/500 = 2.8 per 1,000m<sup>2</sup> business land area

Assume gross business area is 60% of land area i.e. 1,000m<sup>2</sup> site has 600m<sup>2</sup> gross business area and uses 1,400 litres per day.

Unit of Demand factor = 1,400/500/600 = 0.00467 per m<sup>2</sup> of gross business area.

Unit of Demand factor is 4.67/1,000m<sup>2</sup> of gross business area for water and wastewater OR 0.00467 per m<sup>2</sup> of gross business area.

### D.3 Stormwater

#### Assumptions

Average residential site = 600m<sup>2</sup>

Runoff co-efficient for greenfield land = 0.40<sup>i</sup> = C<sub>1</sub>

Runoff co-efficient for residential areas = 0.55<sup>ii</sup> = C<sub>2</sub>

Runoff co-efficient for business use = 0.65<sup>iii</sup> = C<sub>3</sub>

Unit of Demand Factor for business land

= C<sub>3</sub>-C<sub>1</sub> X 1,000m<sup>2</sup>

= C<sub>2</sub>-C<sub>1</sub> X 600m<sup>2</sup>

= 0.65-0.40 X 1,000m<sup>2</sup>

= 0.55-0.40 X 600m<sup>2</sup>

= 2.78 per 1,000m<sup>2</sup> site OR 0.00278 per m<sup>2</sup> of impervious area.

<sup>7</sup> Upper North Island Industrial Land Demand, BERL Economics, February 2013, Pages 73-76

<sup>8</sup> 2018 New Zealand Census population and dwelling counts amended 5/3/2020 - Usual resident population 33,261 in 13,302 occupied dwellings

<sup>9</sup> Recent studies on business land water demand – available on request

Surface Water, Building Industry Authority, December 2000, Table 1, Run-off co-efficients

<sup>i</sup> Heavy clay soil types – pasture and grass cover.

<sup>ii</sup> Residential areas in which impervious area is 35% to 50%.

<sup>iii</sup> Industrial, commercial, shopping areas and town house developments.

Draft

## Appendix 5 – Schedule of Assets

Activity	DCP Catchment	Project name	Type	Project Cost	Proportion recovered through Development Contributions	Proportion recovered through Other Sources
<b>CI_District Total</b>						
Community Infrastructure	CI_Taraika_layer_0	CFS   Reserves Taraika Reserves	LTP Project	141,782,518.44		
<b>CI_Taraika_layer_0 Total</b>				4,033,333.00	75.00%	25.00%
<b>Community Infrastructure Total</b>				4,033,333.00		
<b>145,815,851.44</b>						
Land Transport	LT_District	RDG   Subsidised Roading Unsealed Roads Metalling	LTP Project	1,683,535.91	0.00%	100.00%
Land Transport	LT_District	RDG   Subsidised Roading Structures Component Replacements	LTP Project	3,037,949.06	0.00%	100.00%
Land Transport	LT_District	RDG   Subsidised Roading Bridge and structures renewals	LTP Project	3,859,805.80	0.00%	100.00%
Land Transport	LT_District	RDG   Subsidised Roading Subsidised Roading - Gladstone Road Realignment	LTP Project	5,000,000.00	0.00%	100.00%
Land Transport	LT_District	RDG   Subsidised Roading Drainage Renewals	LTP Project	8,160,605.97	0.00%	100.00%
Land Transport	LT_District	RDG   Footpaths Footpath Improvements	LTP Project	13,094,148.22	0.00%	100.00%
Land Transport	LT_District	RDG   Subsidised Roading Traffic Services	LTP Project	14,575,621.87	0.00%	100.00%
Land Transport	LT_District	RDG   Footpaths Footpath renewal	LTP Project	19,193,145.51	9.98%	90.02%
Land Transport	LT_District	RDG   Subsidised Roading Subsidised Roading - Minor improvements	LTP Project	20,501,515.67	9.98%	90.02%
Land Transport	LT_District	RDG   Subsidised Roading Subsidised Roading - Road improvements due to O2NL	LTP Project	30,511,500.00	0.00%	100.00%
Land Transport	LT_District	RDG   Subsidised Roading Subsidised Roading - Road improvements	LTP Project	39,892,737.87	9.98%	90.02%
Land Transport	LT_District	RDG   Shared Pathways Shared pathways - Cycle facilities	LTP Project	40,653,033.47	9.98%	90.02%
Land Transport	LT_District	RDG   Subsidised Roading Subsidised Roading - Sealed Road Pavement Rehabilitation	LTP Project	55,436,682.95	0.00%	100.00%
Land Transport	LT_District	RDG   Subsidised Roading Sealed Roads Resurfacing	LTP Project	55,717,770.03	0.00%	100.00%
<b>LT_District Total</b>				311,318,052.33		
Land Transport	LT_Taraika_layer	RDG   Shared Pathways Taraika - Active Transport Infrastructure	LTP Project	300,000.00	75.00%	25.00%
Land Transport	LT_Taraika_layer	RDG   Unsubsidised Roading Taraika - Cambridge - Liverpool Intersection	LTP Project	666,667.00	50.00%	50.00%
Land Transport	LT_Taraika_layer	RDG   Unsubsidised Roading Taraika - Liverpool St Connection	LTP Project	2,000,000.00	50.00%	50.00%
Land Transport	LT_Taraika_layer	RDG   Unsubsidised Roading Taraika - Tararua Road Intersection Upgrade	LTP Project	4,000,000.00	25.00%	75.00%
<b>LT_Taraika_layer Total</b>				6,966,667.00		
Land Transport	LT_Taraika_layer_0	RDG   Shared Pathways Taraika - Active Transport Infrastructure	LTP Project	600,000.00	75.00%	25.00%
Land Transport	LT_Taraika_layer_0	RDG   Unsubsidised Roading Taraika - Cambridge - Liverpool Intersection	LTP Project	1,333,333.00	50.00%	50.00%
Land Transport	LT_Taraika_layer_0	RDG   Unsubsidised Roading Taraika - Liverpool St Connection	LTP Project	4,000,000.00	50.00%	50.00%
<b>LT_Taraika_layer_0 Total</b>				5,933,333.00		
<b>Land Transport Total</b>				324,218,052.33		
Other Activities	OT_Activities	SW   Landfill Landfill Gas Flare renewals	LTP Project	10,000.00	0.00%	100.00%
Other Activities	OT_Activities	CS   Economic Development Economic Development assets	LTP Project	10,000.00	0.00%	100.00%
Other Activities	OT_Activities	CS   Emergency Management New Portable Generator - Emergency Management	LTP Project	10,974.50	0.00%	100.00%
Other Activities	OT_Activities	PROP   General Property Pottery shed replace roof	LTP Project	17,000.00	0.00%	100.00%
Other Activities	OT_Activities	P&R   Animal Control Animal - Dog Pound shade and kennel repairs	LTP Project	20,000.00	0.00%	100.00%
Other Activities	OT_Activities	PROP   General Property Dog pound office building renewal	LTP Project	21,000.00	0.00%	100.00%
Other Activities	OT_Activities	P&R   Animal Control Animal Control - Stock pound fencing & stock loading ramp	LTP Project	21,434.00	0.00%	100.00%
Other Activities	OT_Activities	CS   District Communication Website Development	LTP Project	22,924.20	0.00%	100.00%
Other Activities	OT_Activities	SW   Landfill Unplanned small landfill maintenance	LTP Project	24,996.00	0.00%	100.00%
Other Activities	OT_Activities	P&R   Animal Control Animal Control - Dog Pound facility refurb investigation costs	LTP Project	25,625.00	0.00%	100.00%
Other Activities	OT_Activities	P&R   Animal Control Animal Control - Dog Pound driveway concreting	LTP Project	27,382.50	0.00%	100.00%
Other Activities	OT_Activities	PROP   General Property Levin Depot yard reseal	LTP Project	29,000.00	0.00%	100.00%
Other Activities	OT_Activities	PROP   General Property Levin Depot buildings renewals & repaint	LTP Project	33,000.00	0.00%	100.00%
Other Activities	OT_Activities	P&R   Parking Parking - Body worn video equipment	LTP Project	34,992.80	0.00%	100.00%
Other Activities	OT_Activities	SW   Waste Transfer Station Weighbridge at Foxton Transfer Station or Levin Landfill (if stays open)	LTP Project	46,000.00	0.00%	100.00%
Other Activities	OT_Activities	CS   Emergency Management VHF Digital Radio Upgrade Project - Emergency Management	LTP Project	48,616.00	0.00%	100.00%
Other Activities	OT_Activities	P&R   Animal Control Animal Control - Body worn video equipment	LTP Project	53,316.40	0.00%	100.00%
Other Activities	OT_Activities	CS   District Communication Boundary Sign	LTP Project	53,892.30	0.00%	100.00%
Other Activities	OT_Activities	CS   Community Development Facility signage	LTP Project	58,791.60	0.00%	100.00%
Other Activities	OT_Activities	T&S   Customer Services Front of house reception remodel	LTP Project	69,527.70	0.00%	100.00%
Other Activities	OT_Activities	T&S   Customer Services Front of house furniture renewal	LTP Project	71,342.00	0.00%	100.00%
Other Activities	OT_Activities	CS   Community Development Christmas Lights	LTP Project	109,420.65	0.00%	100.00%
Other Activities	OT_Activities	CS   District Communication Flags	LTP Project	127,279.70	0.00%	100.00%
Other Activities	OT_Activities	P&R   Parking Parking - Mobile ticket devices	LTP Project	131,223.00	0.00%	100.00%
Other Activities	OT_Activities	T&S   Finance Management EDRMS upgrade	LTP Project	157,290.00	0.00%	100.00%
Other Activities	OT_Activities	P&R   Parking Parking - Meter Upgrades	LTP Project	197,412.00	0.00%	100.00%
Other Activities	OT_Activities	SW   Waste Transfer Station Renewal works at Foxton Transfer Station	LTP Project	244,985.00	0.00%	100.00%
Other Activities	OT_Activities	T&S   Information Technology Network components	LTP Project	247,280.00	0.00%	100.00%
Other Activities	OT_Activities	T&S   Information Technology Replacement of monitors/ screens	LTP Project	247,280.00	0.00%	100.00%
Other Activities	OT_Activities	PROP   General Property Community buildings programmed renewals	LTP Project	253,675.00	0.00%	100.00%
Other Activities	OT_Activities	T&S   Finance Management Implementation of Digital Strategy	LTP Project	309,380.00	0.00%	100.00%
Other Activities	OT_Activities	SW   Landfill Solid Waste property renewals	LTP Project	327,257.02	0.00%	100.00%
Other Activities	OT_Activities	PROP   General Property 260 Gladstone Road subdivision	LTP Project	400,000.00	0.00%	100.00%
Other Activities	OT_Activities	SW   Landfill Leachate remedial option / work	LTP Project	427,412.00	0.00%	100.00%

Activity	DCP Catchment	Project name	Type	Project Cost	Proportion recovered through Development Contributions	Proportion recovered through Other Sources
Other Activities	OT_Activities	P&R   Parking Parking - Meter Replacement	LTP Project	463,200.00	0.00%	100.00%
Other Activities	OT_Activities	T&S   Information Technology Mobile phone replacement programme	LTP Project	494,560.00	0.00%	100.00%
Other Activities	OT_Activities	P&R   Animal Control Animal Control - Dog Pound facility refurb	LTP Project	535,850.00	0.00%	100.00%
Other Activities	OT_Activities	T&S   Finance Management Purchase of aerial imagery	LTP Project	660,115.40	0.00%	100.00%
Other Activities	OT_Activities	PROP   Endowment Endowment Subdivision Forbes Rd extension	LTP Project	800,000.00	0.00%	100.00%
Other Activities	OT_Activities	SW   Landfill Cap Shape Correction	LTP Project	978,565.00	0.00%	100.00%
Other Activities	OT_Activities	SW   Recycling Wheeie Bins & glass crates	LTP Project	1,036,090.32	0.00%	100.00%
Other Activities	OT_Activities	T&S   Finance Management Authority development	LTP Project	1,236,400.00	0.00%	100.00%
Other Activities	OT_Activities	T&S   Finance Management Technology advancement and Improvements	LTP Project	1,257,372.00	0.00%	100.00%
Other Activities	OT_Activities	SW   Landfill Landfill Development (gas collection & ongoing capping)	LTP Project	2,190,033.00	0.00%	100.00%
Other Activities	OT_Activities	T&S   Information Technology Replacement of computing devices (laptops/ terminals/ desktops)	LTP Project	2,554,744.00	0.00%	100.00%
Other Activities	OT_Activities	T&S   Financing Adjustment of Carryovers	LTP Project	2,968,783.73	0.00%	100.00%
Other Activities	OT_Activities	PROP   General Property Waitarere Beach Surf life club saving design and build	LTP Project	3,157,999.93	0.00%	100.00%
Other Activities	OT_Activities	RCL   Sustainable Growth Plan Levin Town Centre strategy activation projects	LTP Project	3,499,999.89	0.00%	100.00%
Other Activities	OT_Activities	PROP   General Property Strategic land purchases	LTP Project	4,619,550.00	0.00%	100.00%
Other Activities	OT_Activities	T&S   Business Excellence Fleet Vehicles	LTP Project	5,190,607.70	0.00%	100.00%
Other Activities	OT_Activities	PROP   General Property Poas Road quarry	LTP Project	15,310,250.00	0.00%	100.00%
Other Activities	OT_Activities	PROP   General Property Property renewals program	LTP Project	19,087,178.62	0.00%	100.00%
	<b>OT_Activities Total</b>			<b>69,931,008.96</b>		
<b>Other Activities Total</b>				<b>69,931,008.96</b>		
Stormwater	SW_District	STW   Stormwater Lake Horowhenua water quality improvement project - wetland/riparian planting (Levin & Foxton)	LTP Project	614,535.00	0.00%	100.00%
Stormwater	SW_District	STW   Stormwater Districtwide pump stations - Planned renewals	LTP Project	654,022.50	0.00%	100.00%
Stormwater	SW_District	STW   Stormwater Actions from Catchment Management Plans	LTP Project	3,500,811.60	25.00%	75.00%
Stormwater	SW_District	STW   Stormwater Districtwide reticulation renewals	LTP Project	4,233,408.00	50.00%	50.00%
Stormwater	SW_District	STW   Stormwater Districtwide improvement works	LTP Project	8,207,640.00	50.00%	50.00%
	<b>SW_District Total</b>			<b>17,210,417.10</b>		
Stormwater	SW_Foxton	STW   Stormwater Foxton East Drainage Scheme	LTP Project	504,000.00	0.00%	100.00%
	<b>SW_Foxton Total</b>			<b>504,000.00</b>		
Stormwater	SW_Foxton Beach	STW   Stormwater Foxton Beach Stormwater resource consent expiry 2028 - Disc. Manawatu River Estuary	LTP Project	134,664.00	0.00%	100.00%
Stormwater	SW_Foxton Beach	STW   Stormwater Development Planning and resource consenting Foxton Beach	LTP Project	234,845.00	50.00%	50.00%
	<b>SW_Foxton Beach Total</b>			<b>369,509.00</b>		
Stormwater	SW_Levin (Including Taraika)	STW   Stormwater Queen St discharge & resource consent	LTP Project	348,000.00	0.00%	100.00%
Stormwater	SW_Levin (Including Taraika)	STW   Stormwater Levin North East Stormwater drainage	LTP Project	4,628,765.00	22.87%	77.13%
Stormwater	SW_Levin (Including Taraika)	STW   Stormwater Lake Horowhenua Stormwater	LTP Project	6,677,101.00	0.00%	100.00%
	<b>SW_Levin (Including Taraika) Total</b>			<b>11,653,866.00</b>		
Stormwater	SW_Taraika layer	STW   Stormwater Taraika growth area	LTP Project	2,141,417.00	80.54%	19.46%
	<b>SW_Taraika layer Total</b>			<b>2,141,417.00</b>		
Stormwater	SW_Taraika layer_0	STW   Stormwater Taraika growth area	LTP Project	2,583,333.00	100.00%	0.00%
	<b>SW_Taraika layer_0 Total</b>			<b>2,583,333.00</b>		
<b>Stormwater Total</b>				<b>34,462,542.10</b>		
Wastewater	WW_Foxton	WW   Foxton Foxton wastewater treatment plant - Strategic upgrade	LTP Project	1,300,000.00	6.00%	94.00%
Wastewater	WW_Foxton	WW   Foxton Foxton wastewater treatment plant - Planned renewals	LTP Project	1,748,162.80	6.00%	94.00%
Wastewater	WW_Foxton	WW   Foxton Foxton wastewater treatment plant - Pond desludge	LTP Project	2,321,770.00	6.00%	94.00%
Wastewater	WW_Foxton	WW   Foxton Foxton Reticulation Renewals	LTP Project	7,986,390.00	6.00%	94.00%
	<b>WW_Foxton Total</b>			<b>13,356,322.80</b>		
Wastewater	WW_Foxton Beach	WW   Foxton Beach Foxton Beach - Reticulation renewals	LTP Project	3,137,343.00	25.00%	75.00%
Wastewater	WW_Foxton Beach	WW   Foxton Beach Foxton Beach wastewater treatment plant - Planned renewals	LTP Project	3,535,361.40	25.00%	75.00%
	<b>WW_Foxton Beach Total</b>			<b>6,672,704.40</b>		
Wastewater	WW_Levin (Including Taraika)	WW   Levin Districtwide - Marae wastewater assessment & upgrade	LTP Project	259,200.00	0.00%	100.00%
Wastewater	WW_Levin (Including Taraika)	WW   Levin Districtwide - WTP & WWTP structural improvements	LTP Project	300,000.00	0.00%	100.00%
Wastewater	WW_Levin (Including Taraika)	WW   Levin Wastewater property renewals	LTP Project	478,295.17	0.00%	100.00%
Wastewater	WW_Levin (Including Taraika)	WW   Levin Districtwide pump stations - improvement & resilience	LTP Project	3,341,956.30	31.00%	69.00%
Wastewater	WW_Levin (Including Taraika)	WW   Levin Districtwide - Reticulation unplanned renewals	LTP Project	4,094,129.60	25.00%	75.00%
Wastewater	WW_Levin (Including Taraika)	WW   Levin Levin NE Growth Wastewater reticulation	LTP Project	4,508,140.00	62.50%	37.50%
Wastewater	WW_Levin (Including Taraika)	WW   Levin Levin wastewater treatment plant - Renewals	LTP Project	14,846,280.00	25.00%	75.00%
Wastewater	WW_Levin (Including Taraika)	WW   Levin Levin reticulation upgrade - growth	LTP Project	22,421,040.00	62.50%	37.50%
Wastewater	WW_Levin (Including Taraika)	WW   Levin Levin Treated Eff. Discharge - Strategic upgrade POT	LTP Project	30,429,679.81	61.42%	38.58%
Wastewater	WW_Levin (Including Taraika)	WW   Levin Levin wastewater treatment plant - Strategic Upgrade	LTP Project	33,578,000.00	62.50%	37.50%
Wastewater	WW_Levin (Including Taraika)	WW   Levin Levin - Reticulation renewals	LTP Project	53,056,550.00	25.00%	75.00%
	<b>WW_Levin (Including Taraika) Total</b>			<b>167,313,270.88</b>		
Wastewater	WW_Ohau	WW   Ohau Ohau future supply of wastewater services	LTP Project	16,665,710.00	100.00%	0.00%
	<b>WW_Ohau Total</b>			<b>16,665,710.00</b>		
Wastewater	WW_Shannon/Mangaore	WW   Shannon Shannon reticulation - Infiltration&Inflow	LTP Project	150,000.00	0.00%	100.00%



Activity	DCP Catchment	Project name	Type	Project Cost	Proportion recovered through Development Contributions	Proportion recovered through Other Sources
Wastewater	WW_Shannon/Mangaore	WW   Shannon Shannon wastewater treatment plant - Planned renewals	LTP Project	3,058,788.50	0.00%	100.00%
	<b>WW_Shannon/Mangaore Total</b>			3,208,788.50		
Wastewater	WW_Taraika layer	WW   Levin Levin Taraika growth area - wastewater	LTP Project	7,522,500.00	47.59%	52.41%
	<b>WW_Taraika layer Total</b>			7,522,500.00		
Wastewater	WW_Tokomaru	WW   Tokomaru Tokomaru reticulation - Infiltration&Inflow	LTP Project	150,000.00	0.00%	100.00%
Wastewater	WW_Tokomaru	WW   Tokomaru Tokomaru wastewater treatment plant - Planned renewals	LTP Project	1,184,491.60	0.00%	100.00%
Wastewater	WW_Tokomaru	WW   Tokomaru Tokomaru wastewater - treated effluent disposal options & consents	LTP Project	8,929,050.00	0.00%	100.00%
	<b>WW_Tokomaru Total</b>			10,263,541.60		
Wastewater	WW_Waitare Beach	WW   Waitare Beach Waitare Beach wastewater treatment plant - Strategic upgrade	LTP Project	2,077,500.00	62.50%	37.50%
Wastewater	WW_Waitare Beach	WW   Waitare Beach Waitare Beach wastewater treatment plant - Planned renewals	LTP Project	4,087,190.00	18.50%	81.50%
	<b>WW_Waitare Beach Total</b>			6,164,690.00		
<b>Wastewater Total</b>				231,167,528.18		
Water supply	WS_Foxton	WS   Foxton Foxton - resource consents expiring 2028	LTP Project	748,761.24	6.00%	94.00%
Water supply	WS_Foxton	WS   Foxton Foxton water treatment plant - Renewals	LTP Project	2,294,831.00	6.00%	94.00%
Water supply	WS_Foxton	WS   Foxton Foxton reticulation - Renewals	LTP Project	10,913,733.00	6.00%	94.00%
	<b>WS_Foxton Total</b>			13,957,325.24		
Water supply	WS_Foxton Beach	WS   Foxton Beach Foxton Beach treatment plant - Renewals	LTP Project	1,854,891.00	25.00%	75.00%
Water supply	WS_Foxton Beach	WS   Foxton Beach Foxton Beach reticulation - Renewals	LTP Project	9,419,757.00	25.00%	75.00%
	<b>WS_Foxton Beach Total</b>			11,274,648.00		
Water supply	WS_Levin (Including Taraika)	WS   Levin Districtwide - Marae water treatment assessment & upgrade	LTP Project	259,200.00	0.00%	100.00%
Water supply	WS_Levin (Including Taraika)	WS   Levin Levin WTP - resilience (secondary pipeline from River to WTP)	LTP Project	385,600.00	6.00%	94.00%
Water supply	WS_Levin (Including Taraika)	WS   Levin Water Supply property renewals	LTP Project	924,817.04	0.00%	100.00%
Water supply	WS_Levin (Including Taraika)	WS   Levin Reactive renewals - District wide	LTP Project	1,221,550.00	25.00%	75.00%
Water supply	WS_Levin (Including Taraika)	WS   Levin Taraika - Water Reticulation	LTP Project	2,380,500.00	26.69%	73.31%
Water supply	WS_Levin (Including Taraika)	WS   Levin Levin growth area	LTP Project	15,519,744.10	62.50%	37.50%
Water supply	WS_Levin (Including Taraika)	WS   Levin Alternative water source for Levin	LTP Project	18,300,980.00	62.50%	37.50%
Water supply	WS_Levin (Including Taraika)	WS   Levin Levin reticulation - Renewals	LTP Project	29,345,430.00	25.00%	75.00%
	<b>WS_Levin (Including Taraika) Total</b>			68,337,821.14		
Water supply	WS_Ohau	WS   Ohau Ohau future water supply services option	LTP Project	16,362,390.00	100.00%	0.00%
	<b>WS_Ohau Total</b>			16,362,390.00		
Water supply	WS_Shannon/Mangaore	WS   Shannon Shannon resource consent renewal	LTP Project	199,200.00	0.00%	100.00%
Water supply	WS_Shannon/Mangaore	WS   Shannon Shannon Treatment Plant - Renewals	LTP Project	2,529,310.50	0.00%	100.00%
Water supply	WS_Shannon/Mangaore	WS   Shannon Shannon/Mangaore - reticulation - Renewals	LTP Project	5,157,807.80	0.00%	100.00%
	<b>WS_Shannon/Mangaore Total</b>			7,886,318.30		
Water supply	WS_Tokomaru	WS   Tokomaru Tokomaru treatment plant - Renewals	LTP Project	865,639.00	0.00%	100.00%
	<b>WS_Tokomaru Total</b>			865,639.00		
Water supply	WS_Waitare Beach	WS   Waitare Beach Firefighting reservoir capacity increase - tanks (Waitare Beach/Waikawa/Hokio Beach)	LTP Project	124,800.00	0.00%	100.00%
Water supply	WS_Waitare Beach	WS   Waitare Beach Waitare Beach future water supply services option	LTP Project	23,715,115.00	100.00%	0.00%
	<b>WS_Waitare Beach Total</b>			23,839,915.00		
<b>Water supply Total</b>				142,524,056.68		
<b>Grand Total</b>				948,119,039.68		