



# *Hastings District Council*

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**OPEN**

**CIRCULATED SEPARATELY**

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## **COUNCIL MEETING**

Meeting Date: **Thursday, 27 June 2019**

Time: **10.30am**

Venue: **Council Chamber  
Ground Floor  
Civic Administration Building  
Lyndon Road East  
Hastings**

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9.	<b>ADOPTION OF 2019/20 ANNUAL PLAN AND 2019/20 DEVELOPMENT CONTRIBUTIONS POLICY</b>	
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What’s an Annual Plan?

Thank you for taking the time to read the Hastings District Council’s Annual Plan 2019/20.

The material in this plan supports the Consultation document. It is a one year snapshot of the Councils Long Term Plan (LTP – covering ten years) which the Council adopted in 2018. Its focus is on any significant or material differences from the content of the long-term plan for the 2019/20 year. Its role is to provide supporting material to the Consultation Document.

In brief, the Annual Plan:

- **Part One** – provides an overview of significant or material differences from the LTP.
- **Part Two** – contains information required by Schedule 10 (Part Two) of the Local Government Act.

	Total Rate Increase	Rating Area One	Rating Area Two
2018-19 (Last Year)	5.8%	6.5%	2.5%
2019-20 (LTP Forecast)	5.3%	5.7%	3.2%
2019-20 Annual Plan	5.6%	6.2%	2.5%

The Annual Plan should be read in conjunction with the Long Term Plan 2018-2028 for additional information on the intended level of service provision along with specific targets and measures. This is available on the Council website [www.hastingsdc.govt.nz](http://www.hastingsdc.govt.nz).



## Message from the Mayor

We are so proud to present this year's Annual Plan. There is so much happening to make the Hastings District an even greater place.

Our council is delighted to welcome our new Chief Executive, Nigel Bickle. Nigel understands our community's challenges and like us he sees many opportunities; I can already feel his passion for our community and his desire for us to achieve our aspirations and goals.

So far our council has made great progress toward delivering safe drinking water to our people, having just completed laying a new 4.8km long water pipe between Hastings/Havelock North. This year's focus will be to build new pump stations and upgrade the water supplies to our seven smaller communities across our District.

The well-being of our people is a major priority for our council. As a District we are enjoying strong economic growth, but we need to ensure everyone shares in our economic prosperity. Council is working with our business and community partners to guide our young people into sustainable employment that changes their lives.

Our council is building strong communities through our 11 community plans. This year we will be assisting the communities of Bridge Pa, Waipatu and Raureka to develop and implement their community plans; each plan includes new or upgraded parks, footpaths and cycleways, better connections to the city and much more.

Ensuring we have enough homes for our people and to manage future growth is a priority for our council. Provision of more than 1000 new homes are currently in various stages of planning and construction across the District.

To make our District an even more enjoyable place to live, work and have fun, we are upgrading many of our parks and reserves. We have just completed a new dynamic city centre plan which forms part of our revitalisation initiative 'Hastings Alive'. This plan will create a vibrant city centre that will attract new business and make the city centre a beautiful and fun place for everyone to come to and be proud of. This year you will see 'Hastings Alive' come to life and begin to reshape our city centre.

We are getting closer by the day to the time when we bring arts and culture back into the city. The strengthening of the Opera House and the building of a purpose built event space in the Plaza is on track to reopen early next year.

We have had some significant unavoidable challenges to face over the past couple of years that has put pressure on our finances. But we are managing our expenses very carefully to make sure our rates are affordable. We have clear priorities for our community and our goal is for all of our ratepayers to see the benefits of the dollars we spend on their behalf.

Thank you for your feedback on the plan. Through finding some further budget efficiencies a number of worthwhile initiatives were able to be accommodated in response to the submissions made to Council.



Mayor Sandra Hazelhurst (left), and To'osavili Nigel Bickle, Chief Executive



Key Budget Variances

The Council’s Long Term Plan places a priority on safe drinking water, with a considerable investment package in the first three years. This Annual Plan represents Year Two of that investment package and the \$95 increase in the water levy accounts for 2.8% of the total 5.6% average increase on urban households.

The budget refinement process enabled Council to identify efficiencies by trimming inflation allowances where appropriate and accommodating small increases in some areas also. These relate to costs associated with:

- material damage insurance,
- kerbside recycling,
- some additional investment in the Information Technology area,
- and minor adjustments to Council’s staffing compliment to reflect changes relating to service delivery.

Council’s work programme remains in line with that set in the Long Term Plan, and contains no new significant proposals with funding implications.

This plan includes a proposal to set up a regional trust to enable the efficient disbursement of donated funds in the event of a disaster. This has no financial implications for the Council – more details can be found on page 8.





## Key matters for consultation

There were no new significant initiatives included in this plan with financial implications for the Council. The matter outlined below requires the formation of a Council Controlled Organisation, and the Council received no feedback on its establishment.

### Hawke's Bay Disaster Relief Trust

The Hawke's Bay Civil Defence Emergency Management (CDEM) Group is a collective of the five Hawke's Bay local authorities required under the CDEM Act 2002 to govern and manage CDEM within the region.

The approved CDEM Group Plan seeks to establish a Hawke's Bay Disaster Relief Trust with the objective of collecting and distributing donations made by the public and organisations to assist people affected by a civil defence emergency in Hawke's Bay. Establishing the Trust will enable us to put in place the mechanisms to immediately seek and administer donations as a charity before a disaster occurs. This will allow for donated funds to be distributed as quickly as possible to those most in need.

The funds that would be placed in the Trust are not Council funds, nor are they funds that would otherwise be coming to the Council.

As the Trustees will need to be appointed by the Hawke's Bay Councils, it was necessary to establish a Council Controlled Organisation under the Local Government Act to form and administer the Trust.



## Consultation – What you said

The Council received 35 submissions to the draft Annual Plan. The majority of submissions sought Council support for initiatives occurring within our community. The Council were able to accommodate many of these requests within the increased rate requirement signalled in the draft plan.

The financial adjustments made to the draft plan are outlined opposite. In addition to these items the Council also approved the following to be funded from existing budgets:

- Haumoana Memorial Park – artificial cricket wicket
- Project management support for Akina Park softball upgrade
- Clive Pool – external defibrillator installation
- New community plans in Raureka, Te Pohue, Camberley and Bridge Pa
- Hastings CBD laneway sculpture
- Waimarama hall maintenance
- Cape view corner Haumoana – nourishment protection
- Advancing planning for next stage of Te Mata Peak mountain bike trails

### Summary of Financial Adjustments

Budget Increase – Draft Annual Plan	5.6%
Raureka Reserve Management Plan	\$15,000
Cornwall Park Reserve Management Plan	\$20,000
Forestry compliance	\$60,000
Regional Sports Park (\$250,000 loan funded)	\$17,000
Bus Shelter Hastings CBD	\$20,000
Heretaunga Croquet Club – clubroom refurbishment	\$30,000
Bill Mathewson Park upgrade	\$15,000
Waimarama refuse – operational costs	\$1,000
HB Biodiversity Foundation	\$35,000
Bayview to Whirinaki cycleway (\$100,000 loan funded)	\$8,000
Esk Care River Group	\$10,000
Cranford Hospice (\$500,000 loan funded)	\$40,000
Hastings CBD activation	\$80,000
Budget efficiencies	(\$300,000)
Budget Increase – Final Plan	5.6%



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Overall Financial Position

This section show’s what we’re planning to do, and how much it is expected to cost to implement Year Two of the Long Term Plan.

Variations from what was planned in Year Two of the Long Term Plan are also outlined.

Budget Process

This section show’s what we’re planning to do, and how much it is expected to cost to implement Year Two of the Long Term Plan.

Variations from what was planned in Year Two of the Long Term Plan are also outlined.

Whilst the Year Two budget within the Long Term Plan contained inflation allowances (2.2% Roads, 2.5% Water, 2.2% Energy costs, staff adjustor 1.6% and 2.2% for other expenditure) the Council started the budget process with a non-inflation adjusted budget and looked to manage its activities within its 2018/19 budgets. In some cases known cost increases have been factored into the budget, such as forward maintenance contracts in our asset areas. Any items of proposed new expenditure were fully scrutinised by a Budget Review Board and only those items considered a necessary priority have been included within the Annual Plan budget.

Those additional expenditure items relate to minor refinement of budgets to reflect escalating insurance and information technology costs along with some additional capability to deliver services in the waste management, building inspection and parks activities.

Rates

The total rates forecast for the draft Annual Plan 2019/20 equates to an increase of rates revenue of 5.6% comparted with 5.3% which was forecast in the Council’s financial strategy in the Long Term Plan 2018-28.

Debt

The Long Term Plan 2018-28 forecast net external debt for the 2019/20 financial year at \$153 million. This budget contains a net debt forecast level of \$125 million.

Compliance with Financial Strategy

The Council’s financial strategy contained within the Long Term Plan 2018-28 sets out limits on rate requirements, rates increases and debt levels.

The disclosure statement on page 27 shows that this Annual Plan has been set within all Financial Strategy Limits.



The Things Council Provides

Local Infrastructure	Local Public Services	Regulatory Functions
<p>THE THINGS WE DO INCLUDE:</p> <p>Network Infrastructure</p> <ul style="list-style-type: none"><li>• Water supply services.</li><li>• Urban stormwater drainage.</li><li>• Sewage collection, treatment and disposal.</li><li>• Development and maintenance of roads, footpaths and pathways.</li><li>• Provision of regional landfill, transfer stations and related services.</li><li>• Provision of services for land development.</li></ul> <p>Community Infrastructure</p> <ul style="list-style-type: none"><li>• Provision of cemeteries, parks, libraries and recreational assets.</li><li>• Provision of cultural and visitor facilities.</li><li>• Property development/Business Investment – on a business case basis.</li></ul>	<p>THE THINGS WE DO INCLUDE:</p> <ul style="list-style-type: none"><li>• Housing for elderly in need.</li><li>• Refuse collection / disposal and related services.</li><li>• Library services.</li><li>• Community safety initiatives.</li><li>• Services aligned to recreation, cultural and visitor infrastructural investment.</li><li>• Project based work on economic and social priorities.</li><li>• Governance and support services.</li><li>• Emergency incident response.</li></ul>	<p>THE THINGS WE DO INCLUDE:</p> <ul style="list-style-type: none"><li>• Food hygiene inspections.</li><li>• Dog and animal control.</li><li>• Noise and liquor control</li><li>• Building regulation.</li><li>• Review monitor and enforce land use regulations.</li><li>• Public health and public nuisance inspections.</li><li>• Parking control.</li><li>• Any function provided for under legislation.</li></ul>
AND THE PROVISION OF SUCH OTHER SERVICES AND FACILITIES THAT HAVE COMMUNITY SUPPORT		

Above is a high level outline of the activities of Council aligned with the purpose of the Local Government Act 2002. The Council has grouped these activities into five logical groups of activities for the purpose of reporting as outlined in the following section.

# Groups of Activities

What the Council is planning to do during year two of the Long Term Plan is outlined within the Council Consultation Document, which should be read in conjunction with this document.

## Introduction

The Council provides a wide range of services and facilities for people living in the Hastings District. These services – called Activities – help to make Hastings District a safer, healthier, easier and more enjoyable place to live. They include things like roads, underground services, libraries, parks, swimming pools, regulatory (bylaws) to name a few.

We have 26 activities which have been consolidated into five broad groups of activities:

- Water
  - Water Supply
  - Stormwater Drainage
  - Sewerage and the treatment and disposal of sewage
- Roads and Footpaths
- Safe, Healthy and Liveable Communities
- Economic and Community Development
- Governance and Support Services

In this section (for each group of activities) is an outline of the costs and key variances compared with Year Two of the Long Term Plan.



HASTINGS DISTRICT COUNCIL: FUNDING IMPACT STATEMENT FOR 2019-20 (WHOLE OF COUNCIL)				
Annual Plan		LTP	Annual Plan	
18/19		19/20	19/20	Variance
\$'000		\$'000	\$'000	\$'000
<b>SOURCES OF OPERATING FUNDING</b>				
59,846	General Rates, uniform annual general charge, rates penalties	61,812	62,123	311
17,542	Targeted Rates	20,158	20,042	(116)
5,938	Subsidies and grants for operating purposes	6,029	6,539	510
22,925	Fees and charges	24,345	24,439	94
126	Interest and dividends from investments	129	126	(3)
804	Local authorities fuel tax, fines, infringement fees and other receipts	822	920	98
<b>107,181</b>	<b>TOTAL OPERATING FUNDING (A)</b>	<b>113,295</b>	<b>114,188</b>	<b>893</b>
<b>APPLICATIONS OF OPERATING FUNDING</b>				
76,389	Payments to staff and suppliers	78,482	81,068	(2,606)
5,621	Finance costs	7,054	6,833	221
4,799	Other operating funding applications	4,358	5,570	(1,212)
<b>86,809</b>	<b>TOTAL APPLICATIONS OF OPERATING FUNDING (B)</b>	<b>89,894</b>	<b>93,490</b>	<b>(3,596)</b>
<b>20,372</b>	<b>Surplus (deficit) of operating funding (A-B)</b>	<b>23,401</b>	<b>20,699</b>	<b>(2,702)</b>
<b>SOURCES OF CAPITAL FUNDING</b>				
10,764	Subsidies and grants for capital expenditure	9,514	9,829	315
7,182	Development and financial contributions	5,105	5,138	33
44,392	Increase (decrease) in debt	28,399	36,401	8,002
419	Gross proceeds from sale of assets	408	422	14
300	Lump sum contributions	307	270	(37)
	Other dedicated capital funding			
<b>63,057</b>	<b>TOTAL SOURCES OF CAPITAL FUNDING (C)</b>	<b>43,733</b>	<b>52,059</b>	<b>8,326</b>
<b>APPLICATIONS OF CAPITAL FUNDING</b>				
	Capital expenditure			
10,892	To meet additional demand	4,709	4,311	398
38,270	To improve the level of service	28,723	30,682	(1,959)
35,270	To replace existing assets	33,819	37,382	(3,563)
(2,000)	Increase (decrease) in reserves	(500)	-	(500)
997	Increase (decrease) of investments	383	383	
<b>83,429</b>	<b>TOTAL APPLICATIONS OF CAPITAL FUNDING (D)</b>	<b>67,134</b>	<b>72,758</b>	<b>(5,624)</b>
<b>(20,372)</b>	<b>Surplus (deficit) of Capital funding (C-D)</b>	<b>(23,401)</b>	<b>(20,699)</b>	<b>2,702</b>
<b>-</b>	<b>FUNDING BALANCE ((A-B)+(C-D))</b>	<b>-</b>	<b>-</b>	

## Water Services

This group of Council activities covers our core assets within the three waters and has a predominant focus on ensuring the safety and health of our people and the environment.

### OUR JOB IS TO

- Maintain and enhance public health and safety

### WHAT WE DO

- Water supply services
- Urban stormwater drainage
- Sewage collection, treatment and disposal

### KEY ACTIONS

- Implement water security and optimization programme
- Rollout of stages 1a, 1b and 1c of drinking water compliance and investment programme
- Enhancements to Havelock North streams
- Rollout stormwater quality improvement programme
- Rollout of wastewater rising main and trunk main renewal programme

### WHAT WE ARE TRYING TO ACHIEVE

#### LOCAL INFRASTRUCTURE

- Infrastructure supporting economic growth
- Resilience to hazards and shocks
- A community which wastes less
- Sustainable use of land and water resources
- Healthy drinking water and sanitary services
- Healthy waterways

HASTINGS DISTRICT COUNCIL FUNDING IMPACT STATEMENT FOR 2019-20 FOR WATER SUPPLY

Annual plan 18/19 £'000	Notes	LTP 19/20 £'000	Annual Plan 19/20 £'000	Variance £'000
<b>SOURCES OF OPERATING FUNDING</b>				
81	General Rates, uniform annual general charge, rates penalties	83	81	(2)
8.413	Targeted Rates	10,808	11,799	881
	Subsidies and grants for operating purposes	-	-	-
303	Fees and charges	310	308	(1)
4.184	Internal charges and overheads recovered	4,376	4,828	550
	Local authorities fuel tax, fines, infringement fees and other receipts	-	-	-
13,961	<b>TOTAL OPERATING FUNDING (A)</b>	15,667	17,915	1,412
<b>APPLICATIONS OF OPERATING FUNDING</b>				
7,046	Payments to staff and suppliers	7,228	8,488	1,263
1,334	Finance costs	2,177	1,884	(213)
3,080	Internal charges and overheads applied	3,143	3,423	(280)
5	Other operating funding applications	5	2	3
11,445	<b>TOTAL APPLICATIONS OF OPERATING FUNDING (B)</b>	12,553	13,817	(1,327)
2,536	<b>Surplus (deficit) of operating funding (A-B)</b>	3,056	3,545	85
<b>SOURCES OF CAPITAL FUNDING</b>				
	Subsidies and grants for capital expenditure	-	-	-
1,755	Development and financial contributions	1,277	1,324	47
20,086	Increase (decrease) in debt	11,538	13,261	1,723
18	Gross proceeds from sale of assets	20	20	-
	Lump sum contributions	-	-	-
	Other dedicated capital funding	-	-	-
21,859	<b>TOTAL SOURCES OF CAPITAL FUNDING (C)</b>	12,835	14,805	1,770
<b>APPLICATIONS OF CAPITAL FUNDING</b>				
	Capital expenditure			
300	To meet additional demand	864	510	(8)
22,194	To improve the level of service	13,621	13,502	119
1,800	To replace existing assets	1,706	3,074	(1,968)
	Increase (decrease) in reserves	-	-	-
	Increase (decrease) of investments	-	-	-
24,394	<b>TOTAL APPLICATIONS OF CAPITAL FUNDING (D)</b>	15,891	17,146	(1,830)
(2,536)	<b>Surplus (deficit) of Capital funding (C-D)</b>	(3,056)	(3,145)	(85)
-	<b>FUNDING BALANCE ((A-B)+(C-D))</b>	-	-	-

Note: Levels of Service are unchanged from those outlined in the Long Term Plan 2018/28



## HASTINGS DISTRICT COUNCIL: FUNDING IMPACT STATEMENT FOR 2019-20 FOR STORMWATER DRAINAGE

Annual plan 18/19 £'000	LTP 19/20 £'000	Annual Plan 19/20 £'000	Variance £'000
<b>SOURCES OF OPERATING FUNDING</b>			
2,943 General Rates, uniform annual general charge, rates penalties	2,960	2,935 <sup>P</sup>	(25)
10 Targeted Rates	16	16	0
Subsidies and grants for operating purposes	-	-	-
41 Fees and charges	42	42	0
14 Internal charges and overheads recovered	14	14	-
Local authorities fuel tax, fines, infringement fees and other receipts	-	-	-
<b>3,015 TOTAL OPERATING FUNDING (A)</b>	<b>3,032</b>	<b>3,007</b>	<b>(25)</b>
<b>APPLICATIONS OF OPERATING FUNDING</b>			
673 Payments to staff and suppliers	691	688	4
693 Finance costs	736	687	50
1,011 Internal charges and overheads applied	1,033	1,030	(3)
12 Other operating funding applications	12	12	-
<b>2,385 TOTAL APPLICATIONS OF OPERATING FUNDING (B)</b>	<b>2,474</b>	<b>2,405</b>	<b>89</b>
<b>634 Surplus (deficit) of operating funding (A-B)</b>	<b>558</b>	<b>542</b>	<b>(16)</b>
<b>SOURCES OF CAPITAL FUNDING</b>			
Subsidies and grants for capital expenditure	-	-	-
664 Development and financial contributions	694	694	0
3,012 Increase (decrease) in debt	1,602	1,549	(53)
Gross proceeds from sale of assets	-	-	-
Lump sum contributions	-	-	-
Other dedicated capital funding	-	-	-
<b>4,296 TOTAL SOURCES OF CAPITAL FUNDING (C)</b>	<b>2,296</b>	<b>2,243</b>	<b>(53)</b>
<b>APPLICATIONS OF CAPITAL FUNDING</b>			
Capital expenditure			
3,039 To meet additional demand	1,480	1,320	160
1,480 To improve the level of service	652	1,023	(371)
351 To replace existing assets	451	440	11
Increase (decrease) in reserves	-	-	-
Increase (decrease) of investments	-	-	-
<b>4,869 TOTAL APPLICATIONS OF CAPITAL FUNDING (D)</b>	<b>2,584</b>	<b>2,783</b>	<b>(215)</b>
<b>(634) Surplus (deficit) of Capital funding (C-D)</b>	<b>(558)</b>	<b>(542)</b>	<b>(16)</b>
<b>- FUNDING BALANCE ((A-B)+(C-D))</b>	<b>-</b>	<b>-</b>	<b>-</b>

## HASTINGS DISTRICT COUNCIL: FUNDING IMPACT STATEMENT FOR 2019-20 FOR SEWERAGE AND THE TREATMENT AND DISPOSAL OF SEWAGE

Annual plan 18/19 £'000	LTP 19/20 £'000	Annual Plan 19/20 £'000	Variance £'000
<b>SOURCES OF OPERATING FUNDING</b>			
480 General Rates, uniform annual general charge, rates penalties	472	436 <sup>P</sup>	(36)
7,526 Targeted Rates	7,548	7,294	(254)
Subsidies and grants for operating purposes	-	-	-
1,719 Fees and charges	1,762	1,623	139
2,583 Internal charges and overheads recovered	2,648	2,631	(15)
Local authorities fuel tax, fines, infringement fees and other receipts	-	-	-
<b>12,289 TOTAL OPERATING FUNDING (A)</b>	<b>12,430</b>	<b>12,184</b>	<b>(246)</b>
<b>APPLICATIONS OF OPERATING FUNDING</b>			
2,508 Payments to staff and suppliers	2,561	2,581	(53)
1,168 Finance costs	1,465	1,316	147
4,998 Internal charges and overheads applied	5,076	5,196	(120)
15 Other operating funding applications	15	15	-
<b>8,689 TOTAL APPLICATIONS OF OPERATING FUNDING (B)</b>	<b>9,117</b>	<b>9,109</b>	<b>8</b>
<b>3,600 Surplus (deficit) of operating funding (A-B)</b>	<b>3,313</b>	<b>3,075</b>	<b>(238)</b>
<b>SOURCES OF CAPITAL FUNDING</b>			
Subsidies and grants for capital expenditure	-	-	-
1,318 Development and financial contributions	1,285	1,281	4
7,424 Increase (decrease) in debt	1,233	1,761	(528)
Gross proceeds from sale of assets	-	-	-
244 Lump sum contributions	250	244	(6)
Other dedicated capital funding	-	-	-
<b>9,194 TOTAL SOURCES OF CAPITAL FUNDING (C)</b>	<b>2,768</b>	<b>3,286</b>	<b>(518)</b>
<b>APPLICATIONS OF CAPITAL FUNDING</b>			
Capital expenditure			
3,800 To meet additional demand	-	-	-
175 To improve the level of service	175	175	0
6,988 To replace existing assets	5,873	6,106	(233)
Increase (decrease) in reserves	-	-	-
Increase (decrease) of investments	-	-	-
<b>12,750 TOTAL APPLICATIONS OF CAPITAL FUNDING (D)</b>	<b>6,052</b>	<b>6,341</b>	<b>(289)</b>
<b>(3,600) Surplus (deficit) of Capital funding (C-D)</b>	<b>(3,284)</b>	<b>(3,055)</b>	<b>(229)</b>
<b>- FUNDING BALANCE ((A-B)+(C-D))</b>	<b>-</b>	<b>-</b>	<b>-</b>

## Roads & Footpaths

This group of Council activities covers our core assets with a predominant focus on ensuring the safety and health of our people and the environment.

### OUR JOB IS TO

- Move people and goods around safely and efficiently

### WHAT WE DO

- Development and maintenance of roads, footpaths and pathways

### KEY ACTIONS

- Strengthen key bridges to allow continued heavy vehicle access
- Completion of approved walking and cycling projects within the iWay network
- Implement safety treatments on high risk rural routes and urban intersections
- Road pavement renewals in both urban and rural areas
- Completion of Whakatu Arterial Road

### WHAT WE ARE TRYING TO ACHIEVE

#### LOCAL INFRASTRUCTURE

- Accessible range of safe transport options
- Safe walking and cycling facilities
- Efficient movement of goods
- Infrastructure supporting economic growth
- Resilience to hazards and shocks

Annual plan 18/19 £'000	LTP 19/20 £'000	Annual Plan 19/20 £'000	Variance £'000
<b>SOURCES OF OPERATING FUNDING</b>			
16,475	17,111	16,819	(492)
360	404	408	(6)
5,795	5,872	6,108	234
1,290	1,318	1,453	135
2,779	2,841	2,878	37
185	99	308	110
<b>26,914</b>	<b>27,775</b>	<b>27,791</b>	<b>16</b>
<b>APPLICATIONS OF OPERATING FUNDING</b>			
12,851	13,071	13,896	(826)
926	939	1,243	(304)
5,243	5,372	5,011	361
12	12	13	(1)
<b>19,031</b>	<b>19,394</b>	<b>19,963</b>	<b>(569)</b>
<b>7,883</b>	<b>8,381</b>	<b>7,828</b>	<b>(553)</b>
<b>SOURCES OF CAPITAL FUNDING</b>			
6,848	6,380	6,679	299
2,418	1,078	1,038	(39)
3,674	2,483	4,742	2,259
20	18	18	(1)
56	57	27	(31)
-	-	-	-
<b>16,016</b>	<b>11,866</b>	<b>14,504</b>	<b>2,518</b>
<b>APPLICATIONS OF CAPITAL FUNDING</b>			
3,698	2,321	2,271	50
7,858	4,511	6,104	(1,590)
12,354	13,538	13,958	(420)
-	-	-	-
-	-	-	-
<b>23,899</b>	<b>20,367</b>	<b>22,333</b>	<b>(1,946)</b>
<b>(7,883)</b>	<b>(8,381)</b>	<b>(7,828)</b>	<b>553</b>
<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

Note: Levels of service are unchanged from those outlined in the Long Term Plan 2018/28.

# Safe, Healthy & Liveable Communities

This group of Council activities represents the balance of Council’s activities focused on ensuring the safety and health of our people and the environment, along with making our communities places where people want to live.

OUR JOB IS TO

- Maintain and enhance public health and safety
- Manage the use of land
- Reduce public nuisance and threats to public safety
- Provide a range of accessible social, cultural and recreational activity

WHAT WE DO

- Refuse collection and disposal
- Food hygiene inspections
- Public health nuisance services (dog and noise control)
- Safe and sanitary building services
- Public toilet facilities and cleaning
- Review, monitor and enforce land use regulations
- Planning and response services for hazards and emergencies
- Parks, reserves, swimming pool and library service provision
- Art exhibitions, national/international shows and local performance
- Housing services for elderly in need
- Indoor recreational venues

WHAT WE ARE TRYING TO ACHIEVE

- Sustainable use of land and water resources
- A community which wastes less
- Healthy, energy efficient homes
- Safe multi-functional urban centres
- Diversity in housing choice
- Places and spaces for recreation
- Fostering recreational participation
- Resilience to hazards and shocks
- Places and spaces for arts, culture, learning
- Putting people at the centre of planning and service
- Effective working relationships with mana whenua
- Assistance for people in need
- Reducing public nuisance and threats to public safety
- A more compact urban form
- Sites and places of significance to mana whenua are protected

Note: Levels of service are unchanged from those outlined in the Long Term Plan 2018/28.

**HASTINGS DISTRICT COUNCIL: FUNDING IMPACT STATEMENT FOR 2019-20 FOR SAFE, HEALTHY AND LIVABLE COMMUNITIES**

Annual plan 2019 £000	LTP 2020 £000	Annual Plan 2020 £000	Variance £000
<b>SOURCES OF OPERATING FUNDING</b>			
30,280 General Rates, uniform annual general charge, rates penalties	31,080	32,086 <sup>P</sup>	1,029
1,706 Targeted Rates	1,607	2,031	224
80 Subsidies and grants for operating purposes	105	153	48
19,032 Fees and charges	20,321	20,180	(141)
26,522 Internal charges and overheads recovered	27,177	12,679	(14,498)
80 Local authorities fuel tax, fines, infringement fees and other receipts	81	81	-
<b>77,702 TOTAL OPERATING FUNDING (A)</b>	<b>80,366</b>	<b>67,228</b>	<b>(13,137)</b>
<b>APPLICATIONS OF OPERATING FUNDING</b>			
35,981 Payments to staff and suppliers	38,621	37,000	(1,621)
1,400 Finance costs	1,660	1,370	(290)
29,808 Internal charges and overheads applied	30,453	18,162	(12,291)
2,583 Other operating funding applications	2,138	2,686	548
<b>69,772 TOTAL APPLICATIONS OF OPERATING FUNDING (B)</b>	<b>71,172</b>	<b>59,218</b>	<b>(11,954)</b>
<b>8,930 Surplus (deficit) of operating funding (A-B)</b>	<b>9,194</b>	<b>7,947</b>	<b>(1,247)</b>
<b>SOURCES OF CAPITAL FUNDING</b>			
916 Subsidies and grants for capital expenditure	1,134	1,140	16
800 Development and financial contributions	800	800	0
8,062 Increase (decrease) in debt	10,848	12,310	1,462
292 Gross proceeds from sale of assets	240	257	17
Lump sum contributions	-	-	-
Other dedicated capital funding	-	-	-
<b>10,068 TOTAL SOURCES OF CAPITAL FUNDING (C)</b>	<b>13,019</b>	<b>14,507</b>	<b>1,488</b>
<b>APPLICATIONS OF CAPITAL FUNDING</b>			
Capital expenditure			
236 To meet additional demand	370	181	(189)
8,563 To improve the level of service	9,459	8,876	(583)
11,381 To replace existing assets	12,673	12,037	(636)
Increase (decrease) in reserves	-	-	-
Increase (decrease) of investments	-	-	-
<b>18,219 TOTAL APPLICATIONS OF CAPITAL FUNDING (D)</b>	<b>22,499</b>	<b>21,094</b>	<b>(1,405)</b>
<b>(8,190) Surplus (deficit) of Capital funding (C-D)</b>	<b>(9,380)</b>	<b>(7,547)</b>	<b>1,833</b>
<b>- FUNDING BALANCE ((A-B)+(C-D))</b>	<b>-</b>	<b>-</b>	<b>-</b>





## Economic & Community Development

This group of Council activities is focussed on creating the conditions for community wellbeing, the economic and social prosperity of our people and the communities within which they live.

OUR JOB IS TO

- Make available land for industrial, commercial and residential growth
- Work with partners to grow business and jobs
- Support visitor attraction
- Develop long term plans for our communities

WHAT WE DO

- Planning for district development and ensuring availability of serviced land
- Planning urban centres and neighbourhoods (Place Based Plans)
- Planning together with mana whenua
- Working with young people and older people
- Community safety initiatives
- Provision of visitor facilities (i-site, Holiday Park)
- Economic and social development research and planning
- Empowering communities to do things for themselves
- Project based work focused on business investment and jobs
  - business attraction
  - connecting schools with industry and unemployed people with jobs
  - increasing migrant business investment
  - improving the value of land based horticulture and agriculture products
  - advancing E-commerce initiatives

WHAT WE ARE TRYING TO ACHIEVE

- Safe multi-functional urban centres
- Residential development opportunities
- Infrastructure supporting economic growth
- Appealing visitor destination
- Industrial development opportunities
- Assisting youth in education, skill development and jobs
- Supporting and attracting business
- Building a resilient and job rich local economy
- Diversity in housing choice
- Effective working relationships with mana whenua
- Responsive Council planning services

HASTINGS DISTRICT COUNCIL, FUNDING IMPACT STATEMENT FOR 2019-20 FOR ECONOMIC AND COMMUNITY DEVELOPMENT				
Annual plan 18/19 £'000	LTP 18/19 £'000	Annual Plan 19/20 £'000	Variance £'000	
<b>SOURCES OF OPERATING FUNDING</b>				
6,380 General Rates, uniform annual general charge, rates penalties	6,832	7,437	605	
341 Targeted Rates	341	342	1	
50 Subsidies and grants for operating purposes	51	282	229	
440 Fees and charges	452	482	30	
25 Internal charges and overheads recovered	30	-	(25)	
Local authority fuel tax, fines, infringement fees and other receipts	-	-	-	
<b>7,228 TOTAL OPERATING FUNDING (A)</b>	<b>7,756</b>	<b>8,543</b>	<b>787</b>	
<b>APPLICATIONS OF OPERATING FUNDING</b>				
4,358 Payments to staff and suppliers	5,227	5,363	(778)	
19 Finance costs	19	18	1	
1,401 Internal charges and overheads applied	1,447	1,518	(80)	
1,059 Other operating funding applications	1,031	1,838	(807)	
<b>7,437 TOTAL APPLICATIONS OF OPERATING FUNDING (B)</b>	<b>7,724</b>	<b>8,537</b>	<b>(145)</b>	
<b>(188) Surplus (deficit) of operating funding (A-B)</b>	<b>(2)</b>	<b>(64)</b>	<b>(64)</b>	
<b>SOURCES OF CAPITAL FUNDING</b>				
Subsidies and grants for capital expenditure	-	-	-	
Development and financial contributions	-	-	-	
237 Increase (decrease) in debt	116	755	639	
20 Gross proceeds from sale of assets	55	54	(1)	
Lump sum contributions	-	-	-	
Other dedicated capital funding	-	-	-	
<b>257 TOTAL SOURCES OF CAPITAL FUNDING (C)</b>	<b>171</b>	<b>809</b>	<b>638</b>	
<b>APPLICATIONS OF CAPITAL FUNDING</b>				
Capital expenditure	-	-	-	
- To meet additional demand	-	-	-	
- To improve the level of service	-	-	-	
65 To replace existing assets	100	100	4	
Increase (decrease) in reserves	-	-	-	
Increase (decrease) of investments	-	-	-	
<b>65 TOTAL APPLICATIONS OF CAPITAL FUNDING (D)</b>	<b>100</b>	<b>100</b>	<b>4</b>	
<b>192 Surplus (deficit) of Capital funding (C-D)</b>	<b>71</b>	<b>709</b>	<b>638</b>	
<b>- FUNDING BALANCE ((A-B)+(C-D))</b>	<b>69</b>	<b>645</b>	<b>576</b>	

Note: Levels of service are unchanged from those outlined in the Long Term Plan 2018/28.



## Governance & Support Services

This group of Council activities is focused on the governance and support services which assist with the on ground service delivery, customer contact with Council and the general operations of the Council.

### OUR JOB IS TO

- Make open, inclusive and effective decisions
- Ensure easy access to Council knowledge and services
- Ensure prudent financial management

### WHAT WE DO

- Internal support services within Hastings District Council
- Face to face assistance via customer service centre
- Telephone and email enquiries via contact centre
- Electronic communication via Council website
- Support and advice to elected members and Chief Executive office
- Decision making via Council and Committee meetings

### KEY ACTIONS

- Increase customer self-help options and online payment options via the Council website and other social networking tools
- Minimising customer wait times

### WHAT WE ARE TRYING TO ACHIEVE

- Putting people at the centre of planning and service
- Effective working relationships with mana whenua

Annual plan 18/19 £'000		LTP 19/20 £'000	Annual Plan 19/20 £'000	Variance £'000
<b>SOURCES OF OPERATING FUNDING</b>				
3,242	General Rates, uniform annual general charge, rates penalties	3,294	2,534	(770)
(1,840)	Targeted Rates	(605)	(1,887)	(943)
-	Subsidies and grants for operating purposes	-	-	-
97	Fees and charges	140	180	40
14,471	Internal charges and overheads recovered	14,976	14,865	(21)
645	Local authorities fuel tax, fines, infringement fees and other receipts	600	646	(14)
<b>16,816</b>	<b>TOTAL OPERATING FUNDING (A)</b>	<b>18,145</b>	<b>16,839</b>	<b>(1,796)</b>
<b>APPLICATIONS OF OPERATING FUNDING</b>				
12,388	Payments to staff and suppliers	12,804	12,592	212
55	Finance costs	90	54	3
4,242	Internal charges and overheads applied	4,374	3,943	431
1,120	Other operating funding applications	1,144	1,028	116
<b>17,805</b>	<b>TOTAL APPLICATIONS OF OPERATING FUNDING (B)</b>	<b>18,312</b>	<b>17,617</b>	<b>788</b>
<b>(1,191)</b>	<b>Surplus (deficit) of operating funding (A-B)</b>	<b>(233)</b>	<b>(1,174)</b>	<b>(941)</b>
<b>SOURCES OF CAPITAL FUNDING</b>				
-	Subsidies and grants for capital expenditure	-	-	-
1,395	Development and financial contributions	-	-	-
69	Increase (decrease) in debt	512	2,043	1,431
-	Gross proceeds from sale of assets	76	74	(2)
-	Lump sum contributions	-	-	-
-	Other dedicated capital funding	-	-	-
<b>1,465</b>	<b>TOTAL SOURCES OF CAPITAL FUNDING (C)</b>	<b>688</b>	<b>2,117</b>	<b>1,429</b>
<b>APPLICATIONS OF CAPITAL FUNDING</b>				
-	Capital expenditure	-	-	-
-	To meet additional demand	-	-	-
-	To improve the level of service	-	-	-
1,277	To replace existing assets	570	580	12
(2,000)	Increase (decrease) in reserves	(600)	-	(600)
967	Increase (decrease) of investments	380	389	9
<b>274</b>	<b>TOTAL APPLICATIONS OF CAPITAL FUNDING (D)</b>	<b>430</b>	<b>543</b>	<b>(468)</b>
<b>1,191</b>	<b>Surplus (deficit) of Capital funding (C-D)</b>	<b>258</b>	<b>1,574</b>	<b>941</b>
<b>-</b>	<b>FUNDING BALANCE (A-B)+(C-D)</b>	<b>-</b>	<b>-</b>	<b>-</b>

Note: Levels of service are unchanged from those outlined in the Long Term Plan 2018/28.

## Financial Statements

## PROSPECTIVE STATEMENT OF COMPREHENSIVE REVENUE AND EXPENSE

PROSPECTIVE STATEMENT OF COMPREHENSIVE REVENUE AND EXPENSE FOR THE YEAR TO 30 JUNE 2020				
Annual Plan 18/19 \$'000	Notes	LTP (Yr2) 19/20 \$'000	Annual Plan 19/20 \$'000	Variance \$'000
<b>Revenue will be derived from:</b>				
77,388	Rates	81,970	82,165	195
23,259	Fees and charges	24,839	24,839	203
7,482	Development and financial Contributions	5,412	5,408	(4)
18,590	Subsidies and Grants	18,539	18,364	829
3	Donations	3	3	(1)
845	Other revenue	660	646	(14)
1,000	Valued Infrastructure Assets	1,034	1,000	(24)
<b>126,427</b>	<b>TOTAL INCOME</b>	<b>129,244</b>	<b>130,425</b>	<b>1,181</b>
<b>Expenditure will be incurred on:</b>				
60,132	Operational Costs	61,790	67,040	(5,280)
31,338	Depreciation and amortisation	32,635	32,150	686
5,621	Finance Costs	7,054	6,633	222
<b>117,891</b>	<b>TOTAL OPERATING EXPENDITURE</b>	<b>121,683</b>	<b>126,022</b>	<b>(4,353)</b>
<b>9,336</b>	<b>NET SURPLUS (DEFICIT)</b>	<b>7,575</b>	<b>4,404</b>	<b>(3,172)</b>
<b>Other comprehensive income:</b>				
23,165	Gains (Losses) on infrastructural revaluations	67,470	67,470	-
23,165	Other comprehensive revenue:	67,470	67,470	-
<b>32,581</b>	<b>TOTAL COMPREHENSIVE REVENUE</b>	<b>75,845</b>	<b>71,873</b>	<b>(3,172)</b>
<b>Net Surplus (Deficit) attributable to:</b>				
9,336	Hastings District Council	7,575	4,404	(3,172)
Minority Interest:				
<b>9,336</b>		<b>7,575</b>	<b>4,404</b>	<b>(3,172)</b>
<b>Total Comprehensive revenue attributable to:</b>				
32,581	Hastings District Council	75,845	71,873	(3,172)
Minority Interest:				
<b>32,581</b>		<b>75,845</b>	<b>71,873</b>	<b>(3,172)</b>

## NOTES TO FINANCIAL STATEMENTS

Annual Plan 18/19 \$'000	Notes	LTP (Yr2) 19/20 \$'000	Annual Plan 19/20 \$'000	Variance \$'000
<b>1. Rates revenue:</b>				
42,499	General Rate	43,824	44,472	648
10,787	Community & Resource Rate	11,138	11,829	497
8,507	Uniform Annual General Charge	8,785	8,938	(750)
	Targeted Rates			-
52	Havelock North Business Association	52	50	2
129	Swimming Pools	132	136	7
	Hastings District Parking	-	-	-
115	Havelock North Parking	125	123	(1)
289	Hastings City Marketing	289	289	-
311	Security Patrols	317	308	(11)
214	CRD Hastings	250	244	(5)
51	CRD Havelock North	60	58	(1)
	Whakatu Stormwater	-	-	-
18	Waimarama Seawall	18	18	-
8,008	Wastewater	5,990	5,878	(114)
34	Waipatiki Wastewater Operational	34	34	(1)
	Waipatiki Wastewater Capital	-	-	-
1,485	Wastewater Levy (80%)	1,523	1,384	(139)
8,707	Water Supply - Rating Area One	10,124	11,187	1,000
93	Water Supply - Waimarama	121	-	(121)
17	Water Supply - Waipatiki	28	-	(28)
37	Water Supply - Whinaki Operating	37	-	(37)
475	Kerbside Refuse Collection	498	608	107
900	Kerbside Recycling	971	1,100	128
21	Waimarama Refuse Collection	21	20	(1)
55	Whinaki Water Supply - Capital	111	-	(111)
481	Water meter Charges	493	-	(493)
481	Water Supply - Rating Area One	493	623	119
2	Water Supply - Waimarama	2	-	(2)
21	Water Supply - Whinaki	21	-	(21)
-2,378	Change in Targeted Rates Reserves	(1,468)	(2,019)	(533)
<b>77,388</b>	<b>Total Rates Revenue</b>	<b>81,970</b>	<b>82,165</b>	<b>195</b>
	24% Level of Uniform Charges (30% Maximum)	24%	24%	



3. Total Operating Expenditure includes:				
964	Councillors Remuneration	1,006	890	116
21,945	Contracted Service Costs	21,756	28,264	(9,308)
4,332	Consultancy Services	4,264	4,779	(515)
268	Lease Payments (Operating)	274	245	29
106	- fees to Audit New Zealand for audit of the Council's financial statements	106	106	2
	- fees to Audit New Zealand for other services	-	-	-
5,821	Finance Costs	7,054	6,833	222
1	Total Bad Debts Written Off	1	1	-
35	Change in Provision for Doubtful Debts	36	35	1
31,338	Depreciation Expense	32,835	32,150	686
100	Loss on Sale of Property, Plant & Equipment	102	-	102
8,344	Maintenance and Asset Costs	6,402	5,776	625
3,501	Energy Costs	3,528	1,012	251
34,880	Salary and Wages	35,655	33,764	1,891
995	Defined Contribution Plan - Employer Contributions	977	1,041	(64)
186	Increase/Decrease in Employee Entitlements/Liabilities	190	174	17
1,487	Administration Costs	1,521	1,429	91
2,823	Sponsorships and Grants	1,753	2,833	(1,177)
	Donations	-	-	-
2,713	Other Costs	3,204	4,590	(1,386)
<b>117,891</b>	<b>Total Operating Expenditure</b>	<b>121,669</b>	<b>126,022</b>	<b>(4,353)</b>
4. Depreciation Expense includes:				
638	Operational Buildings	650	637	13
1,400	Restricted Buildings	1,431	1,402	29
258	Library Collection	263	258	5
816	Plant, Equipment and Motor Vehicles	832	621	211
85	Furniture and Fittings	86	85	2
823	Landfill	840	823	16
708	Computers and Office Equipment	904	838	66
<b>4,730</b>	<b>Total Property, Plant and Equipment</b>	<b>5,006</b>	<b>4,683</b>	<b>343</b>
2,474	Water Supply network	2,964	2,905	(1)
8,228	Wastewater Disposal Network	6,383	6,259	124
2,850	Stormwater Disposal Network	2,942	2,896	57
13,456	Roading Foundations and Bridges	13,847	13,656	190
1,627	Parks	1,549	1,515	32
<b>28,438</b>	<b>Total Infrastructural Assets</b>	<b>27,694</b>	<b>27,281</b>	<b>493</b>
Amortisation				
170	Intangible Assets - Computer software	144	205	(61)
<b>31,338</b>	<b>Total Depreciation Expense</b>	<b>32,835</b>	<b>32,150</b>	<b>686</b>

# RECONCILIATION BETWEEN FORECAST FUNDING IMPACT STATEMENTS AND THE PROSPECTIVE STATEMENT OF COMPREHENSIVE REVENUE AND EXPENSE

Annual Plan 18/19 \$'000	Notes	LTP (Yr2) 19/20 \$'000	Annual Plan 19/20 \$'000	Variance \$'000
Revenue will be derived from:				
	Economic and Community development			
7,239	Operating funding	7,702	8,511	809
	Capital funding*	-	-	-
	Safe, Healthy & Inclusive Communities			
77,702	Operating funding	80,961	67,324	(13,337)
1,715	Capital funding*	1,833	1,949	16
	Roads and Footpaths			
28,914	Operating funding	27,775	27,761	15
12,322	Capital funding*	9,515	9,745	230
	Water Supply			
13,881	Operating funding	15,807	17,019	1,412
1,755	Capital funding*	1,277	1,324	47
	Stormwater			
3,019	Operating funding	3,032	3,007	(25)
	Capital funding*	894	894	0
	Wastewater			
12,289	Operating funding	12,430	12,184	(246)
1,750	Capital funding*	1,505	1,525	19
	Governance & Support			
18,816	Operating funding	18,145	16,436	(1,706)
	Capital funding*	-	-	-
<b>178,004</b>	<b>Total funding as per Funding Impact Statements</b>	<b>180,178</b>	<b>167,411</b>	<b>(12,767)</b>
Items excluded from Funding Impact Statements				
1,000	Vested Infrastructural Assets	1,024	1,000	(24)
Items excluded from Comprehensive Revenue Statement				
<b>50,877</b>	<b>Internal Recoveries</b>	<b>(81,858)</b>	<b>(37,985)</b>	<b>13,872</b>
<b>126,427</b>	<b>TOTAL REVENUE</b>	<b>129,344</b>	<b>130,425</b>	<b>1,181</b>

Expenditure will be incurred on:			
7,431	Economic and Community development	7,794	8,194
69,263	Safe, Healthy & Livable Communities	71,175	58,677
18,031	Roads and Footpaths	18,999	18,983
11,445	Water Supply	12,551	13,878
2,386	Stormwater	2,474	2,480
8,880	Waste and Recycling	9,118	8,100
17,806	Governance & Support	18,379	17,813
158,337	Total application of funding as per Funding Impact Statements	140,792	131,806
	Items excluded from Funding Impact Statements		8,634
31,338	Depreciation	32,835	32,180
	Items included from Comprehensive Revenue Statement		688
-50,577	Internal recovery	(51,808)	(37,885)
	Internal interest	-	(13,872)
	Interest on Internal Reserves	-	-
117,881	TOTAL OPERATING EXPENDITURE	121,649	126,832
9,336	TOTAL	7,373	4,404
	Other comprehensive revenue:		
23,185	Gains on property revaluations	87,470	87,470
	Gains on infrastructural revaluations	-	-
23,185	OTHER COMPREHENSIVE REVENUE	87,470	87,470
32,561	TOTAL COMPREHENSIVE REVENUE	75,845	71,873
32,561	TOTAL STATEMENT OF COMPREHENSIVE REVENUE	75,845	71,873
	Variance	-	-
	* Includes development contributions, subsidies, grants and lump sum contributions		

## PROSPECTIVE STATEMENT OF CHANGES IN NET ASSETS/EQUITY

Annual Plan 18/19 \$'000	Notes	LTP (Yr 2) 19/20 \$'000	Annual Plan 19/20 \$'000
1,828,453	Public Equity at the Start of the Period	1,860,953	1,860,953
32,501	Total Comprehensive Revenue	75,045	71,873
1,860,953	Public Equity at the End of the Period	1,935,998	1,932,827
	Total Comprehensive revenue attributable to:		
32,501	Hastings District Council	75,045	71,873
32,501	Total comprehensive revenue	75,045	71,873

## PROSPECTIVE STATEMENT OF FINANCIAL POSITION

Annual Plan 18/19 \$'000	Notes	LTP (Yr 2) 19/20 \$'000	Annual Plan 19/20 \$'000
<b>ASSETS</b>			
<b>Current Assets</b>			
5,554	Cash & cash equivalents	5,554	1,265
10,114	Debtors and other receivables	10,340	10,434
114	Inventories	114	106
15,782		16,008	11,807
<b>Non Current Assets</b>			
	Derivative Financial Instruments	-	-
1,807	Investments in associates and CCO's	1,807	1,066
558	Investments in Council Controlled Organisations	941	941
1,491	Other Investments	1,491	1,568
-	Other Non Current Assets	-	-
3,856		4,239	3,575
203,199	Plant, property and equipment	216,901	219,596
1,784,644	Infrastructural Assets	1,873,546	1,858,890
953	Intangible Assets	854	205
2,008,444	Total Assets Employed	2,111,547	2,094,075
<b>LIABILITIES &amp; EQUITY</b>			
<b>Current Liabilities</b>			
-	Bank Overdraft	-	-
15,225	Creditors and other payables	15,538	16,538
2,467	Employee Benefit Liabilities	2,467	2,241
	Derivative Financial Liabilities	-	-
12,516	Public Debt	15,200	12,530
30,208		33,295	31,309
<b>Non Current Liabilities</b>			
659	Provisions	659	658
480	Employee Benefit Liabilities	488	480
3,500	Derivative Financial Liabilities	3,500	13,500
112,644	Public Debt	117,607	115,301
117,283		142,254	129,940
<b>Public Equity</b>			
1,131,801	Retained Earnings	1,138,375	1,133,055
33	Restricted Reserves	34	3,182
729,119	Revaluation Reserves	796,589	796,589
1,860,953		1,935,998	1,932,827
2,008,444	Total Funds Employed	2,111,547	2,094,075

## PROSPECTIVE STATEMENT OF CASHFLOWS

Annual Plan 18/19 \$'000	Notes	LTP (Yr 2) 19/20 \$'000	Annual Plan 19/20 \$'000
<b>Cash Flows from Operating Activities</b>			
Cash will be provided from			
77,388	Rates Received	81,570	82,165
31,337	Receipts from Customers	30,708	30,893
16,702	Subsidies Grants & Donations Received	15,543	16,367
	Goods and services tax (net)		
125,427		128,220	129,425
Cash was applied to			
80,132	Payments to Suppliers and Employees	81,780	87,040
5,621	Interest Paid	7,054	6,833
85,754		88,834	93,872
39,673	<b>Net Cash Flows from Operating Activities</b>	39,386	35,553
<b>Cash Flows from Investing Activities</b>			
Cash was provided from			
419	Sale of Plant, property & equipment	408	422
-	Investments Withdrawn	-	-
419		408	422
Cash was applied to			
85,487	Purchase of Property, Plant & Equipment and Infrastructural Assets	68,310	71,990
997	Purchase of Investments	383	303
86,484		68,693	72,376
(86,065)	<b>Net Cash Flows from Investing Activities</b>	(68,285)	(71,954)
<b>Cash Flows from Financing Activities</b>			
Cash was provided from			
52,686	Loans Raised	35,177	41,691
Cash was applied to			
6,295	Loans repaid	6,278	5,290
46,392	<b>Net Cash Flows from Financing Activities</b>	28,899	36,401
<b>Reconciliation of Cash Flows</b>			
-	Net Increase (Decrease) in Cash Held	-	-
5,554	Add Cash at Start of Year	5,554	1,265
5,554	Cash at End of Year	5,554	1,265

## GROSS PUBLIC DEBT SUMMARY

Annual Plan 18/19 \$'000	Notes	LTP (Yr 2) 19/20 \$'000	Annual Plan 19/20 \$'000
101,470	Opening Balance	142,189	106,900
47,014	Plus New Debt Requirement	32,169	41,691
(6,295)	Less Debt Repayment	(6,278)	(5,290)
<b>142,189</b>	<b>Gross Debt Closing Balance</b>	<b>168,080</b>	<b>143,301</b>
<b>Comprises:</b>			
125,160	External Debt	152,897	125,301
17,029	Internal Debt	15,183	18,000
<b>142,189</b>	<b>Gross Public Debt</b>	<b>168,080</b>	<b>143,301</b>
<b>External Debt Comprises:</b>			
12,516	Current Portion Term Debt	15,290	12,530
112,644	Non Current portion Term Debt	137,607	112,771
125,160		152,897	125,301

## SUMMARY OF FINANCIAL STATISTICS

Annual Plan 18/19 \$'000	Notes	LTP (Yr 2) 19/20 \$'000	Annual Plan 19/20 \$'000
7.08%	Public Debt to Total Assets	7.96%	6.04%
92.66%	Equity to Total Assets	91.69%	92.30%
<b>Treasury Policy limits</b>			
6.73%	Net Debt as a percentage of equity (Y2019)	7.90%	6.48%
99.00%	Net Debt as a percentage of revenue (Y2019)	118.30%	96.07%
4.45%	Net Interest as a percentage of revenue (Y2019)	5.46%	5.24%
7.26%	Net Interest as a percentage of rates revenue (Y2019)	8.61%	8.32%
	Liquidity (Term Debt + Committed Loan Facilities to existing debt)		
152.49%	(Between 110% and 170 %)	125%	152.49%
142,189	Gross Debt	168,080	143,301
17,029	Less: Internal Borrowings	15,183	18,000
<b>125,160</b>	<b>External Net Debt</b>	<b>152,897</b>	<b>125,301</b>

## Disclosures

### Reporting Entity

Hastings District Council ('the Council') is a territorial authority within the definition of the Local Government Act 2002 and domiciled in New Zealand. No changes have been made to Council as a reporting entity from that outlined within the 2018/28 Long Term Plan.

The primary objective of the Council is to provide goods and services for the community or social benefit rather than making a financial return. Accordingly the Council has designated itself and the group as public benefit entities for the purpose of New Zealand accounting standards issued by the External Reporting Board.

All available reporting exemptions allowed under the framework for Public Benefit Entities have been adopted.

The financial information contained within the Annual Plan may not be appropriate for purposes other than those described.

### Basis of Preparation

The Council, who are authorised to do so believe that the assumptions underlying these forecast financial statements are appropriate, adopted the Annual Plan 2019/20 on 27 June 2019. The Council and management of the Hastings District Council accept responsibility for the preparation of their forecast financial statements, including the appropriateness of the assumptions underlying the prospective financial statements and all other required disclosures. Note: The assumptions which underpin the Long Term Plan 2018/28 are still considered current and based on best information. These have been used in the development of the Annual Plan 2019/20.

No actual financial results have been incorporated within the prospective financial statements.

### Statement of Compliance

The prospective financial statements are for the council as a separate legal entity and have been prepared in accordance with the Local Government Act 2002.

The prospective financial statements comply with PBE Standards and have been prepared in accordance with Tier 1 PBE Standards.

The accounting policies set out below have been applied consistently to all periods presented in these prospective financial statements.

### Measurement Base

The measurement base adopted is that of historical cost, modified by the revaluation of certain classes of property, plant and equipment, and financial instruments (including derivative instruments).

### Functional and Presentation Currency

The prospective financial statements are presented in New Zealand dollars and all values are rounded to the nearest thousand dollars (\$'000). The functional currency of the Council is New Zealand dollars.

### Changes in Accounting Policies

Standards issued and not yet effective and not early adopted, and which are relevant to the Council and group are:

#### Interest in Other Entities

In January 2017, the XRB issued new standards for interest in other entities (PBE IPSAS 34-38). These new standards replace the existing standards for interest in other entities (PBE IPSAS 6-8). The new standards are effective for annual periods beginning on or after 1 January 2019, with early application permitted.

The Council plans to apply the new standards in preparing the 30 June 2020 financial statements. The Council and group has not yet assessed the effects of these new standards.

#### Financial Instruments

In January 2017, the XRB issued PBE IFRS 9 Financial Instruments. PBE IFRS 9 replaces PBE IPSAS 29 Financial Instruments: Recognition and Measurement. PBE IFRS 9 is effective for



annual periods beginning on or after 1 January 2021, with early application permitted. The main changes under PBE IFRS 9 are:

- New financial asset classification requirements for determining whether an asset is measured at fair value or amortised cost;
- A new impairment model for financial assets based on expected losses, which may result in the earlier recognition of impairment losses; and
- Revised hedge accounting requirements to better reflect the management of risk.

The Council plans to apply this standard in preparing its 30 June 2022 financial statements. The Council and group has not yet assessed the effects of the new standard.

Cautionary Note

The information in the prospective financial statements is uncertain and the preparation requires the exercise of judgement. Actual financial results achieved for the period covered are likely to vary from the information presented, and the variations may be material. Events and circumstances may not occur as expected or may not have been predicted or the Council may subsequently take actions that differ from the proposed course of action on which the forecast financial statements are based. The information contained within these forecast financial statements may not be suitable for use in another capacity.

Review of Forecasts

The Long Term Plan forecast was reviewed as part of the Annual Plan budget process.

Annual Plan disclosure statement – for the year ending 30 June 2020

What Is The Purpose Of This Statement?

The purpose of this statement is to disclose the Council’s planned financial performance in relation to various benchmarks to enable the assessment of whether the Council is prudently managing its revenues, expenses, assets, liabilities, and general financial dealings.

The Council is required to include this statement in its Annual Plan in accordance with the Local Government (Financial Reporting and Prudence) Regulations 2014 (the regulations).

Benchmark		Planned	Met
Rates affordability benchmark			
Income	\$82m	\$82m	Yes
Increases	<6.2%	5.6%	Yes
Debt affordability benchmark			
Net debt as a % of equity	<20%	6.5%	Yes
Net debt as a % of income	<150%	96.1%	Yes
Net interest as a % of income	<15%	5.2%	Yes
Net interest as a % of annual rates income	<20%	8.3%	Yes
Liquidity	110 – 170%	152.5%	Yes
Balanced budget benchmark	>100%	100%	Yes
Essential services benchmark	>100%	165.8%	Yes
Debt servicing benchmark	<10%	6.0%	Yes

## Notes:

## 1) Rates affordability benchmark

## 1) For this benchmark:

- a) The council's planned rates income for the year is compared with a quantified limit on rates contained in the financial strategy included in the council's long term plan; and
- b) The council's planned rates increases for the year are compared with a quantified limit on rates increases for the year contained in the financial strategy included in the council's long-term plan.

## 2) The council meets the rates affordability benchmark if:

- a) Its planned rates income for the year equals or is less than each quantified limit on rates; and
- b) Its planned increases for the year equal or are less than each quantified limit on rates increases.

## 2) Debt affordability benchmark

- 1) For this benchmark, the Council's planned borrowing is compared with quantified limits on borrowing contained in the financial strategy included in the council's long-term plan.
- 2) The council meets the debt affordability benchmark if its planned borrowing is within each quantified limit on borrowing.

## 3) Balanced budget benchmark

- 1) For this benchmark, the council's planned revenue (excluding development contributions, vested assets, financial contributions, gains on derivative financial instruments, and revaluations of property, plant, or equipment) is presented as a proportion of its planned operating expenses (excluding losses on derivative financial instruments and revaluations of property, plant, or equipment).
- 2) The council meets the balanced budget benchmark if its revenue equals or is greater than its operating expenses.

## 4) Essential services benchmark

- 1) For this benchmark, the council's planned capital expenditure on network services is presented as a proportion of expected depreciation on network services.

- 2) The council meets the essential services benchmark if its planned capital expenditure on network services equals or is greater than expected depreciation on network services.

## 5) Debt servicing benchmark

- 1) For this benchmark, the council's planned borrowing costs are presented as a proportion of planned revenue (excluding development contributions, financial contributions, vested assets, gains on derivative financial instruments, and revaluations of property, plant or equipment).
- 2) Because Statistics New Zealand projects that the council's population will grow as fast as the national population growth rate, it meets the debt servicing benchmark if its planned borrowing costs equal or are less than 10% of its planned revenue.

## Reserves

### Types of Reserves

#### COUNCIL CREATED RESERVES

The Council has created a number of reserves, commonly referred to as special funds, to set aside funds for various purposes (e.g. asset replacements, emergency funds etc).

The Council sets aside and invests funds for these reserves with any interest earned on the investments being credited to the reserves.

**The major categories of council created reserves are:**

Plant, Equipment and Vehicle Replacement	Funds are set aside to provide for the on-going replacement of operational assets such as essential plant, vehicles and equipment.
Property Maintenance and Improvements	Funds are set aside to maintain and enhance existing Council assets and also to provide funds for new projects such as motorway linkages.
General Purpose Reserves	Each of the Council's rating groups has a general purpose reserve. Any year-end balance for the rating group is placed into the general purpose reserves to enable the use of those funds to be debated at the next budget round. It has been the practice of Council to use the general purpose reserves to either reduce debt or to reduce the rating requirement in subsequent years.
Emergency Funds	Council has set aside funds to assist in the event of an emergency. Purposes for which funds are currently set aside are flood damage and rural fire.
Effluent Disposal	Council operates an effluent disposal scheme together with major users. Each year funds are placed into a reserve for the maintenance of the scheme with funds withdrawn to fund major works.
Sundry Reserves	This represents a number of other reserves set aside for various purposes.
Separate Rates Reserves	This represents the balance of funds collected from various targeted rates which have not yet been spent.

#### RESTRICTED RESERVES

These are reserves, the use of which is restricted by some external force, e.g. trust deeds or legislation.

Trusts and Bequests	Funds which have been bequeathed to Council for specific purposes. Funds are separately invested with the interest earned on these investments added to the balance of the various special funds.
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Reserve Purchase and Development Funds Funds which have been levied on subdivisions under Section 274 of the Local Government Act 1974.

### Purpose of Reserves

Name of reserve	Interest Y/N	Purpose of reserve and activities it relates to
<b>COUNCIL CREATED RESERVES</b>		
Depreciation Funds	N	To fund the renewal of infrastructural assets.
<b>EMERGENCY FUNDS</b>		
Rural Flood Damage Reserve	Y	The rating portion of the unspent balance of the allocation for flood damage in the rural area has been placed in this account each year with the target balance indicated by the Rural Community Board.
Rural Fire Contingency Fund	N	This was set up by transferring the unused portion of the rural fire suppression budget in past years. The fund provides a buffer to be drawn upon if in the event of a particularly bad fire season so that there will be no additional burden on rates.
Effluent Disposal Reserve	Y	Financing investigations, development and surveys, replacement of materials, equipment and buildings, including marine works, protective works and repairs to the effluent scheme caused by storm damage, and such other occurrences which may necessitate finance from this fund to be used to maintain a fully operative effluent disposal scheme. Until such time as the fund reaches \$500,000 any surpluses in the Effluent Disposal account are to be transferred to the Effluent Disposal Reserve Fund.
Effluent Disposal Annual Balance Reserve	N	To fund the operational unders and overs of the Clive sewer plant.
<b>GENERAL PURPOSE RESERVES</b>		
General Purpose Reserve – Rating Area 1	N	The unallocated rating surplus each year is placed in this reserve, pending allocation during the next budget round. The Rating surplus gets divided according to the rating splits for each Cost Centre.
General Purpose Reserve Rating Area 2	N	The unallocated rating surplus each year is placed in this reserve, pending allocation during the next budget round. The Rating surplus gets divided according to the rating splits for each Cost Centre.

Name of reserve	Interest Y/N	Purpose of reserve and activities it relates to
Capital Reserve – Rating Area 2	N	That a one-off adjustment of \$1,314,393 be transferred from the general purpose reserves of Rating Area One to a separate capital reserve, for flood damage and significant capital expenditure in Rating Area Two, to compensate for the equity in the Omarunui Landfill transferred to rating area one following the reduction in the rating area two share of assets, costs and revenue to 5.83% from the 1 July 2008.
<b>PLANT EQUIPMENT &amp; VEHICLE REPLACEMENT FUNDS</b>		
Omarunui Landfill Plant Fund	Y	Set up to provide funds for the replacement of plant at the joint landfill facility in which Napier have a 36.32% share.
Parking Meter Replacement Fund	N	Fund for replacement of parking meters in Hastings.
Plant Replacement Fund – Parks	Y	Fund for replacement of vehicles and equipment for Parks Service Delivery Unit.
Plant Replacement Fund – Composite	Y	Fund for replacement of vehicles and equipment, Computer and Office equipment.
<b>PROPERTY MAINTENANCE &amp; IMPROVEMENTS</b>		
Landfill Property A/c	Y	Proceeds from sale of lifestyle blocks at Omarunui placed in interest earning account. Currently used to fund forestry development at Omarunui.
Omarunui Landfill Aftercare Fund	Y	Funds put aside for the aftercare requirements of the Landfill.
Cemetery Upkeep In Perpetuity	N	Fund to maintain plots in perpetuity.
Crematorium Fund	N	For the purpose of maintaining and developing the Hawke's Bay Crematorium. Any operating surplus or loss from the crematorium is transferred to this special fund.
Haumoana Erosion Reserve	N	The net proceeds of the sale of the former Haumoana Community Centre at 25 Beach Road is placed in the reserve for use on future erosion works to protect beachfront reserve at Haumoana. Reserve to be used as per resolution 8/6/09 for Haumoana Erosion issues 09/10 LTCCP meeting.

Name of reserve	Interest Y/N	Purpose of reserve and activities it relates to
Ocean Beach Reserve Land Purchase	N	This fund was created from the sale of 305 Heretaunga Street E – HB Network Building (\$376,336). It was set aside in Area Two reserves to fund the costs of land purchase at Ocean Beach.
Offstreet Parking Fund	N	Unders / overs of operations for future land purchases and/or improvements.
Pensioner Flat Renovation	N	Any funds surplus to the approved budget is transferred to an account for expenditure on maintenance. Self-funding account with no rate input.
Rural Halls Maintenance Fund	N	Unused balance of Council allocation transferred to this fund at end of each year. To be allocated for maintenance of halls in plains and rural areas.
Flaxmere Reserve	N	Current funds and future property sales used to repay debt or to fund capital projects in Rating Area one.
Building Maintenance Reserve	N	To fund on-going maintenance and improvements to councils buildings as part of buildings asset management plan.
Election Reserve	N	A yearly transfer of \$25,000 from rates to this reserve to fund three yearly election expenditure.
Rotary Pathway Reserve	N	Monies received from Rotary to fund creation of Pathways.
Nelson Park Reserve	N	To fund specific projects related to Nelson Park LFR and Regional Sports Park (\$11.35m).
Pettigrew Green Arena Capital Maintenance Fund	Y	To be used to fund funding requests from the Pettigrew Green Arena for Capital Maintenance based on applications made to fund actual costs incurred.
<b>SUNDARY RESERVES</b>		
Staff Recreation Fund	N	Represent funds from defunct staff insurance fund of former HB County. To be used for provision of staff facilities.
Sister City Reserve	N	Yearly provision made to fund events with Guilin.
Separate Rates	N	This represents the balance of funds collected from various targeted rates which have not yet been spent. Used as smoothing mechanism so the targeted rates do not fluctuate too much from year to year.
<b>RESTRICTED RESERVES</b>		
Development Reserves		Funds which have been levied as per the new development contributions policy.



Name of reserve	Interest Y/N	Purpose of reserve and activities it relates to
Purchase & Development Reserves		Are funds which have been levied on subdivisions under section 274 of the Local Government Act 1974.
TRUSTS & BEQUESTS RESERVES		
H W Abbott Bequest	Y	Funds bequeathed for a Māori museum/Hastings. Used to construct Exhibition Centre with balance remaining in 1996 of \$11,000. Since then the reserve balance has grown due to annual allocations from the council plus interest credited.
AB Smith Bequest	Y	To be used on books for the Havelock North Library.
AB Smith – Fantasyland	Y	To be used for improvements at Fantasyland (now Splash Planet).
Clifford Davey Bequest	Y	To purchase books for the reference and/or loan section of the Hastings District Public Libraries.
JL Sanderson Bequest	Y	Original gift of \$25,000 for the purpose of beautifying the Borough of Havelock North.
Graham Talking Books Bequest	Y	To purchase 'Talking Books' for the Hastings City Library.
Lowe – Education Guilin Students Bequest	Y	To assist in the education in New Zealand of students of Guilin, China.



## SUMMARY OF RESERVES

Type of Reserve ('000)	Balance 30/6/2019	Deposit Transfer to	Interest	Trf From	Balance 30/6/2020
<b><u>Council Created Reserve</u></b>					
Other	347	51			398
Depreciation Funds	1,197	-24,772		-24,772	1,197
Emergency Funds	1,741	-79	32		1,695
General Purpose Reserves	6,519	546		-402	6,663
Plant Equipment & Vehicle Replacement Fund	4,465	1,436	137	-1,886	4,150
Property Maintenance & Improvements	4,136	-35	186	-2,357	1,990
Sundry Reserves	1,056	5		-94	967
Separate Rates	-134	1,199		-2,001	-937
<b>TOTAL Council Created Reserve</b>	<b>19,327</b>	<b>29,939</b>	<b>355</b>	<b>-33,558</b>	<b>16,123</b>
<b><u>Restricted Reserves</u></b>					
Development Reserves	1,557	290	29	-285	1,592
Purchase & Development Reserves	571		20		591
Trust & Bequest Reserve	995		35	-30	1,000
<b>TOTAL Restricted Reserves</b>	<b>3,123</b>	<b>290</b>	<b>84</b>	<b>-315</b>	<b>3,182</b>
<b>TOTAL RESERVES</b>	<b>22,450</b>	<b>30,229</b>	<b>439</b>	<b>-33,873</b>	<b>19,305</b>

Type of Reserve ('000)	Balance 30/6/2019	Deposit Transfer to	Interest	Trf From	Balance 30/6/2020
<b>Council Created Reserve</b>					
<b>Other</b>					
Leachate treatment Disposal /System	347	51			398
Other	347	51			398
<b>Depreciation Funds</b>					
Sewers Rating Area 1- Depn Funds	2	3,169		-3,169	2
Water Supply Urban - Depn Fnds	751	2,965		-2,965	751
Water Supply Haumoana/Te Awanga Depn	188				188
Water Supply Clive Depn	182				182
Water Supply Whakatu Depn	13				13
Water Supply Omaha - Depn	34				34
Water Supply Paki Paki Depn Funds	20	7		-7	20
Water Supply Waipatu Depn Funds	7				7
Water Supply Waimarama Depn Funds					
Water Supply Wapatiki Depn Funds	2				2
Water Supply Whirinaki Depn Funds	-2				-2
Stormwater Rating Area 1 - Depn Funds	2	2,885		-2,885	2
Effluent Disposal - Depn Funds		2,090		-2,090	
Transportation - Depn Funds		13,656		-13,656	
Depreciation Funds	1,197	24,772		-24,772	1,197
<b>Emergency Funds</b>					
Rural Flood and Emergency Event Reserve	1,157		40		1,198
Rural Fire Contingency Fund	6				6
Effluent Disposal Reserve	-235		-8		-243
Effluent Disposal - Annual Balance Reser	665	-79			587
LAPP Reserve	147				147
Emergency Funds	1,741	-79	32		1,695
<b>General Purpose Reserves</b>					
General Purpose Reserve - Rating Area 1	2,680				2,680
General Purpose Reserve - Rating Area 2	1,231				1,231
Capital Reserve - Rating Area 2	1,779			-48	1,731
Transportation NZTA Funds Reserve - Rating Area 1	714	546		-302	958
Transportation NZTA Funds Reserve - Rating Area 2	115			-52	63
General Purpose Reserves	6,519	546		-402	6,663

**Plant Equipment & Vehicle Replacement Fund**

Omarunui Landfill Plant Fund	2,503	144	88	-29	2,706
Parking Meter Replacement Fund	540			-540	
Plant Replacement Fund - Service Delivery Unit					
Plant Replacement Fund - Service Delivery Unit	884		31		915

Plant Replacement Fund - Composite	538	1,292	19	-1,319	530
Plant Equipment & Vehicle Replacement Fund	4,465	1,436	137	-1,868	4,150

**Property Maintenance & Improvements**

Landfill Property Reserve	437		15	-21	431
Omarunui Landfill Aftercare Reserve	2,305	83	81		2,468
Cemetery Upkeep in Perpetuity	702			-248	454
Crematorium Fund	-328	-12			-340
Haumoana Erosion Reserve	12				12
Ocean Beach Reserve Land Purchase & Offstreet Parking Fund	474				474
Pensioner Flat Renovation	-205				-205
Rural Halls Mice Fund	180	-111			68
Flaxmere Reserve	64				64
Flaxmere Reserve	1,399				1,399
Building Maintenance Reserve		-60			-4,965
Building Maintenance Reserve	-4,965				-4,965
Election Reserve	71	35		-110	-4
Cycling Reserve	84				84
Nelson Park Sale Reserve	1,337				1,337
Cemetery Pre-Purchases	188		7	-87	107
Te Matapuna Proceeds reserve	5				6
HB Opera House Reserve	1,203		42	-810	435
Splash Planet Reinvestment reserve	863		30	-1,050	-156
Pettigrew Green Arena Capital Maint. Fund	100	30	3	-30	103
Clifton Revetment reserve	206		7		213
Holiday Park Development Reserve	3				3
Property Maintenance & Improvements	4,136	-35	186	-2,357	1,990
<b>Sundry Reserves</b>					
Staff Recreation Fund	14				14
Sister City Reserve	95	5			100
HB Youth Futures Trust - Project fees and charges	194			-94	100
E-Waste Reserve	15				15
Building Control Reserve	21				21
Leaky Home reserve	717				717
Sundry Reserves	1,056	5		-94	967

Item 9

Attachment 2



<b>Separate Rates</b>				
Waimarama Sea Wall - No 1	-16		-1	-17
Waimarama Sea Wall - No 2	6			6
Havelock North Business Association	2			2
Dog Control Reserve	57			57
Security Patrol Separate	-140			-140
Hastings City Marketing	-2			-2
Water - Rating Area One	-2,855	556	-1,088	-3,387
Water - Waimarama	132	130		261
Water - Waipatiki	-186	29		-158
Water - Whirinaki Operating	-182	86		-96
Water - Whirinaki - Capital	-102			-102
Water Races - Ngatarawa	28			28
Sewers - Rating Area 1	651		-421	229
Kerbside Recycling - Hastings/Havelock	-38		-234	-272
Refuse - Waimarama	156	2		157
Kerbside Recycling - Whirinaki	-35			-35
Havelock North Parking	246	19	-2	263
Swimming Pools	-178		-3	-181
Sewers - Waipatiki Operating	-15			-15
Sewers - Waipatiki Capital	-284			-284
Refuse Collection - Hastings/Havelock	1,488		-253	1,235
CBD & Suburban Commercial development	1,258	305		1,563
CBD Havelock North Development Reserve	-123	73		-50
Separate Rates	-134	1,199	-2,001	-937
<b>Wastewater Treatment</b>				
Wastewater Treatment (HDC Funds)		2,044	-2,044	
<b>TOTAL Council Created Reserve</b>	<b>19,327</b>	<b>29,939</b>	<b>355</b>	<b>-33,558</b>
				<b>16,123</b>

**Restricted Reserves****Development Reserves**

Community Facilities Community Wide Growth	199	7		205
Parks & Reserves Urban Contributing Growth	399	14		413
Parks & Reserves Rural Growth	237	8		245
Water Supply Whinnaki Growth	2			2
Waste Levy (Refuse & Landfill)	721	290	-285	726
Development Reserves	1,557	290	29	1,592

**Purchase & Development Reserves**

Purchase & Development Reserve	164	6		169
Arataki Dev. Purchase & Development Reserve				
Purchase & Development Reserve - Lyndhur	407	14		421
Purchase & Development Reserves	571	20		591

**Trust & Bequest Reserve**

H W Abbott Bequest	68	2		71
AB Smith Bequest	53	2	-5	50
AB Smith - Fantasyland	11			11
Clifford Davey Bequest	796	28	-25	799
JL Sanderson Bequest	20	1		21
Graham Talking Books Bequest				
Lowe- Education Gullin Students Bequest	33	1		34
CARV Reserve	14			14
Trust & Bequest Reserve	995	35	-30	1,000
<b>TOTAL Restricted Reserves</b>	<b>3,123</b>	<b>290</b>	<b>84</b>	<b>3,182</b>

<b>TOTAL RESERVES</b>	<b>22,450</b>	<b>30,229</b>	<b>439</b>	<b>-33,873</b>	<b>19,305</b>
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Funding Impact Statement

This part of the plan outlines the matters which form the Council’s Funding Impact Statement in accordance with Schedule 10 of the Local Government Act 2002.

Here you will find information on the proposed rates and the impact of proposed rates increases on a sample set of properties. Other Council fees and charges are also outlined.



## Part A: Sources of Rates Income

Annual Plan 18/19 \$'000	Notes	LTP (Yr2) 19/20 \$'000	Annual Plan 19/20 \$'000	Variance \$'000
<b>1. Rates revenue</b>				
42,499	General Rate	43,824	44,472	648
10,767	Community & Resource Rate	11,138	11,629	491
6,507	Uniform Annual General Charge	6,785	6,035	(750)
	Targeted Rates			-
52	Havelock North Business Association	52	53	1
129	Swimming Pools	132	139	7
	Hastings District Parking	-	-	-
115	Havelock North Parking	125	123	(1)
289	Hastings City Marketing	289	289	-
311	Security Patrols	317	306	(11)
214	CBD Hastings	250	244	(5)
51	CBD Havelock North	60	58	(1)
	Whakatu Stormwater	-	-	-
16	Waimarama Sewerall	16	16	-
6,008	Wastewater	5,990	5,876	(114)
34	Waipatiki Wastewater Operational	34	34	(1)
	Waipatiki Wastewater Capital	-	-	-
1,485	Wastewater Levy (80%)	1,523	1,384	(139)
8,707	Water Supply - Rating Area One	10,124	11,187	1,063
93	Water Supply - Waimarama	121	-	(121)
17	Water Supply - Waipatiki	28	-	(28)
37	Water Supply - Whirinaki Operating	37	-	(37)
475	Kerbside Refuse Collection	498	605	107
900	Kerbside Recycling	971	1,100	129
21	Waimarama Refuse Collection	21	20	(1)
55	Whirinaki Water Supply - Capital	111	-	(111)
481	Water meter Charges	493	-	(493)
481	Water Supply - Rating Area One	493	613	119
2	Water Supply - Waimarama	2	-	(2)
21	Water Supply - Whirinaki	21	-	(21)
-2,378	Change in Targeted Rates Reserves	(1,486)	(2,019)	(533)
<b>77,388</b>	<b>Total Rates Revenue</b>	<b>81,970</b>	<b>82,165</b>	<b>195</b>
24% Level of Uniform Charges (30% Maximum)				
		24%	24%	



## Part B: Summary of Rating Requirements

SUMMARY OF RATING REQUIREMENTS									
Activity	2018/19 Annual Plan			2019/20 YR2 LTP			2019/20 Annual Plan		
	TOTAL RATING AREAS	RATING AREA 1	RATING AREA 2	TOTAL RATING AREAS	RATING AREA 1	RATING AREA 2	TOTAL RATING AREAS	RATING AREA 1	RATING AREA 2
<b>General Rate</b>									
Corporate & Information Services	0	0	0	0	0	0	-0	-0	-0
Administration Buildings	408,725	326,980	81,745	281,273	225,019	56,255	345,356	276,285	69,071
Land Subdivision	52,903	52,903	0	53,990	53,990	0	54,800	54,800	0
Rural Community Board	48,800	5,022	43,778	49,874	5,132	44,742	48,600	5,001	43,599
Community Services (65%)	15,584,216	14,295,487	1,288,729	16,282,663	14,937,273	1,345,390	17,143,124	15,712,426	1,430,698
Economic & Social Dev (35%)	753,679	703,032	50,647	862,850	804,866	57,984	810,503	756,037	54,466
Resource Management (65%)	4,412,345	3,603,257	809,088	4,402,078	3,594,748	807,330	4,453,017	3,674,608	778,409
Strategic Development	1,720,932	1,376,746	344,186	1,776,202	1,420,961	355,240	1,892,213	1,513,770	378,443
Engineering Services	412,920	385,172	27,748	422,393	394,008	28,385	553,035	515,871	37,164
Refuse Collection	156,356	145,849	10,507	108,411	101,126	7,285	192,890	179,928	12,962
Regional Landfill	-0	-0	-0	0	0	0	-30,213	-26,409	-3,804
Transportation	16,376,020	10,510,139	5,865,880	17,009,099	10,864,830	6,144,269	16,519,502	10,329,861	6,189,640
Stormwater	2,895,759	2,824,009	71,750	2,906,535	2,833,794	72,741	2,882,245	2,811,004	71,241
Contingency Fund	200,000	160,000	40,000	204,400	163,520	40,880	50,000	40,000	10,000
Rate Remissions	218,000	146,278	71,722	222,796	149,496	73,300	218,000	146,278	71,722
	43,240,656	34,534,874	8,705,782	44,582,563	35,548,763	9,033,800	45,133,072	35,989,460	9,143,612
Less Additional Funding									
Petrol Tax Credit	-520,000	-444,016	-75,984	-531,440	-453,784	-77,656	-520,000	-444,016	-75,984
Provision for Doubtful Debts	35,000	0	35,000	35,770	0	35,770	35,000	0	35,000
Increase in Investments	0	0	0	0	0	0	0	0	0
Other Expenditure	43,500	43,500	0	43,900	43,900	0	42,200	42,200	0
Rate Penalties	-300,000	-269,400	-30,600	-306,600	-275,327	-31,273	-300,000	-269,400	-30,600
<b>General Rate</b>	42,499,156	33,864,958	8,634,198	43,824,193	34,863,552	8,960,641	44,390,272	35,318,244	9,072,028

General Rate increase	2018/19 Annual Plan			2019/20 YR2 LTP			2019/20 Annual Plan		
	TOTAL RATING AREAS	RATING AREA 1	RATING AREA 2	TOTAL RATING AREAS	RATING AREA 1	RATING AREA 2	TOTAL RATING AREAS	RATING AREA 1	RATING AREA 2
<b>Community &amp; Resource Rate</b>									
Community Services (35%)	8,391,501	7,697,570	693,931	8,767,588	8,043,147	724,441	9,230,913	8,460,537	770,376
Resource Management (35%)	2,375,878	1,940,215	435,663	2,370,350	1,935,634	434,716	2,397,778	1,978,635	419,144
	10,767,379	9,637,785	1,129,594	11,137,938	9,978,781	1,159,157	11,628,691	10,439,172	1,189,519
<b>Uniform Annual General Charge (UAGC)</b>									
Economic & Social Dev (65%)	1,399,689	1,206,532	193,157	1,602,436	1,381,300	221,136	1,505,220	1,297,499	207,720
Civil Defence (50%)	213,932	184,410	29,523	188,588	162,563	26,025	215,496	185,758	29,738
Wastewater Levy (20%)	363,774	363,774	0	373,270	373,270	0	339,098	339,098	0
Waimarama Sewerall (10%)	1,747		1,747	1,747		1,747	1,747		1,747
Waipatiki Wastewater	0	0	0	0	0	0	0	0	0
Rate Collection (100%)	1,012,849	885,331	127,518	1,035,132	904,809	130,323	1,010,758	883,503	127,254
Leadership (100%)	3,515,055	3,072,510	442,545	3,583,579	3,132,406	451,173	2,962,879	2,589,853	373,026
	6,587,046	5,712,556	794,490	6,784,751	5,954,347	830,404	6,035,198	5,295,712	739,487
<b>Total General &amp; UAGC Rate</b>	<b>59,773,581</b>	<b>49,215,300</b>	<b>10,558,281</b>	<b>61,746,881</b>	<b>50,796,679</b>	<b>10,950,202</b>	<b>62,054,162</b>	<b>51,053,128</b>	<b>11,001,034</b>
<b>Targeted Rates</b>									
Swimming Pools	128,832	120,007	8,825	132,146	123,094	9,052	139,161	129,628	9,533
Hastings District Parking									
Water Supply	8,854,453	8,706,717	147,735	10,310,456	10,124,038	186,418	11,186,723	11,186,723	0
Refuse Collection	474,986	451,196	23,790	497,922	473,985	23,936	604,787	582,308	22,479
Kerbside Recycling	900,000	893,141	6,859	970,900	963,501	7,399	1,100,000	1,091,617	8,383
Waimarama Refuse Collection	20,609	0	20,609	21,062	0	21,062	20,407	0	20,407
Wastewater	6,007,824	6,007,824	0	5,989,960	5,989,960	0	5,876,416	5,876,416	0
CBD Hastings (80% phase in over 8	213,721	213,721	0	249,626	249,626	0	244,252	244,252	0
CBD Havelock North (80% phase in c	51,058	51,058	0	59,636	59,636	0	58,352	58,352	0
Wastewater Levy (80%)	1,484,669	1,484,669	0	1,523,425	1,523,425	0	1,383,963	1,383,963	0
Change in Targeted Rates Reserves	-1,958,914	-1,942,654	-16,260	-1,047,153	-987,843	-59,310	-1,996,731	-1,998,237	1,506
<b>Total Targeted Rates</b>	<b>16,177,238</b>	<b>15,985,680</b>	<b>191,559</b>	<b>18,707,980</b>	<b>18,519,423</b>	<b>188,558</b>	<b>18,617,328</b>	<b>18,555,021</b>	<b>62,307</b>
<b>TOTAL RATING REQUIREMENT</b>	<b>75,950,819</b>	<b>65,200,979</b>	<b>10,749,840</b>	<b>80,454,862</b>	<b>69,316,102</b>	<b>11,138,760</b>	<b>80,671,490</b>	<b>69,608,149</b>	<b>11,063,341</b>

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Overall Average Rate Increase	2018/19 Annual Plan			2019/20 YR2 LTP			2019/20 Annual Plan		
	TOTAL RATING AREAS	RATING AREA 1	RATING AREA 2	TOTAL RATING AREAS	RATING AREA 1	RATING AREA 2	TOTAL RATING AREAS	RATING AREA 1	RATING AREA 2
Previous Year Budgeted Rating Requirement	71,349,410	60,901,274	10,145,152	75,950,819	65,200,979	10,749,840	75,950,819	65,200,979	10,749,840
Amount of Increase	4,601,409	4,299,705	604,688	4,504,042	4,115,123	388,920	4,720,671	4,407,169	313,501
% Increase	6.45%	7.06%	5.96%	5.93%	6.31%	3.62%	6.22%	6.76%	2.92%
Less: Increase in Rating Base	-0.60%	-0.60%	-0.40%	-0.60%	-0.60%	-0.40%	-0.60%	-0.60%	-0.40%
<b>Average Increase to Ratepayers</b>	<b>5.8%</b>	<b>6.5%</b>	<b>5.6%</b>	<b>5.3%</b>	<b>5.7%</b>	<b>3.2%</b>	<b>5.6%</b>	<b>6.2%</b>	<b>2.5%</b>
<b>Other Targeted Rates</b>									
Havelock North Business Association	51,959	51,959	0	51,959	51,959	0	53,000	53,000	0
Hastings City Marketing	288,930	288,930	0	288,930	288,930	0	288,930	288,930	0
Havelock North Parking	114,975	114,975	0	124,749	124,749	0	123,440	123,440	0
Mall Security	310,531	310,531	0	316,980	316,980	0	306,132	306,132	0
Wairarapa Seawall (90%)	15,722		15,722	15,722		15,722	15,722		15,722
Wairarapa Domain	0		0	0		0	0		0
Waipatiki Sewers Operational	33,596	0	33,596	34,431	0	34,431	34,038	0	34,038
Waipatiki Sewers Capital	0	0	0	0	0	0	0	0	0
Whakatu Stormwater	0	0	0	0	0	0	0	0	0
Whirinaki Water Supply - Capital	54,800	0	54,800	110,975	0	110,975	0	0	0
Change in Targeted Rates Reserves	-10,039	0	-10,039	-10,314	0	-10,314	-8,986	0	-8,986
<b>Total Other Targeted Rates</b>	<b>860,473</b>	<b>766,395</b>	<b>94,079</b>	<b>933,433</b>	<b>782,618</b>	<b>150,814</b>	<b>812,276</b>	<b>771,502</b>	<b>-40,774</b>

## Part C: Rates Statement for 2019/20

Important: The indicative figures that follow are included to give ratepayers an estimate of what their level of rates is likely to be in the 2019/20 financial year. These figures are not the actual level of rates that will be assessed in the coming year, and the actual figure will not be known until the Council's Rating Information Database is finalised at 30 June 2019. All figures quoted are inclusive of GST (except where explicitly stated otherwise). For a detailed outline of funding requirements, please refer to the Summary of Rating Requirements

### Part A: General Rates

A general rate will be set and assessed in accordance with Section 13 (2) (b) and Schedule 2 Clauses 1 and 6 of the Local Government (Rating) Act 2002, on the land value of all rateable land within the district. The rate shall be set on a differential basis, based on the location of the land within the district and the use to which the land is put.

The general rate shall fund 65% of Community Facility Provision and Council Planning and Regulatory functions, and the full cost of transportation, stormwater disposal and other miscellaneous expenditure that is not being funded by separate targeted rates or the Uniform Annual General Charge.

The objective of differential rating is to ensure a fair and equitable distribution of rates based on the extent of provision of service each category of land use is likely to receive. Differentials reflect the fact that some sectors gain a greater provision of service than others. The Council does this in two ways:

#### A) Two Rating Groups

All land in the Hastings District will be allocated to either Differential Rating Area One or Differential Rating Area Two. These areas are defined on Council map 'Differential Rating Areas' and are based on broad areas of benefit from the Council's services and facilities. All costs are allocated into the two rating groups based on a range of formulas designed to reflect the benefit received by properties in each differential rating area.

#### B) Differential Classifications

Within each differential rating area, differential classifications have been applied to reflect differences in the levels of service and benefit properties receive based on their location and the nature of the activities undertaken. Residential properties in Differential Rating Area One are used as the base (factor 1) and other property types are adjusted against this base. Lifestyle/Horticulture/Farming properties within Differential Rating Area Two are used as the base (factor 1) and other property types are adjusted against this base.

Properties located within differential classifications Residential Clive and Residential Non-Urban (including Townships & Small Settlements), have both been discounted to varying degrees due to their locality and ability to use all services provided. Horticulture/Farming properties within Differential Rating Area One have also been discounted for similar reasons; in particular costs relating to urban stormwater services do not apply to this category.

Commercial properties are required to pay a greater proportion of the general rate and the differential factor reflects the increased impact on the roading network and urban amenities such as footpaths and stormwater systems for commercial properties.

The Council has had a policy of increasing the use of uniform and targeted rates, applied on a 'per separately used or inhabited part of a rating unit basis', which shifts the incidence of rates away from the commercial sector. The commercial differential factor also takes into consideration the impact this policy change has had on the distribution of rates between different categories of property. The Commercial Non-Urban (Peripheral) category is discounted in comparison to the main commercial category due to locality and availability of services. More detailed information relating to Council's differential categories can be found under Part B.



The following cents per dollar of land value shall apply for each differential for 2019/20:

Differential Group Name	Factor	Cents per Dollar of \$ LV
<b>Differential Rating Area One</b>		
Residential	1	0.6180
Residential Clive	0.81	0.5006
Residential Non-Urban (Including Townships and Small Settlements)	0.76	0.4697
Horticulture / Farming	0.68	0.4202
CBD Commercial	3.00	1.8540
Other Commercial	2.75	1.6995
Commercial Non-Urban – Peripheral	2.35	1.4523
<b>Differential Rating Area Two</b>		
Residential	0.85	0.2494
Lifestyle / Horticulture / Farming	1	0.2934
Commercial	1.65	0.4841

#### Uniform Annual General Charge

A uniform annual general charge will be set and assessed in accordance with Section 15 (1) (b) of the Local Government (Rating) Act 2002, of \$206 on each separately used or inhabited part of a rating unit within the district.

The following activities are funded by the uniform annual general charge:

Leadership	Valuation Services & Rate Collection
Civil Defence (50%)	Wastewater Treatment (20%)
Economic/Social Development (65%)	Waimarama Seawall (10%)

#### Targeted Rates

##### Community Services and Resource Management Rate

A targeted rate will be set in accordance with Section 16, Schedule 2 Clauses 1 and 6, and Schedule 3 Clause 7 of the Local Government (Rating) Act 2002, on a differential basis, based on the location of land within the district and the use to which the land is put, and assessed on each separately used or inhabited part of a rating unit.

The targeted rate shall be set to fund 35% of Council's planning/regulatory functions and community service and facilities such as libraries, swimming pools, and parks and reserves. The costs associated with rural recycling facilities will also be recovered equally by way of this targeted rate across all rating units with Differential Rating Area Two.

The Community Services and Resource Management targeted rate is calculated separately for Differential Rating Area One and Differential Rating Area Two. Properties in the differential classification Residential Clive, Residential Non-Urban (including Townships and Small Settlements), Horticulture/Farming and Commercial Non-Urban (Peripheral) are all charged 0.75 of the amount charged to the Residential and Commercial categories to reflect the distance from the main urban services and extent to which those services are provided.

No differential applies within Differential Rating Area Two.

More detailed information relating to Council's differential categories can be found under Part B.

Rates for 2019/20 are:

Differential Category	Factor	\$ per \$UIP
<b>Differential rating area one:</b>		
Residential	1	\$441
CBD Commercial	1	\$441
Other Commercial	1	\$441
Residential Clive	0.75	\$333
Residential Non-Urban (Including Townships & Small Settlements)	0.75	\$333
Horticulture / Farming	0.75	\$333
Commercial Non-Urban (Peripheral)	0.75	\$333
<b>Differential rating area two:</b>		<b>\$ per \$UIP</b>
Residential	1	\$282
Lifestyle / Horticulture / Farming	1	\$282
Commercial	1	\$282

#### Havelock North Promotion

A targeted rate will be set and assessed in accordance with Section 16, Schedule 2 Clauses 1 and 6, and Schedule 3 Clause 3 of the Local Government (Rating) Act 2002, on the land value of any commercial rating unit located within Havelock North as defined on Council map 'Havelock North Promotion Rate'.

The targeted rate shall fund the marketing and promotion of the central Havelock North commercial area.

The rate for the 2019/20 year is 0.1595 cents per dollar of land value.

#### Swimming Pool Safety

A targeted rate will be set and assessed in accordance with Section 16, Section 18 (2) and Schedule 2 Clause 5 of the Local Government (Rating) Act 2002, as a fixed amount on every rating unit where a swimming pool (within the meaning of the Fencing of Swimming Pools Act 1987) is located.

The targeted rate shall be set to fund the inspection of any swimming pools located within the district over the inspection cycle, and the follow up and enforcement on non-complying owners to ensure pools meet the legal requirements of the Fencing of Swimming Pools Act 1987 and Building Act 2004.

The rate for the 2019/20 year is \$61.00 per rating unit.

#### Havelock North Parking

A targeted rate will be set and assessed in accordance with Section 16, Schedule 2 Clauses 1 and 6, and Schedule 3 Clause 7 of the Local Government (Rating Act) 2002, on a differential basis, on each separately used or inhabited rating unit located within each area as defined on Council map 'Havelock North Parking'.

The targeted rate shall fund the operational costs of the parking activity and future acquisition of land to provide parking in the Havelock North CBD area. Commercial properties pay 3.0 times the amount charged to residential properties to reflect the extent of provision of service.

More detailed information relating to Council's differential categories can be found under Part B.

The rate for 2019/20 per separately used or inhabited part is:

Differential Category	Factor	\$ per \$UIP
Residential	1	\$23
CBD Commercial/Other Comm	3	\$69
All others	1	\$23

#### Hastings City Marketing

A targeted rate will be set and assessed in accordance with Section 16, Schedule 2 Clauses 1 and 6, and Schedule 3 Clause 3 of the Local Government (Rating) Act 2002, on the land value of any commercial rating unit located within Hastings as defined on Council map 'Hastings City Marketing Rate'.

The targeted rate shall fund the marketing programme aimed at revitalisation of the central business area of Hastings.

The rate for the 2019/20 year is 0.2606 cents per dollar of land value.

#### Hastings CBD Targeted Rate

A targeted rate will be set and assessed in accordance with Section 16, Schedule 2 Clauses 1 and 6, and Schedule 3 Clause 3 of the Local Government (Rating) Act 2002, on the land value of any commercial rating unit located within Hastings as defined on the Council map 'Hastings CBD'.

The targeted rate shall fund major CBD upgrades in Hastings. The direct private benefit has been assessed as 80% of the total costs of the work programme in the CBD in accordance with Council's Section 101 (3) analysis under the Local Government Act 2002.

The rate for Hastings CBD for the 2019/20 year is 0.1658 cents per dollar of land value.

#### Havelock North CBD Targeted Rate

A targeted rate will be set and assessed in accordance with Section 16, Schedule 2 Clauses 1 and 6, and Schedule 3 Clause 3 of the Local Government (Rating) Act 2002, on the land value of any commercial rating unit located within Havelock North as defined on the Council map 'Havelock North CBD'.

The targeted rate shall fund major CBD upgrades in Havelock North. The direct private benefit has been assessed as 80% of the total costs of the work programme in the CBD in accordance with Council's Section 101 (3) analysis under the Local Government Act 2002.

The rate for Havelock North CBD for the 2019/20 year is 0.0781 cents per dollar of land value.

## Security Patrols

A targeted rate will be set and assessed in accordance with Section 16, Schedule 2 Clauses 1 and 6, and Schedule 3 Clause 3 of the Local Government (Rating) Act 2002, on the land value of any commercial rating unit located within each respective Council map defined 'Hastings Security Patrol Area and Havelock North Security Patrol Area'.

The targeted rate shall fund the provision of security patrols within the central business areas of Hastings and Havelock North.

The rate for Hastings Security Patrol Area for 2019/20 is 0.1036 cents per dollar of land value.

The rate for Havelock North Security Patrol Area for 2019/20 is 0.0627 cents per dollar of land value.

## Sewage Disposal

A differential targeted rate will be set and assessed in accordance with Section 16, Schedule 2 Clause 5, and Schedule 3 Clause 7, of the Local Government (Rating) Act 2002, based on the provision or availability to the land of the service (with the categories being 'connected' and 'serviceable' defined under Part C). The rate will be an amount per separately used or inhabited part of a rating unit.

A differential targeted rate will be set in accordance with Schedule 2, Clause 1 and Schedule 3, Clause 12 of the Local Government (Rating) Act 2002 for all non-residential rating units classified as 'connected', based on the use to which the land is put. The rate will be an amount for each water closet or urinal after the first.

These targeted rates shall fund the costs associated with the provision of sewage disposal services in all areas (excluding those in Waipatiki). The rates apply to connected or serviceable rating units in all areas excluding those in the Waipatiki scheme area.

The rates for the 2019/20 year are:

Category	Factor	\$ per SU/UP
(1) Connected	1	\$235
(2) Serviceable	0.5	\$117.50

Where connected, in the case of non-residential use, the differential charge will be set for each water closet or urinal after the first as follows:

Differential category	Factor	Charge Per Water Closet and Urinal After the First
Schools/Churches	0.13	\$30.55
Chartered Clubs / Rest Homes / Prisons / Commercial Accommodation providers / Hospitals / Child Care Centres	0.40	\$94
HB Racing Centre / A&P Showgrounds / Regional Sports Park	0.25	\$58.75
All other Non-Residential	0.80	\$188

## Waipatiki Sewage Disposal

A differential targeted rate will be set and assessed in accordance with Section 16, Schedule 2 Clause 5, and Schedule 3 Clause 7, of the Local Government (Rating) Act 2002, based on the provision or availability to the land of the service (with the categories being 'connected' and 'serviceable' defined under Part C). The rate will be set as an amount per separately used or inhabited part of a rating unit.

A differential targeted rate will be set in accordance with Schedule 2, Clause 1 and Schedule 3, Clause 12 of the Local Government (Rating) Act 2002 for all non-residential rating units classified as 'connected', based on the use to which the land is put. The rate is an amount for each water closet or urinal after the first.

These targeted rates shall fund the costs associated with the provision of sewage disposal services in Waipatiki. This rate applies only to connected or serviceable rating units in the Waipatiki scheme area.

The rates for the 2019/20 year are:

Category	Factor	\$ per SU/UP
(1) Connected	1	\$430
(2) Serviceable	0.5	\$215



Where connected, in the case of non-residential use, the differential charge will be set for each water closet or urinal after the first as follows:

Differential Category	Factor	Charge Per Water Closet and Urinal After the First
Schools/Churches	0.13	\$55.90
Chartered Clubs / Rest Homes / Prisons / Commercial Accommodation providers / Hospitals / Child Care Centres	0.40	\$172
HB Racing Centre / A&P Showgrounds / Regional Sports Park	0.25	\$107.50
All other Non-Residential	0.80	\$344

#### Wastewater Treatment

A differentiated targeted rate will be set and assessed in accordance with Section 16, Schedule 2 Clauses 1, and Schedule 3 Clause 7 of the Local Government (Rating) Act 2002, based on the provision or availability to the land of the service (with the categories being 'connected' and 'serviceable' defined under Part C). The rate will be set as an amount per separately used or inhabited part of a rating unit.

A differential targeted will be set in accordance with Schedule 2, Clause 1 and Schedule 3, Clause 12 of the Local Government (Rating Act) 2002 for all non-residential rating units classified as 'connected', based on the use to which the land is put. The rate is an amount for each water closet or urinal after the first. The rate applies to connected or serviceable rating units in all areas excluding those in the Waipatiki scheme area.

These targeted rates shall fund the cost of Wastewater Treatment. The direct private benefit has been assessed as 80% of the total cost in accordance with Council's Section 101 (3) analysis under the Local Government Act 2002.

The rates for the 2019/20 year are:

Category	Factor	\$ Per SUIP
(1) Connected	1	\$80
(2) Serviceable	0.5	\$40

Where connected, in the case of non-residential use, the differential charge will be set for each water closet or urinal after the first as follows:

Differential Category	Factor	Charge Per Water Closet and Urinal After the First
Schools/Churches	0.13	\$10.40
Chartered Clubs / Rest Homes / Prisons / Commercial Accommodation providers / Hospitals / Child Care Centres	0.40	\$32
HB Racing Centre / A&P Showgrounds / Regional Sports Park	0.25	\$20
All other Non-Residential	0.80	\$64

#### Water Supply

Targeted rates will be set and assessed in accordance with Section 16, Schedule 2 Clause 5, and Schedule 3 Clause 7 of the Local Government (Rating) Act 2002, on each separately used or inhabited part of a rating unit and based on the provision or availability to the land of the service (with the categories being 'connected' and 'serviceable' defined in Part C).

Each targeted rate will fund the costs associated with the provision of that water supply.

The rates for the 2019/20 year are:

Water Supply Area	Connected (Factor 1 Per SUIP)	Serviceable (Factor 0.5 Per SUIP)
Water Rate (including Hastings, Havelock North, Flaxmere, Waipatu, Haumoana/Te Awanga, Clive, Whakatu, Omaha and Paki Paki)	\$450	\$225
Waimarama	\$450	\$225
Waipatiki	\$450	\$225
Whirinaki	\$450	\$225



**Water by Meter**

A targeted rate will be set and assessed in accordance with Section 19 of the Local Government (Rating) Act 2002 on the volume of water supplied as extraordinary water supply, as defined in Hastings District Council Water Services Policy Manual.

This includes but is not limited to residential properties over 1,500m<sup>2</sup> containing a single dwelling, lifestyle lots, trade premises, and industrial and horticulture properties.

The rate for the 2019/20 year is \$0.78 per cubic meter water supplied over and above the typical household consumption as defined in the Hastings District Council Water Services Policy Manual.

**Recycling**

A targeted rate will be set and assessed in accordance with Section 16, Schedule 2 Clause 5, and Schedule 3 Clause 7 of the Local Government (Rating) Act 2002, on each separately used or inhabited part of a rating unit and based on the provision or availability to the land of the service provided.

A targeted rate shall fund the cost of weekly recycling collection to those rating units provided with a kerbside recycling service.

The rate for 2019/20 is \$43.00 per separately used or inhabited part of a rating unit.

**Refuse**

A targeted rate will be set and assessed in accordance with Section 16, Schedule 2 Clause 5, and Schedule 3 Clause 7 of the Local Government (Rating) Act 2002, on each separately used or inhabited part of a rating unit, differentiated based on the use to which the land is put.

The targeted rate shall fund the cost of refuse collection to those rating units as defined on Council Map 'Refuse' provided with a refuse collection service.

Residential rating units currently receive a weekly collection whilst commercial rating units within the Hastings CBD and Havelock North CBD area currently receive a twice weekly collection.

**The Rate for 2019/20 is:**

Differential Category	Factor	\$ Per SUIP
Residential	1	\$16
Commercial CBD	2	\$32

**Waimarama Refuse**

A Targeted rate will be set and assessed in accordance with Section 16, Schedule 2 Clause 5, and Schedule 3 Clause 7 of the Local Government (Rating) Act 2002, on each separately used or inhabited part of a rating unit located within Waimarama as defined on Council map 'Waimarama Refuse Collection' and based on the provision or availability to the land of the service provided.

The targeted rate shall fund the cost of refuse collection to those rating units provided with a weekly domestic refuse collection service in Waimarama.

The rate for 2019/20 is \$80 per separately used or inhabited part of a rating unit.

**Waimarama Sea Wall**

A targeted rate will be set and assessed in accordance with Section 16, Schedule 2 Clause 6 and Schedule 3 Clause 7 of the Local Government (Rating) Act 2002 on a differential basis, on each separately used or inhabited part of a rating unit within each individual zone defined on Council map 'Waimarama Sea Wall Zone'.

The targeted rate shall fund the direct benefit to those rating units (assessed as 90% of the total benefit) for renewal costs, the cost of the maintenance to the rock placement (Northern & Southern Extension) and to set aside emergency funds.

Those rating units on the beachfront (Zone 1) shall pay two thirds of the cost to be funded, whilst those non-beachfront rating units shall pay one third (split 23% for Zone 2 and 10 for Zone 3) based on the extent of provision of service.

**The rate for 2019/20 shall be (per SUIP)**

Zone 1	Zone 2	Zone 3
\$270	\$197	\$72

Capital Cost of Supply Extensions

A targeted rate will be set and assessed in accordance with Section 16, Schedule 2 Clause 5, and Schedule 3 Clause 7 of the Local Government (Rating) Act 2002, on each separately used or inhabited part of a rating unit, and based on the provision or availability to the land of the service provided.

See further explanation about these rates in Part D.

A targeted rate shall fund the capital cost of the extension to the water supply and sewerage networks in each of the following locations.

Whirinaki Water Supply

A rate of \$270 per SUIP (over four instalments) shall be set and assessed for those rating units where the ratepayer elected for a 25-year targeted rate option and elected not to pay a lump sum option at the time of the scheme inception.

Waipatiki Sewage Disposal

A rate of \$1,312 per SUIP (over four instalments) shall be set and assessed for those rating units where the ratepayer elected for a 10-year targeted rate option and elected not to pay a lump sum option at the time of the scheme inception.

Part B: Differential Classifications

Differential Rating Area One (DRA1)

DRA1 Residential

Land within Differential Rating Area One that falls within Council Map defined 'Residential' because it is:

- used exclusively or predominantly for a residential purpose,
- eligible to receive a rates remission under Council remission policy for community, sporting and other organisations,
- a hall or a building used for purposes ancillary to a church, but not used for any commercial purpose,
- used exclusively or predominantly for a child care centre by a non-profit organisation, or
- used exclusively or predominantly for a rest home or private hospital.

DRA1 Residential Clive

Land within Differential Rating Area One that falls within Council map defined as 'Residential Clive' because it is:

- used exclusively or predominantly for a residential purpose,
- eligible to receive a rates remission under Council remission policy for community, sporting and other organisations,
- a hall or a building used for purposes ancillary to a church, but not used for any commercial purpose,
- used exclusively or predominantly for a child care centre by a non-profit organisation, or
- used exclusively or predominantly for a rest home, or private hospital.

DRA1 Horticulture / Farming

Land within Differential Rating Area One that falls within Council Map defined 'Horticulture/Farming' because it is used exclusively or predominantly for horticulture or farming purposes.

**DRA1 Residential non-urban (including townships and small settlements)**

Land within Differential Rating Area One that falls within Council Map defined 'Residential Non-Urban' because it is:

- used exclusively or predominantly for a residential purpose,
- eligible to receive a rates remission under Council remission policy for community, sporting and other organisations,
- a hall or a building used for purposes ancillary to a church, but not used for any commercial purpose,
- used exclusively or predominantly for a child care centre by a non-profit organisation, or
- used exclusively or predominantly for a rest home or private hospital.

**DRA1 CBD Commercial**

Land within Differential Rating Area One that falls within Council map defined as 'CBD Commercial' because it is:

- used exclusively or predominantly for a commercial or industrial purpose, or
- used exclusively or predominantly as a commercial accommodation provider.

**DRA1 Other Commercial**

Land within Differential Rating Area One that falls within Council map defined as 'Other Commercial' because it is:

- used exclusively or predominantly for a commercial or industrial purpose, or
- used exclusively or predominantly as a commercial accommodation provider.

**DRA1 Commercial Non-Urban – Peripheral**

Land within Differential Rating Area One that falls within Council Map defined as 'Commercial Non-Urban' because it is used exclusively or predominantly for a commercial or industrial purpose or land within Differential Rating Area One used for the purposes of a Chartered Club.

**Differential Rating Area Two (DRA2)****DRA2 Residential**

Land within Differential Rating Area Two less than 1 hectare in size, which is either used exclusively or predominantly for a residential purpose or land in Rating Area Two because it is:

- eligible to receive a rates remission under Council remission policy for community, sporting and other organisations,
- a hall or a building used for purposes ancillary to a church, but not used for any commercial purpose,
- used exclusively or predominantly for a child care centre by a non-profit organisation, or
- used exclusively or predominantly for a rest home or private hospital.

**DRA2 Lifestyle / Horticulture / Farming**

Land within Differential Rating Area Two 1 hectare or greater in size, which is used exclusively; or predominantly for lifestyle, horticulture or farming purposes.

**DRA2 Commercial**

Land within Differential Rating Area Two, which is used exclusively or predominantly for a commercial or industrial purpose.

**Notes:**

- i. Properties which have no apparent land use (or are vacant properties) will be placed in the category which best suits the zoning of the property under the district plan except where the size or characteristics of the property suggest an alternative use.
- ii. Properties which have more than one use (or where there is doubt as to the relevant predominant use) will be placed in the category with the highest differential factor – or if in the Council's opinion it is fair and reasonable to do so, then the Council may undertake a rating division and allocate each part to the most appropriate category.
- iii. Subject to the right of objection as set out in Section 29 of the Local Government (Rating) Act 2002, it shall be at the sole discretion of the Council to determine the use or predominant use of all separately rateable properties in the district.

- iv. 'Residential use' means land used solely for one or more household units. 'Household unit' means a self-contained unit (but not a commercial accommodation provider or prison) used or intended for the habitation of one household with or without a right to use facilities or amenities in common with other households.
- v. Boarding houses shall be defined as, a building used, designed, capable or intended to be used for residential accommodation for more than 5 persons other than members of family of the occupier or person in charge or control of the building.
- vi. Where a ratepayer under Section 20 of the Local Government (Rating) Act 2002 has land which is contiguous and treated as contiguous for the purpose of rates, the combined area of those rating units will constitute its differential factor.





### Part C: Provision or Availability of Service

The differential categories for the proposed water supply rate are:

- **Connected** – any rating unit that is connected to a Council operated waterworks.
- **Serviceable** – any rating unit that is not connected to a Council operated waterworks but is within 100 metres of such waterworks.

The differential categories for the proposed sewage disposal and wastewater treatment rates are:

- **Connected** – any rating unit that is connected to a public sewerage drain
- **Serviceable** – any rating unit that is not connected to a public sewerage drain but is within 30 metres of such a drain.

#### Separately Used or Inhabited Part of a Rating Unit

The following definition applies to the assessment of all uniform and targeted rates by the Hastings District Council where the Council has determined that the rate shall apply to each separately used or inhabited part of a rating unit:

A separately used or inhabited part of a rating unit includes any portion inhabited or used by the owner or a person other than the owner, and who has the right to use or inhabit that portion by virtue of a tenancy, lease, license or other agreement.

This definition includes separately used parts, whether or not actually occupied at any particular time, which are provided by the owner for rental or other form of occupation, on an occasional or long term basis by someone other than the owner.

For the purpose of this definition, vacant land and vacant premises offered or intended for use or habitation by a person other than the owner and usually used are defined as 'used'.

For the avoidance of doubt, a rating unit that has a single use or occupation is treated as having one separately used or inhabited part.

#### Rating by Instalments

The council provides for rates to be paid in four three-monthly instalments. The due dates for payment falling on Friday 23rd August 2019, Friday 22nd November 2019, Friday 21st February 2020, and Friday 22nd May 2020.

#### Water by Meter

For those properties that have water assessed by meter, invoices will be issued either three monthly or six monthly. The due date for each invoice is 30 days after the date of the invoice.

#### Due Dates and Additional Charges for Late Payment (Rates)

A penalty of 10% will be added to any portion of rates assessed in the current year which remains unpaid by the relevant instalment due date, on the respective penalty date below:

Instalment	Due Date	Penalty Date
1	23 August 2019	28 August 2019
2	22 November 2019	27 November 2019
3	21 February 2020	26 February 2020
4	22 May 2020	27 May 2020

Any portion of rates assessed in previous years (including previously applied penalties) which are unpaid on 17 July 2019 will have a further 10% added, firstly on 18 July 2019, and if still unpaid, again on 20 January 2020.

Any rates payment made by the ratepayer will be allocated to the oldest debt.

#### Due Dates and Additional Charges for Late Payment (Water)

For those properties that have water levied by meter, invoices will be issued either three-monthly or six-monthly.

Instalment	3 Monthly Invoicing Due Date	Penalty Date
1	21 October 2019	22 October 2019
2	20 January 2020	21 January 2020
3	20 April 2020	21 April 2020
4	20 July 2020	21 July 2020
Instalment	6 Monthly Invoicing Due Date	Penalty Date
1	20 January 2020	21 January 2020
2	20 July 2020	21 July 2020

A penalty of 10% will be added to any portion of water supplied by meter, assessed in the current year, which remains unpaid by the relevant instalment due date, on the respective penalty date above.

Any portion of water rates assessed in previous years (including previously applied penalties) which are unpaid on 22 July 2019 will have a further 10% added, firstly on 23 July 2019, and if still unpaid, again on 23 January 2020.

Any water payment made by the ratepayer will be allocated to the oldest debt.

#### Part D: Targeted Rates for Capital Costs of Provision of Scheme or Scheme Extension

In the case of the following rates, the Council offered ratepayers of connecting rating units (or those rating units able to be connected) the opportunity to pay their contribution by way of lump sums, either by formal lump sum arrangement (in terms of Part 4A and Schedule 3A of the Local Government Act 2002) or by accepting payment of anticipated rating liability in advance, or alternatively, by way of one of the targeted rates set out below.

The targeted rates are set and assessed for those rating units that did not make a lump sum contribution.

The rates are:

- Whirinaki water supply
- Waipatiki sewage disposal

#### Lump Sum Contributions Generally

The Council will not accept lump sum contributions in respect of any targeted rate, except where stated explicitly in this Funding Impact Statement.

#### Part E: Council Maps

All Council Maps are available for inspection at the Council Offices in Lyndon Road East and online at [www.hastingsdc.govt.nz/how-your-rates-are-calculated](http://www.hastingsdc.govt.nz/how-your-rates-are-calculated).

Part D: Sample Rating Impacts on Properties

Rating Area One			
	Land Value	Actual Rates 2018/19	Proposed Rates 2019/20
Urban Residential			
Flaxmere	52,000	1,667	1,792
Hastings	175,000	2,408	2,553
Havelock North	225,000	2,728	2,885
Townships			
Whakatu	60,000	1,537	1,643
Clive	180,000	2,132	2,262
Haumoana	235,000	2,007	2,150
Commercial/Industrial			
Hastings CBD Retail	450,000	11,655	12,172
Havelock Nth CBD Retail	600,000	13,832	14,439
Suburban	600,000	11,128	11,625
Commercial Non-Urban	575,000	8,558	8,888
Horticulture/Farming			
Small	350,000	1,944	2,008
Medium	650,000	3,156	3,268

Rating Area Two			
	Land Value	Actual Rates 2018/19	Proposed Rates 2019/20
Coastal Residential			
Whirinaki	250,000	1,504	1,621
Waimarama	260,000	1,549	1,667
Waipatiki	215,000	1,781	1,904
Commercial/Industrial			
Small	66,000	798	808
Large	195,000	1,394	1,432
Farming			
Small	185,000	1,011	1,031
Medium	330,000	1,417	1,457
Large	840,000	2,846	2,953

Note: Excludes Capital Contribution Schemes (except Waipatiki Water) and Swimming Pool targeted rate.

Part E: Rating Base Information

The Local Government Act 2002 requires the following rating base information to be outlined:

- (A) The projected number of rating units within the district or region of the local authority at the end of the preceding financial year:  
30,786
- (B) The projected total capital value of rating units within the district or region of the local authority at the end of the preceding financial year:  
\$18,107,302,250
- (C) The projected total land value of rating units within the district or region of the local authority at the end of the preceding financial year:  
\$9,438,289,200



## Part F: Schedule of Fees and Charges

### Trade Waste Charges

This schedule sets out fees and charges which are set annually via the special consultative procedure. The charges for 2019/20 are detailed below.

#### Trade Waste Charges For The Period 1 July 2019 To 30 June 2020

a) Permitted charge	Based on Equivalent Households.
b) Approved non-separated charge	Based on Equivalent Households.
c) Approved separated charge	Annual Fee – \$2,728 per litre per second per annum of peak flow charged quarterly.
d) Connection fee	Actual cost of connection will be charged. Based on the new water services connection process and charges detailed at <a href="http://www.hastingsdc.govt.nz/water-service-connections">www.hastingsdc.govt.nz/water-service-connections</a>
e) Re-inspection fees	A fee based on \$57.50 per hour plus disbursements (e.g. cost of analyses, mileage etc.) will be charged to premises where a re-inspection is required when a notice being served under the bylaw has not been complied with.
f) Disconnection fee	The actual cost of the disconnection will be charged.
g) Special rates for loan charges	Industries discharging into the Omahu trade waste system will be charged a contribution for the upgrade and separation of the Omahu trade waste system based on a cost of \$39,583 per litre per second plus interest.  The Whakatu Industrial Area will be charged a contribution for trade waste discharge based on a cost estimate in order of \$30,000 per litre per second of consented flow. The actual figure will be adjusted when the final cost is known and is dependent on options agreed with the applicant.

#### Trade Waste Charges For The Period 1 July 2019 To 30 June 2020

h) Temporary discharge fee	Discharge fee based on the length of time and discharge volume.
i) Consent application fee	No charge for 2019/20.
j) Rebates for trade premises within the district	Where a trade waste is charged the uniform annual charge is rebated if the trade waste is not discharged to the separated system.
k) Suspended solids charge	No charge for 2019/20.
l) Biochemical oxygen demand charge/ chemical oxygen demand charge	No charge for 2019/20.
m) Metals charge	No charge for 2019/20.
n) Transmissivity charge	No charge for 2019/20.
o) Tankered waste charge	\$52 per tanker load.



### Schedule of Planning and Regulatory Services Charges

#### Deposits

A deposit shall be payable at the time of lodging Resource Consent and Certificates of Acceptance, or other applications as listed in the following tables for planning and building fees and charges.

**Note 1:** For applications and other approvals under the Resource Management Act 1991 the following deposits represent a fixed charge in terms of Section 36(1) of the Resource Management Act 1991.

**Note 2:** All deposits unless otherwise stated shall be subject to standard clause 10 (hourly charges where the costs exceed the deposit).

1. Planning: Resource Consents, Subdivisions and Associated Processes	Deposit (unless otherwise stated) (inc GST)
Resource Consent Land Use – Controlled Activity	\$700.00
Resource Consent Land Use – Restricted Discretionary Activity	\$800.00
Resource Consent Land Use – Discretionary Activity	\$1,000.00
Resource Consent Land Use Consent – Non-Complying Activity	\$1,300.00
Permitted Boundary Activity	\$300.00
Subdivision Consents:	
• Freehold and Leasehold	\$1,100.00
• Amendment to Existing Leasehold Titles	\$650.00
• Boundary Adjustment	\$800.00
Rights of Way Survey Plans	\$450.00
Resource Consents and Designations:	
• Fully Notified	\$15,000.00
• Limited Notified	\$6,000.00
• Hearing Only	\$3,000.00
Resource Consent Variation of Conditions	\$800.00
Resource Consent Extension of Lapse Date (s.125)	\$700.00
RMA Certificate of Compliance, Existing Use Right Certificate and Overseas Investment Certificate	\$700.00
Monitoring fee for permitted activity relocated buildings	\$750.00
Outline Plan Processing	\$700.00
Outline Plan Waiver	\$300.00
Private Plan Change	\$40,000.00

1. Planning: Resource Consents, Subdivisions and Associated Processes	Deposit (unless otherwise stated) (inc GST)
Consent Notice (section 221 of RMA)(per document)	\$150.00
Section 223 certification only – Subdivisions	Hourly rates
Section 224 certification – Subdivisions (This will also apply when 223 and 224 certification are applied for together).	Refer to hourly rates section
No deposit required. Actual processing costs will be invoiced prior to issue of certification.	
Engineer check for Section 224 certification – Subdivisions (includes engineering design approvals required by conditions of consent) – No deposit required. Actual processing costs will be invoiced prior to issue of certification.	Refer to hourly rates section
Resource Management Act Section 226 certificate	\$550.00
Certificate of Transfer and other legal documents	\$210.00
Hearings and associated site visit and deliberations (both Hearings Committee and Hearings Commissioner(s) Hearings)	\$375.00 per hour
Review of Delegated Decisions (lodgement fee)	\$700.00
Bond Administration fee	\$550.00
Monitoring Deposit – Resource Consents	
Hastings (i.e. sites located within a 3km radius of the HDC Administration Building, Lyndon Road East, Hastings)	\$185.00
Havelock North, Flaxmere, Plains (i.e. sites located between a 3-20km radius of the HDC Administration Building, Lyndon Road East, Hastings)	\$195.00
Rural (i.e. sites located beyond a 20km radius of the HDC Administration Building, Lyndon Road East, Hastings)	\$230.00
Gambling Act 2003	
Class 4 Gambling Venue Consent	\$700.00

**Note 3:** In respect of any charges under the Resource Management Act 1991, hourly rates, vehicle rates and payment of balance/refund and penalties set out in this schedule shall be applicable to any additional charge payable in terms of Section 36(3) of the Act, where the actual and reasonable costs incurred exceed the fixed charge paid.

**Note 4:** Provided that for resource consents, private plan changes and any other application requiring notification, advertising, photocopying and postage costs incurred in public notification, agenda preparation and agenda distribution shall be charged at cost as disbursements.

**Note 5:** Where inspections are necessary in addition to the normal requirements, these will be charged at the applicable hourly rate. Any costs incurred through the engagement of external expertise will be charged to the applicant at cost.

## 2. Building Fees and Charges

## Notes:

- a) The Building Research Association of New Zealand (BRANZ) levy is assessed at \$1.00 per \$1,000. This levy is applicable where the value of the building project exceeds \$20,000 in total inclusive of GST.
- b) The Building Levy Order is assessed at \$1.01 per \$1,000. This levy is applicable where the value of the building project exceeds \$20,444 in total inclusive of GST.
- c) Building consent application fees are charged by hourly rate unless specified. Fees will be charged when the consent has been approved and is ready for granting and issue, and will include inspection fees for the anticipated inspections required.
- d) Inspection fees are charged as a fixed fee reflecting actual and reasonable costs for conducting inspections within specified zones. Building inspection fees include mileage costs charged on a fixed fee by zone basis. Actual costs may be charged at Council's discretion.
- e) Certificate of Acceptance application fees are charged by hourly rate for the time spent assessing and processing the application. An initial deposit is required and is payable on application. Any other current building consent processing fees, together with standard charges, levies including development levies, and inspection fees may also apply, plus any fees, charges or levies that would have been payable had a consent been applied for before the work was carried out, unless the work was carried out under urgency.
- f) Building consent applications may be categorised as minor works on a case by case basis.
- g) Fixed fees for solar and solid fuel heater consents referenced in this schedule include the relevant BCA Accreditation fee.
- h) A vehicle rate of \$0.77/km including GST return journey or portion thereof will be charged for all necessary inspections or site visits.
- i) Fees and Charges are inclusive of GST unless specified.
- j) Unless otherwise specified in this schedule all applications for Project Information Memoranda, Land Information Memoranda, Building Consents, requests for information or approval, and any other application, including any required inspections or certificates of compliance, will be charged at the actual cost. Fees will be charged at the following rates plus disbursements.

Building Consent Applications	Fee (inc GST)
Building Consent Application Processing	Relevant Hourly Rate
Building Consent Exemption	\$225.00
Project Information Memorandum (PIM) only	\$350.00
Extension of Time (Work not complete, work not started)	\$95.00
Code Compliance Certificates (2 <sup>nd</sup> and subsequent CCC applications only, plus zone inspection fees if required)	\$150.00
Section 73 & section 77 Certificates (Building Act 2004) (each) – plus inspection costs, if any	\$250.00
Compliance Schedule (Building Act 2004)	\$300.00
Compliance Schedule Amendment	\$200.00
Building Act Compliance Certificates	\$100.00
Issuing Certificates for Public Use	\$245.00

Building Consent Applications	Fee (inc GST)
Demolition Consent Fee (Hourly rate)	\$175.00
Certificates of Acceptance Deposit	
Pursuant to sections 96(1) (a) & 96 (b) Building Act 2004). Fees and charges additional to the deposit are charged at the relevant hourly rates.	Deposit of \$800.00
Solid Fuel Heaters	
Standard Application including one inspection (additional inspections charged at fixed building inspection zone fee rate)	\$356.00
Solar Water Heaters	
Standard Application including one inspection (additional inspections charged at fixed building inspection zone fee rate)	\$360.00
Building Consent Authority Accreditation Fee	
Solar water heaters, solid fuel heaters (including fixed fees)	\$5.00
Residential consents	\$20.00
Commercial consents	\$40.00
Fee (inc GST)	
Administration, Lapsing and CC Processing Fees	
<= \$10,000 value (incl CCC costs)	\$150.00
>\$10,000 (incl CCC costs)	\$195.00
Consents prior to 2009	\$60.00
Lapsed consent reinstatement fee	\$141.50
Pre-Consent Meeting Fee	
Residential	\$170.00
Commercial	\$270.00
Plansmart Assessments	
Residential	\$125.00
Commercial	\$175.00
Building Inspections	
Notes:	
k) Zone boundaries are based on the following outbound travel times	
l) Failed inspections will incur the relevant zone inspection fixed fee	
• Zone 1 (~7 minutes)	\$160.00
• Zone 2 (~15 minutes)	\$190.00
• Zone 3 (~30 minutes)	\$272.00

	Fee (inc GST)
• Zone 4 (~45 minutes)	\$360.00
• Zone 5 (~60 minutes)	\$472.00
Building Consent Activity Reports	
Weekly (per month)	\$80.00
Monthly (per month)	\$60.00
Independently Qualified Persons	
New Registrations	\$310.00
Amendment Registrations	\$155.00
Optional Yearly Renewal	\$105.00
Building Warrants of Fitness	
Building Warrant of Fitness (Administration and Inspection)	\$155.00
Earthquake Prone Buildings	
Exemption Applications (Hourly rate)	\$175.00
Rural Property Identification	
RAPID Numbers	\$20.00
<b>3. Land Information Memorandums (LIM's)</b>	<b>Fee (inc. GST)</b>
<b>Notes:</b>	
a) Report printing costs may include additional fees and charges depending on the option selected (refer below)	
b) A \$50 cancellation fee will apply or the actual processing and research costs, whichever is the greatest	
c) Commercial LIM applications – hourly rate charges may apply in excess of 8 hours processing time	
Residential Properties	
• Part A & B Standard (7-10 work days)	\$385.00
• Part A only Standard (7-10 work days)	\$310.00
Vacant Land (All Properties)	
• Part A & B Standard (7-10 working days)	\$310.00
• Part A only Standard (7-10 working days)	\$155.00
Horticulture and Farming Properties	
• Part A & B Standard (7-10 work days)	\$385.00
• Part A only Standard (7-10 work days)	\$310.00
Commercial	
• Part A & B Standard (7-10 working days)	\$460.00
• Part A only Standard (7-10 working days)	\$410.00

<b>3. Land Information Memorandums (LIM's)</b>	<b>Fee (inc. GST)</b>
Copy and Delivery Options	
Electronic reports sent by email or link	No Charge
Printed LIM report	\$40.00
<b>4. Printing and Copying</b>	<b>Fee (inc GST)</b>
GIS Printouts	
Ratepayer	
• A4 (per sheet)	\$2.00
• A3 (per sheet)	\$3.50
Commercial Operation	
• A4 (per sheet)	\$12.00
• A3 (per sheet)	\$22.00
Plan Prints	\$5.00 per sheet
Microfilm and Electronic File Printouts	
• A4/copy	\$1.00
• A3/copy	\$2.00
• A2/copy	\$4.00
<b>Note:</b> 10 – 20 copies 25% discount; over 20 copies 50% discount	
Document Management Fee (all applications for resource consents, private plan changes, certificate of compliances)	\$40.00 per application
Photocopying:	
• A4 (per copy)	\$0.25
• A3 (per copy)	\$0.50
• Colour A4 (per copy)	\$1.50
• Colour A3 (per copy)	\$2.50
<b>Note:</b> 10 – 20 copies 25% discount; over 20 copies 50% discount)	
Certificates of Title	\$20.00
<b>5. District Plan</b>	<b>Fee (inc GST)</b>
Sale of District Plans (CD Disk Only)	\$25.00
Reserves, Facilities, Roading and Development Contributions (Development Contributions Policy)	As per Development Contributions Policy

6. Environmental Health	Fee (inc GST)
Hairdressers	\$190.00
Funeral Directors	\$190.00
Offensive Trades	\$190.00
Sale Yards	\$82.00
Camping Grounds	\$301.00
Stall Holders	\$65.00
Farmers Market (20+) stalls	\$1,177.00
Shop Front Strip/Footpath Dining Application Fee:	\$270.00
Plus a Licence Fee – Either	
1) Other than liquor licensed premises	\$65.00 annual fee
2) Liquor Licensed premises outside a liquor ban area	\$134.00 annual fee
3) Liquor Licensed premises inside a liquor ban area	\$270.00 annual fee
Mail space (other) – per day	\$14.00
Food Barrows and other Barrow	
• Per week site rental	\$60.00
• Per week with power	\$89.00
Noise Control: Stereo Seizure	\$279.00
Cycles and Skateboards confiscated	
• 1 <sup>st</sup> Impounding	\$10.00
• 2 <sup>nd</sup> Impounding	\$20.00
Licences required under the Hastings District Council Bylaws for which fees or charges are not otherwise prescribed by statute or by Council resolution	\$190.00
Hawkers	
• Without food	\$106.00
• Operating under the Food Hygiene Regulations 1974	\$181.00
• Operating under Food Control Plan/ National programme	
– Application fee	\$158.00
– Annual registration fee	\$82.00
Mobile Shops	
• Without food	\$184.00
• Operating under Food Control Plan/ National programme	
– Application fee	\$184.00
– Annual registration fee	\$82.00

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6. Environmental Health	Fee (inc GST)
Set by Statute	
Alcohol Licences (Special Licences)	
Class 1 Special Licence	\$575.00
• 1 large event	
• More than 3 medium events	
• More than 12 small events	
Class 2 Special Licence	\$207.00
• 3 – 12 small events	
• 1 – 3 medium events	
Class 3 Special Licence	\$63.25
• 1 or 2 small events	
Managers Certificate	\$316.25
Temporary Authority	\$296.70
Variation of Licence	\$368.00

**Note:**

Large event means an event that the territorial authority believes on reasonable grounds will have patronage of more than 400 people.

Medium event means an event that the territorial authority believes on reasonable grounds will have patronage of between 100 and 400 people.

Small event means an event that the territorial authority believes on reasonable grounds will have patronage of fewer than 100 people.

**Alcohol Application Fees**

Fees are set by regulation under the Sale and Supply of Alcohol Act 2012. Please discuss the applicable fees for On, Off and Club Licences with the Alcohol Licensing Officer.

Amusement device permit applications (Set by Statute)	Fee (inc GST)
One device for the first seven days of proposed operation or part thereof	\$11.50
For each additional device operated by the same owner for the first seven days or part thereof	\$2.30
For each device \$1.15 for each further period of seven days or part thereof	

**Note:** Any re-inspections, or advisory visits requested by license holders will be charged in accordance with hourly rates and vehicle rates in this schedule.



## 7. Food Premises

Food Premises / Food Control Plans Fees under the Food Act 2014,	Fee (Inc GST)
New Template Food Control Plan Registration	
Per application	\$237.00
Per hour spent processing application	\$158.00
Renewal of Template Food Control Plan Registration	
Per application	\$106.00
Per hour spent processing application	\$158.00
Amendment of Food Control Plan Registration	
Per application	\$158.00
Per hour spent processing application	\$158.00
New National Programme Registration	
Per application	\$145.00
Per hour spent processing application	\$158.00
Renewal of National Programme Registration	
Per application	\$106.00
Per hour spent processing application	\$158.00
Amendment of National Programme Registration	
Per application	\$106.00
Per hour spent processing application	\$158.00
Verification	
Food Control Plan based on template or MPI	
• Fixed Fee	\$510.00
• Per hour spent on verification activity	\$158.00
Verification of National Programme	
• Fixed Fee	\$447.00
• Per hour spent on verification activity	\$158.00
Followup verification issues – per hour	\$158.00
Compliance	

	Fee (Inc GST)
Issue of improvement notice, including development of the notice	
• Per notice	\$158.00
• Per hour spent issuing and developing notice	\$158.00
Application for the review of an improvement notice	
• Per application	\$158.00
• Per hour processing the application	\$158.00
Monitoring for food safety and suitability – per hour	\$158.00
General	
All other costs recoverable activities under the Act – per hour	\$158.00
Vehicle rate – per km	\$0.77

## 8. Dog Registration and Control

Dog Control Act Fees	Fee (inc. GST)
Dog Registration Fees	
• Full Fee (before 1 August)	\$110.00
• Full Fee (after 1 August)	\$165.00
Selected Owner Policy (before 1 August)	\$73.50
Rural/Working Dog (before 1 August)	\$48.00
Rural/Working Dog (after 1 August)	\$72.00
Dog Control Fees	
Impounding Fees (Registered Dogs)	
• First impounding	\$85.00
• Second impounding	\$100.00
• Third impounding	\$150.00
Impounding Fees (Unregistered Dogs)	
• First impounding	\$85.00
• Second impounding	\$100.00
• Third impounding	\$150.00
Micro-chipping fees (including chip)	\$42.00
Sustenance Fee (per day)	\$8.00
Relinquishment Fee	\$20.00
Replacement Tags	\$5.00

## Dog Control Bylaw Fees (Set pursuant to Local Government Act 2002)

Charge Type	Charge (inc GST)
Application to keep more than two dogs	\$25.00
Application for a Selected Owner Policy	\$25.00

**Note:** The Dog Control and Stock Control fees set out in this schedule were set by Council for the 2019/20 registration period by resolution as provided for in the relevant legislation. The fees set out here are for information and completeness purposes only, and may be subject to change.

## 9. Stock Control

(Set by Council resolution pursuant to Impounding Act 1955)

## Impounding Fees (Per Animal)

	Normal Fee (inc. GST)	Sustenance Fees (per day or part) (inc GST)
Deer	\$40.00	Actual Costs
Horses	\$40.00	Actual Costs
Cattle	\$40.00	Actual Costs
Pigs	\$20.00	Actual Costs
Goats	\$10.00	Actual Costs
Sheep	\$10.00	Actual Costs

**Note:** The cost of retrieving stock will be charged actual costs in accordance with the hourly rates and vehicle rates in this schedule.

10. Parking	Fee (inc GST)
Parking Fees by Bylaw	
• Meter Fees	\$1.00 per hour
• Pay & Display	50c per hour
• Leased Parking (per month)	\$60 – \$80
Infringement Fees (set by statute)	
• Not more than 30 minutes	\$12.00
• More than 30 minutes, but less than 1 hour	\$15.00
• More than 1 hour, but less than 2 hours	\$21.00
• More than 2 hours, but less than 4 hours	\$30.00
• More than 4 hours	\$42.00
• More than 6 hours	\$57.00
• Any other parking	\$40 or \$60.00
• Unlawfully on a Disabilities Carpark	\$150.00
Towage Fees (set by statute) – Vehicle gross weight not exceeding 3500kgs	
• 0700-1800hrs Monday to Friday (other than public holiday)	\$53.67
• Any other time	\$71.56
Towage Fees (set by statute) – Vehicle gross weight exceeding 3500kgs	
• 0700-1800hrs Monday to Friday (other than public holiday)	\$132.89
• Any other time	\$204.44

11. Hourly Rates

Unless otherwise specified in this schedule all applications for Project Information Memoranda, Land Information Memoranda, Building and Resource and Subdivision Consents, Private Plan Changes, requests for information or approval and any other application including any required inspections or certificates of compliance will be charged at the actual cost.

Fees will be charged at the following rates plus disbursements:

Position	Rate \$/hr (inc GST)
Engineers	
• Development Engineer	\$180.00
• Roading/Traffic/Water/Wastewater	\$180.00
• Team Leader Environmental Planning	\$180.00
• Senior Environmental Planner	\$170.00
• Environmental Planning Officer	\$150.00
• EP (Grad)	\$120.00
• Environmental Planning Assistant	\$110.00
Customer, Administrative Support Officers	\$68.00
Building Officers	\$175.00
Building Technicians	\$135.00
LIM Officers	\$135.00
Emergency Management Officers	\$110.00
Animal Control Officer	\$110.00
Environmental Health Officers	\$158.00

12. Vehicle Rates

A vehicle rate of \$0.77/km (including GST) return journey or portion thereof will be charged for all necessary inspections or site visits.

13. Payment of Balance and Penalties

Deposits paid shall be credited against the total calculated charges. The balance shall be paid upon the issue of the Code Compliance Certificate, the Resource Consent Application Decision, Land Information Memorandum, or other decision, whichever is applicable.

An additional charge of 10% of any unpaid amounts owed will be added to any account that is overdue 60 days or more from the date of the original invoice. For each additional 30 days the overdue amount remains outstanding, an additional charge of 2% of the total unpaid amounts owed at that time will be levied.

Any unpaid amounts referred to a debt recovery agency shall incur a one-off penalty calculated as follows:

16.5% on the first \$1,000	11.0% on the next \$4,000	5.5% on the remainder
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Note: These penalties are cumulative.

14. Local Government Official Information & Meetings Act 1987

The charge for the supply of information under this Act shall be the actual time and costs incurred with the exception that the first half hour of staff time and first 20 pages of photocopying shall not be charged. Staff time shall be charged in accordance with the hourly rates in this schedule. Photocopying charges shall be charged in accordance with the charges in this schedule. Where the cost is likely to exceed \$100.00 the Council may require that the whole or part of any charge be paid in advance.

**16. Empowerment**

These charges are deemed to be made pursuant to the following statutory empowerment as applicable to the nature of service for which the charge is levied, except in the case of dog control and registration and stock impounding, are set by Council resolution and are reproduced in the schedule for completeness.

Section 36	Resource Management Act 1991
Section 219	Building Act 2004
Section 44A	Local Government Official Information and Meetings Act 1974
Section 150	Local Government Act 2002
Section 23	Hazardous Substances and New Organism Act 1996
Section 29	The Sale of Liquor Regulations 1990
Part 4	Impounding Act 1955
Part 3 Sec 41	Forest and Rural Fires Act 1977
Section 13(2)	Local Government Official Information & Meetings Act 1987
Section 205	Food Act 2014

**17. Annual Review**

This schedule will be reviewed annually or at any time approved by the Council. Any changes (with the exception of Dog Control, Stock Control and Parking) will be approved using the special consultative procedure set out in section 83 of the Local Government Act 2002. Fees, rates and charges set pursuant to the Dog Control Act 1996 or the Impounding Act 1955 are set by resolution of Council publicly notified as the case may require. This schedule also includes a number of fees set by statute and are provided for completeness only.

**Other Activity Fees and Charges****Refuse Transfer Station Charges (Per Tonne) – Henderson Road**

	General Waste	Green Waste
All vehicles	\$205.85	\$98.90
Minimum	\$12	\$8

**Transportation Fees and Charges**

Charge/Fee Type	Charge (inc GST)
<b>Corridor Access Request (CAR) Applications:</b>	
A) CAR application (including Traffic Management Plan approval)	\$100.00
B) CAR application (Road Opening)	\$400.00
<b>Inspections:</b>	
C) Inspections (per hour)	\$100.00
<b>Overweight Permits:</b>	
A) Generic Overweight Permit Issued when an area wide permit is required to cover Hastings District Council defined roads. Permit outlines roads to be used, bridges to be crossed, bridges which are prohibited. Permit not to exceed 2 years.	\$180.00
B) Individual Overweight Permit Issued when a permit is required to cover Hastings District Council defined roads, where a specific route is requested for a specific date. Permit outlines roads to be used, bridges to be crossed, bridges which are prohibited.	\$120.00
<b>Inspections:</b>	
C) Inspections (per hour)	\$100.00
<b>Temporary Road Closures:</b>	
A) Temporary Road Closure (application and administration charge)	\$350.00
<b>Inspections:</b>	
B) Inspections (per hour)	\$100.00
<b>License to Occupy Road Reserve:</b>	
Application and Administration	\$225.00
Annual Licence Fee (up to one acre (4000m <sup>2</sup> ))	\$60.00
Annual Licence Fee (larger than one acre (4000m <sup>2</sup> ))	\$115.00
<b>Vehicle Crossing:</b>	
Application and Administration	\$175.00
Inspections (per hour)	\$100.00

Traffic Management Plan (TMP) Fees will be charged for all activities unless:

- The TMP is for a Hastings District Council sponsored event.
- The TMP is for an activity where there are no charges for holding or participating in the activity, and/or no charge for membership of the applying organisation.



## Sports Ground Charges

Charge type	Charge (inc GST)
<b>Softball</b>	
• 20-week season per diamond	\$479.00
• Tournaments	\$111.00
• Casual bookings per ground	\$91.00
• High school 20-week season	\$223.00
<b>Cricket – per pitch for 20-week season</b>	
• Senior pitches	\$2,146.00
• Practice turf pitches	\$919.00
• Artificial pitches for 20-week season	\$613.00
<b>Cricket – casual per game</b>	
• Turf pitches per day (including ground marking)	\$182.00
• Tournament rate per wicket / per day	\$182.00
• Saturday marking rate – 2 hours	\$176.00
• Artificial pitches (including ground marking)	\$91.00
• High school per pitch 20-week season	\$558.00
<b>Touch Rugby</b>	
• Per ground for 20-week season	\$469.00
• Pre-season permit per field	\$73.50
<b>Football</b>	
• Per ground for 20-week season	\$1,005.00
• Pre and after season games	\$101.00
• Casual games	\$101.00
• High school training rate – 20-week season	\$558.00
• Installation of goal posts (additional per ground)	\$511.00
<b>Rugby</b>	
• Per ground for 20-week season	\$1,005.00
• Pre and after season games	\$101.00
• Casual games	\$101.00

Charge type	Charge (inc GST)
• High school training rate – 20-week season	\$558.00
• Installation of goal posts (additional per ground)	\$511.00
<b>Rugby League</b>	
• Per ground for 20-week season	\$1,005.00
• Pre and after season games	\$101.00
• Casual games	\$101.00
• High school training rate – 20-week season	\$558.00
• Installation of goal posts (additional per ground)	\$511.00
<b>Parks and Reserves</b>	
• Commercial events – per day	\$282.00
• Setup day	\$141.00
• Commercial events – for 5 days	\$191.00 per day
• Commercial events small – hourly charge	\$19.00 per hour
• Local community non-commercial events	\$282.00 per day
• Setup day	\$141.00
<b>Circus, entertainment groups and commercial hirers</b>	
• Up to 5 days (\$2,000 bond)	\$362.00
• 6-9 days (\$2,000 bond)	\$310.00
• 10+ days (\$2,000 bond)	\$235.00
• Local community sports day	\$68.50
• Mobile traders on parks (\$19.00 power charge)	\$33.00
• Park permit – 20-week season	\$303.00
<b>Community Buildings</b>	
• Havelock North pavilion (to be advised upon booking)	
• Power charges	\$19.50
<b>Penalties</b>	
• For non-notification of cancellation of pre and after season games and casual games and unauthorised use	\$183.00

Charge type:	Charge (inc GST)
<b>Other Services</b>	
• Rubbish bin supply and removal	\$12.00
• Other service required including reline marking, cleaning rubbish removal (actual cost)	\$56.00 per hour include vehicle
<b>Miscellaneous Fees</b>	
Hot water for showers in changing facilities	Actual charge for electricity
Toilet/ changing facilities	\$100 bond for key
Weddings	No charge
Ocean Beach Open Gate Fee	\$75.00
<b>Havlock North Pavilion</b>	
Childrens Birthday party half day 9am – 12 noon	\$155.00
Childrens Birthday party half day 1pm – 5pm	\$155.00
Childrens Birthday party half day 9am – 5pm	\$250.00
Private function (per hour) plus cleaning fee	\$50.00
Exclusive use of Pavilion (full day hire) plus cleaning fee	\$200.00
Cleaning Fee	\$65.00
Community Group (per hour)	\$11.00
Power charge half day (events held on the reserve)	\$50.00
Power charge full day (events held on the reserve)	\$100.00
Reserve hire fee including carpark	\$270.00
Key Bond	\$100.00
Hall Bond	\$100.00

## Hastings Sports Centre – Facility User Charges

## Schedule of Fees and Charges

Description	Normal Fee (inc GST)
<b>Facility User Charges</b>	
Regular Season Sporting Group Rate per hour	\$46.00
Casual rate per hour	\$60.00
Off Peak Rate per hour	\$36.00
School Charge	\$36.00
Commercial rate per hour	\$97.00
<b>Function Room</b>	
Regular / Seasonal Rate per hour	\$26.00
Casual Rate per hour	\$32.00
<b>Kitchen</b>	
Kitchen (by itself) per hour	\$10.00
Kitchen (with meeting room or function room) per day	\$20.00
<b>Meeting Room</b>	
Regular/Seasonal Rate per hour	\$18.00
Casual rate per hour	\$22.00
<b>Additional Charges</b>	
Changing Rooms Charge per day	\$20.00
Electronic scoreboard per booking	\$50.00
Stackable chair charge – per chair per booking	\$2.00
Trestle table charge	\$12.50
Extra bleacher seating charge	\$350.00
Dividing curtain per booking	\$200.00
Cleaning – large public event/tournament	\$350.00
Sporting equipment charge per booking	\$5.00

**Note:** while Council has aimed to provide an exhaustive and accurate schedule of fees and charges, if any errors or omissions are identified, charges will be calculated by reference to the appropriate underlying authority/resolution. Council reserves the right to vary and introduce fees and charges at its discretion.

## Omarunui Landfill

## Schedule of Fees and Charges

Waste Type	Normal Fee (inc GST)
Minimum charge for municipal refuse (excludes all special wastes)	\$225.40
Municipal refuse (per tonne or part thereof)	\$125.35
Minimum charge for all special wastes	\$248.40
Whole tyres (per tonne or part thereof)	Under review
Processed tyres	Under review
Expanded polystyrene (EPS) / Poly Panel (per tonne)	\$1,506.50
Minimum charge for polystyrene	\$248.40
Out of Hastings District (per tonne or part thereof)	\$212.75
Special wastes (per tonne or part thereof)	
Semi liquid	\$165.60
Offal	\$165.60
Putrescible	\$165.60
Vehicle parts	\$165.60
Hazardous	\$165.60
Asbestos	\$165.60
Contaminated	\$165.60

## Penalty Charges

Additional penalty charges may be charged in the following situations at the discretion of the Landfill Manager:

- Late delivery of waste (after 4.30pm or outside normal operating hours)
- Non-compliance with direction given for delivery of wastes, such as putrescible wastes and special wastes
- Insecure loads charged at \$57.75

## Water

## Schedule of Fees and Charges

Description	Normal Fee (inc GST)
Water Connections – Processing Application	
Initial Application	\$30.73
Inspection and Auditing	\$122.88
Total Fee	\$153.61
Connection to HDC Water Network	
<100mm main	\$227.99
100mm main	\$223.76
150mm main	\$274.03
200mm main	\$313.53
>200mm main	\$754.90
Tanker Fill Charge	
Tanker fill point charge – per cubic meter	\$1.00



Item 9

Attachment 2



## Other Information

Your views on the Council's proposed programme of works and services for the coming year helped to inform the plan.

### Related Documents

Other documents that can be read in conjunction with the Annual Plan and which are available on the Council website [www.hastingsdc.govt.nz](http://www.hastingsdc.govt.nz) are:

- Long Term Plan 2018-2028
- Development Contributions Policy



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Mr Mick Lester, JP, Kahurangi  
Mrs Lesley Wilson, Maraekakaho  
Mr Nick Dawson, Kaweka

### Council appointees:

Cr Tania Kerr  
Cr George Lyons

### HDC Māori Joint Committee

Mr Robin Hape, Chair  
Mr Te Rangihau Gilbert

Ms Evelyn Ratima  
Ms Tracee Te Huia  
Ms Ngaio Trika

### Council representatives:

Cr Sandra Hazlehurst  
Cr Geraldine Travers  
Cr Jacoby Poulain  
Cr Eileen Lawson  
Cr Henare O'Keefe  
Cr Bayden Barber



Item 9

Attachment 2







Item 9

Attachment 3

Summary

In June 2007, the council adopted a Development Contributions Policy to fund the total cost of capital expenditure related to growth in respect of Community Infrastructure, Network Infrastructure and Park & Reserves.

The policy seeks to establish a transparent, consistent and equitable basis for recovering from those persons undertaking development a fair, equitable and proportionate portion of the total cost of capital expenditure necessary to service growth over the long term.

Since its inception, revisions of the development contributions policy (DCP) have been undertaken numerous times. The only consequential changes made to the Draft 2019/20 DCP were to reflect minor changes to the assumptions that underpin the Irongate and Omaha Industrial calculations, by reflecting payments made earlier than previously anticipated.

## 2019/20 Summary of Schedule of Charges

A summary of the schedule of charges by type of development are outlined below: (all figures are inclusive of GST)

Type of Development	2018/19 Schedule of Charges	2019/20 Schedule of Charges
Greenfields Residential <u>Per HUE</u> <i>*Excludes Howard Street Internal Servicing Contribution</i>	\$24,441.81	\$22,054.70
Infill Residential <u>Per HUE</u>	\$11,816.31	\$12,193.45
Medium Density Housing Residential <u>Per HUE</u>	\$13,396.12	\$13,764.35
Semi Urban Residential (not connecting to council reticulated services) <u>Per HUE</u>	\$4,187.21	\$4,560.90
Rural Residential (not connecting to council reticulated services) <u>Per HUE</u>	\$4,187.21	\$4,560.90
Office <u>Per 100m2</u>	\$3,363.76	\$3,437.40
Commercial & Retail <u>Per 100m2</u>	\$4,727.22	\$4,892.93
Industrial <u>Per 100m2</u>	\$3,785.81	\$3,836.77
Hospitality & Accommodation <u>Per 100m2</u>	\$9,161.73	\$9,294.27
Irongate Industrial Catchment Area <u>Per m2 of Land Area</u>	\$9.72	\$10.97
Omahu Industrial Catchment Area <u>Per m2 of Land Area</u>	\$21.64	\$22.75

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## 1.0 Background

### 1.1 Introduction

Hastings District Council is no different to other councils around New Zealand in experiencing growth pressures from both residential and non-residential development. Council has determined that the funding of new assets or assets of increased capacity to meet demand created by new development should be recovered by way of development contributions from those benefiting from the infrastructure.

### 1.2 Enabling Legislation and Supporting Policy Framework

This Policy on development contributions has been prepared in accordance with Sections 102(4)(d) and 106 of the LGA 2002.

The Policy contributes to community outcomes in the LTP by ensuring the provision of appropriate infrastructure to meet the needs of growth and where appropriate levels of service are maintained.

The requirements of section 106 have been specifically considered in formulating this policy. Specifically the following points should be noted:

- Appendix E summarizes and explains the capital expenditure identified in the Long Term Plan that the Council expects to incur to meet the increased demand resulting from growth. The total amount of funding to be sought by development contributions and from other sources of funding for each activity has also been identified.
- Appendix D identifies the proportion of the capital expenditure for each project which is attributable to growth and therefore included in the development contribution calculation methodology.
- In relation to each activity to be funded, Appendix H identifies the most appropriate funding mechanism and the community outcomes to which the activity primarily contributes.

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### 1.3 Purpose and Principles of Development Contributions

The purpose of the Development Contributions Policy is to ensure that reserves and infrastructure capital expenditure is funded by those parts of the community who benefit from that expenditure.

Those responsible for creating growth within our district, whether through subdivision, building, new service connections or a change in land use, are being asked to pay a fair share of the resulting additional infrastructure cost incurred by council.

This policy has been prepared in accordance with the principles and purposes of development contributions under the Local Government Act (2002).

Under Section 197AA, the purpose of the development contribution provisions is to enable territorial authorities to recover from those persons undertaking development a fair, equitable and proportionate portion of the total cost of capital expenditure necessary to service growth over the long term. This policy ensures the cost of infrastructure required by growth is funded in a fair and reasonable manner from those who create, or those who have created, the need for that cost.

Under section 197AB, the key principles that must underpin a development contributions policy are:

- A development contribution will only be required if the effects or cumulative effects of development will create or have created a requirement for the territorial authority to provide or to be provided new or additional assets or assets of increased capacity.
- A development contribution will be determined in a manner that is generally consistent with the capacity life of the assets for which they are intended to be used.
- Cost allocations will be determined to, and be proportionate to, the persons who will benefit from the assets to be provided (including the community as a whole) as well as those who create a need for the assets.

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- A development contribution must be used towards the purpose of the activity or group of activities for which it was required, and for the benefit of the district or part of the district identified in the development contributions policy.
- Sufficient information is made available to show what development contributions are being used for and why.
- Development contributions are predictable and consistent with the methodology and schedules of the policy under section 106, 201 and 202 Local Government Act 2002 (LGA 2002).
- When calculating and requiring development contributions, a council may group certain developments by area or land use (averaging) providing it is done in a manner that balances practical and administrative efficiencies with considerations of fairness and equity and grouping across an entire district is avoided where practical.

Under Section 101(3) (a)(i) of the LGA 2002, the following table summarises how Development Contributions contribute towards the achievement of community outcomes as defined in councils LTP. More detailed analysis can be found in Appendix H.

1.3.1 Long Term Plan Community Outcomes					
Group of Activities	Community Outcomes	Level of Service Expected	Parks & Reserves	Network Infrastructure	Community Infrastructure
Water and Roads	<p><i>Local Infrastructure which contributes to public health and safety, supports growth, connects communities, activities communities and helps to protect the natural environment.</i></p> <p><u>Group of Activity Objectives</u></p> <ul style="list-style-type: none"> <li>- Maintain and enhance public health and safety</li> <li>- Move people and goods around safely and efficiently</li> </ul>	<ul style="list-style-type: none"> <li>- <b>Water Supply</b></li> <li>- 100% compliance with NZ drinking water bacteria standards</li> <li>- 100% compliance with resource consent conditions (no abatement notices)</li> <li>- <b>Urban Stormwater Drainage</b></li> <li>- 100% compliance with resource consent conditions (no abatement notices)</li> <li>- No flooding of inhabitable dwellings in an up to 1 in 50 year event</li> <li>- <b>Sewage Collection, Treatment and Disposal</b></li> <li>- 100% compliance with resource consent conditions (no abatement notices)</li> <li>- No wastewater overflow events from routine operation (other than exceptional circumstances)</li> <li>- <b>Roading and Footpaths</b></li> <li>- Less than 5% of roads exceed national rough ride limits</li> <li>- Less than 3% of roads with condition classified poor or worse</li> <li>- Less than 1km a footpaths classified poor or worse</li> <li>- All property will be accessible by vehicles meeting maximum as of right mass and dimensions, except by special agreement.</li> </ul>		✓	
Safe, Healthy and Liveable Communities	<p><i>Local Infrastructure which contributes to public health and safety, supports growth, connects communities, activities communities and helps to protect the natural environment.</i></p> <p><i>Local public services which help meet the needs of young and old, people in need, visitors and locals, businesses and households.</i></p> <p><u>Group of Activity Objectives</u></p> <ul style="list-style-type: none"> <li>- Provide a range of accessible, social, cultural and recreational activity</li> </ul>	<ul style="list-style-type: none"> <li>- 94% of urban properties within 500m radius (walking distance) of a park</li> <li>- 56% of urban properties within 500m radius (walking distance) of a playground</li> </ul>	✓		✓



1.4 Financial Contributions

Council introduced its Development Contributions Policy in July 2007. Prior to this, Financial Contributions (in the form of cash, land, works, services, or a combination of these), were charged under the Hastings District Plan. Financial contributions were provided for under the Resource Management Act 1991 (RMA), and were used to offset or mitigate any adverse impacts on the natural and physical environment including utility services, of a new development.

In the unlikely event that Council receives an application for 224c on a resource consent lodged under the Financial Contribution regime, that has not lapsed, Council agrees that the 'financial contribution condition' stipulated on the decision will be payable.

Applications received after 01 July 2007 will be subject to assessment under the Development Contributions Policy.

Council will not require a Development Contribution for any individual activity to the extent that a Financial Contribution has already been imposed as a condition on a resource consent, or charged as part of a building consent, in relation to the same development for the same purpose unless it reflects an increase in scale or intensity of the development since the original contribution was required.

1.5 Works or Service

Nothing in this policy will prevent the Hastings District Council from requiring as a condition of consent the provision of works or services to directly support the immediate development. These works or services may include frontage works, service connections, private vehicle crossings, service extensions and the like. This will only be the case where the works have not been included in a Development Contribution required under this policy. Furthermore, nothing in this policy will prevent the Hastings District Council from entering into agreements pursuant to sections 12(2) and 200(2) of the LGA 2002. Any agreement entered into by Council will be prepared in accordance with Section 207A-207F of the LGA 2002.

2.0 Policy

2.1 Adoption, Implementation and Review

The Council originally adopted a Development Contributions Policy in 2007 as an amendment to its 2006-2016 Long Term Council Community Plan. The policy came into force for any application received after 01 July 2007.

Under Section 106(6) of the LGA 2002, it is intended that the Development Contributions Policy will be reviewed at least once every three years using a consultation process that gives effect to the requirements of Section 82 LGA 2002. It may be reviewed at shorter intervals if Council deems necessary, to take account of:

- Any changes to the significant assumptions to the Development Contributions Policy
- Any change in policy as Council continues to develop and implement structure plans for the District.
- Any changes to the Hastings District Plan
- Any changes in the capital works programme for growth
- Any changes in the pattern and distribution of development in the District
- The regular reviews of the LTP
- Any significant changes in cost indices
- Any other matters Council considers relevant.
- It is intended that the Development Contributions Schedule may be updated regularly to ensure charges are in line with the level of growth costs the council faces. This will also enable council to factor in inflationary adjustments, improved project information and actual and budgeted project costs.

2.2 Timing of Assessments

Under Section 202 of the LGA 2002, Council can apply a development contribution upon the granting of:

- A resource consent (subdivision or land use)
- A building consent (including Certificate of Acceptances)
- An authorization for a service or infrastructure connection.

In most cases, development contributions will generally be collected at the resource consent stage. Council considers that the resource consent stage is more often the most appropriate stage to take a development contribution for the following reasons:

- Practicality of implementation
- Economies of scale in implementation costs
- Fairness
- Best available knowledge for projections and allocating budgets

Where two applications (Building and Resource Consent) are submitted simultaneously, an assessment may be issued in respect of each application. Payment of the contribution will be required at the earlier of application for Code Compliance Certificate or 224c. Once paid, 'actual credits' will be recognised on the remaining application. This may negate any development contributions requirement on the remaining application. Refer to Invoicing and Payment of Development Contributions under Section 6.0.

2.3 Credits

Credits are recognition of previous contributions (Financial or Development Contributions) that have already been assessed, paid or otherwise met.

For the purposes of this policy a credit is measured as the number of Units of Demand (Household Unit Equivalents – HUE) for each activity applied in determining the development contribution charge.

Credits towards the assessment of development contributions for a consent application include both "Historic Credits" and "Actual Credits".

Information on Historic and Actual Credits will be provided upon application (where necessary the applicant may be required to provide written information about the existing use of the site to enable this assessment).

The management and recording of Historic and Actual Credits against each title is to ensure the Council does not collect contributions twice for the same purpose.

2.3.1 Historic Credits

Credit will be given for the pre-existing status of properties (prior to 19 April 2000) even if no previous financial or development contributions were paid. The date of 19 April 2000 is the date the financial contributions section of the Hastings District Plan became operative. Credits will be associated with the existing title and calculated and assigned on a per activity basis.

For example: A dwelling built before 19 April 2000 will have one credit towards Community Infrastructure, Parks; Reserves Land, Roading, and service connections where it is already connected to council networks.

However, if the property is not in an area of service, or it is not connected to the service, it is not deemed to have any historic credit for that service.

For the calculation of historic credits, there is no historic time limit. Any excess credits existing from amalgamation will remain available to be used to offset any development contribution requirement on that site.

2.3.2 Actual Credits

Where development contributions or financial contributions for a particular property have previously been assessed and paid, HUE credits shall be given for that particular activity. For the calculation of actual credits there is no historical time limit and all previous payments shall be taken into account.

Summary Table of Credits

Residential Development

2.3.3 Residential Development		
Type	Activity	Allocation of Credits
<b>Historic Credits</b>  <i>(relates to the pre-existing subdivision or development that occurred prior to 19 April 2000)</i>	Community Infrastructure	<ul style="list-style-type: none"><li>Per Existing Dwelling</li><li>No credit allocated if vacant</li></ul>
	Parks & Reserves (Local & District Wide)	<ul style="list-style-type: none"><li>Per Existing Dwelling Or</li><li>Per title where vacant</li></ul>
	Roading	<ul style="list-style-type: none"><li>Per Existing Dwelling Or</li><li>Per title where vacant</li></ul>
	Stormwater	<ul style="list-style-type: none"><li>Per connected dwelling</li></ul>
	Wastewater	
<b>Actual Credits</b>  <i>(relates to any subdivision or development that occurred after 20 April 2000)</i>	Water	
	Community Infrastructure	<ul style="list-style-type: none"><li>Where a financial contribution (development Levy or Contribution) has previously been assessed and paid.</li></ul>
	Parks & Reserves (Local & District Wide)	
	Roading	
	Stormwater	
	Wastewater	
	Water	

- Where a site contains a residential building demolished or destroyed by fire or some other cause, no development contributions will be payable provided that the same number of dwelling units are rebuilt. Any additional units will be assessed in terms of this policy.
- Credit HUEs for all activities must be allocated to the same allotment or allotments.

Non Residential Development

Table 2.3.4 Non Residential Development (For developments outside Irongate or Omaha Industrial Catchments)		
Type	Activity	Allocation of Credits
<b>Historic Credits</b>  <i>(relates to the pre-existing subdivision or development that occurred prior to 19 April 2000)</i>	Roading	<ul style="list-style-type: none"><li><b>Occupied:</b> Where a connection exists, credits will be allocated on a per m2 GFA based on the existing development and activity, and using the current policy equated back to a household unit equivalence (HUE).</li><li><b>Vacant:</b> Credits will be allocated per HUE but only where an existing connection exists.</li></ul>
	Stormwater	
	Wastewater	
	Water	
<b>Actual Credits</b>  <i>(relates to any subdivision or development that occurred prior after 20 April 2000)</i>	Roading	<ul style="list-style-type: none"><li><b>Occupied:</b> Where a connection exists, credits will be allocated on a per m2 GFA based on the existing development and activity, and using the current policy equated back to a household unit equivalence (HUE).</li><li><b>Vacant:</b> Where a financial contribution (Development Levy or Contribution) has previously been assessed and paid.</li></ul>
	Stormwater	
	Wastewater	
	Water	

Table 2.3.5 Non-Residential Development (For developments within Irongate or Omaha Industrial Catchments)		
Type	Activity	Allocation of Credits
<b>Actual Credits</b>	Roading	<ul style="list-style-type: none"><li>Credits will be allocated on a per m2 basis to any portion of land where a development contribution for an activity has previously been assessed and paid.</li></ul>
	Stormwater	
	Wastewater	
	Water	



Historic Credits	Roading	• Where a connection exists, credits will be allocated on a per m2 basis to any portion of land which contains an existing Industrial Building.
	Stormwater	
	Wastewater	
	Water	

- Where a site contained non-residential buildings demolished or destroyed by fire or some other cause, no development contribution will be payable unless the building is built to a larger scale , or a change in use results in a greater level of intensity/ impact on council services.
- Credit HUEs for all activities must be allocated to the same allotment or allotments.

2.4 Definition of Growth

In terms of this Policy, growth means the increase in demand for capacity in the community's network and community infrastructure required to support development within the community. The "community" in this sense is both local and district wide as recognised in section 3.2 where "areas of demand" are described.

2.5 Works within a Development Site

Within the boundaries of the development site, the developer shall provide the following as part of the cost of development as a condition of the consent under the Hastings District Plan:

- Road, transportation and car parking infrastructure
- Water supply network
- Wastewater network
- Stormwater collection and disposal infrastructure.

Note: A reduction in development contributions may be applied if any internal infrastructure includes a proportion of "up-sizing" required by the Council beyond that required to service the subject development.

2.6 Development Contributions

2.6.1 Requirement For and Use of Development Contributions

Section 197 of the LGA 2002 defines development in accordance with the definition in Appendix F of this policy.

In accordance with section 199 of the Act, the Council will only require development contributions if the effect of development have the effect either by itself or the cumulative effects that a development may have in combination with other developments, is to require new or additional assets or assets of increased capacity and as a consequence, the Council incurs capital expenditure to provide appropriately for network and community infrastructure.

Both the underlying methodology of this policy and its implementation will ensure that each potential development will be assessed to decide whether it constitutes a development in accordance with the Act. For example section 4 of this policy helps in determining whether a development generates a demand.

Council may require a development contribution from any development for the following:

- Total cost of capital expenditure already incurred in anticipation of growth development
- Development Contributions will be required to meet the growth component of the total cost of future capital expenditure.

Development contributions will be collected to support the following activities:

Classification	Activity	Description
Community Infrastructure	Community Infrastructure	Providing social and recreational infrastructure such as the provision of public toilets and playgrounds



Parks & Reserves	Local & District Reserves	Wide Reserves	Providing social and recreational infrastructure through the provision of safe and well located local and district wide parks, sports grounds and reserves.
Network Infrastructure	Roading		Ensuring a safe and efficient transport network. (Road, pathways and cycle ways)
	Water		Ensuring supply of healthy drinking water through the provision of effective management services.
	Wastewater		Mitigation of adverse environmental impacts through the provision and effective management of wastewater disposal infrastructure.
	Stormwater		Mitigation of adverse environmental impacts through the supply of reliable stormwater service that minimises flooding and risk to life and property in urban areas.

2.6.2 Capital Expenditure Council Expects to Incur as a Result of Growth

The total cost of expenditure related to Growth that the Council expects to incur to meet increased demand for transportation, water and wastewater, stormwater and parks, is summarized in the table in Appendix E.

The growth component, net of any funding from other sources or agencies such as New Zealand Transport Agency (NZTA), of the total cost of capital expenditure will be funded by development contributions.

The calculations and documentation supporting the above capital expenditure are available for examination at the offices of Hastings District Council.

Note: Backlog and Renewal portions of capital expenditure will be funded from sources other than development contributions.

2.6.3 Capital Expenditure Council has incurred in Anticipation of Development

In the recent past Council has incurred significant expenditure in anticipation of development. Council will recover the growth component of these projects implemented to support the future community (post 1 July 2007). These projects are included in Appendix D.

Please note that the cost of the growth component is determined from actual total cost to implement these projects less any other funding received or expected to be received (including existing financial contributions paid or required under existing conditions of consent).

2.6.4 Council Use of Development Contributions

Council will use development contributions only for, or to the purpose of the activity or groups of activities for which the contributions were required. This will be undertaken on an aggregated project basis for each of the activities.

Projects within an activity area may change over the 10 year period. However, despite any amendments, this policy assumes that projects cost no less than the estimates set out in this policy including the projected growth components. Therefore, collected development contributions will still be used for the projected new projects within the relevant activity area notwithstanding amendments that may in future be made to them.

Where Council anticipates funding from a third party or agency such as New Zealand Transport Agency (NZTA) for any part of the growth component of the total cost of capital expenditure then this proportion is excluded from the total estimated growth component to be funded by development contributions under this Policy.

2.7 Limitations to the Application of Development Contributions

Council will not require a development contribution in the following cases:

- Where it has, under Section 108(2)(a) of the Resource Management Act 1991 (RMA), imposed a condition on a resource consent in relation to the same development for the same purpose; or
- Where the territorial authority has already required a development contribution for the same purpose in respect of the same building work, whether on the granting of a building consent or certificate of acceptance, unless a further contribution is required to reflect an increase in the scale or intensity of the development since the original calculation was required.
- Where the developer, with the agreement of the Hastings District Council under sections 12(2) and/or 200(2), LGA 2002, will fund or otherwise provide for the same reserve, network infrastructure, or community infrastructure; or
- Where a third party has funded or provided, or undertaken to fund or provide, the same reserve, network infrastructure or community infrastructure.
- For the avoidance of doubt, this does not in any way limit Council's ability to require that Parks: Reserve land contributions are to be paid in the form of a cash contribution.

3.0 Determination of Development Contribution Charges

3.1 Activities

As per section 2.6.1, six activities have been defined for which development contributions have been calculated. The activities are:

- Community infrastructure
  - Community facilities (I.e. Playgrounds & Public Toilets)
  - Parks & Reserves (Local & District Wide) Acquisition and Development of Land
    - Network Infrastructure
- Rooding
- Water Supply

- Wastewater
- Stormwater

3.2 Areas of Demand

For each activity a number of Areas of Demand (known as 'catchments') have been determined based on their key characteristics. These characteristics include geography, service delivery, available growth information and the nature and complexity of solutions. Consideration has also been given to the practical and administrative efficiencies, and towards fairness and equity.

The Areas of Demand are either local or district wide. Individual capital works projects are allocated to either local or district wide Areas of Demand depending on the nature of the project and the community it is required to serve.

The use of 'catchment areas' is the fairest means for council to apportion those growth costs to those who benefit from that the assets provided.

Developments lying within an Area of Demand will assessed against the development contributions for that area. If for any reason a development falls outside the Area of Demand, and is still served by the infrastructure associated with one of the activities for this Area of Demand, then the schedule of contributions for that Area of Demand shall still apply.

The areas of demand are defined in Appendix C.

3.3 Level of Service (LOS)

Council activity management plans for each activity define the relevant LOS for that activity.

From these LOS statements a capital project list to meet projected growth has been identified and priced, based on sustaining or achieving these levels of service.

In general the development contributions will be calculated based on the existing levels of service across the District.

Any requirement to increase the LOS for existing users will not be funded by development contributions.

**3.4 Growth Model and Household Unit Equivalents**

The District’s growth model has been developed in order to predict growth throughout the District in ‘Household Unit Equivalents’ (HUE) and this growth information is presented per activity and planning unit (locality). A number of planning units make up each Area of Demand. A HUE is used to refer to residential, non-residential and rural development as explained in Sections 4.1, 4.2 and 4.3,

Growth expectations will inevitably change over time. As a consequence the Hastings District Council will continually monitor growth and improve its growth model forecasting techniques.

In the growth model, a HUE is defined as being equivalent to one ‘average’ household unit of demand. It is recognised that household units vary throughout the District and that the demands they generate also cover a broad range. Furthermore, the level of demand generated by any household unit at any one time will vary according to the number of occupants and the nature and extent of allowed activities undertaken on each property.

However, given the relatively large size of the development contribution Areas of Demand and the implied averaging, the approach is considered appropriate as well as being consistent with the level of detail recognised by the growth model itself.

**3.5 Cost Allocation Methodology**

The Cost Allocation Methodology used in this Policy is referred to as “Modified Shared Drivers”. This methodology is applied to the capital works projects in the LTP. In the preparation of this Development Contributions Schedule, priority has been given to high value projects and those with a high growth component.

The Modified Shared Drivers approach takes the planned costs of a proposed project and assigns them to various drivers. The categories of drivers within the methodology are:

- Renewal
- Backlog
- Growth
- Unallocated

By analysing each project against these drivers, the distribution of the benefits of the works can be better identified. The benefits to the community as a whole can be identified (generally renewal, backlog and unallocated), while conversely the benefits to the growth community can also be identified (generally growth).

A summary of the Cost Allocation Methodology is as follows:

- The scope and Gross Cost of the project are reviewed. Any non-capital (operations and maintenance costs, feasibility costs) are deducted.
- Third party funding is identified and deducted.
- Area of demand is established.
- A share for Renewal is deducted taking into account the scope of assets being renewed and their remaining life at the time of renewal.
- Capacity and Demand information based on current levels of service is used to allocate shares to Backlog and Growth.
- Any remaining share is defined as Unallocated.
- Capacity and Useful Life information is gathered to help determine the period over which contributions should be collected.

The full and detailed methodology and cost allocation analysis are available for inspection upon request.



3.6 General Funding Model

The purpose of the funding model is to ensure an equitable assessment of the funding requirements in compliance with the LGA 2002 to support the Development Contributions regime. The primary output of the funding model is an assessment of the required development contributions charges. These charges are listed in Appendix A.

The model takes account of:

- The funding requirements to support the cost of growth infrastructure.
- Equitable application of those funding requirements to the incoming growth community.
- Recognition that the backlog components of the growth infrastructure are funded by the existing community. The rating charges applied to the existing community will also be applied to the incoming community as there is no differential rating process to exclude the incoming community from those rates charges. Future rating revenue from the increasing community has been estimated and incorporated into the calculation of the contributions in the Funding Model.
- Interest on funds raised to implement growth infrastructure.
- Interest on contributions received in advance of provision of growth infrastructure.

3.7 Irongate / Omahu Funding Models

The costs associated with providing infrastructure for the Irongate and Omahu Industrial Areas has been ring-fenced and will be recovered specifically from those developments occurring within each individual catchment. These charges are listed under Appendix A.

The model takes account of:

- Recognition of any benefit received from the assets by the wider community through the cost allocation process.

- Any funding from other sources (NZTA Subsidies).
- Interest incurred throughout the lifetime of the project on any provision of infrastructure required to service the catchment area.
- Interest received throughout the lifetime of the project on any contributions received in advance of any provision of infrastructure required to service the catchment area.
- A sliding scale inflation adjustment (BERL) to the contribution rate to ensure those developing in earlier years are not disadvantaged, and all development throughout the lifetime of the project are paying a fair share of the total cost of capital expenditure.
- Any portion of land containing an existing industrial building where a development contribution is unlikely to be paid (i.e the development is not required to connect to council services), or portion of land containing an existing industrial building that is already connected to council services.

4.0 Assessment of Development Contributions

4.1 Defining a Development

Before deciding on whether a development contribution is payable, in accordance with Section 199 of the LGA 2002, the Council must assess whether the development either by itself or the cumulative effects that a development may have in combination with other developments, is to require new or additional assets or assets of increased capacity.

New buildings, a change in land use or subdivision of land to create additional lots, usually results in the potential for additional household units and therefore additional HUEs, which form the base unit for the calculation and charging of development contributions.

In the case of the Roding, Parks & Reserves (Local & District Wide) and Community Infrastructure any additional HUE being created has access to these activities, therefore a demand is created.



In most instances, if a connection is made to Water Supply, Wastewater or Stormwater Networks, a demand is created. Where no ability to connect to Water Supply, Wastewater or Stormwater Network Infrastructure exists, no demand is created.

If however the relevant network services are provided in the future, and a connection occurs, a demand is created and a contribution would be applicable at the time of connection.

Where credits are provided for in accordance with section 2.3 of this policy, it is accepted that no additional demand is created to the value of these credits.

4.2 Residential or Rural Subdivision and General Residential Applications

In most instances the only information that is required to calculate the number of HUE's, and hence the development contribution chargeable, is the additional number of residential allotments or buildings created by the proposal.

In the case of residential buildings, generally, every residential building equals one household unit which equals one unit of demand. The exception to this will be if the residential building which qualifies for a reduction under 4.3.

In the case of subdivision, it should be noted that every new residential or rural lot is generally taken as being intended for one household unit so a contribution is applied.

It should be noted that in some instances a development contribution may still be payable even where there is no overall increase in the number of titles or allotments created by the subdivision.

For example:

A subdivision of two vacant existing titles into two new titles with the purpose of creating one lifestyle lot and one balance lot, may still attract development contributions. In this instance, the intention may be to build a dwelling on the new lifestyle lot which creates a demand for Community Infrastructure, Roading and Parks

& Reserves (Local & District Wide). However, contributions would only apply where a contribution has not previously been paid or assessed or credits are provided for under 2.3 of this policy.

Where the property created through subdivision or an additional residential building is not planned to be connected to the Water Supply, Wastewater or Stormwater Network Infrastructure no charge will be made for that activity. However, if at a future time the property is to be connected, it will attract a development contribution at building consent or at service connection.

4.3 Additional Residential Buildings

The only exception to every residential building being treated as one household unit is the application of a reduced rate to any additional residential dwelling with a gross floor area under 80m<sup>2</sup>. A reduction will be applied on a 'sliding scale' as per Table 4.3.1 based on the size of the building. The maximum reduction that will be applied is 0.5 of a HUE.

Table 4.3.1 Reductions for Additional Residential Buildings

Size of Additional Building	HUE Reduction applied per activity	HUE Charged per activity
80m <sup>2</sup> or over	Nil	1
70m <sup>2</sup>	0.125	0.875
60m <sup>2</sup>	0.25	0.75
50m <sup>2</sup>	0.375	0.625
40m <sup>2</sup> or under	0.5	0.5

Irrespective of size, the first dwelling on any site will always attract a one household unit equivalent (HUE) charge. The reduction will only apply to any additional residential buildings under 80m<sup>2</sup> as this is a reflection of the fact these residential types of buildings are often for the care of extended family and are likely to have less impact on council infrastructure.

A further contribution may apply if the scale and intensity of that additional residential building is increased.

For example:

If an additional residential building that received a reduction increases its gross floor area (i.e from 50m<sup>2</sup> to 70m<sup>2</sup>), a contribution based on the additional 20m<sup>2</sup> will apply at the building consent stage using the development contributions policy in force at the time.

4.4 Non-Residential Applications

Activities

The following activities will be assessed to determine the HUE's associated with the planned development. Contributions for Parks & Reserves (Local & District Wide) and Community Infrastructure are not recovered from non-residential developments.

- Network Infrastructure
- Rooding
- Water Supply
- Wastewater
- Stormwater

Non-residential subdivision

The creation of each additional vacant non-residential allotment will be charged 1 HUE per activity connected or additional site created whichever is the greater.

An assessment will also be completed at the time of building consent being submitted when the demand and type of activity is known on the site net of any credits from the subdivision.

Non-residential development

Development Contributions will also apply where a new building is constructed or where an existing building extends its Gross Floor Area (GFA) towards the additional impact upon council infrastructure. An assessment using the Equivalence Table under 4.4.1 will apply on the additional Gross Floor Area. The equivalences reflect the average demand placed on each council infrastructure from the each type of commercial or industrial industry.

For non-residential consent applications HUE's may be calculated for each activity as follows:

Table 4.4.1 GFA Conversions for Non-Residential Development (excluding development within the Irongate & Omaha Industrial Catchments)

	Stormwater * See Note 1 below.	Water	Wastewater	Rooding
Land Use/Activity	HUES per 100m <sup>2</sup> of Gross Floor Area (GFA)			
Commercial & Retail	1 HUE per Lot	0.30	0.30	0.93
Offices	1 HUE Per Lot	0.30	0.30	0.41
Industrial & Warehouse	1 HUE per Lot	0.40	0.40	0.28
Hospitality & Accommodation	1 HUE Per Lot	0.95	0.95	0.73

**\*Note 1:** If the developments impact on council infrastructure is significantly greater than envisaged by council, it reserves the right to carry out a special assessment under 4.8 Extraordinary Circumstances.

#### 4.5 Development within the Irongate & Omaha Industrial Catchment Area

The General Industrial Zone (Irongate and Omaha) has a significant capital expenditure requirement. Council considered the risks of smaller catchments such as greater unpredictability and uncertainty about funding, an increase in the time spent implementing, managing and administering the policy. However specific catchments for each industrial area was deemed appropriate to fairly allocate the cost of the infrastructure required in each area to those developments who benefit from the new assets.

#### 4.6 Assessment within Irongate Industrial Catchment

An assessment will be applied to any development located within the Irongate Industrial Catchment Area. The assessment will cover development contributions in respect of Rooding, Wastewater and Water Infrastructure services and be calculated on the land area of the site being developed. No contribution will be required in respect of Stormwater.

The only exception, where an assessment of contributions will not be made:

- Where a resource consent is lodged to subdivide, where the residual land is greater than 4ha in size and is not intended for development and therefore do not create demand for council infrastructure at this particular stage. For the purposes of this assessment, vacant shall be taken as any site not containing commercial or industrial buildings.
- Where the site has any actual or historic credits as outlined under Table 2.3.5.

Whilst the variation confirmed the extent of the area as approximately 118ha, due to existing development, it is envisaged the development contribution will be recovered across a chargeable area of approximately 96.5ha.

An assessment will be issued at the time the resource or building consent is approved. Payment of the development contribution can be made at any time up to application for 224(c) or Code Compliance Certificate, using the schedule of charges in place at the time of payment.

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#### 4.7 Assessment within Omaha Industrial Catchment

An assessment will be applied to any development located within the Omaha Industrial Catchment Area. The assessment will cover development contributions in respect of Rooding, Wastewater, Water Infrastructure services and Land Acquisitions for Stormwater Corridor, and be calculated on the land area of the site being developed.

The only exception, where an assessment of contributions will not be made:

- Where a resource consent is lodged to subdivide, where the residual land is greater than 2ha in size and is not intended for development and therefore do not create demand for council infrastructure at this particular stage. For the purposes of this assessment, vacant shall be taken as any site not containing commercial or industrial buildings.
- Where the site has any actual or historic credits as outlined under Table 2.3.5.

Whilst the variation confirmed the extent of the area as approximately 62ha excluding the servicing corridor, due to existing development, it is envisaged the development contribution will be recovered across a chargeable area of approximately 52ha.

An assessment will be issued at the time the resource or building consent is approved. Payment of the development contribution can be made at any time up to application for 224(c) or Code Compliance Certificate, using the schedule of charges in place at the time of payment.

#### 4.8 Rural Subdivision and Rural Land Uses

Generally, a development contribution will be required on all rural subdivision as each lot created gives rise to an additional set of entitlements.

Council may agree to defer the development contribution where any additional lot created is rural zoned, is not intended for development, and does not create a demand for council infrastructure at the time of subdivision.

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All requests for deferral, must be made in writing at the time of lodgment of the resource consent. Any decision to defer the contribution is at the discretion of the Chief Financial Officer.

Any deferral will be recorded on the title using a consent notice at the applicant's expense. This does not exempt the site from paying a development contribution at all. The development contribution will simply be deferred until the site is further developed (i.e. further subdivision or the building / relocation of a residential dwelling to the site).

All lifestyle lots are taken as intended for development and will not be considered for deferral. Deferral will not be considered for applications where a contribution requirement has already been assessed.

Where a contribution is required, the following activities will be assessed as 1 HUE per additional allotment:

- Community Infrastructure
  - Community facilities (i.e. Playgrounds and Public Toilets)
- Parks & Reserves
  - Local Reserves; Acquisition and development (only if lies within the Greenfields Catchment)
  - District Wide; Acquisition and development
- Network Infrastructure
  - Rooding
  - Water Supply (only if serviced)
  - Wastewater (only if serviced)
  - Stormwater (only if the development lies within a stormwater area of demand)

Non-residential sheds and farm buildings ancillary to land based primary production occurring on the subject site, and which do not place additional demand on infrastructural services, will not incur a development contribution.

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Industrial or commercial activities established in the rural area will be assessed for a contribution in accordance with Section 4.4.

Where the property is not planned to be connected to the water supply, wastewater or stormwater network infrastructure no charge will be made for that activity. However if at a future time the property is to be connected it will attract a development contribution at building consent or at service connection.

#### 4.9 Extraordinary Circumstances

Council reserves the discretion to enter into specific arrangements pursuant to sections 12(2) and/or 200(2) of the LGA 2002 with a developer for the provision of particular infrastructure to meet the special needs of a development, for example where a development requires a special level of service or is of a type or scale which is not readily assessed in terms of HUE's or Table 4.4.1.

If, at development stage, an application clearly has a significantly greater or significantly lesser impact than that envisaged in the averaging implicit in the above methodology, a 'special assessment' may be called for at the Council's discretion. The applicant will be expected to provide supporting information and detailed calculations of their development's transport, water supply, wastewater and stormwater demands in base units. Using the standard base unit/HUE conversions (Table G-2 of Appendix G) these estimates may then be converted to HUE's and charged accordingly. This additional information could be made part of a Section 92 (RMA 1991) request or at requested pre-application stage.

For example, a 'traffic impact assessment' is a requirement for most non-residential and larger residential developments. It will usually be possible to compare the vehicle trips per day reported from this source with Table G-2 of Appendix G. In any case, any particularly traffic intensive land use such as, but not limited to the following will be deemed to fall into the special assessment category and the HUE's based on the impact assessment:

- Service stations with or without retail facilities

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- Drive through fast food restaurants
- Bulk Floor Retail, Large Format Retail (or 'big box') developments
- Hotels, Motels, Backpackers or Seasonal Workers Accommodation
- Food processing Industrial Activities
- Churches
- Gas / Oil Exploration Plant

Item 9

Attachment 3

4.10 Summary of HUE Assessments

Table 4.10 Summary of HUE Assessments			
	Subdivision	Development	Service Connection (where available)
Residential / Rural	<p>Per additional title: 1 HUE per activity</p> <p>Note: The Parks &amp; Reserve Contribution must not exceed the greater of 7.5% of land value and the value equivalent of 20m<sup>2</sup> of land for each additional household unit created.</p> <p>Note: A contribution may be deferred on some rural subdivision where the subdivision creates additional lots that are not intended for development and does not create a demand for council infrastructure. Refer to Section 4.8.</p>	<p>Per additional title or household unit incl. strata title type developments: 1 HUE per activity</p> <p>Note: The Parks &amp; Reserve Contribution must not exceed the greater of 7.5% of land value and the value equivalent of 20m<sup>2</sup> of land for each additional household unit created.</p> <p>Note: A contribution of less than 1 HUE may apply to any additional residential dwelling. Please refer to Table 4.3.1</p>	<p>Per Additional Connection: 1 HUE per activity</p>
Non-Residential	<p>Per additional title: 1 HUE per activity</p> <p>If the development is located within the Irongate &amp; Omaha Industrial Areas, an assessment will be based on the land area of the site being developed. The only exception would be if the residual land is greater than 4ha (Irongate) or 2ha (Omaha) and is not intended for development.</p>	<p>An assessment will be generated based on the scale of the development using the standard table under 4.4.1.</p> <p>If the development is located within the Irongate &amp; Omaha Industrial Areas, an assessment will be based on the land area of the site being developed.</p>	<p>An assessment will be generated based on the scale of the development using the standard table under 4.4.1.</p> <p>If the development is located within the Irongate &amp; Omaha Industrial Areas, an assessment will be based on the land area of the site being developed (connected).</p>
Special Category	At Council's discretion. Any assessment would be based on specific information provided by the applicant in relation to their developments likely impact. An assessment using the standard base unit / HUE conversions would be calculated and charged accordingly.		

5.0 Calculation of Development Contributions

Where development contributions are required, the amount payable will be calculated by multiplying the development contributions per HUE by the number of HUE's. Credits (historic and actual as per section 2.3) may reduce any assessment.

Sections 5.1 and 5.2 describe the steps required to undertake the assessment or calculation of development contributions (but the descriptions of those steps are illustrative and the more specific provisions contained elsewhere in this Policy shall take precedence).

5.1 Residential Development

How to calculate your residential development contribution:

Process for calculating development contributions payable		
Step 1	Catchment Area	Establish what catchment area the 'development' lies (Appendix C)
Step 2	Number of HUE's	Establish the 'demand created' created by the 'development' (Section 4.2 / 4.3)
Step 3	Number of HUE's Credit	Establish per activity the 'credits' applicable to the parcel of land (Section 2.3)
Step 4	Number of HUE's payable	Calculate the increase in HUE's
Step 5	Charge per HUE	Establish the development contribution per HUE for that particular catchment area as per Schedule of Charges (Appendix A)
Step 6	Amount of DC's payable	Calculate the development contributions payable

5.2 Non-Residential Development (Excluding Irongate & Omaha Road)

How to calculate your non-residential development contribution:

Process for calculating development contributions payable		
Step 1	Catchment Area	Establish what catchment area the 'development' lies (Appendix C)
Step 2	Number of HUE's	Establish the 'demand created' created by the 'development' (Section 4.4)
Step 3	Number of HUE's Credit	Establish per activity the 'credits' applicable to the parcel of land (Section 2.3)
Step 4	Number of HUE's payable	Calculate the increase in HUE's
Step 5	Charge per HUE	Establish the development contribution per HUE for that particular catchment area as per Schedule of Charges (Appendix A)
Step 6	Amount of DC's payable	Calculate the development contributions payable

Please refer to 4.5 to 4.7 for establishing contributions for developments located within Irongate or Omaha Industrial Areas.

6.0 Invoicing and Payment of Development Contributions

6.1 Invoicing and Payment of Development Contributions

The following table summarises when a development contribution invoice is generated and required to be paid.

In most instances the invoice will be generated at the time an application for Code Compliance Certificate, Certificate of Acceptance or 224c is made, unless requested earlier.

Table 6.1.2 Summary of Invoicing and Payment

Application Type	Timing of Action
Land Use	An invoice will be issued at the time the Land Use is granted. Payment must be made before the Land Use is given effect to.
Service Connection Request (where a building consent is not lodged/required)	An invoice will be issued at the time the connection request is approved. Payment must be made prior to any connection being made.
Building Consent	An invoice can be requested at any time by the applicant. If no invoices is requested, an invoice will be issued automatically at the time of application for Code Compliance Certificate or Certificate of Acceptance. Payment must be made prior to Issue of the Code Compliance Certificate or Certificate of Acceptance.
Resource Consent (subdivision)	An invoice can be requested at any time by the applicant. If no invoices is requested, an invoice will be issued automatically at the time of application for 224c. Payment must be made prior to issue of the 224c.

Refer to Section 6.2 for Enforcement Powers if the development contribution is not paid.

Staged Subdivisions

- In the event of a staged subdivision, payment shall be required before Issue of 224 Certificate for each stage.

Simultaneous Applications

- Where an applicant lodges a building consent and a resource consent where both applications trigger an assessment of development contributions, an assessment will be issued upon the granting of each consent. Payment of the contribution will be required at the earlier of application for Code Compliance Certificate or 224c. Once paid, 'actual credits' will be recognised on the remaining application. This may negate any development contributions requirement on the remaining application.

Determination of Land use

When Council takes a development contribution at subdivision consent stage, the expected principle nature of activities authorized by any existing land use consent for the site and/or, in the underlying Zoning, will determine the type of development contribution payable.

Changes in Land use

If a subsequent land use consent changes the nature of activities previously envisaged in the original calculation of the development contribution (or previous Financial Contribution under the Resource Management Act 1991), and the scale and intensity of the new activity is greater, the development contribution will be recalculated and any demand difference will be charged. In some instances where council feels it is appropriate, the development contribution will be calculated and invoiced at the next stage in the consent process (i.e. at the building consent stage, or at the service or infrastructure connection stage).



**6.2 Enforcement Powers**

If payment of development contribution is not received Council will use the powers outlined in Section 208 LGA 2002. Those provisions state that until a development contribution required in relation to a development has been paid or made under Section 198, a territorial authority may:

- (a) *in the case of a development contribution required under Section 198(1)(a),  
  
Withhold a certificate under Section 224(c) of the Resource Management Act 1991.  
  
Prevent the commencement of a resource consent under the Resource Management Act 1991.*
- (b) *in the case of a development contributions required under Section 198(1)(b),  
withhold a code of compliance certificate under Section 94 (4) of the Building Act 2004.*
- (c) *in the case of a development contribution required under section 198(1)(ba  
or (4a), withhold a certificate of acceptance under section 99 of the Building  
Act 2004.*
- (d) *in the case of development contribution required under Section 198(1)(c),  
withhold a service connection to the development.*
- (e) *in each case, register the development contribution under the Statutory Land  
Charges Registration Act 1928, as a charge on the title of the land in respect  
of which the development contribution was required.*

**6.3 Postponement, Remission, Reduction and Refund of Development Contributions**

**6.3.1 Postponement of Development Contributions**

Council acknowledges that not all subdivision within the rural zone is necessarily intended for development. Council may therefore agree to defer the development contribution where any additional lot created is rural zoned, not intended for development, and does not create a demand for council infrastructure at the time of subdivision. Please refer to 4.8 for further details.

**6.3.2 Remission and Reduction of Development Contributions**

In general, the policy does not provide for remissions or reductions to development contributions for the following reasons:

- The greater the number and range of remissions, the less transparent the administration of development contributions becomes. If the Council wishes to advance particular strategic objectives, it is important that it does so transparently and effectively via a means separate from this policy.
- The greater the number and range of remissions, the more complex and uncertain the administration of development contributions becomes.

However, a remission may be approved in the following instances:

- A development contribution may be remitted in respect of any non-residential development undertaken by a private or integrated school. The decision to remit such assessments is taken in lieu of the crown exemption of development contributions that applies in respect of state schools.
- A development contribution may be remitted in respect of stormwater where council requires stormwater mitigation that results in any development reducing the amount of stormwater discharged to the network. The onus is on the applicant to demonstrate the effect of those measures results in no additional stormwater being discharged from the development. Each application will be considered on its own merits with any remission being determined by councils Water Services Manager.

**6.3.3 Refund of Development Contributions**

The refund of cash and return of land will occur in accordance with Sections 209 and 210 of the LGA 2002, in the following circumstances:

- If the development does not proceed;
- If a consent lapses or is surrendered;
- If the Council does not provide any reserves, network infrastructure or community infrastructure for which a development contribution was required; or
- If the Council does not apply money, or use land, within 10 years, or any relevant agreed period, of that contribution being received for any specified reserve purpose.

For the avoidance of doubt, and except in relation to any money or land taken for a specified reserves purpose, the Council will not refund a development contribution where any specific project does not proceed, unless the activity for which the development contribution was taken is not provided.

Any refunds will be issued to the payee. The amount of any refund will be the development contribution paid, less any costs already incurred by the Council in relation to the development and its discontinuance, but may include any interest earned depending on the circumstances of the case.

**6.4 Transitional Arrangements: Resource Consents**

Council undertook a thorough review of its Development Contribution Policy in 2015-16. Whilst the changes contribute to a more fair and equitable policy, it has led to a material reduction in the level of contribution required for some forms of development.

Under the policy setting at the time, any application received prior to 30 June 2014 can be automatically revised using the schedule of charges in place at the time of their application for 224c.

However, the policy setting was revised for applications received after 01 July 2014 following a request from the development community to fix the contribution assessment at the outset and provide developers with more certainty over what they would be required to pay.

Council recognises that in most instances, these applicants could choose to surrender or lapse an existing resource consent application and lodge a new resource consent application from 01 July 2016, and thus benefit from the 2016/17 Schedule of Charges.

As a transitional arrangement, Council therefore agrees that any resource consent application received between 01 July 2014 and 30 June 2016 where the development contribution assessed has not been paid, can be reassessed against the schedule of charges in place at the time of making their application for 224c.

All applications (excluding applications lodged in relation to land located within Irongate and Omaha Industrial Catchments) received after 01 July 2016 will continue to be fixed based on the schedule of charges in place at the time of the application being lodged.

**7.0 Reconsideration and Objection Processes**

Where a person has concerns over the development contribution required on their development, they have two avenues for which they can have their concerns addressed:

- 1) A reconsideration process, whereby the person can formally request council to reassess a development contribution,
- 2) An objection to a development contribution, whereby a person, regardless of whether they have sought a reconsideration, can formally object to a development contribution required and have their objection considered by an independent development contribution commissioner.

The following sections outline the processes for requesting either a reconsideration or making an objection.

**7.1 Reconsideration of a development contribution**

In accordance with section 199A and 199B of the LGA 2002, a person can request a reconsideration of any development contribution required on a development if they believe:

- a) the development contribution was incorrectly calculated or assessed against the Development Contributions Policy in force at the time of assessment,
- b) council has incorrectly applied its Development Contribution Policy, or
- c) information used to assess the development contribution required was incomplete or contained errors.

*Application Process*

A request for reconsideration must be lodged in writing to the Chief Financial Officer at Hastings District Council at 207 Lyndon Road East Hastings, within 10 working days of the notice advising of a requirement for a development contribution being received by the person lodging the request.

The request must outline specifically which part of the assessment should be reconsidered, and contain any appropriate supporting information which supports the request.

Council will notify the person in writing that the application for reconsideration has been received once it is satisfied it has all the relevant information needed to make a decision on the reconsideration.

The request will be reviewed by the Chief Financial Officer against the development contributions policy in force at the time of the application being lodged and consideration will be given to any new information supplied to council.

Council will then give written notice of the outcome of that reconsideration within 15 working days to the person requesting the reconsideration. A person may lodge an objection under section 199C, if they are dissatisfied with the outcome of any reconsideration.

A person may not apply for a reconsideration of a requirement for a development contribution if the person has already lodged an objection to that requirement under section 199C and Schedule 13A.

**7.2 Objection to a development contribution**

In accordance with section 199C and 199D of the LGA 2002, a person may object to any development contribution requirement. Whilst the right to object does not apply to challenges to the content of a Development Contribution Policy prepared in accordance with section 102 LGA 2002, it can apply if the objector believes:

- a) council has failed to properly take into account features of the objectors development that on their own or cumulatively with other developments, would substantially reduce the impact of the development upon the requirement for council to provide infrastructure,
- b) council required a development contribution for infrastructure not required by, or related to, the objectors development,
- c) council has required a development contribution that is not in accordance with section 200 LGA 2002,
- d) council has incorrectly applied its Development Contributions Policy to the objectors development

*Application Process*

Any objection must be lodged in writing to the Chief Financial Officer at Hastings District Council at 207 Lyndon Road East Hastings, within 15 working days of the notice advising of a requirement for a development contribution being received by the person lodging the objection.

The objection must set out the grounds and reasons for the objection, the relief sought and state whether the objector wishes to be heard on the objection. Council may at its discretion permit an objection to be received after the 15 working day period has expired, if it is satisfied exceptional circumstances exist.

Once received, Council must then as soon as practicable select no more than 3 independent development contribution commissioners from a register of



commissioners appointed by the Minister to decide the objection. A hearing may or may not be required to be held to determine the outcome of the objection.

Council may still require a development contribution to be made pending the outcome of any objection.

*Commissioner Consideration*

In making a decision, the development contribution commissioner will give due consideration to:

- a) the grounds on which the development contribution objection was made,
- b) the purpose and principles of development contributions under sections 197AA and 197AB LGA 2002,
- c) the provisions of the development contributions policy under which the development contribution that is subject of the objection was, or is, required,
- d) the cumulative effects of the objectors development in combination with other developments in a district or parts of the district, that the development contribution is to be used for or toward,
- e) any other relevant facts associated with the relationship between the objectors development and the development contribution to which the objection relates.

*Commissioner Decision*

The development contribution commissioners decision to uphold all or part of the objection, or dismiss the objection, will be provided to both parties in writing within 15 working days of the end of any hearing held, or in the event of no hearing being held, the last day of the commissioners. It will outline the reasons for the decision, a summary of the issues that were in contention, the relevant provisions of the development contributions policy, and a summary of the evidence provided.

The objectors right to apply for judicial review remains unaffected by any decisions made by the commissioner.

*Recovery of Actual or Reasonable Costs associated with the Objection:*

Under section 150 LGA 2002, Council may recover any actual or reasonable costs in respect of the objection from the person making the objection. This may include the selection, engagement and employment of the development contribution commissioner, administrative support of the objection hearing, and for preparing for, organising and holding the hearing.

*Withdrawal of Objection:*

A person who has served a notice of an objection may at any time withdraw the objection by serving notice on council and any development commissioner appointed to decide the objection. This does not affect the right of the person to lodge another objection, whether on the same grounds or different grounds provided it is within the 15 working day timeframe specified above.

Detailed procedures relating to development contributions objections can found under Schedule 13A of the LGA 2002.

**8.0 Other Matters**

**8.1 Capital Contributions; Scheme Extensions**

Capital Contributions will continue to be collected in accordance with the Annual Plan / Long Term Plan. They may be charged as part of the Contributions assessment as a lump sum contribution and will be paid prior to issue of the 224c, Code Certificate of Compliance or service connection.

**8.2 Development Contribution – Money or Land**

The LGA 2002 provides that a Development Contribution may be money or land, or both. Under this policy the contribution shall in every case be money unless, at the sole discretion of the Council, land offered by the developer would adequately suit the purposes for which the contribution is sought.



**8.3 Esplanade Reserves**

Esplanade Reserves do not fall within the scope of Parks & Reserve (Local & District Wide) for development contributions. Esplanade Reserves will continue to be dealt with under the RMA as they are at present and will not be offset against development contributions due for Parks & Reserve (Local & District Wide) in any way. There may be rare circumstances where Council desires a wider Esplanade Reserve, for example, and where the additional land may be offered as partial or total payment of the development contribution liability for Parks & Reserve (Local & District Wide). This would have to be agreed at the discretion of the Council and recorded in a suitable agreement.

**8.4 Basis of Land Valuation**

Land Valuations for the purposes of Development Contributions shall be a free market valuation. The valuation shall be on the basis of:

- The rights and configuration given to the land under the consent application which gives rise to the Development Contribution assessment, and including any rights or configuration given by consents already granted.
- The free market value at the time the Development Contribution is paid.
- The Council may seek a separate independent valuation.

NOTE: It is anticipated that the Council will only require a revised valuation after 6 months where there is reason to believe that market values have altered significantly.

**8.5 Private Development Agreements**

Where it is in the best interests of all parties, the Council may enter into a Private Development Agreement with a Developer pursuant to section 12(2), section 200(2). Any request from the developer to enter into an agreement with council must be made in writing to the Chief Financial Officer at Hastings District Council at 207 Lyndon Road East Hastings. Council can choose to accept, partially accept or decline the request. Any decision made by council will be made in writing without unnecessary delay outlining the reasons for the decision. Any agreement that is

entered into by council will be prepared in accordance with section 207C of the LGA 2002.

**8.6 Council Developments and Development Contributions**

The Council is exempt from paying any development contributions on any development or project that contains capital expenditure for which development contributions are required. This avoids the possibility of collecting contributions for one activity in order to pay for the contributions of another activity. Any development undertaken by Hastings District Property Limited (HDPL) will be subject to contributions for fairness and transparency.

**8.7 The Crown and Development Contributions**

The Crown is exempt from paying development contributions by statute. However, where an application consumes infrastructural capacity, it may be required to enter into a service level agreement at the discretion of council.

**8.8 Goods and Services Tax (GST)**

The total end-to-end process for calculation of Development Contributions is exclusive of GST. Once all the calculations are complete, GST shall be added to the final invoice as required by the legislation and/or regulation in force at the date of the invoice.

**8.9 Applications to Vary Consents or the Conditions of a Consent**

Where applications are granted to vary consents or the conditions of consents, the application shall be treated as a new application for the purpose of applying a development contribution.

**8.10 Certificate of Acceptance Applications**

Development Contributions will be payable on any Certificate of Acceptance applications. If a development contribution would have been required had a building consent been granted for the building work in respect of which the certificate is granted.

8.11 Service Connections

Council will continue to collect service connection fees in accordance with current practice and the LGA 2002 for the following assets:

- Water supply connections
- Stormwater connections
- Wastewater connections
- Vehicle Crossings

9.0 Significant Assumptions

9.1 Assumptions Used

Throughout the entire process of determining Development Contributions the Council has used the best available information. As more accurate or up-to-date information becomes available it will be used. Any significant updates that would cause a maximum contribution to be increased will be held over until the next review of the Development Contributions Policy or Schedule. If the effect of the update would be to reduce the maximum contribution it may be introduced by way of the special consultative process under the LGA 2002.

Planning Horizons

A 10 year timeframe is being used as a basis for forecasting growth expenditure and applying a development contribution. This is consistent with Council’s activity management planning horizons and the requirements of the LGA 2002.

Growth

Council has had to make the best assumptions it can regarding the anticipated growth of the District. Despite the recent high growth rates these are still within the tolerance expected by the growth model at the current level of available growth data.

Capital Works

In order to support the anticipated growth Council has assumed that a reasonable capital works programme will be necessary. If the growth rates alter it is most likely that the capital works programme will be re-sequenced or subtly accelerated or slowed rather than dramatically changed in some other way.

Third Party Funding

While these are subject to change over time, Council has assumed that the funding policies of third party agencies will remain the same for the period of the LTP.

Interest Rates

The interest rates used within the Development Contributions Funding Model are those defined in the budget assumptions for the LTP. (5.5% for Years 1-3, 6% for Years 4-10 and 6.5% for Years 11 onwards). While interest rates are subject to fluctuation and are reviewed annually, these are reasonable assumptions over the periods of the LTP.

Key Risks/Effects

There is a risk that the growth and uptake predictions in the growth model will not eventuate, resulting in a change to the assumed rate of development. However, modeling suggests that the impact of change to the growth projections on the total development contribution charge for each HUE is minor. Council will continue to monitor growth on a regular basis and will update assumptions in the growth and funding models as required.

There is also a risk that the lag between expenditure incurred by Council and contributions received from those undertaking developments is different from that assumed in the funding model, and that the costs of capital are greater than expected. This would result in an increased debt servicing cost and could also result in increased depreciation costs for future ratepayers. Council will continue to monitor the rate of growth and will update assumptions in the growth and funding models as required.

Appendix A  
Development Contributions Schedule of Fees and Charges

Table A-1 BASE CHARGE PER HUE

Activity	Area of Demand	DC per HUE (Excluding GST)	DC per HUE (Including GST)
Community Infrastructure	Community Wide	\$200.00	\$230.00
Parks & Reserves *	Local Reserves Contributing Area	\$3,027.00	\$3,481.05
	District Wide Reserves Contributing Area	\$1,332.00	\$1,531.80
Roading	Community Wide	\$2,434.00	\$2,799.10
Stormwater	Greenfield Contributing Area	\$5,548.00	\$6,380.20
	Medium Density Contributing Area	\$1,366.00	\$1,570.90
Wastewater	Urban Contributing Area	\$4,203.00	\$4,833.45
Water Supply **	Urban Contributing Area	\$2,434.00	\$2,799.10
	Haumoana / Te Awanga Area	\$2,523.00	\$2,901.45

NOTES:

\* The Parks & Reserves contribution must not exceed the greater of 7.5% of land value and the value equivalent of 20m2 for each additional unit created.

\*\* No new water service connections are provided for in Clive, Waimarama, Waipatiki, Whakatu and Whirinaki. At the discretion of the Water Supply Manager where capacity becomes available, council will permit a new service connection but under a Service Level Agreement where a financial contribution may be required.

Non-Residential Development and Subdivision (Outside Irongate and Omaha Industrial Catchments): Section 4.4 and Table 4.4.1 need to be applied in conjunction with the above table.

Table A-2 IRONGATE INDUSTRIAL DEVELOPMENT CHARGE PER M2 OF LAND

Activity	Area of Demand	DC per m2 Of Land (Excluding GST)	DC per m2 of Land (Including GST)
Roading	Irongate Catchment	\$5.70	\$6.55
Wastewater	Irongate Catchment	\$1.39	\$1.60
Water Supply	Irongate Catchment	\$2.45	\$2.82

Table A-3 OMAHU INDUSTRIAL DEVELOPMENT CHARGE PER M2 OF LAND

Activity	Area of Demand	DC per m2 Of Land (Excluding GST)	DC per m2 of Land (Including GST)
Roading	Omahu Catchment	\$7.41	\$8.52
Stormwater Corridor Land Acquisition	Omahu Catchment	\$1.08	\$1.24
Wastewater	Omahu Catchment	\$6.96	\$8.01
Water Supply	Omahu Catchment	\$4.33	\$4.98



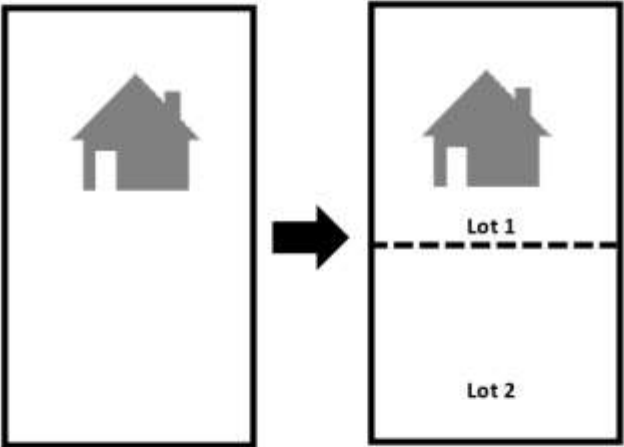
Appendix B  
Development Contributions Calculations - Examples

Example 1 – Residential Subdivision (Greenfields)

Proposal: Subdividing to create an additional lot (Lot 2) located within a Greenfields Area (as located on Maps 4 & 5). The new site is connecting to council services.

Assessment: One set of contributions for the additional lot created.

Activity	Number of HUE's being created by Proposal	Number of HUE's 'credits' (as per section 2.3)	Cost per HUE (Excluding GST)	Total Cost (Including GST)
Community Infrastructure	1	-	\$200.00	\$230.00
Roading	1	-	\$2,434.00	\$2,799.10
Parks & Reserves (Local Reserves)	1	-	\$3,027.00	\$3,481.05
Parks & Reserves (District Wide Reserves)	1	-	\$1,332.00	\$1,531.80
Water	1	-	\$2,434.00	\$2,799.10
Wastewater	1	-	\$4,203.00	\$4,833.45
Stormwater	1	-	\$5,548.00	\$6,380.20
Total				\$22,054.70

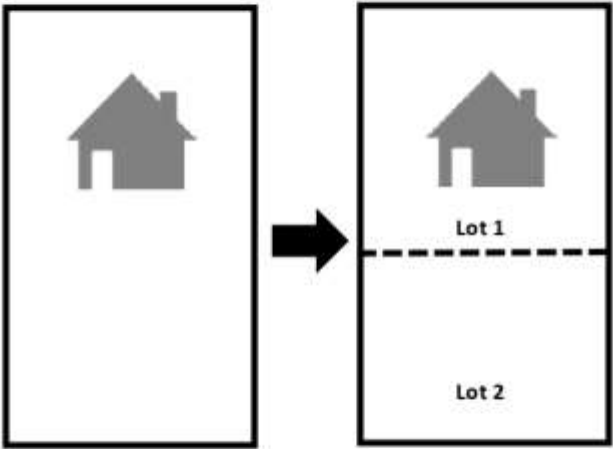


Example 2 – Residential Subdivision (Infill)

Proposal: Subdividing to create an additional Infill lot, The new site is connecting to council services.

Assessment: One set of contributions for the additional lot created.

Activity	Number of HUE's being created by Proposal	Number of HUE's 'credits' (as per section 2.3)	Cost per HUE (Excluding GST)	Total Cost (Including GST)
Community Infrastructure	1	-	\$200.00	\$230.00
Roading	1	-	\$2,434.00	\$2,799.10
Parks & Reserves (Local Reserves)	N/A	-	\$-	\$-
Parks & Reserves (District Wide Reserves)	1	-	\$1,332.00	\$1,531.80
Water	1	-	\$2,434.00	\$2,799.10
Wastewater	1	-	\$4,203.00	\$4,833.45
Stormwater	N/A	-	\$-	\$-
Total				\$12,193.45

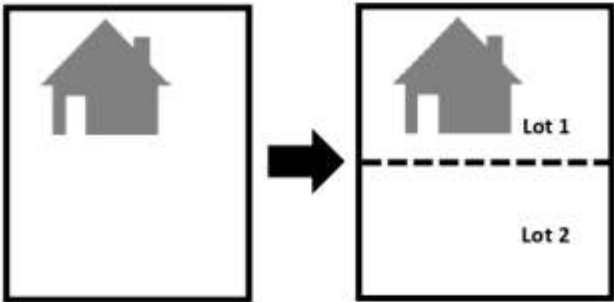


Example 3 – Residential Subdivision (Medium Density Area)

Proposal: Subdividing to create an additional lot located within a Medium Density Area (as located on Map 6). The new site is connecting to council services.

Assessment: One set of contributions for the additional lot created.

Activity	Number of HUE's being created by Proposal	Number of HUE's 'credits' (as per section 2.3)	Cost per HUE (Excluding GST)	Total Cost (Including GST)
Community Infrastructure	1	-	\$200.00	\$230.00
Roading	1	-	\$2,434.00	\$2,799.10
Parks & Reserves (Local Reserves)	N/A	-	\$-	\$-
Parks & Reserves (District Wide Reserves)	1	-	\$1,332.00	\$1,531.80
Water	1	-	\$2,434.00	\$2,799.10
Wastewater	1	-	\$4,203.00	\$4,833.45
Stormwater	1	-	\$1,366.00	\$1,570.90
Total				\$13,764.35

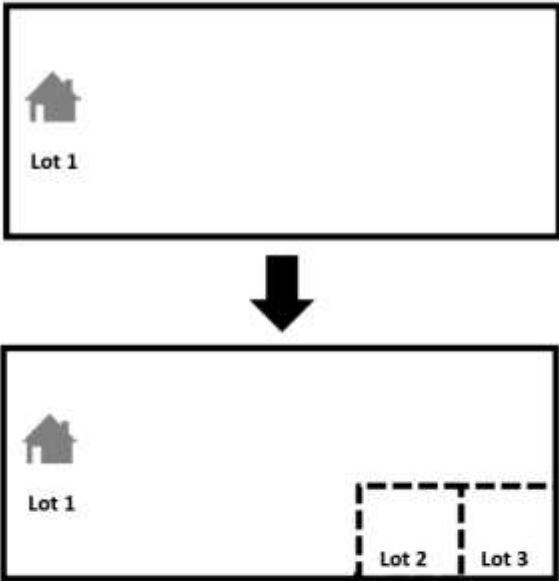


Example 4 – Rural Subdivision

Proposal: Subdividing to create two additional lifestyle lots. The balance site contains a residential dwelling. The new sites are not serviced by council reticulated services.

Assessment: One set of contributions for each additional lot created.

Activity	Number of HUE's being created by Proposal	Number of HUE's 'credits' (as per section 2.3)	Cost per HUE (Excluding GST)	Total Cost (Including GST)
Community Infrastructure	3	1	\$200.00	\$460.00
Roading	3	1	\$2,434.00	\$5,598.20
Parks & Reserves (Local Reserves)	N/A	-	\$-	\$-
Parks & Reserves (District Wide Reserves)	3	1	\$1,332.00	\$3,063.60
Water	N/A	-	-	-
Wastewater	N/A	-	-	-
Stormwater	N/A	-	-	-
Total				\$9,121.80



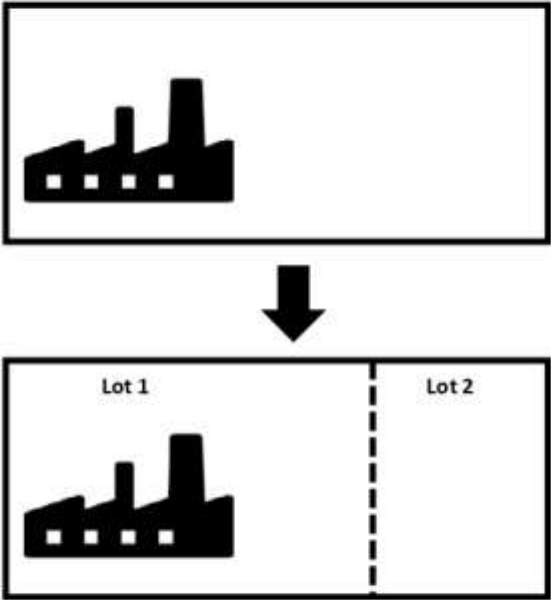


Example 5 – Non-Residential Subdivision

Proposal: Subdividing to create one additional vacant lot outside the Irongate and Omaha Industrial catchments. The new site will be serviced by council services.

Assessment: One set of contributions for the additional vacant lot created.

Activity	Number of HUE's being created by Proposal	Number of HUE's 'credits' (as per section 2.3)	Cost per HUE (Excluding GST)	Total Cost (including GST)
Roading	1	-	\$2,434.00	\$2,799.10
Water	1	-	\$2,434.00	\$2,799.10
Wastewater	1	-	\$4,203.00	\$4,833.45
Stormwater	N/A	-	-	-
Total				\$10,431.65



NOTE: No contributions in respect of Community Infrastructure and Parks & Reserve (Local or District) are required on Non Residential applications.

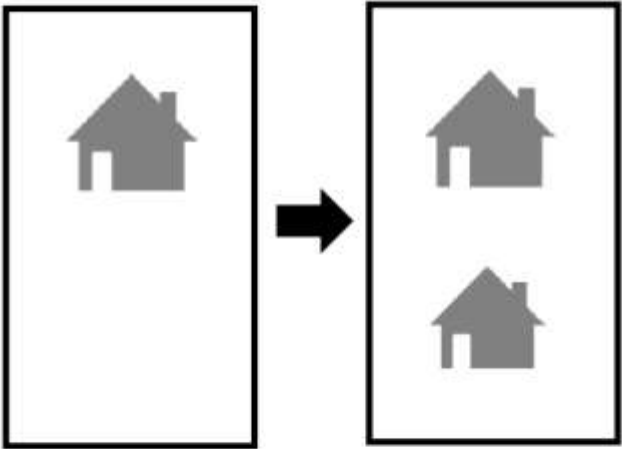
A further assessment would be undertaken at the time of building consent being submitted less any credit allocation.

Example 6 – Erect an additional residential dwelling (>80m2)

Proposal: Erect an 'additional residential dwelling' of 80m2 located outside the Greenfields and Medium Density catchments.

Assessment: Dwelling does not 'qualify' for a reduced contribution rate as it has a gross floor area in excess of 80m2. One set of contributions applicable for the additional residential dwelling.

Activity	Number of HUE's being created by Proposal	Number of HUE's 'credits' (as per section 2.3)	Cost per HUE (Excluding GST)	Total Cost (Including GST)
Community Infrastructure	1	-	\$200.00	\$230.00
Roading	1	-	\$2,434.00	\$2,799.10
Parks & Reserves (Local Reserves)	N/A	-	\$-	\$-
Parks & Reserves (District Wide Reserves)	1	-	\$1,332.00	\$1,531.80
Water	1	-	\$2,434.00	\$2,799.10
Wastewater	1	-	\$4,203.00	\$4,833.45
Stormwater	N/A	-	\$-	\$-
Total				\$12,193.45



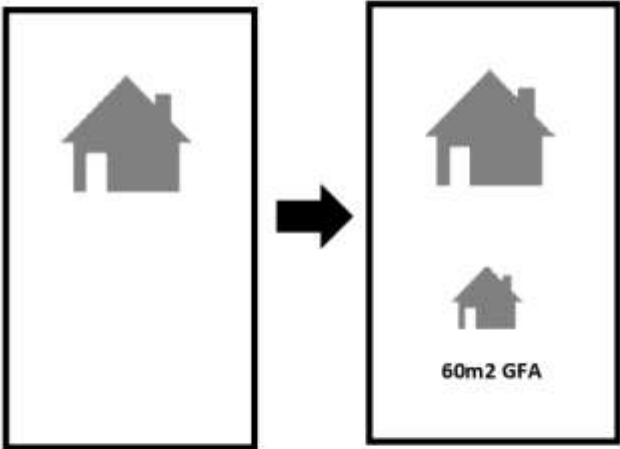
Example 7 – Erect an additional residential dwelling of 60m2

Proposal: Erect an ‘additional residential dwelling’ of 60m2 located outside the Greenfields and Medium Density catchments.

Assessment: Dwelling ‘qualifies’ for a reduced contribution rate (as per 4.3 of this policy) as it has a gross floor area of less than 80m2.

60m2 / 80m2 = 0.75 HUE charge

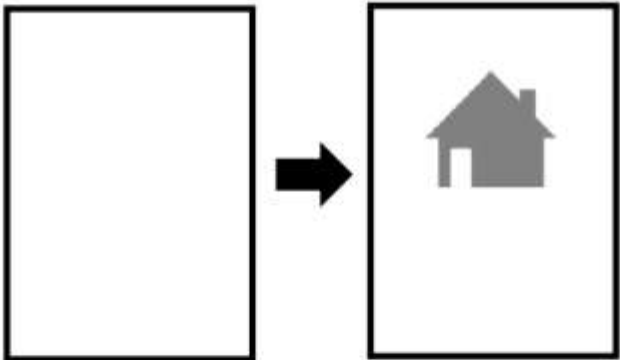
Activity	Number of HUE's being created by Proposal	Number of HUE's 'credits' (as per section 2.3)	Cost per HUE (Excluding GST)	Total Cost (Including GST)
Community Infrastructure	0.75	-	\$200.00	\$184.00
Roading	0.75	-	\$2,434.00	\$2,239.28
Parks & Reserves (Local Reserves)	N/A	-	\$-	\$-
Parks & Reserves (District Wide Reserves)	0.75	-	\$1,332.00	\$1,225.44
Water	0.75	-	\$2,434.00	\$2,239.28
Wastewater	0.75	-	\$4,203.00	\$3,866.76
Stormwater	N/A	-	\$-	\$-
Total				\$9,754.76



Example 8 – Erect a New Dwelling

- Proposal: Erect a New Dwelling on a vacant lot outside the Greenfield and Medium Density catchments. The site was created prior to the Development Contributions Policy coming into force in 2007. A development levy was paid by the developer at the time of subdivision.
- Assessment: One set of contributions Less Credits as per 2.3 Development Contributions Policy. No credit would be provided for Community Infrastructure as these were previously charged upon Building Consent.

Activity	Number of HUE's being created by Proposal	Number of HUE's 'credits' (as per section 2.3)	Cost per HUE (Excluding GST)	Total Cost (Including GST)
Community Infrastructure	1	-	\$200.00	\$230.00
Roading	1	(1)	\$2,434.00	-
Parks & Reserves (Local Reserves)	N/A	-	\$-	-
Parks & Reserves (District Wide Reserves)	1	(1)	\$1,332.00	-
Water	1	(1)	\$2,434.00	-
Wastewater	1	(1)	\$4,203.00	-
Stormwater	N/A	-	\$-	-
Total				\$230.00



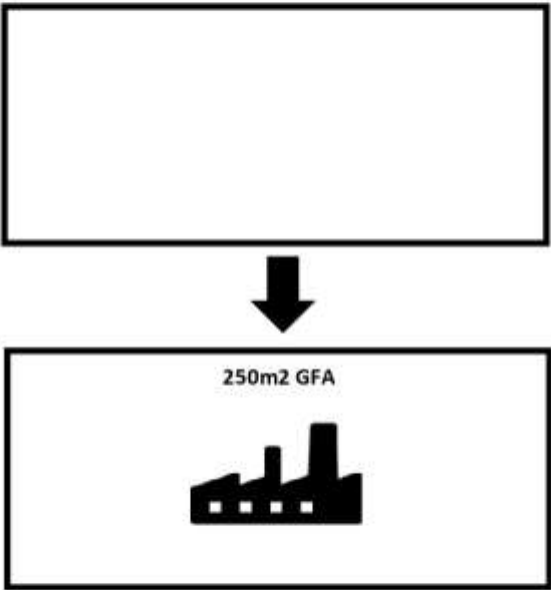


Example 9 – Erect an Industrial Building

Proposal: Erect a 250m2 Industrial Building located outside the Greenfield, Medium Density, Irongate and Omaha catchments. The building is in addition to existing buildings on site and is connected to council services.

Assessment: As assessment based on the additional 250m2 GFA would be required.

Activity	HUE's per 100m2 GFA (as per Table 4.4.1)	Number of HUE's 'credits' (as per section 2.3)	Cost per HUE (Excluding GST)	Total Cost (including GST)
Roading	0.28	$x(250/100) = 0.70$ HUE's	\$2,434.00	\$1,959.37
Water	0.4	$x(250/100) = 1.00$ HUE's	\$2,434.00	\$2,799.10
Wastewater	0.4	$x(250/100) = 1.00$ HUE's	\$4,203.00	\$4,833.45
Stormwater	N/A	-	-	-
Total				\$9,591.92



NOTE: No contributions in respect of Community Infrastructure and Parks & Reserve (Local or District Wide) are required on Non Residential applications.

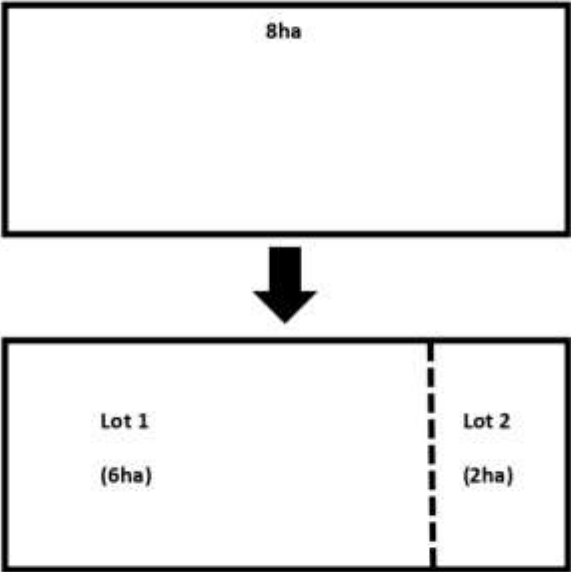
Example 10 – Subdivision of Land in Irongate Industrial Catchment

Proposal: Subdivide 8ha of vacant land within the Irongate Industrial catchment (as located on Map 10) into two sites; one of 2ha (to be developed) and a balance lot of 6ha (not intended for development). The 2ha site will be serviced for all council services.

Assessment: An assessment will be based on 2ha of land being developed.

No assessment would be made at this stage on the 6ha balance lot as it is not intended for development.

Activity	Land Area being Developed (m2)	Cost per m2 (Excluding GST)	Total Cost (Including GST)
Roading	20,000	\$5.70	\$131,000.00
Water	20,000	\$2.45	\$56,400.00
Wastewater	20,000	\$1.39	\$32,000.00
Total			\$219,400.00

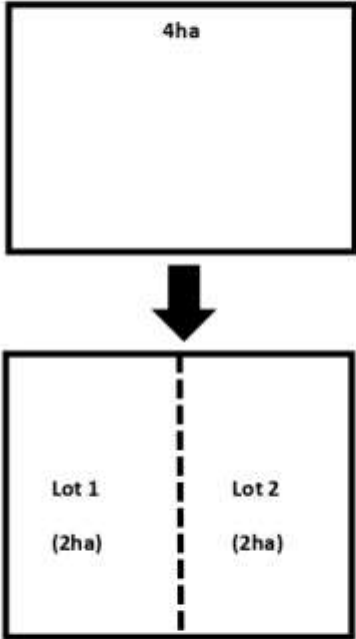


Example 11 – Subdivision of Land in Irongate Industrial Catchment

Proposal: Subdivide 4ha of vacant land within the Irongate Industrial catchment (as located on Map 10) into two developable sites of 2ha each. Each 2ha site will be serviced for all council services.

Assessment: An assessment will be based on 4ha of land being developed.

Activity	Land Area being Developed (m2)	Cost per m2 (Excluding GST)	Total Cost (Including GST)
Roading	40,000	\$5.70	\$262,000.00
Water	40,000	\$2.45	\$112,800.00
Wastewater	40,000	\$1.39	\$64,000.00
Total			\$438,800.00

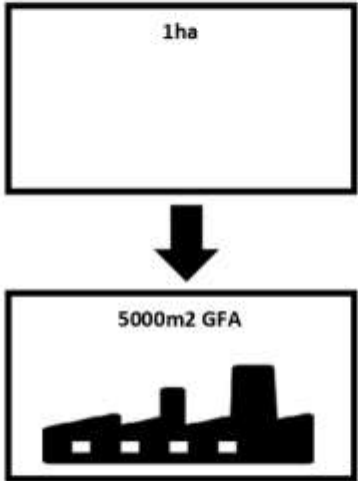


Example 12 – Erect a Industrial Building in Irongate Industrial Catchment

Proposal: Erect a 5,000m2 Industrial Building on a 1ha located within the Irongate Industrial catchment (as located on Map 10). The building is connected to council services.

Assessment: An assessment will be based on 1ha of land being developed.

Activity	Land Area being Developed (m2)	Cost per m2 (Excluding GST)	Total Cost (Including GST)
Roading	10,000	\$5.70	\$65,500.00
Water	10,000	\$2.45	\$28,200.00
Wastewater	10,000	\$1.39	\$16,000.00
Total			\$109,700.00



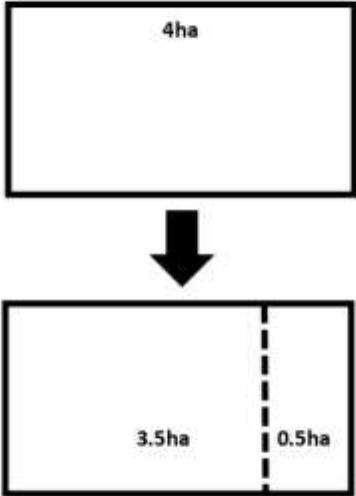


Example 13 – Subdivision of Land in Omahu Industrial Catchment

Proposal: Subdivide 4ha of vacant land within the Omahu Industrial catchment (as located on Map 11) into two sites; one of 0.5ha (to be developed) and a balance lot of 3.5ha (not intended for development). The 0.5ha site will be serviced for all council services.

Assessment: An assessment will be based on 0.5ha of land being developed.  
No assessment would be made at this stage on the 3.5ha balance lot as it is not intended for development.

Activity	Land Area being Developed (m2)	Cost per m2 (Excluding GST)	Total Cost (Including GST)
Roading	5,000	\$7.41	\$42,600.00
Stormwater Corridor Land Acquisition	5,000	\$1.08	\$6,200.00
Water	5,000	\$4.33	\$24,900.00
Wastewater	5,000	\$6.96	\$40,050.00
Total			\$113,750.00

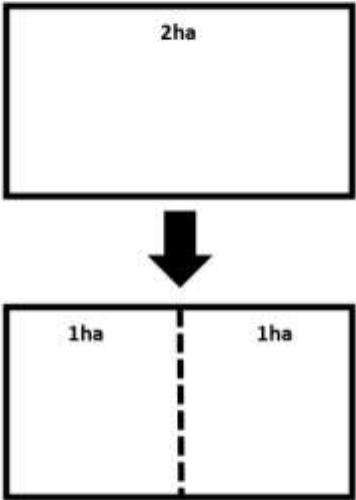


Example 14 – Subdivision of Land in Omaha Industrial Catchment

Proposal: Subdivide 2ha of vacant land within the Omaha Industrial catchment (as located on Map 11) into two developable sites of 1ha each. Each 1ha site will be serviced for all council services.

Assessment: An assessment will be based on 2ha of land being developed.

Activity	Land Area being Developed (m2)	Cost per m2 (Excluding GST)	Total Cost (Including GST)
Roading	20,000	\$7.41	\$170,400.00
Stormwater Corridor Land Acquisition	20,000	\$1.08	\$24,800.00
Water	20,000	\$4.33	\$99,600.00
Wastewater	20,000	\$6.96	\$160,200.00
Total			\$455,000.00

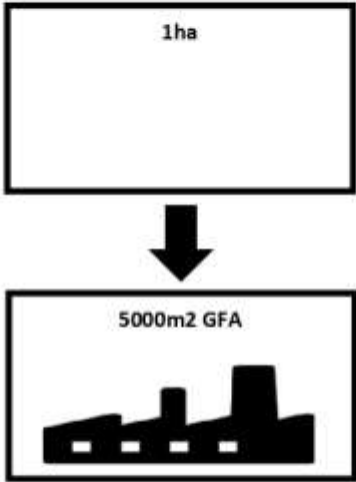


Example 15 – Erect a Industrial Building in Omaha Industrial Catchment

Proposal: Erect a 5,000m2 Industrial Building on a vacant 1ha located within the Omaha Industrial catchment (as located on Map 11). The building is connected to council services.

Assessment: An assessment will be based on 1ha of land being developed.

Activity	Land Area being Developed (m2)	Cost per m2 (Excluding GST)	Total Cost (Including GST)
Roading	10,000	\$7.41	\$85,200.00
Stormwater Corridor Land Acquisition	10,000	\$1.08	\$12,400.00
Water	10,000	\$4.33	\$49,800.00
Wastewater	10,000	\$6.96	\$80,100.00
Total			\$227,500.00



Appendix C  
Areas of Demand

Map 1	Community Infrastructure
Map 2	Roading
Map 3- 4	Parks and Reserves Catchments- District Wide & Local Reserves Catchments
Map 5 - 6	Stormwater Catchments- Greenfields & Medium Density Catchments
Map 7	Wastewater
Map 8-9	Water Supply Catchments – Urban Contributing Area & Haumoana / Te Awanga Catchments
Map 10	Irongate Industrial Catchment
Map 11	Omahu Industrial Catchment

Notes:

The Maps in this Appendix are held in the Hastings District Council Geographical Information System. More detail on these maps can be obtained from the Council.



Map 1)



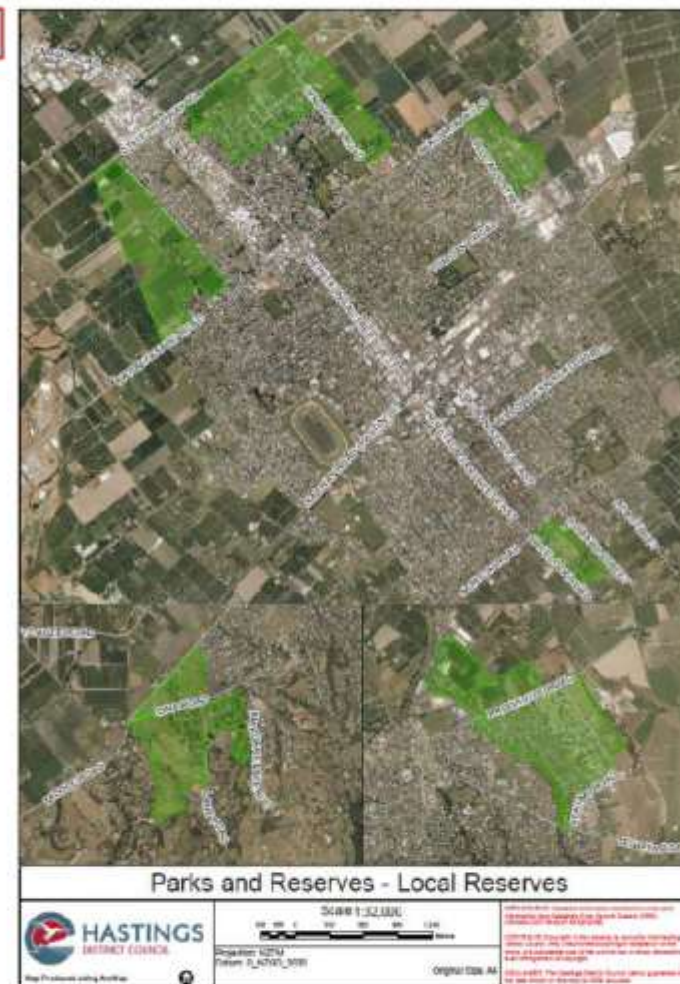
Map 2)



**Map 3)**



**Map 4)**



## Item 9

# Attachment 3



Map 5)



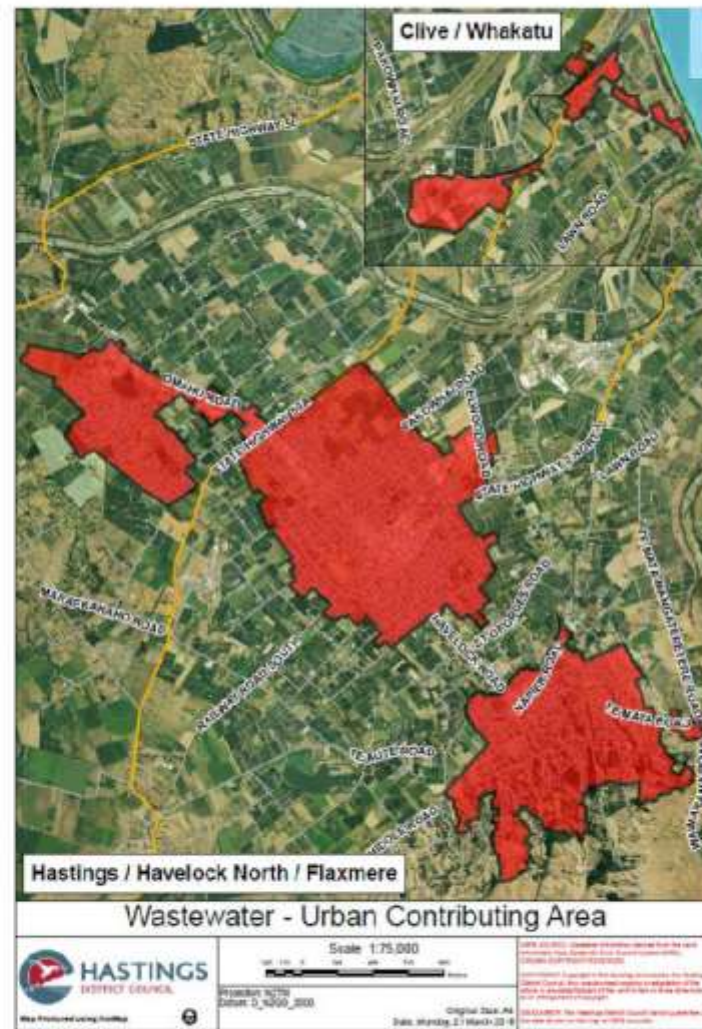
Map 6)



Item 9

Attachment 3

**Map 7)**



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Map 8)



Map 9)



Item 9

Attachment 3

Map 10)



**Map 11)**



## Item 9

# Attachment 3



## Appendix D

## Schedule of Assets for which Development Contributions Will Be Used

The following is a summary of those projects (past and future) with a 'growth component', which is being recovered through the Development Contribution calculation. Figures are exclusive of GST.

<b>Community Infrastructure</b>					
<b>Catchment</b>	<b>Project</b>	<b>Year(s) of Expenditure</b>	<b>Total Cost</b>	<b>Funded by DC's</b>	<b>Funded by Other Sources</b>
Community Wide	New Public Toilets- Guthrie Park	2014	\$140,716	\$133,680	\$7,036
Community Wide	New Playground Facilities- Arataki	2014	\$178,843	\$169,901	\$8,942
Community Wide	New Playground Facilities- Frimley	2018, 2026	\$185,000	\$175,750	\$9,250
Community Wide	New Playground Facilities – Howard Street	2020	\$100,000	\$95,000	\$5,000
Community Wide	New Playground Facilities -Middle / Iona Road	2021	\$100,000	\$95,000	\$5,000
Community Wide	Playground Additions / Upgrades to support Medium Density development; Havelock North, Hastings, Parkvale, Mahora, Raureka	2024	\$45,950	\$43,653	\$2,298
			<b>\$750,509</b>	<b>\$712,984</b>	<b>\$37,525</b>
<b>Parks &amp; Reserves</b>					
<b>Catchment</b>	<b>Project</b>	<b>Year(s) of Expenditure</b>	<b>Total Cost</b>	<b>Funded by DC's</b>	<b>Funded by Other Sources</b>
District Wide Reserves	Sports Park Reserve Land Purchase	2007-2008	\$2,696,087	\$2,399,517	\$296,570
District Wide Reserves	Sports Park Reserve Land Development	2006-2008	\$3,810,718	\$3,391,539	\$419,179
			<b>\$6,506,805</b>	<b>\$5,791,056</b>	<b>\$715,749</b>
Local Reserves	Arataki Reserves :Land Development	2012-2013	\$57,935	\$55,038	\$2,897
Local Reserves	Arataki Stage 2 Reserve Land Purchase (Te Heipora Place, Whakatomo Place, Perry Berry Place, Meissner Place)	2012-2014	\$1,117,734	\$1,061,847	\$55,887
Local Reserves	Howard Street Reserve Land Development	2020	\$70,000	\$66,500	\$3,500
Local Reserves	Howard Street Reserve Land Purchase	2020	\$800,000	\$760,000	\$40,000
Local Reserves	Iona / Middle Road Reserve Land Development	2021-2022	\$110,000	\$104,500	\$5,500
Local Reserves	Iona / Middle Road Reserve Land Purchase	2020	\$500,000	\$475,000	\$25,000
Local Reserves	Kaiapo Road Reserve Land Development	2026-2027	\$110,000	\$104,500	\$5,500
Local Reserves	Lyn dhurst Stage 2 Reserve Land Purchase	2016-2020	\$1,087,599	\$1,033,219	\$54,380

Local Reserves	Lyndhurst Stage 2 Reserve Land Development	2016-2021	\$228,806	\$217,366	\$11,440
Local Reserves	Lyndhurst Extension Reserve Land Purchase	2027	\$500,000	\$475,000	\$25,000
Local Reserves	Northwood Reserve Land Development	2009-2016	\$190,180	\$180,671	\$9,509
Local Reserves	Northwood Reserve Land Purchase (Sue Place)	2012-2015	\$612,265	\$581,652	\$30,613
			<b>\$5,384,519</b>	<b>\$5,115,293</b>	<b>\$269,226</b>

<b>Roading</b>					
<b>Catchment</b>	<b>Project</b>	<b>Year(s) of Expenditure</b>	<b>Total Cost</b>	<b>Funded by DC's</b>	<b>Funded by Other Sources</b>
District Wide	Arataki Development Stage 2 Subdivision Support	2011-2017	\$1,346,686	\$1,279,352	\$67,334
District Wide	Brookvale Subdivision Support- New Road, Roundabout Improvements, Thompson Rd Intersection, Davidson / Brookvale Rd Intersection, and Thompson / Napier Rd Intersection	2022-2023	\$2,108,000	\$2,002,600	\$105,400
District Wide	Goddard Lane Pavement Smoothing	2006-2008	\$132,330	\$125,714	\$6,617
District Wide	Goddard Lane New Footpath	2008	\$36,131	\$18,066	\$18,066
District Wide	Goddard Lane Subdivision Support	2008	\$64,012	\$60,811	\$3,201
District Wide	Havelock Hills – Lane Rd Subdivision Support- Pavement, Kerb & Channel, Berm, Footpath Construction, and Street Lighting	2025	\$551,700	\$524,115	\$27,585
District Wide	Howard Street Subdivision Support- Pavement Upgrade, Kerb & Channel Footpath Construction, Kea Crossing, Intersection to Development Area	2017-2019	\$1,364,435	\$1,296,213	\$68,222
District Wide	Iona / Middle Rd -Subdivision Support - Kerb & Channel, Footpath Construction, Iona to Breadalbane Rd / Middle to Lane Rd, Roundabout Iona / Middle Rd Intersection	2017	\$2,075,000	\$1,515,000	\$560,000
District Wide	Kaiapo Rd Subdivision Support -Harding To End Pavement Works, Utilities Support, Kerbing, Footpath & Street Lighting	2027	\$30,000	\$28,500	\$1,500
District Wide	Lyndhurst Development Stage 1 Subdivision Support	2005-2014	\$380,773	\$361,734	\$19,039
District Wide	Lyndhurst Development Stage II- Ikanui Rd (Parking Area) New Footpath	2017	\$23,000	\$21,850	\$1,150
District Wide	Lyndhurst Development Stage II -Lyndhurst / Nottingley Rd Intersection- Pavement, Kerbing, Footpath Construction & Street Lighting	2021	\$312,900	\$297,255	\$15,645
District Wide	Lyndhurst Development Stage II -Expressway to Nottingley Rd Upgrade Intersection, Kerbing, Footpath Construction & Street Lighting	2015-2017	\$642,256	\$610,143	\$32,113
District Wide	Lyndhurst Development Stage II -Arbuckle Road Street Lighting	2017	\$14,500	\$13,775	\$725
District Wide	Lyndhurst Development Stage II -Arbuckle Rd Extension	2016-2017	\$200,000	\$190,000	\$10,000
District Wide	Lyndhurst Extension -Lyndhurst to Pakowhai Rd, Roading Widening, Kerb & Channel, Footpath & Street Lighting	2024-2025	\$1,000,000	\$950,000	\$50,000
District Wide	Medium Density New Works (Public Transport Infrastructure- Various Bus Shelters)	2020	\$26,000	\$26,000	\$ -



District Wide	Medium Density New Works (Footpath Construction)- Norton/Heretaunga Street East, Duart to Karanema Dr, Havelock Rd & Donnelly St, Norrie St)	2017-2025	\$300,500	\$300,500	\$ -
District Wide	Medium Density New Works (Minor Safety Improvements- Various Pedestrian Crossings)	2017-2025	\$72,750	\$72,750	\$ -
District Wide	Medium Density New Works (Major Safety Improvements- Various Intersections Improvements)	2017-2024	\$35,000	\$ 35,000	\$ -
District Wide	Omahu Rd Pavement Smoothing, Street Lighting, Underground Support, Footpaths, Pavement Rehabilitation	2008	\$2,724,526	\$672,958	\$2,051,568
District Wide	Omahu Road- Roundabout, Safety and Improvements- Henderson	2019	\$2,397,550	\$460,000	\$1,937,550
District Wide	Subdivision Support Footpaths, Kerb & Channel, Pavements, Street Lighting	2010-2027	\$895,471	\$850,697	\$44,774
District Wide	Tomoana Industrial Subdivision Support- Pavement Work, Street Lighting, Service relocations, Ker & Channel	2025-2027	\$695,000	\$660,250	\$34,750
District Wide	Whakatu Arterial New Rd	2011-2016	\$25,024,157	\$2,033,539	\$22,990,618
			<b>\$42,452,677</b>	<b>\$14,406,822</b>	<b>\$28,045,857</b>

**Stormwater**

<i>Catchment</i>	<i>Project</i>	<i>Year(s) of Expenditure</i>	<i>Total Cost</i>	<i>Funded by DC's</i>	<i>Funded by Other Sources</i>
Greenfields	Arataki Development- Brookvale Rd	2009-2018	\$513,931	\$488,234	\$25,697
Greenfields	Brookvale Road Development	2023-24	\$1,000,000	\$950,000	\$50,000
Greenfields	Howard Street New Works- Land purchase, Storage and Retention	2017-19	\$1,500,000	\$1,425,000	\$75,000
Greenfields	Gilpin Road- Pipe Gilpins Drain	2021	\$250,000	\$237,500	\$12,500
Greenfields	Iona / Middle Road New Works	2017-19	\$1,000,000	\$950,000	\$50,000
Greenfields	Kaiapo Road- Increase Detention Pond & Upper Southland / Regrade Maraekakaho Rd	2026	\$755,000	\$717,250	\$37,750
Greenfields	Lyndhurst Development Stage II - Mahora Drain	2017-2018	\$713,649	\$677,967	\$35,682
Greenfields	Lyndhurst Development Stage II -Trunk Main	2015-2018	\$3,080,559	\$2,926,531	\$154,028
Greenfields	Lyndhurst Development Stage II -Cooke Stormwater Detention Pond	2018	\$240,000	\$228,000	\$12,000
Greenfields	Lyndhurst Development Stage II- Pump & Bore	2018	\$50,000	\$47,500	\$2,500
Greenfields	Lyndhurst Development Stage II -Arbuckle - Lyndhurst (Lyndhurst Rd Upgrade from Intersection with Nottinghamley Rd)	2018	\$41,666	\$39,583	\$2,083
Greenfields	Lyndhurst Development Stage II -Legal Costs Land Purchase	2014-2017	\$1,529,072	\$1,452,618	\$76,454
Greenfields	Lyndhurst Development Stage II -Contamination/Testing	2014-2015	\$50,443	\$47,921	\$2,522
Greenfields	Lyndhurst Development Stage II -Frimley Estate 2nd Pond Shaping	2018	\$24,000	\$22,800	\$1,200
Greenfields	Lyndhurst Extension SW Corridor to convey to Mahora Drain	2024	\$400,000	\$380,000	\$20,000
Greenfields	Mahora Drain - Widening drain	2006-2009	\$1,438,229	\$1,366,318	\$71,911
Greenfields	Orbell Drain - NAR to Williams St Stage 1 (50%)	2006-2008	\$25,590	\$12,795	\$12,795

Greenfields	Orbell Drain NAR to Williams St Stage 2 (50%)	2014-2015	\$114,434	\$57,217	\$57,217
Greenfields	Pipe Orbell Drain - Watt Blk/NAR to Richmond (50%)	2007-2009	\$270,132	\$135,066	\$135,066
Greenfields	Richmond Rd - Orbell drain to Mallory Drain (50%)	2007-2008	\$317,970	\$158,985	\$158,985
			<b>\$13,314,675</b>	<b>\$12,321,285</b>	<b>\$993,390</b>
Medium Density	Medium Density New Works (Grove Rd, Jellicoe St, Burnett St Extend)	2015-2020	\$848,000	\$848,000	\$ -
Medium Density	Orbell Drain - NAR to Williams St Stage 1(50%)	2006-2008	\$25,590	\$12,795	\$12,795
Medium Density	Orbell Drain NAR to Williams St Stage 2 (50%)	2014-2015	\$114,442	\$57,221	\$57,221
Medium Density	Pipe Orbell Drain - Watt Blk/NAR to Richmond (50%)	2007-2009	\$270,132	\$135,066	\$135,066
			<b>\$1,258,164</b>	<b>\$1,053,082</b>	<b>\$205,082</b>

**Wastewater**

<i>Catchment</i>	<i>Project</i>	<i>Year(s) of Expenditure</i>	<i>Total Cost</i>	<i>Funded by DC's</i>	<i>Funded by Other Sources</i>
Urban Contributing Area	Arataki Development -Brookvale Rd- CDL to Davidson, CDL Link	2009-2012	\$222,380	\$211,261	\$11,119
Urban Contributing Area	Brookvale Rd Development	2021-2022	\$1,200,000	\$1,140,000	\$60,000
Urban Contributing Area	Frimley Interceptor Evenden to Elwood, Hapuka to Inland	2007-2014	\$549,895	\$177,616	\$372,279
Urban Contributing Area	Frimley Interceptor Lyndhurst to Evenden Rd	2010-2014	\$229,535	\$74,140	\$155,395
Urban Contributing Area	Frimley Interceptor	2015-2019	\$889,085	\$287,174	\$601,911
Urban Contributing Area	Goddard Lane - Napier Rd to End	2005-2008	\$242,984	\$235,694	\$7,290
Urban Contributing Area	Howard Street New Works- Upgrade Capacity- Pump Station and rising main to East	2017-2018	\$1,580,000	\$1,501,000	\$79,000
Urban Contributing Area	Iona / Middle Road New Works	2017-2020	\$3,180,000	\$3,021,000	\$159,000
Urban Contributing Area	Kalapo Road New Works- Full Length	2024	\$250,000	\$237,500	\$12,500
Urban Contributing Area	Lyndhurst Development Stage II -Trunk Main	2015-2018	\$502,532	\$477,405	\$25,127
Urban Contributing Area	Lyndhurst Extension New Works	2024-2025	\$900,000	\$855,000	\$45,000
Urban Contributing Area	Middle Road Sewer Main & Pump Station – Havelock North South Here Here Pumpstation & Rising Main, Porter to Tanner, Lucknow Rd, Palmerston Rd, Busby Hill, Trunk Main Extension	2008-2011	\$3,823,943	\$2,676,760	\$1,147,183
Urban Contributing Area	Middle Rd - Mangarau Interceptor to Tanner	2008	\$485,387	\$339,771	\$145,616
Urban Contributing Area	Middle Rd - Mangarau Interceptor to Here Here	2007-2011	\$347,346	\$243,142	\$104,204

Urban Contributing Area	Middle Rd - Porter Drive to Mangarau Interceptor	2006-2007	\$236,682	\$165,677	\$71,005
Urban Contributing Area	Milliscreen Revamp	2006-2007	\$490,145	\$158,317	\$331,828
Urban Contributing Area	Milliscreen Overhaul	2006-2008	\$201,939	\$65,226	\$136,713
Urban Contributing Area	No.1 Graham Drain x-ing	2009-2010	\$18,110	\$5,850	\$12,260
Urban Contributing Area	No.1 Karamu Stream x-ing	2007	\$27,476	\$8,875	\$18,601
Urban Contributing Area	No.1 Muddy Creek x-ing	2006-2007	\$90,390	\$29,196	\$61,194
Urban Contributing Area	No.2 Graham Drain x-ing	2009	\$16,145	\$5,215	\$10,930
Urban Contributing Area	No.2 Muddy Creek x-ing	2008-2009	\$67,888	\$21,928	\$45,960
Urban Contributing Area	Trunk Sewers Railway Road State Highway 2	2009-2011	\$930,274	\$300,479	\$629,795
Urban Contributing Area	Tomoana Industrial New Works	2021	\$120,000	\$114,000	\$6,000
Urban Contributing Area	VSD and pump recondition	2006-2008	\$133,694	\$43,183	\$90,511
Urban Contributing Area	Ventilation - Channels, Wet Well, Grit C	2006-2008	\$387,555	\$125,180	\$262,375
Urban Contributing Area	WWTP Resource Consent	2011-2013	\$995,970	\$321,698	\$674,272
Urban Contributing Area	Wastewater Treatment Plant	2009-2011	\$3,679,088	\$1,188,345	\$2,490,743
Urban Contributing Area	WWTP Domestic and TW	2006-2008	\$24,907,610	\$8,045,158	\$16,862,452
			<b>\$46,706,053</b>	<b>\$22,075,792</b>	<b>\$24,630,261</b>

Water					
Catchment	Project	Year(s) of Expenditure	Total Cost	Funded by DC's	Funded by Other Sources
Urban Contributing Area	Arataki Rd Upsizing & New Main & Upsizing	2006-2008	\$126,557	\$55,685	\$70,872
Urban Contributing Area	Arataki Development Link Rd	2006	\$47,200	\$20,768	\$26,432
Urban Contributing Area	Brookvale Road Development	2021-2022	\$400,000	\$380,000	\$20,000
Urban Contributing Area	Demand Management Pressure Reduction & Modeling	2012-2016	\$34,264	\$9,217	\$25,047
Urban Contributing Area	Demand Management Investigations	2012-2016	\$42,597	\$11,459	\$31,138
Urban Contributing Area	Demand Management Meter Installation	2012-2021	\$120,641	\$32,452	\$88,189
Urban Contributing Area	Demand Management- Flow and Pressure monitoring equipment	2006-2007	\$166,143	\$50,840	\$115,303
Urban Contributing Area	Goddard Lane Napier to End	2008	\$50,514	\$47,988	\$2,526
Urban Contributing Area	Havelock North Alternative Source Investigations	2006-2013	\$92,696	\$31,887	\$60,809
Urban Contributing Area	Havelock Hills H.L Zone	2006-2016	\$1,433,422	\$1,132,403	\$301,019
Urban Contributing Area	Havelock Hills -Tauroa Rd- Tanner to Tainui Rd New Works	2012-2017	\$12,932	\$12,285	\$647
Urban Contributing Area	Havelock Hills Booster Pumpstation & PRV	2013-2017	\$82,018	\$77,917	\$4,101
Urban Contributing Area	Havelock Hills -Margaret Ave - Iona to 46	2020	\$180,000	\$171,000	\$9,000
Urban Contributing Area	Havelock Hills -Margaret Av to Aintree Rd	2013-2015	\$78,817	\$74,876	\$3,941
Urban Contributing Area	Havelock Hills -Tauroa Link to Burbury Rd	2018-2023	\$650,000	\$617,500	\$32,500

Urban Contributing Area	Havelock Hills New Reservoir & Pump Station- High Level Zone - Valving & PRV's, Pump Decommissioning, Endsleigh Reservoir, Reservoir Land Use Consent, Land Acquisition	2015-2024	\$1,519,888	\$1,443,894	\$75,994
Urban Contributing Area	Iona / Middle Road New Works- Trunk, Pumpstation Upgrade, Reservoir	2019-2021	\$3,500,000	\$3,325,000	\$175,000
Urban Contributing Area	Kaipao Road-Extend Main	2021	\$200,000	\$190,000	\$10,000
Urban Contributing Area	Lyndhurst Pump Station	2006-07	\$175,371	\$146,259	\$29,112
Urban Contributing Area	Lyndhurst Development Stage II	2015-2017	\$226,541	\$215,214	\$11,327
Urban Contributing Area	Lyndhurst Development Stage II –Lyndhurst to Arbuckle	2017	\$580,000	\$551,000	\$29,000
Urban Contributing Area	Lyndhurst Development Stage II -Ikanui Road Cul de Sac	2018	\$43,300	\$41,135	\$2,165
Urban Contributing Area	Lyndhurst Extension New Works	2024	\$200,000	\$190,000	\$10,000
Urban Contributing Area	New Bore and Pump - Frimley	2013-2016	\$653,132	\$376,857	\$276,275
Urban Contributing Area	New Source Investigations	2009-2023	\$2,564,668	\$1,282,334	\$1,282,334
Urban Contributing Area	Northwood New Works	2017	\$15,000	\$14,250	\$750
Urban Contributing Area	Omahu Rd - Ring main increase capacity	2007-2008	\$89,003	\$26,701	\$62,302
Urban Contributing Area	Omahu Road Wilson to Pakowhai Rd	2008-2009	\$1,242,382	\$711,885	\$530,497
Urban Contributing Area	Omahu Road Nottinghamley to Wilson Rd	2008	\$563,614	\$535,433	\$28,181
Urban Contributing Area	Tomoana Industrial Stage 1 Richmond Rd New Works	2026-2027	\$1,298,000	\$1,233,100	\$64,900
			<b>\$17,788,700</b>	<b>\$14,339,341</b>	<b>\$3,449,359</b>

<b>Water</b>					
<b>Catchment</b>	<b>Project</b>	<b>Year(s) of Expenditure</b>	<b>Total Cost</b>	<b>Funded by DC's</b>	<b>Funded by Other Sources</b>
Haumoana / Te Awanga Area	Haumoana Te Awanga Infill Increase Capacity	2008-2011	\$248,322	\$46,188	\$202,134
Haumoana / Te Awanga Area	Haumoana Te Awanga New Source	2008-2017	\$505,163	\$93,960	\$411,203
Haumoana / Te Awanga Area	East Rd Clifton to Parkhill Water Supply	2019-2020	\$880,000	\$264,000	\$616,000
			<b>\$1,633,485</b>	<b>\$404,148</b>	<b>\$1,229,337</b>



**Irongate Industrial Area**

<i>Catchment</i>	<i>Project</i>	<i>Year(s) of Expenditure</i>	<i>Total Cost</i>	<i>Funded by DC's</i>	<i>Funded by Other Sources</i>
Roading	Irongate Rd Upgrade including Cul De Sac, Irongate / Maraekakaho Intersection Upgrade, York / Maraekakaho Rd Intersection Upgrade	2017-2025	\$6,155,294	\$4,505,294	\$1,650,000
Wastewater	Pressure Sewer Main- Irongate Rd, Northern Service Lane, Francis Hicks to Oliphant to Irongate Rd, Irongate to Maraekakaho Rd (South)	2017-2018	\$1,045,552	\$1,045,552	\$-
Water	Wilson Rd Trunk Water Main, Irongate Rd Main, Ringmain (North), Ringmain (South), Maraekakaho Rd Main (Irongate Rd to South -Growth, Irongate Rd to Pakowhai - Non-Growth)	2017-2018	\$2,684,491	\$1,798,098	\$886,393
			<b>\$9,885,337</b>	<b>\$7,348,944</b>	<b>\$2,536,393</b>

**Omahu Industrial Area**

<i>Catchment</i>	<i>Project</i>	<i>Year(s) of Expenditure</i>	<i>Total Cost</i>	<i>Funded by DC's</i>	<i>Funded by Other Sources</i>
Roading	Omahu Rd Subdivision Support- Raupare Intersection,, Pavement, Sealing, Footpath Construction, Kerb & Channel, and Street Lighting	2018-2025	\$3,532,070*	\$3,532,070	\$-
Stormwater Corridor Land Acquisition	Service Corridor Land Acquisition	2017-2018	\$480,000	\$480,000	\$-
Wastewater	Gravity & Pressure Sewer Main Construction, Pump Station, Service Corridor Land Acquisition	2018	\$3,049,422	\$3,049,422	\$-
Water	Water Main Construction, Service Corridor Land Acquisition	2018	\$1,949,513	\$1,949,513	\$-
			<b>\$9,011,005*</b>	<b>\$9,011,005</b>	<b>\$1,021,000</b>

## Notes:

- The growth portion of capital expenditure to support the growth population from 1 July 2007 will be funded from development contributions.
- Backlog and renewal portions of capital expenditure budgets will not be funded from development contributions.
- The detailed calculations and documentation supporting the above projects are available for examination at the offices of Hastings District Council.
- \*Excludes Henderson Rd Roundabout

## Appendix E

## Capital Expenditure Related to Growth

Summary of Estimated Capital Expenditure and funding for growth 2019-2028

Activity	Catchment or Location	Capital Expenditure of projects with a growth component (2005-2018)	Capital Expenditure of projects with a growth component in the LTP (2019-2028)	\$ to be collected over the next 10 years from development contributions	\$ funded over the next 10 years from other sources - including loans & Subsidies
<b>Community Facilities</b>	<b>District Wide</b>	<b>\$404,559</b>	<b>\$345,950</b>	<b>\$580,000</b>	<b>- \$234,050</b>
<b>Parks &amp; Reserves</b>	<b>All Catchments</b>	<b>\$9,381,324</b>	<b>\$2,510,000</b>	<b>\$7,374,120</b>	<b>-\$4,864,120</b>
<b>Roading</b>	<b>All Catchments</b>	<b>\$39,683,235</b>	<b>\$12,456,806</b>	<b>\$13,249,231</b>	<b>-\$792,426</b>
<b>Stormwater</b>	<b>All Catchments</b>	<b>\$10,990,831</b>	<b>\$4,053,000</b>	<b>\$6,685,345</b>	<b>-\$2,632,345</b>
<b>Wastewater</b>	<b>All Catchments</b>	<b>\$49,131,027</b>	<b>\$4,670,000</b>	<b>\$14,848,652</b>	<b>-\$10,178,652</b>
<b>Water</b>	<b>All Catchments</b>	<b>\$10,573,189</b>	<b>\$10,683,000</b>	<b>\$9,673,726</b>	<b>-\$1,009,274</b>
		<b>\$120,164,165</b>	<b>\$34,718,756</b>	<b>\$52,411,074</b>	<b>-\$17,692,318</b>

The expenditure figures in the table exclude inflation and interest.

Appendix F

Glossary of Terms	
Accommodation	Means 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.
Activity	Means goods or service provided by the council (as defined by section 5 of the LGA 2002) and the headings under which development contributions are collected. These currently include: Community Infrastructure, Roading, Parks; Reserves, Water, Wastewater and Stormwater.
Area of demand	Separate development contribution areas exist for each asset category. For some assets, e.g. Roading- the development contribution area is District wide, for asset categories such as stormwater, water and wastewater development contribution areas are based upon existing service catchment areas as identified on the maps appended.
Backlog	The portion of a planned (or completed) capital project that is required to rectify a shortfall in service capacity to meet existing community demand at the current agreed level of service.
Base Units	The demand of an average household unit for each service.
CCI	Construction Cost Index
CBD	Central Business District (as defined in the Proposed District Plan – Definitions/Glossary).
Commercial Activity	The use of land or buildings for the display, offering, provision, sale, repair or hire of goods, equipment or services and includes education facilities, health care centres, home occupations, printing and publishing but

	excludes helicopter depots and those activities listed under accommodation and hospitality.
Community Facilities	Reserves, network infrastructure, or community infrastructure for which development contributions may be required.
Community Infrastructure	Means the following assets when owned, operated, or controlled by a territorial authority:  a) Play equipment that is located on a neighbourhood reserve  b) Toilets for use by the public.  Under section 197 of the LGA 2002, Community Infrastructure can also include community centres or halls for the use of a local community or neighbourhood, and the land on which they are or will be situated. However, under the current policy, no contribution will be collected in respect of these this.
Connection	Means in the case of: <u>Roads</u> : the creation of a site that has physical or legal access to a public road or the approval of vehicle access from a property to a public road. <u>Water, Wastewater and Stormwater</u> : a connection to a reticulated system owned or maintained by the Hastings District Council, and/or to draw from, or discharge into a public or private system that is directly or indirectly serviced by a network-owned or maintained by the Hastings District Council.
Cost Allocation	The allocation of the capital costs of a project to the various drivers for the project, such as renewal, catch-up (backlog), and additional capacity to meet growth.

<b>CPI</b>	Consumer Price Index (for avoidance of doubt this excludes credit)
<b>Credits</b>	Where development contributions or financial contributions for a particular property have previously been assessed and paid, credit to that amount will be given for the particular activity.
<b>DC</b>	Development Contribution
<b>Development</b>	As defined by section 197 of the LGA Act 2002: 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 does not include the pipes or lines of a network utility operator.
<b>Development Agreement</b>	A voluntary contracted agreement made under section 207A to 207F between 1 or more developers and 1 or more territorial authorities for the provision, supply, or exchange of infrastructure, land or money to provide network infrastructure, community infrastructure or reserves in 1 or more district or part of a district.
<b>Development Contribution Commissioner</b>	A person appointed under 199F of the LGA 2002.
<b>Development Contribution Objection</b>	An objection lodged under Clause 1 of Schedule 13A of the LGA 2002 against a requirement to make a development contribution.
<b>Footprint</b>	The Gross Floor Area (GFA) of the building excluding any upper floors.
<b>Financial Contributions</b>	Financial contributions are provided for by the Resource Management Act (RMA) and Council's policy is set out in the District Plan. A financial contribution is a contribution from developers of cash, land, works, services or a combination of these. Financial contributions are used to offset or mitigate the adverse impacts on the natural and

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	physical environment including utility services, of a new development.
<b>Funding Model</b>	The funding model ensures an equitable assessment of the funding requirements to support the development contributions regime. The primary output of the funding model is an accurate assessment of the required development contribution charges.
<b>Funding Period</b>	Not less than 10 years. Otherwise lesser of asset capacity life, asset useful life, or 30 years.
<b>Granny Flat (also referred to as a Sleep Out)</b>	A building which is ancillary to the main residence is not independently utilised and is not considered a residential building. (Refer to Residential Building definition)
<b>Greenfield Development</b>	Any development that lies within Catchment Map 4 & 5.
<b>Gross Floor Area (GFA)</b>	The sum of the gross area of all floors of a building measured from the exterior faces of the exterior walls, or from the centre lines of walls separating two buildings but excludes any area used for basement or rooftop parking areas, stairwells, lift wells and life towers, machinery rooms, boiler, heating and air conditioning plant rooms.
<b>Growth</b>	The portion of a planned (or completed) capital project providing capacity in excess of existing community demand at the agreed level of service.
<b>Growth Model</b>	For each development contribution area the Council has determined the population changes anticipated as the District expands. These are reported as 'Household Unit Equivalents' (HUEs).
<b>GST</b>	Goods and Services Tax
<b>Hospitality</b>	The use of land for a café, restaurant and Bar.
<b>Household Unit Equivalent (also HUE)</b>	A type of 'unit of demand' that relates to the typical demand for infrastructure by an average household.

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<b>Industrial Activity</b>	The use of land or buildings for the manufacturing, fabricating, processing, packing or storage of substances, into new products and the servicing and repair of goods and vehicles, whether by machinery or hand and includes transport depots and the production of energy but excludes helicopter depots.
<b>Industrial Primary Productions</b>	Means the processing, storage and packaging of crops and agricultural produce.
<b>Infill Development</b>	Any development within the urban area that lies outside Catchment Maps 4, 5 & 6.
<b>ISA</b>	Area of impervious surfaces to be drained to the reticulated stormwater network.
<b>Land Based Primary Production</b>	means: (a) livestock rearing which is primarily reliant on the underlying land; and (b) horticulture (including, viticulture, orcharding, cropping, market gardening, berry fruit growing, nurseries and glasshouses accessory to any of the foregoing activities, but not garden centres); and (c) trees, plants and crops grown in the ground but under cover; (d) forestry; and (e) associated accessory buildings
<b>Level of Service (LOS)</b>	The standard of service provision for each asset.
<b>LGA 2002</b>	Local Government Act 2002
<b>Lot</b>	Lot is deemed to have the same meaning as 'Allotment' under both the Local Government Act 2002, and the Resource Management Act 1991.
<b>LTP</b>	Long Term Plan (replaced LTCCP)
<b>Medium Density Development</b>	Any development that lies within catchment Map 6.

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<b>New Growth / New Expenditure</b>	Relates to the growth demand and planned costs in the ten years from the current year.
<b>Objector</b>	A person who lodges a development contribution objection.
<b>Office</b>	A room, group of rooms, or building where the business of a commercial or industrial organization or a professional person is conducted. This excludes home based offices.
<b>Past Growth / Past Expenditure</b>	Relates to growth capacity and cost that has been provided by past expenditure. In terms of cost it relates to actual costs incurred in past years – including the current year. In terms of demand it relates to the provided capacity for the period between implementation and the current year.
<b>Parks &amp; Reserves</b>	This refers to the cost of purchasing land and providing additional improvements necessary to enable the land to be usable reserves such as:  Local (Neighbourhood) reserves – Small to medium sized areas of recreation reserve that are intended to provide for informal local passive and active recreation  District Wide Parks/domains – Larger scenic or recreation reserves intended primarily to provide for passive recreation with a feeling of remoteness from urbanity and more formal active recreation and events , and Sports-grounds – larger recreation reserves intended primarily to provide for formal sporting activities and events
<b>Reductions</b>	A reduction is an adjustment to the HUEs assessed for a consent application. A reduction will only be considered as part of a review requested by an applicant.
<b>RMA</b>	Resource Management Act 1991
<b>Remissions</b>	A remission is an adjustment to the scheduled charged for a particular activity and catchment as a percentage or in dollar terms.

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Renewal	The gross cost of replacing an existing asset with a modern equivalent asset to the same function and capacity at the end of its life.
Residential	The use of land and buildings by people for accommodation purposes, including unit/strata title developments and commercial accommodation.
Residential Building	A building, a room, or a group of rooms, that is designed or capable of being used or occupied exclusively by one or more persons as a single, independent and separate household unit (including secondary residential buildings).
Retail	The use of land or premises for the retail sale or hire of goods to the public.
Service Connection	A physical connection to a service provided by, or on behalf of Hastings District Council.
Site	Means either:  (a) An area of land permitted by the District Plan to be used as a separate unit for one or more specified or ascertainable uses, and held in one single Certificate of Title, and includes all related buildings and cartilages.

	(b) An area of land which is held in two or more Certificate of Title where such titles are subject to a condition imposed under Section 36 of the Building Act or Section 643 of the Local Government Act 1974, are held together in such a way that they cannot be dealt with separately without the prior approval of Council, or the title(s) consist of more than one allotment and such allotments are held together in such a way that they cannot be dealt with separately without the prior approval of the council.  (c) In the case of a cross lease- each area shown on the certificate of title as an exclusive use area.
Subdivision	Subdivision is deemed to have the same meaning as 'subdivision' under the Resource Management Act 1991.
VPD	Vehicles Per Day
Warehousing	Land or buildings used for the receipt, storage and disposal of material, articles or goods destined for a retail outlet, trader or manufacturer and includes stock and station firm operations.

Appendix G				
Non-Residential HUE Conversions (Outside Irongate & Omaha Industrial Catchments)				
Table G-1 GFA Conversions for Non-Residential Development				
	Stormwater	Water	Wastewater	Transport
Land Use/Activity	HUES per 100m <sup>2</sup> of Gross Floor Area (GFA)			
Commercial & Retail	1 HUE per Lot	0.30	0.30	0.93
Offices	1 HUE Per Lot	0.30	0.30	0.41
Industrial & Warehouse	1 HUE per Lot	0.40	0.40	0.28
Hospitality & Accommodation	1 HUE Per Lot	0.95	0.95	0.73

Non Residential Base Units		
Activity	Base Unit	Demand per HUE
Transport	Vehicle trips per day	10.4 light vehicles and 2 heavy vehicles (Class II or higher)
Water Supply	m <sup>3</sup> per day	1000 litres per day
Wastewater	m <sup>3</sup> per day	800 litres per day
Stormwater (Non Residential)	Additional vacant Lots Created	1 HUE

Appendix H

Funding Sources for the Cost of Growth

Section 106 of the Local Government Act 2002 requires Council to explain why it has determined to use development contributions to fund the capital expenditure identified in its LTP resulting from growth. Section 101 of the Act requires consideration of the following matters in relation to each activity to be funded.

- (i) the community outcomes to which the activity primarily contributes; and
- (ii) the distribution of benefits between the community as a whole, and identifiable part of the community, and individuals; and
- (iii) the period in or over which those benefits are expected to occur; and
- (iv) the extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity; and
- (v) the costs and benefits, including consequences for transparency and accountability, of funding the activity distinctly from other activities; and
- (vi) the overall impact of any allocation of liability for revenue needs on the current and future social, economic, environmental and cultural well-being of the community

Consideration of these matters for each activity that Council intends to collect Development Contributions for is set out below. These are fundamentally in line with the Revenue and Financing Policy adopted by Council through its LTP. The analysis below focuses on capital expenditure funding and the cost of growth only.



Water Supply

Contribution to Community Outcomes

Community Outcome	How the Activity Contributes
Local Infrastructure which contributes to public health and safety, supports growth, connects communities, activities communities and helps to protect the natural environment.	By ensuring that we have a healthy public water supply that meets 100% compliance with NZ drinking water bacteria standards, at an affordable cost.
	By ensuring that all water supply assets are well maintained and operated efficiently.
	By ensuring people are water wise, conserve water and minimise the impact on water sources and the environment.

Distribution of Benefits

Community Benefits

- Contributes to community health, fire safety.
- Assists the local economy.
- Improves amenity value of the city.

Identifiable Beneficiaries

- The users of the Council's water supply (or potential users as in properties able to be connected).



Overall the benefit has been assessed as being 100% identifiable as users in water reticulated areas also receive the maximum proportion of the community benefit. Accordingly Council has determined that the cost of growth should be paid for by those that require and benefit from the need to undertake the capital expenditure.

**Period in which the benefits are expected to occur**

Assets purchased from capital expenditure are treated as providing long term benefits to the community for the duration of their useful lives.

**The actions or inaction of particular individuals or a group contribute to the need to undertake the activity**

New development that has a requirement for Council services must be planned for to enable the infrastructure to cater for this additional demand and to ensure existing levels of service can be maintained. In designing capital infrastructure projects, a competent Council must evaluate future growth and provide for this growth in managing its assets. This must also be done to achieve the purpose of the Local Government Act 2002.

Therefore, to support development the required increase in demand for capacity in the community's water infrastructure must be planned for and funded.

**Costs and Benefits of Distinct Funding**

Funding this account on a user pays basis targets the beneficiaries of the activity directly and is a transparent funding mechanism. Water infrastructure has its own distinct catchment and characteristics. No costs have been identified for distinct funding of this activity.

**Overall Impact of Funding on Community Outcomes**

A good quality water supply enhances public health and safety. It is equitable that those who connect to the water supply network should contribute their proportion of any cost of providing for that growth.

Sewage Disposal Services

Contribution to Community Outcomes

Outcome	How the Activity Contributes
Local Infrastructure which contributes to public health and safety, supports growth, connects communities, activities communities and helps to protect the natural environment.	<p>By ensuring that adequate public sewage disposal systems are available at an affordable cost and all sewage disposal services assets are well maintained and operated efficiently.</p> <p>By ensuring the community wastes less to minimize the impact on the environment.</p>

Distribution of Benefits

Community Benefits

- Community health and safety
- Assists the local economy
- Land is protected from the effects of sewage seepage
- Meets the community's increasing environmental standards



Identifiable Beneficiaries

- Identified as properties connected to the Districts sewage system (and properties able to be connected).

Overall the benefit has been assessed as being 100% identifiable as users in sewage reticulated areas also receive the maximum proportion of the community benefit. Accordingly Council has determined that the cost of growth should be paid for by those that require and benefit from the need to undertake the capital expenditure.

**Period in which the benefits are expected to occur**

Assets purchased from capital expenditure are treated as providing long term benefits to the community for the duration of their useful lives.

**The actions or inaction of particular individuals or a group contribute to the need to undertake the activity**

New development that has a requirement for Council services must be planned for to enable the infrastructure to cater for this additional demand and to ensure existing levels of service can be maintained. In designing capital infrastructure projects, a competent Council must evaluate future growth and provide for this growth in managing its assets. This must also be done to achieve the purpose of the Local Government Act 2002.

Therefore, to support development the required increase in demand for capacity in the community's wastewater infrastructure must be planned for and funded.

**Costs and Benefits of Distinct Funding**

Funding this account on a user pays basis targets the beneficiaries of the activity directly and is a transparent funding mechanism. Wastewater infrastructure has its own distinct catchment and characteristics. No costs have been identified for distinct funding of this activity.

**Overall Impact of Funding on Community Outcomes**

An effective sewage disposal system that meets current and future need enhances public health and safety. It is equitable that those who connect to the sewage disposal network should contribute their proportion of any cost of providing for that growth.



Stormwater Disposal Services

Contribution to Community Outcomes

Outcome	How the Activity Contributes
Local Infrastructure which contributes to public health and safety, supports growth, connects communities, activities communities and helps to protect the natural environment.	<p>By ensuring that adequate public stormwater disposal systems are available at an affordable cost, and by ensuring that all stormwater disposal services assets are well maintained, operated efficiently.</p> <p>By ensuring the community minimizes the negatives impact on the environment.</p>

Distribution of Benefits

Community Benefits

- Public health and safety
- Environmental benefits of flood control
- Enhances amenity and property values

Identifiable Beneficiaries

- Properties serviced by a stormwater system



The overriding benefits of Council’s stormwater activity apply to all those who are located in the areas where Council provides a reticulated system. Accordingly Council has determined that the cost of growth should be paid for by those that require and benefit from the need to undertake the capital expenditure.

**Period in which the benefits are expected to occur**

Assets purchased from capital expenditure are treated as providing long term benefits to the community for the duration of their useful lives.

**The actions or inaction of particular individuals or a group contribute to the need to undertake the activity**

New development that has a requirement for Council services must be planned for to enable the infrastructure to cater for this additional demand and to ensure existing levels of service can be maintained. In designing capital infrastructure projects, a competent Council must evaluate future growth and provide for this growth in managing its assets. This must also be done to achieve the purpose of the Local Government Act 2002.

Therefore, to support development the required increase in demand for capacity in the community's stormwater infrastructure must be planned for and funded.

**Costs and Benefits of Distinct Funding**

Funding capital expenditure related to growth from development contributions targets the beneficiaries of the activity directly and is a transparent funding mechanism. Stormwater infrastructure has its own distinct catchment and characteristics. No costs have been identified for distinct funding of this activity.

**Overall Impact of Funding on Community Outcomes**

An effective stormwater disposal system that meets current and future needs enhances public safety. It is equitable that the development community should fund their proportion of any new capital expenditure requirements for this activity.

Roading

Contribution to Community Outcomes

Outcome	How the Activity Contributes
Local Infrastructure which contributes to public health and safety, supports growth, connects communities, activities communities and helps to protect the natural environment.	By providing and maintaining an environment where people can move around safely.
	By providing an attractive and safe walking and cycling environment.
	By providing accessible transport options to support an efficient movement of goods.

Distribution of Benefits

Community Benefits

- Safe transportation network
- Easy access
- Assists economic growth

Identifiable Beneficiaries

- All road users (motorists, pedestrians, cyclists, transport operators and businesses)
- Utility service providers using the road reserve for their services



The benefits of Council's roading network accrue to both District residents and businesses and outside users. Council has determined that the cost of growth should be paid for by those that require and benefit from the need to undertake the capital expenditure.

Period in which the benefits are expected to occur

Assets purchased from capital expenditure are treated as providing long term benefits to the community for the duration of their useful lives.

**The actions or inaction of particular individuals or a group contribute to the need to undertake the activity**

New development that has a requirement for Council services must be planned for to enable the infrastructure to cater for this additional demand and to ensure existing levels of service can be maintained. In designing capital infrastructure projects, a competent Council must evaluate future growth and provide for this growth in managing its assets. This must also be done to achieve the purpose of the Local Government Act 2002.

Therefore, to support development the required increase in demand for capacity in the community's roading infrastructure must be planned for and funded.

**Costs and Benefits of Distinct Funding**

Funding capital expenditure related to growth from development contributions targets the beneficiaries of the activity directly and is a transparent funding mechanism. Roding infrastructure has its own distinct characteristics in that all persons have access to the network. No costs have been identified for distinct funding of this activity.

**Overall Impact of Funding on Community Outcomes**

An effective roading network ensures people can move around safely and accessible transport options are available to transport goods efficient. In order for the roading network to be maintained with the present level of service in the long term, and to accommodate anticipated growth, the Council considers that additions and upgrades are necessary.

It is equitable that the development community should fund their proportion of any new capital expenditure requirements for this activity.



Parks & Reserves (Local & District Wide)

Contribution to Community Outcomes

Outcome	How the Activity Contributes
Local infrastructure which contributes to public health and safety, supports growth, connects communities, activities communities and helps to protect the natural environment.	By ensuring our district is an attractive location to live, and we have adequate places and spaces for recreation and fun.
Local public services which help meet the needs of young and old, people in need, visitors and locals, businesses and households.	By ensuring we have attractive and usable open spaces that are safe for people to enjoy.

Distribution of Benefits

Community Benefits

- Community pride
- Amenity value
- General recreational accessibility

Identifiable Beneficiaries

- All park users



The benefits of Council’s parks & sportsgrounds activity accrue to those who choose to use and enjoy them in numerous ways. Council has determined that the cost of growth should be paid for by those that require and benefit from the need to undertake the capital expenditure.

**Period in which the benefits are expected to occur**

Assets purchased from capital expenditure are treated as providing long term benefits to the community for the duration of their useful lives.

**The actions or inaction of particular individuals or a group contribute to the need to undertake the activity**

New development that has a requirement for Council services must be planned for to enable the infrastructure to cater for this additional demand and to ensure existing levels of service can be maintained. In designing capital projects, a competent Council must evaluate future growth and provide for this growth in managing its assets. This must also be done to achieve the purpose of the Local Government Act 2002.

Therefore, to support development the required increase in demand for capacity in the community's parks, reserves and associated facilities must be planed for and funded.

**Costs and Benefits of Distinct Funding**

Funding capital expenditure related to growth from development contributions targets the beneficiaries of the activity directly and is a transparent funding mechanism. Parks and facilities on parks and reserves infrastructure have their own distinct characteristics in that all persons have access to them. However it is acknowledged that some areas will not have the same ready access to this infrastructure. Therefore two catchments have been identified that have different capital expenditure within each. No costs have been identified for distinct funding of this activity.

**Overall Impact of Funding on Community Outcomes**

The provision of parks and sportsgrounds and the amenities located on them (such as toilets and playgrounds) that meets current and future needs ensures we contribute to safe, healthy and liveable communities. In order for the present levels of service to continue in the long term, and to accommodate anticipated growth, the Council considers that addition reserve acquisition and development is necessary; as are additional toilets and playgrounds.

It is equitable that the development community should fund their proportion of any new capital expenditure requirements for this activity.