

# *Hastings District Council*

*Civic Administration Building  
Lyndon Road East, Hastings*

*Phone: (06) 871 5000*

*Fax: (06) 871 5100*

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**OPEN**

**ATTACHMENTS UNDER SEPARATE COVER 2**

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## **COUNCIL MEETING**

Meeting Date: **Thursday, 19 March 2020**

Time: **1.00pm**

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

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9.	<b>ADOPTION OF DRAFT ANNUAL PLAN 2020/21, CONSULTATION DOCUMENT AND DRAFT 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 2020/21.

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 2020/21 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
2019-20 (Last Year)	5.6%	6.2%	2.5%
2020-21 (LTP Forecast)	4.4%	4.6%	3.2%
2020-21 Annual Plan	4.6%	5.2%	2.5%

**Note:** The table above excludes the impact of the one-off change in how the refuse/recycling service is funded. Whilst 3.6% of additional cost is transferred to targeted rates, this represents a cost transfer from the existing user charge system of funding. The impact on residents will be variable, depending on whether they receive the service and how they previously paid to dispose of refuse.

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

As the Mayor and Chief Executive of Hastings District Council, we are proud to present this year's Annual Plan. Together with our staff and Councillors, we are looking forward to delivering our upcoming work programme and projects contained in this plan to the community over the next 12 months.

Delivering safe drinking water continues to be our top priority for 2020/2021 and this year our community will start to see work on the water treatment upgrades to our small communities including Esk/Whirinaki, Waipatiki, Whakatu, Clive, Haumoana/Te Awanga, Waimarama and Te Pohue.

The other major upgrade projects this year will be progressing water treatment, reticulation and water storage facilities at Frimley and Eastbourne for our urban water supply. The overall water upgrade programme is on track, however some cost escalations have been experienced. This is due to a number of factors, including additional work being added to the programme, site specific and geotechnical design requirements and a very buoyant construction market, particularly in the water space. While unexpected, this additional infrastructure means we will have full confidence in the efficiency of that drinking water supply.

Another key area for us is delivering the most efficient and effective core infrastructure to care for our beautiful district. One important infrastructure change coming to our community is the rollout of our new kerbside refuse collection and recycling services. This will include new bins and crates for you to leave out your refuse and recycling for street collections.

Looking after the wellbeing of our community is another key driver for our Council and we have an exciting opportunity to boost employment and entrepreneurship in the food business in Hastings, with the Food Innovation Hub. We are partnering with the private sector and central government to get this project off the ground. This facility will become the country's centre of excellence in food processing skills training, a place of sustainable food and beverage innovations, production and packaging.

Investing in the vibrancy of our city centre is also paramount as we look at ways to attract people and businesses into the CBD. We are really proud to have our beautiful Opera House in Toitoto - Hawke's Bay Arts and Events Centre reborn after a long six year journey. Other fabulous projects under our Hastings Alive! Plan which will add to the vitality of our CBD this year include upgrades to our hospitality area on Heretaunga Street's 200 block, improvements to Landmarks Square, Civic Square and Albert Square and an upgrade to Karamu Road. There will also be fun new art and light installations going into our city centre for our visitors and families to enjoy to help us create vibrant and distinctive spaces.

What is most important to our Council is having the community at the centre of everything we do, from reading and hearing your submissions, right down to the homework and cooking classes we run in our community centres. In the coming months we will be asking you about the things you treasure and what you think is crucial to the future of our beautiful district. We want you to tell us what you'd like to see in the future for Heretaunga, before we set about developing our next ten year plan.



In the meantime, thank you for taking the time to read the consultation document on this year’s Annual Plan. We are looking forward discussing it with you.



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 Three of that investment package and the \$50 increase in the water levy accounts for 1.5% of the total 5.2% 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:

- Increasing level of service demands in our parks,
- Security enhancements at key community facilities,
- Additional investment to meet Health and Safety requirements,
- 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. The Annual Plan also makes provision for a set of new initiatives which have arisen since the Long Term Plan was developed. These are outlined over the page.

A New Waste & Recycling Collection Service

Also impacting on the budget is the change to a new system of waste and recycling collection. As part of the previously consulted Waste Management and Minimisation Plan, developed jointly with Napier City a system now funded from rates to provide Whellie bins and crates to collect waste and recycling will be rolled out.

The previous system was largely funded by purchasing refuse bags, so this change is a cost transfer from the existing system to the new system. The impact on properties will depend on your current arrangements for disposing of refuse. As an example, a household disposing 71 bags per year or 1.7 bags weekly (based on survey average disposal rates) is currently paying approximately \$230 annually (inclusive of the targeted rates for refuse collection and recycling). The proposed targeted rates for 2020/21 total \$199 therefore a household under this scenario achieves a net saving.

We do understand that one solution may not fit everyone and these changes could provide challenges for some people. Moving forward we’ll be looking at how we can provide an incentive and reward residents who only generate small volumes of waste. This could be in the way of a rebate or some form of pay per lift.



## New initiatives in this plan

As we approach Year Three of the Long Term Plan it is not uncommon for new initiatives to arise which had not been foreseen in the Long Term Plan. This Annual Plan makes provision for the following new initiatives.

### Hawke’s Bay Food Innovation Hub

The 2020/21 Annual Plan includes proposed investment (not previously budgeted) toward the establishment and ongoing operation of a Hawke’s Bay Food Hub. The hub is projected to be a centre of excellence in food processing skill training, a place of sustainable food food and beverage innovations, production and packaging and a centre of entrepreneurship in food business.

The business case for the project identifies this facility as a strategically important asset for Hawke’s Bay, expected to generate \$100 million of additional regional gross product over 10 years, as well as more than 500 skilled jobs. The project has had representation from other Council’s, Iwi, Eastern Institute of Technology, Waikato University, Plant & Food Research and the business community.

Late last year the government announced a \$12 million grant toward the \$18 million project via the Provincial Growth Fund – subject to the additional \$6 million coming from other regional investors.

The Hastings District Council contribution to the regional investment is proposed to be \$1 million (made up of \$200,000 in the current financial year) with a further \$800,000 allocated in this Draft Annual Plan.

These figures make allowance for forecast establishment and capital costs and future operating losses. The project will not proceed unless it is fully funded. The balance of the regional funding commitment (\$5million), along with attracting interest in tenancies within the facility is being actively pursued. It is proposed that a Limited Partnership be established which will have financial advantages for investors in the project.

### Lowes Pit

Funding allowance of \$2m has been allocated to advance stormwater treatment solutions at Lowes Pit within the Omahu Industrial zone. This fits with Council’s strategic objective of minimising the impacts of urban stormwater on the receiving environment.

### Waipatu

Initial funding of \$500,000 has been allocated to advance solutions to transportation and stormwater issues in and around the Waipatu community.

### Cape Coast

Funding of \$600,000 has been allocated to advance solutions for the ongoing erosion of “Cape Corner” at the intersection of East, Beach and Clifton Roads. This is a vital connection for the local residents of East Haumoana, Te Awanga and Clifton, as well as the many visitors and tourists to the area.



## Amendment to Revenue and Financing Policy

Some refinement of the Revenue and Financing Policy in the Building and Resource consents area is proposed to better reflect the benefits and costs of providing these services.

### Background

The Council has undertaken a review of the services it delivers within its Building and Resource consents areas primarily driven by the buoyant local construction industry and the workload pressures put on these two consent areas.

The outcome of that review was that Council would best meet its service delivery objectives by maintaining a hybrid model using both internal staff and external contractors to meet the projected growth in workloads.

Considering a number of factors such as risk, ability to recruit, retain staff it has been agreed to expand the use of external contractors.

### Section 101 Analysis

Under the Local Government Act 2002 section 101(3) the Council is required to consider a range of factors when determining who benefits from an activity. The previous analysis deemed a public benefit/private benefit ratio of 55%/45% as appropriate for the Resource Consents area. It was previously considered that a portion of the activity is dedicated to serving the public's democratic right to make submissions and general enquiries which were unable to be charged for.

In the Building Consents area that previous analysis deemed a public benefit/private benefit ratio of 25%/75%. It was previously considered this activity should be primarily funded by fees and charges recovered from direct beneficiaries (Building Applicants) predominantly from Building Consents, LIMs and building reports.

These benefit ratios help inform the type of funding mechanisms to be chosen whereby public benefits are funded through rates and private benefits are funded by user charges.

### Discussion

A change in service delivery to an enhanced hybrid model and the additional resources to support it has been caused primarily by the buoyant level of economic activity. It has been assessed that while Council continues to address its regulatory functions in both consenting areas and Council continues to deliver the public benefits inherent in these activities, the primary beneficiaries of this enhanced service delivery model are the applicants deriving the direct benefits and by not adjusting the funding policy the costs relative to the benefits would fall disproportionately to the wider community.

The exacerbator pays principal within section 101(3) (b) of the Act is also relevant here as the individuals or groups of individuals driving the change in service delivery can clearly be identified. These individuals or groups of individuals can clearly be identified and the costs and benefits can be charged in a transparent way distinctly from other activities.

Summary

Having now reflected the additional user pays component within the charges necessary to fund the enhanced hybrid model the overall consolidation of the analysis and amendment to the Revenue and Financing Policy is as follows:

Safe, Healthy & Liveable Communities			
Outcome Group	Who Benefits		Funding Sources
Activity Description	Community (Public)	Individuals (Private)	
Building Control	Yes 20% (25)	Yes 80% (75)	Fees & Charges CRM Targeted Rate
Environmental Consents	Yes 40% (55)	Yes 60% (45)	Fees & Charges CRM Targeted Rate
Note: Previous Policy percentages in brackets			

The funding mechanisms used to recover both the public and private benefits from these activities remain unchanged from the current policy.

The proposal will however see the charge-out rate for residential building consents increase from \$175 per hour to \$205 per hour and the introduction of a charge of \$225 per hour for commercial building consent processing. It is also proposed to increase the charge for resource consent processing to \$205 per hour.

More detailed analysis workings are appended as a separate document to this Annual Plan.



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## Overall Financial Position

This section shows what we're planning to do, and how much it is expected to cost to implement Year Three of the Long Term Plan.

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

### Budget Process

This section shows what we're planning to do, and how much it is expected to cost to implement Year Three of the Long Term Plan.

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

Whilst the Year Three 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 2019/20 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 high activity levels in some service activity areas, along with public security improvements at some Council facilities, as well as meeting operational costs in our parks and reserves.

### Rates

The total rates forecast for the draft Annual Plan 2020/21 equates to an increase of rates revenue of 4.6% compared with 4.4% which was forecast in the Council's financial strategy in the Long Term Plan 2018-28.

In addition the 2020/21 year includes the one-off change in how the refuse collection and recycling services are funded. Previously this was predominantly funded by purchasing refuse bags, so this change is a cost transfer from an existing system of funding to a new system. The overall transfer of costs equates to 3.6% of the total rating requirement, but for an "average household" the net impact is actually a slight reduction in paying for these services.

### Debt

The Long Term Plan 2018-28 forecast net external debt for the 2020/21 financial year at \$163 million. This budget contains a net debt forecast level of \$190 million. The Council will be further reviewing its capital plan prior to Council adoption in June 2020.

### 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 29 shows that this Annual Plan has been set within all Financial Strategy Limits.

**Note: The rates affordability benchmarks show that they have not been met – however when the one-off impact of transferring to a new system of funding refuse/recycling is deducted the benchmarks are met.**

## The Things Council Provides

Local Infrastructure	Local Public Services	Regulatory Functions
<p>THE THINGS WE DO INCLUDE:</p> <p><b>Network Infrastructure</b></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><b>Community Infrastructure</b></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 2020-21 (WHOLE OF COUNCIL)				
Annual Plan		LTP	Annual Plan	
19/20		20/21	20/21	Variance
\$'000		\$'000	\$'000	\$'000
<b>SOURCES OF OPERATING FUNDING</b>				
62,123	General Rates, uniform annual general charge, rates penalties	64,367	65,351	984
20,042	Targeted Rates	21,633	24,721	3,088
6,539	Subsidies and grants for operating purposes	6,049	6,368	319
24,439	Fees and charges	25,359	28,321	2,962
126	Interest and dividends from investments	132	117	(15)
920	Local authorities fuel tax, fines, infringement fees and other receipts	839	911	72
<b>114,188</b>	<b>TOTAL OPERATING FUNDING (A)</b>	<b>118,378</b>	<b>125,790</b>	<b>7,411</b>
<b>APPLICATIONS OF OPERATING FUNDING</b>				
81,088	Payments to staff and suppliers	80,463	89,243	(8,780)
6,833	Finance costs	7,918	6,702	1,216
5,570	Other operating funding applications	4,606	5,716	(1,110)
<b>93,490</b>	<b>TOTAL APPLICATIONS OF OPERATING FUNDING (B)</b>	<b>92,987</b>	<b>101,660</b>	<b>(8,673)</b>
<b>20,699</b>	<b>Surplus (deficit) of operating funding (A-B)</b>	<b>25,392</b>	<b>24,129</b>	<b>(1,262)</b>
<b>SOURCES OF CAPITAL FUNDING</b>				
9,829	Subsidies and grants for capital expenditure	9,108	11,973	2,865
5,138	Development and financial contributions	5,126	5,138	12
36,401	Increase (decrease) in debt	10,177	80,685	70,508
422	Gross proceeds from sale of assets	612	555	(57)
270	Lump sum contributions	314	270	(44)
	Other dedicated capital funding			
<b>52,059</b>	<b>TOTAL SOURCES OF CAPITAL FUNDING (C)</b>	<b>25,337</b>	<b>98,621</b>	<b>73,284</b>
<b>APPLICATIONS OF CAPITAL FUNDING</b>				
	Capital expenditure			
4,311	To meet additional demand	2,356	15,435	(13,078)
30,682	To improve the level of service	18,199	56,027	(37,828)
37,382	To replace existing assets	30,250	50,906	(20,655)
	Increase (decrease) in reserves	-200		(200)
383	Increase (decrease) of investments	123	383	(260)
<b>72,758</b>	<b>TOTAL APPLICATIONS OF CAPITAL FUNDING (D)</b>	<b>50,728</b>	<b>122,750</b>	<b>(72,022)</b>
<b>(20,699)</b>	<b>Surplus (deficit) of Capital funding (C-D)</b>	<b>(25,392)</b>	<b>(24,129)</b>	<b>1,262</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 2020-21 FOR WATER SUPPLY

Annual plan 19/20 \$'000	Notes	LTP 20/21 \$'000	Annual Plan 20/21 \$'000	Variance \$'000
<b>SOURCES OF OPERATING FUNDING</b>				
81	General Rates, uniform annual general charge, rates penalties	84	181	11,640
11,799	Targeted Rates	12,008	12,025	17
-	Subsidies and grants for operating purposes	-	-	-
309	Fees and charges	318	317	(1)
4,829	Internal charges and overheads recovered	4,354	4,906	612
-	Local authorities fuel tax, fines, infringement fees and other receipts	-	-	-
17,019	<b>TOTAL OPERATING FUNDING (A)</b>	16,764	17,469	12,268
<b>APPLICATIONS OF OPERATING FUNDING</b>				
8,489	Payments to staff and suppliers	1	7,584	(1,287)
1,964	Finance costs	2,608	1,964	643
3,423	Internal charges and overheads applied	3,212	3,637	(425)
2	Other operating funding applications	5	3	2
13,878	<b>TOTAL APPLICATIONS OF OPERATING FUNDING (B)</b>	13,409	14,476	(1,067)
3,141	<b>Surplus (deficit) of operating funding (A-B)</b>	3,355	2,992	(363)
<b>SOURCES OF CAPITAL FUNDING</b>				
-	Subsidies and grants for capital expenditure	-	-	-
1,324	Development and financial contributions	1,282	1,324	42
13,281	Increase (decrease) in debt	2	31,885	30,025
20	Gross proceeds from sale of assets	142	64	(78)
-	Lump sum contributions	-	-	-
-	Other dedicated capital funding	-	-	-
14,605	<b>TOTAL SOURCES OF CAPITAL FUNDING (C)</b>	3,264	33,254	29,989
<b>APPLICATIONS OF CAPITAL FUNDING</b>				
570	Capital expenditure	3	215	(6,402)
13,502	To meet additional demand	2	4,741	(20,862)
3,674	To improve the level of service	2	1,064	(2,362)
-	To replace existing assets	-	-	-
-	Increase (decrease) in reserves	-	-	-
-	Increase (decrease) of investments	-	-	-
17,746	<b>TOTAL APPLICATIONS OF CAPITAL FUNDING (D)</b>	6,620	36,246	(29,626)
(3,141)	<b>Surplus (deficit) of Capital funding (C-D)</b>	(3,355)	(2,992)	363
-	<b>FUNDING BALANCE ((A-B)+(C-D))</b>	-	-	-

#### Notes

1. Increased costs due to enhanced water safety monitoring and investigations.
2. For completion of reservoir and treatment options for small supplies, Frimley & Eastbourne bores.
3. Havelock Hills, Te Aute Road, Howard Street growth projects

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

## HASTINGS DISTRICT COUNCIL: FUNDING IMPACT STATEMENT FOR 2020-21 FOR STORMWATER DRAINAGE

Annual plan 19/20 \$'000	Notes	LTP 20/21 \$'000	Annual Plan 20/21 \$'000	Variance \$'000
<b>SOURCES OF OPERATING FUNDING</b>				
2,935	General Rates, uniform annual general charge, rates penalties	3,106	2,722	2,738
16	Targeted Rates	16	-	-
-	Subsidies and grants for operating purposes	-	-	-
42	Fees and charges	43	43	(1)
14	Internal charges and overheads recovered	15	14	(1)
-	Local authorities fuel/tax, fines, infringement fees and other receipts	-	-	-
<b>3,007</b>	<b>TOTAL OPERATING FUNDING (A)</b>	<b>3,179</b>	<b>2,794</b>	<b>2,737</b>
<b>APPLICATIONS OF OPERATING FUNDING</b>				
688	Payments to staff and suppliers	710	707	3
667	Finance costs	704	417	378
1,098	Internal charges and overheads applied	1,056	1,120	(64)
12	Other operating funding applications	13	5	8
<b>2,466</b>	<b>TOTAL APPLICATIONS OF OPERATING FUNDING (B)</b>	<b>2,573</b>	<b>2,249</b>	<b>324</b>
<b>542</b>	<b>Surplus (deficit) of operating funding (A-B)</b>	<b>607</b>	<b>546</b>	<b>(61)</b>
<b>SOURCES OF CAPITAL FUNDING</b>				
-	Subsidies and grants for capital expenditure	-	-	-
694	Development and financial contributions	698	694	(2)
1,549	Increase (decrease) in debt	620	9,999	9,380
-	Gross proceeds from sale of assets	-	-	-
-	Lump sum contributions	-	-	-
-	Other dedicated capital funding	-	-	-
<b>2,243</b>	<b>TOTAL SOURCES OF CAPITAL FUNDING (C)</b>	<b>1,315</b>	<b>10,693</b>	<b>9,378</b>
<b>APPLICATIONS OF CAPITAL FUNDING</b>				
-	Capital expenditure	-	-	-
1,320	To meet additional demand	271	6,293	(6,022)
1,025	To improve the level of service	1,321	3,535	(2,214)
440	To replace existing assets	330	1,411	(1,081)
-	Increase (decrease) in reserves	-	-	-
-	Increase (decrease) of investments	-	-	-
<b>2,785</b>	<b>TOTAL APPLICATIONS OF CAPITAL FUNDING (D)</b>	<b>1,922</b>	<b>11,239</b>	<b>(9,317)</b>
<b>(542)</b>	<b>Surplus (deficit) of Capital funding (C-D)</b>	<b>(607)</b>	<b>(546)</b>	<b>61</b>
<b>-</b>	<b>FUNDING BALANCE ((A-B)+(C-D))</b>	<b>-</b>	<b>-</b>	<b>-</b>

## Notes

1. Lowes pit &amp; growth projects (Howard St &amp; Medium density)

## HASTINGS DISTRICT COUNCIL: FUNDING IMPACT STATEMENT FOR 2020-21 FOR SEWERAGE AND THE TREATMENT AND DISPOSAL OF SEWAGE

Annual plan 19/20 \$'000	Notes	LTP 20/21 \$'000	Annual Plan 20/21 \$'000	Variance \$'000
<b>SOURCES OF OPERATING FUNDING</b>				
436	General Rates, uniform annual general charge, rates penalties	470	400	8,193
7,294	Targeted Rates	7,793	7,488	(325)
-	Subsidies and grants for operating purposes	-	-	-
1,823	Fees and charges	1,803	1,865	61
2,631	Internal charges and overheads recovered	2,710	2,631	(79)
-	Local authorities fuel/tax, fines, infringement fees and other receipts	-	-	-
<b>12,184</b>	<b>TOTAL OPERATING FUNDING (A)</b>	<b>12,776</b>	<b>12,363</b>	<b>7,850</b>
<b>APPLICATIONS OF OPERATING FUNDING</b>				
2,581	Payments to staff and suppliers	2,620	2,660	(40)
1,318	Finance costs	1,534	1,318	216
5,196	Internal charges and overheads applied	5,191	5,257	(66)
15	Other operating funding applications	15	7	8
<b>9,109</b>	<b>TOTAL APPLICATIONS OF OPERATING FUNDING (B)</b>	<b>9,361</b>	<b>9,242</b>	<b>118</b>
<b>3,075</b>	<b>Surplus (deficit) of operating funding (A-B)</b>	<b>3,415</b>	<b>3,120</b>	<b>(295)</b>
<b>SOURCES OF CAPITAL FUNDING</b>				
-	Subsidies and grants for capital expenditure	-	-	-
1,281	Development and financial contributions	1,261	1,281	19
1,741	Increase (decrease) in debt	927	10,306	9,379
-	Gross proceeds from sale of assets	-	-	-
244	Lump sum contributions	256	244	(12)
-	Other dedicated capital funding	-	-	-
<b>3,266</b>	<b>TOTAL SOURCES OF CAPITAL FUNDING (C)</b>	<b>2,445</b>	<b>11,831</b>	<b>9,386</b>
<b>APPLICATIONS OF CAPITAL FUNDING</b>				
-	Capital expenditure	-	-	-
175	To meet additional demand	839	3,037	(2,198)
6,166	To improve the level of service	184	410	(226)
-	To replace existing assets	4,837	11,504	(6,667)
-	Increase (decrease) in reserves	-	-	-
-	Increase (decrease) of investments	-	-	-
<b>6,341</b>	<b>TOTAL APPLICATIONS OF CAPITAL FUNDING (D)</b>	<b>5,860</b>	<b>14,951</b>	<b>(9,091)</b>
<b>(3,075)</b>	<b>Surplus (deficit) of Capital funding (C-D)</b>	<b>(3,415)</b>	<b>(3,120)</b>	<b>295</b>
<b>-</b>	<b>FUNDING BALANCE ((A-B)+(C-D))</b>	<b>-</b>	<b>-</b>	<b>-</b>

## Notes

1. Eastern interceptor, trunk main renewals &amp; growth projects (Iona/Middle and Howard St)

## 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
<ul style="list-style-type: none"> <li>Move people and goods around safely and efficiently</li> </ul>
WHAT WE DO
<ul style="list-style-type: none"> <li>Development and maintenance of roads, footpaths and pathways</li> </ul>
KEY ACTIONS
<ul style="list-style-type: none"> <li>Strengthen key bridges to allow continued heavy vehicle access</li> <li>Completion of approved walking and cycling projects within the iWay network</li> <li>Implement safety treatments on high risk rural routes and urban intersections</li> <li>Road pavement renewals in both urban and rural areas</li> <li>Completion of Whakatu Arterial Road</li> </ul>
WHAT WE ARE TRYING TO ACHIEVE
<b>LOCAL INFRASTRUCTURE</b> <ul style="list-style-type: none"> <li>Accessible range of safe transport options</li> <li>Safe walking and cycling facilities</li> <li>Efficient movement of goods</li> <li>Infrastructure supporting economic growth</li> <li>Resilience to hazards and shocks</li> </ul>

HASTINGS DISTRICT COUNCIL: FUNDING IMPACT STATEMENT FOR 2020-21 FOR ROADS AND FOOTPATHS

Annual plan 19/20 \$'000	Notes	LTP 20/21 \$'000	Annual Plan 20/21 \$'000	Variance \$'000
<b>SOURCES OF OPERATING FUNDING</b>				
16,819	General Rates, uniform annual general charge, rates penalties	17,844	16,842	1,294
426	Targeted Rates	452	422	(30)
6,106	Subsidies and grants for operating purposes	5,873	6,225	352
1,453	Fees and charges	1,336	1,628	292
2,878	Internal charges and overheads recovered	2,908	3,041	134
309	Local authorities fuel tax, fines, infringement fees and other receipts	204	302	98
<b>27,791</b>	<b>TOTAL OPERATING FUNDING (A)</b>	<b>28,417</b>	<b>28,460</b>	<b>18,140</b>
<b>APPLICATIONS OF OPERATING FUNDING</b>				
13,696	Payments to staff and suppliers	13,141	14,031	(890)
1,243	Finance costs	963	1,122	(159)
5,011	Internal charges and overheads applied	5,512	5,258	254
13	Other operating funding applications	12	13	(1)
<b>19,963</b>	<b>TOTAL APPLICATIONS OF OPERATING FUNDING (B)</b>	<b>19,628</b>	<b>20,424</b>	<b>(796)</b>
<b>7,828</b>	<b>Surplus (deficit) of operating funding (A-B)</b>	<b>8,789</b>	<b>8,036</b>	<b>(753)</b>
<b>SOURCES OF CAPITAL FUNDING</b>				
8,679	Subsidies and grants for capital expenditure	8,293	8,883	390
1,039	Development and financial contributions	1,087	1,039	(48)
4,742	Increase (decrease) in debt	(1,297)	6,565	7,863
18	Gross proceeds from sale of assets	100	96	(4)
27	Lump sum contributions	59	27	(32)
-	Other dedicated capital funding	-	-	-
<b>14,504</b>	<b>TOTAL SOURCES OF CAPITAL FUNDING (C)</b>	<b>8,242</b>	<b>16,410</b>	<b>8,168</b>
<b>APPLICATIONS OF CAPITAL FUNDING</b>				
2,271	Capital expenditure	81	3,835	(3,753)
6,104	To meet additional demand	2,948	6,645	(3,697)
13,958	To improve the level of service	14,002	13,967	35
-	To replace existing assets	-	-	-
-	Increase (decrease) in reserves	-	-	-
-	Increase (decrease) of investments	-	-	-
<b>22,333</b>	<b>TOTAL APPLICATIONS OF CAPITAL FUNDING (D)</b>	<b>17,031</b>	<b>24,446</b>	<b>(7,415)</b>
<b>(7,828)</b>	<b>Surplus (deficit) of Capital funding (C-D)</b>	<b>(8,789)</b>	<b>(8,036)</b>	<b>753</b>
<b>-</b>	<b>FUNDING BALANCE ((A-B)+(C-D))</b>	<b>-</b>	<b>-</b>	<b>-</b>

### Notes

- Growth projects (Omahu Rd, Irongate, Howard St)
- Roading infrastructure to support growth programme.

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
<ul style="list-style-type: none"><li>• Maintain and enhance public health and safety</li><li>• Manage the use of land</li><li>• Reduce public nuisance and threats to public safety</li><li>• Provide a range of accessible social, cultural and recreational activity</li></ul>
WHAT WE DO
<ul style="list-style-type: none"><li>• Refuse collection and disposal</li><li>• Food hygiene inspections</li><li>• Public health nuisance services (dog and noise control)</li><li>• Safe and sanitary building services</li><li>• Public toilet facilities and cleaning</li><li>• Review, monitor and enforce land use regulations</li><li>• Planning and response services for hazards and emergencies</li><li>• Parks, reserves, swimming pool and library service provision</li><li>• Art exhibitions, national/international shows and local performance</li><li>• Housing services for elderly in need</li><li>• Indoor recreational venues</li></ul>

WHAT WE ARE TRYING TO ACHIEVE
<ul style="list-style-type: none"><li>• Sustainable use of land and water resources</li><li>• A community which wastes less</li><li>• Healthy, energy efficient homes</li><li>• Safe multi-functional urban centres</li><li>• Diversity in housing choice</li><li>• Places and spaces for recreation</li><li>• Fostering recreational participation</li><li>• Resilience to hazards and shocks</li><li>• Places and spaces for arts, culture, learning</li><li>• Putting people at the centre of planning and service</li><li>• Effective working relationships with mana whenua</li><li>• Assistance for people in need</li><li>• Reducing public nuisance and threats to public safety</li><li>• A more compact urban form</li><li>• Sites and places of significance to mana whenua are protected</li></ul>

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

HASTINGS DISTRICT COUNCIL: FUNDING IMPACT STATEMENT FOR 2020-21 FOR SAFE,HEALTHY AND LIVEABLE COMMUNITIES				
Annual plan 19/20 \$'000	Notes	LTP 20/21 \$'000	Annual Plan 20/21 \$'000	Variance \$'000
<b>SOURCES OF OPERATING FUNDING</b>				
32,089	General Rates, uniform annual general charge, rates penalties	32,026	34,713	36,096
2,031	Targeted Rates	1,953	5,018	3,065
153	Subsidies and grants for operating purposes	123	93	(30)
20,180	Fees and charges	21,296	23,848	2,352
12,679	Internal charges and overheads recovered	27,798	15,044	(12,755)
91	Local authorities fuel tax, fines, infringement fees and other receipts	93	89	(4)
67,224	<b>TOTAL OPERATING FUNDING (A)</b>	83,890	78,806	29,295
<b>APPLICATIONS OF OPERATING FUNDING</b>				
37,080	Payments to staff and supplies	37,968	43,641	(5,673)
1,570	Finance costs	1,945	1,810	135
18,182	Internal charges and overheads applied	31,235	21,576	9,659
2,865	Other operating funding applications	2,352	2,779	(427)
59,677	<b>TOTAL APPLICATIONS OF OPERATING FUNDING (B)</b>	73,500	69,806	3,684
7,547	<b>Surplus (deficit) of operating funding (A-B)</b>	10,390	8,800	(1,590)
<b>SOURCES OF CAPITAL FUNDING</b>				
1,149	Subsidies and grants for capital expenditure	814	3,280	2,476
800	Development and financial contributions	800	800	-
12,310	Increase (decrease) in debt	6,438	18,443	12,004
257	Gross proceeds from sale of assets	276	262	(14)
-	Lump sum contributions	-	-	-
-	Other dedicated capital funding	-	-	-
14,515	<b>TOTAL SOURCES OF CAPITAL FUNDING (C)</b>	8,328	22,794	14,466
<b>APPLICATIONS OF CAPITAL FUNDING</b>				
150	Capital expenditure	950	2,270	(1,320)
9,876	To meet additional demand	9,006	13,217	(4,211)
12,037	To improve the level of service	8,762	16,106	(7,345)
-	To replace existing assets	-	-	-
-	Increase (decrease) in reserves	-	-	-
-	Increase (decrease) of investments	-	-	-
22,063	<b>TOTAL APPLICATIONS OF CAPITAL FUNDING (D)</b>	18,718	31,594	(12,876)
(7,547)	<b>Surplus (deficit) of Capital funding (C-D)</b>	(10,390)	(8,800)	1,590
-	<b>FUNDING BALANCE ((A-B)+(C-D))</b>	-	-	-

- Notes
- 1. Increased Building Consent & Resource Consent fees
  - 2. Maintenance Group internal revenue from other council departments has now ceased and work outsourced to Recreation Services
  - 3. Maintenance Group opex costs have now ceased and cost reduction offset by new Contract Services budget within Parks.
  - 4. Internal charges from council into Maintenance Group have now ceased.



## 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
<ul style="list-style-type: none"><li>• Make available land for industrial, commercial and residential growth</li><li>• Work with partners to grow business and jobs</li><li>• Support visitor attraction</li><li>• Develop long term plans for our communities</li></ul>
WHAT WE DO
<ul style="list-style-type: none"><li>• Planning for district development and ensuring availability of serviced land</li><li>• Planning urban centres and neighbourhoods (Place Based Plans)</li><li>• Planning together with mana whenua</li><li>• Working with young people and older people</li><li>• Community safety initiatives</li><li>• Provision of visitor facilities (i-site, Holiday Park)</li><li>• Economic and social development research and planning</li><li>• Empowering communities to do things for themselves</li><li>• Project based work focused on business investment and jobs<ul style="list-style-type: none"><li>• business attraction</li><li>• connecting schools with industry and unemployed people with jobs</li><li>• increasing migrant business investment</li><li>• improving the value of land based horticulture and agriculture products</li><li>• advancing E-commerce initiatives</li></ul></li></ul>

WHAT WE ARE TRYING TO ACHIEVE
<ul style="list-style-type: none"><li>• Safe multi-functional urban centres</li><li>• Residential development opportunities</li><li>• Infrastructure supporting economic growth</li><li>• Appealing visitor destination</li><li>• Industrial development opportunities</li><li>• Assisting youth in education, skill development and jobs</li><li>• Supporting and attracting business</li><li>• Building a resilient and job rich local economy</li><li>• Diversity in housing choice</li><li>• Effective working relationships with mana whenua</li><li>• Responsive Council planning services</li></ul>

HASTINGS DISTRICT COUNCIL: FUNDING IMPACT STATEMENT FOR 2020-21 FOR ECONOMIC AND COMMUNITY DEVELOPMENT				
Annual plan 19/20 \$'000	Notes	LTP 20/21 \$'000	Annual Plan 2021 \$'000	Variance \$'000
<b>SOURCES OF OPERATING FUNDING</b>				
7,437	General Rates, uniform annual general charge, rates penalties	7,026	7,912	8,253
342	Targeted Rates	341	346	5
280	Subsidies and grants for operating purposes	52	50	(2)
452	Fees and charges	461	462	1
-	Internal charges and overheads recovered	26	-	(26)
-	Local authorities fuel tax, fines, infringement fees and other receipts	-	-	-
<b>8,511</b>	<b>TOTAL OPERATING FUNDING (A)</b>	<b>7,907</b>	<b>8,771</b>	<b>8,231</b>
<b>APPLICATIONS OF OPERATING FUNDING</b>				
5,983	Payments to staff and suppliers	5,319	6,088	(709)
18	Finance costs	18	18	-
1,516	Internal charges and overheads applied	1,487	1,670	(183)
1,638	Other operating funding applications	1,040	1,295	(725)
<b>9,154</b>	<b>TOTAL APPLICATIONS OF OPERATING FUNDING (B)</b>	<b>7,864</b>	<b>9,540</b>	<b>(1,677)</b>
<b>(643)</b>	<b>Surplus (deficit) of operating funding (A-B)</b>	<b>44</b>	<b>(770)</b>	<b>(613)</b>
<b>SOURCES OF CAPITAL FUNDING</b>				
-	Subsidies and grants for capital expenditure	-	-	-
-	Development and financial contributions	-	-	-
755	Increase (decrease) in debt	(25)	788	813
53	Gross proceeds from sale of assets	18	17	(1)
-	Lump sum contributions	-	-	-
-	Other dedicated capital funding	-	-	-
<b>808</b>	<b>TOTAL SOURCES OF CAPITAL FUNDING (C)</b>	<b>(7)</b>	<b>805</b>	<b>812</b>
<b>APPLICATIONS OF CAPITAL FUNDING</b>				
-	Capital expenditure	-	-	-
-	To meet additional demand	-	-	-
-	To improve the level of service	-	-	-
165	To replace existing assets	37	35	2
-	Increase (decrease) in reserves	-	-	-
-	Increase (decrease) of investments	-	-	-
<b>165</b>	<b>TOTAL APPLICATIONS OF CAPITAL FUNDING (D)</b>	<b>37</b>	<b>35</b>	<b>2</b>
<b>643</b>	<b>Surplus (deficit) of Capital funding (C-D)</b>	<b>(44)</b>	<b>770</b>	<b>813</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.





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

HASTINGS DISTRICT COUNCIL: FUNDING IMPACT STATEMENT FOR 2020-21 FOR GOVERNANCE AND SUPPORT				
Annual plan 19/20 \$'000		LTP 20/21 \$'000	Annual Plan 20/21 \$'000	Variance \$'000
SOURCES OF OPERATING FUNDING				
2,524	General Rates, uniform annual general charge, rates penalties	3,411	2,802	(809)
(1,867)	Targeted Rates	(930)	(574)	356
180	Fees and charges	101	359	258
14,955	Internal charges and overheads recovered	15,450	15,643	193
646	Local authorities fuel tax, fines, infringement fees and other receipts	674	637	(37)
16,439	TOTAL OPERATING FUNDING (A)	18,706	18,666	(39)
APPLICATIONS OF OPERATING FUNDING				
12,592	Payments to staff and suppliers	13,122	13,244	(122)
54	Finance costs	55	54	2
3,943	Internal charges and overheads applied	4,489	3,968	512
1,025	Other operating funding applications	1,169	1,144	25
17,613	TOTAL APPLICATIONS OF OPERATING FUNDING (B)	18,826	18,410	416
(1,174)	Surplus (deficit) of operating funding (A-B)	(121)	256	377
SOURCES OF CAPITAL FUNDING				
-	Subsidies and grants for capital expenditure	-	-	-
-	Development and financial contributions	-	-	-
2,043	Increase (decrease) in debt	1,874	2,718	1,045
74	Gross proceeds from sale of assets	78	116	40
-	Lump sum contributions	-	-	-
-	Other dedicated capital funding	-	-	-
2,117	TOTAL SOURCES OF CAPITAL FUNDING (C)	1,750	2,834	1,084
APPLICATIONS OF CAPITAL FUNDING				
-	Capital expenditure	-	-	-
-	To meet additional demand	-	-	-
-	To improve the level of service	-	-	-
560	To replace existing assets	1,707	2,708	(1,001)
-	Increase (decrease) in reserves	(200)	-	(200)
363	Increase (decrease) of investments	123	383	(260)
943	TOTAL APPLICATIONS OF CAPITAL FUNDING (D)	1,629	3,091	(1,461)
1,174	Surplus (deficit) of Capital funding (C-D)	121	(256)	(377)
-	FUNDING BALANCE ((A-B)+(C-D))	-	-	-
Notes				
1. Information Services forward investments plan				
2. Plant Replacement IT equipment				
3. Reflects using Target rate reserves to smooth large increases in those cost centres funded by a targeted rate. The reducing variance in (\$358k) reflects the council strategy of increasing targeted rates overtime.				

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 2021					
Annual Plan 19/20 \$'000	Notes	LTP (Yr3) 20/21 \$'000	Annual Plan 20/21 \$'000	Variance \$'000	
<b>Revenue will be derived from:</b>					
82,165	Rates	86,000	90,072	4,072	
24,839	Fees and charges	25,655	28,712	3,057	
5,408	Development and Financial Contributions	5,440	5,408	(32)	
16,364	Subsidies and Grants	15,153	18,338	3,185	
3	Donations	3	3	(0)	
646	Other revenue	674	637	(37)	
1,000	Vested Infrastructural Assets	1,048	1,000	(48)	
<b>130,425</b>	<b>TOTAL INCOME</b>	<b>133,974</b>	<b>144,171</b>	<b>10,197</b>	
<b>Expenditure will be incurred on:</b>					
87,040	Operational Costs	83,981	96,107	(12,126)	
32,150	Depreciation and amortisation	33,910	34,936	(1,026)	
6,833	Finance Costs	7,918	6,702	1,216	
<b>126,022</b>	<b>TOTAL OPERATING EXPENDITURE</b>	<b>125,809</b>	<b>137,745</b>	<b>(11,936)</b>	
<b>4,404</b>	<b>NET SURPLUS (DEFICIT)</b>	<b>8,165</b>	<b>6,426</b>	<b>(1,739)</b>	
<b>Other comprehensive income:</b>					
67,470	Gains (Losses) on Infrastructural revaluations	49,224	49,224	-	
<b>67,470</b>	<b>Other comprehensive revenue:</b>	<b>49,224</b>	<b>49,224</b>	<b>-</b>	
<b>71,873</b>	<b>TOTAL COMPREHENSIVE REVENUE</b>	<b>57,390</b>	<b>55,651</b>	<b>(1,739)</b>	
<b>Net Surplus (Deficit) attributable to:</b>					
4,404	Hastings District Council	8,165	6,426	(1,739)	
	Minority Interest				
<b>4,404</b>		<b>8,165</b>	<b>6,426</b>	<b>(1,739)</b>	
<b>Total Comprehensive revenue attributable to:</b>					
71,873	Hastings District Council	57,390	55,651	(1,739)	
	Minority Interest				
<b>71,873</b>		<b>57,390</b>	<b>55,651</b>	<b>(1,739)</b>	

1. Finance costs now reflect more closely changes to interest rates over the last 2-3 years since the development of the Long Term Plan.

### NOTES TO FINANCIAL STATEMENTS

Annual Plan 19/20 \$'000	Notes	LTP (Yr3) 20/21 \$'000	Annual Plan 20/21 \$'000	Variance \$'000	
<b>1. Rates revenue</b>					
44,472	General Rate	45,564	46,694	1,130	
11,629	Community & Resource Rate	11,712	12,648	936	
6,035	Uniform Annual General Charge	7,037	6,136	(900)	
	Targeted Rates	-	-	-	
53	Havelock North Business Association	52	53	1	
139	Swimming Pools	135	147	12	
	Hasting District Parking	-	-	-	
123	Havelock North Parking	136	119	(17)	
289	Hastings City Marketing	289	293	4	
306	Security Patrols	324	370	46	
244	CBD Hastings	255	244	(11)	
58	CBD Havelock North	61	58	(3)	
	Whakatu Stormwater	-	-	-	
16	Waimarama Seawall	16	16	-	
5,876	Wastewater	6,252	6,149	(103)	
34	Waipatiki Wastewater Operational	35	34	(1)	
	Waipatiki Wastewater Capital	-	-	-	
1,384	Wastewater Levy (80%)	1,506	1,284	(221)	
11,187	Water Supply - Rating Area One	11,153	11,002	(151)	
	Water Supply - Waimarama	137	-	(137)	
	Water Supply - Waipatiki	43	-	(43)	
	Water Supply - Whirinaki Operating	37	-	(37)	
605	Kerbside Refuse Collection	544	3,001	2,457	
1,100	Kerbside Recycling	1,064	1,818	554	
20	Waimarama Refuse Collection	22	30	8	
	Whirinaki Water Supply - Capital	109	-	(109)	
	Water meter Charges	505	-	(505)	
613	Water Supply - Rating Area One	505	1,024	519	
	Water Supply - Waimarama	2	-	(2)	
	Water Supply - Whirinaki	22	-	(22)	
-2,019	Change in Targeted Rates Reserves	(1,515)	(848)	667	
<b>82,165</b>	<b>Total Rates Revenue</b>	<b>86,000</b>	<b>90,072</b>	<b>4,072</b>	
	24% Level of Uniform Charges (30% Maximum)	24%	26%		

<b>3. Total Operating Expenditure includes:</b>				
890	Councillors Remuneration	1,028	1,006	22
28,264	Contracted Service Costs	4,350	31,259	(26,910)
4,779	Consultancy Services	280	5,281	(5,001)
245	Lease Payments (Operating)	-	244	(244)
106	- fees to Audit New Zealand for audit of the Council's financial statements	111	106	5
	- fees to Audit New Zealand for other services	104	90	14
6,833	Finance Costs	7,918	6,702	1,216
1	Total Bad Debts Written Off	37	1	35
35	Change in Provision for Doubtful Debts	33,910	35	33,875
32,150	Depreciation Expense	104	34,936	(34,831)
	Loss on Sale of Property, Plant & Equipment	-	-	-
5,778	Maintenance and Asset Costs	3,768	6,101	(2,333)
3,012	Energy Costs	36,324	3,107	33,216
33,764	Salary and Wages	995	37,820	(36,825)
1,041	Defined Contribution Plan - Employer Contributions	194	1,219	(1,025)
174	Increase/Decrease in Employee Entitlements/Liabilities	1,564	193	1,371
1,429	Administration Costs	1,777	1,417	361
2,931	Sponsorships and Grants	(1,738)	2,488	(4,226)
	Donations	3,515		3,515
4,590	Other Costs	24,971	5,738	19,232
<b>126,022</b>	<b>Total Operating Expenditure</b>	<b>125,809</b>	<b>137,745</b>	<b>(11,936)</b>
<b>4. Depreciation Expense includes:</b>				
637	Operational Buildings	663	719	(56)
1,402	Restricted Buildings	1,460	1,582	(123)
258	Library Collection	268	217	50
621	Plant, Equipment and Motor Vehicles	849	778	71
85	Furniture and Fittings	88	100	(12)
823	Landfill	856	883	(26)
838	Computers and Office Equipment	941	981	(39)
4,663	Total Property, Plant and Equipment	5,126	5,260	(134)
2,965	Water Supply network	3,245	2,749	496
6,259	Wastewater Disposal Network	6,519	7,144	(625)
2,886	Stormwater Disposal Network	3,021	3,775	(754)
13,656	Roadway Foundations and Bridges	14,192	13,845	347
1,515	Parks	1,679	1,958	(278)
27,281	Total Infrastructure Assets	28,656	29,471	(814)
<b>Amortisation</b>				
205	Intangible Assets - Computer software	128	205	(77)
<b>32,150</b>	<b>Total Depreciation Expense</b>	<b>33,910</b>	<b>34,936</b>	<b>(1,026)</b>

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

Annual Plan 19/20 \$'000		Notes	LTP (Yr3) 20/21 \$'000	Annual Plan 20/21 \$'000	Variance \$'000
Revenue will be derived from:					
8,511	Economic and Community development		7,907	8,771	864
	Operating funding				
	Capital funding*		-	-	-
67,224	Safe, Healthy & liveable Communities		83,890	78,806	(5,284)
1,949	Operating funding		1,614	4,090	2,476
	Capital funding*				
	Roads and Footpaths				
	Operating funding		28,417	28,460	43
9,745	Capital funding*		9,439	9,749	310
	Water Supply				
	Operating funding		16,764	17,469	704
1,324	Capital funding*		1,282	1,324	42
	Stormwater				
	Operating funding		3,179	2,794	(385)
694	Capital funding*		696	694	(2)
	Wastewater				
	Operating funding		12,776	12,363	(413)
1,525	Capital funding*		1,517	1,525	7
	Governance & Support				
	Operating funding		18,706	18,666	(39)
	Capital funding*		-	-	-
167,411	Total funding as per Funding Impact Statements		186,187	184,510	(1,677)
Items excluded from Funding Impact Statements					
1,000	Vested Infrastructural Assets		1,048	1,000	(48)
Items excluded from Comprehensive Revenue Statement					
-37,985	Internal Recoveries		(53,260)	(41,338)	11,922
130,425	TOTAL REVENUE		133,974	144,171	10,197

Expenditure will be incurred on:			
9,154	Economic and Community development	7,884	9,540 (1,677)
59,877	Safe, Healthy & Liveable Communities	73,500	69,806 3,694
19,983	Roads and Footpaths	19,828	20,424 (796)
13,878	Water Supply	13,409	14,478 (1,067)
2,485	Stormwater	2,573	2,249 324
9,109	Wastewater	9,361	9,242 118
17,813	Governance & Support	18,828	18,410 418
131,858	<b>Total application of funding as per Funding Impact Statements</b>	145,150	144,147 1,012
<b>Items excluded from Funding Impact Statements</b>			
32,150	Depreciation	33,910	34,938 (1,028)
<b>Items included from Comprehensive revenue Statement</b>			
-37,985	Internal recovery	(53,280)	(41,338) (11,922)
	Internal interest	-	-
	Interest on Internal Reserves	-	-
126,022	<b>TOTAL OPERATING EXPENDITURE</b>	125,809	137,745 (11,936)
4,404	<b>TOTAL</b>	8,165	6,426 (1,739)
<b>Other comprehensive revenue:</b>			
67,470	Gains on property revaluations	49,224	49,224 -
	Gains on Infrastructural revaluations	-	-
67,470	<b>OTHER COMPREHENSIVE REVENUE</b>	49,224	49,224 -
71,873	<b>TOTAL COMPREHENSIVE REVENUE</b>	57,390	55,651 (1,739)
71,873	<b>TOTAL STATEMENT OF COMPREHENSIVE REVENUE</b>	57,390	55,651 (1,739)
<b>Variance</b>			
		-	-
* Includes development contributions, subsidies, grants and lump sum contributions			

## PROSPECTIVE STATEMENT OF CHANGES IN NET ASSETS/EQUITY

Annual Plan 19/20 \$'000	Notes	LTP (Yr3) 20/21 \$'000	Annual Plan 20/21 \$'000
1,860,953	Public Equity at the Start of the Period	1,935,998	1,932,827
71,873	Total Comprehensive Revenue	57,390	55,651
<b>1,932,827</b>	<b>Public Equity at the End of the Period</b>	<b>1,993,388</b>	<b>1,988,478</b>
<b>Total Comprehensive revenue attributable to:</b>			
71,873	Hastings District Council	57,390	55,651
<b>71,873</b>	<b>Total comprehensive revenue</b>	<b>57,390</b>	<b>55,651</b>

## PROSPECTIVE STATEMENT OF FINANCIAL POSITION

Annual Plan 19/20 \$'000	Notes	LTP (Yr3) 20/21 \$'000	Annual Plan 20/21 \$'000
<b>ASSETS</b>			
<b>Current Assets</b>			
1,265	Cash & cash equivalents	5,554	1,265
10,434	Debtors and other receivables	10,718	11,534
108	Inventories	114	108
11,807		16,386	12,907
<b>Non Current Assets</b>			
-	Derivative Financial Instruments	-	-
1,066	Investments in associates and CCO's	1,807	1,066
941	Investments in Council Controlled Organisations	1,063	1,063
1,568	Other Investments	1,491	1,568
-	Other Non Current Assets	-	-
3,575		4,361	3,697
219,598	Plant, property and equipment	225,013	244,281
1,858,890	Infrastructural Assets	1,929,882	1,952,528
205	Intangible Assets	3,586	205
<b>2,094,075</b>	<b>Total Assets Employed</b>	<b>2,179,227</b>	<b>2,213,618</b>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Current Liabilities</b>			
-	Bank Overdraft	-	-
16,538	Creditors and other payables	15,956	18,260
2,241	Employee Benefit Liabilities	2,467	2,241
-	Derivative Financial Liabilities	-	-
12,530	Public Debt	16,276	19,000
31,309		34,699	39,501
<b>Non Current Liabilities</b>			
659	Provisions	659	659
480	Employee Benefit Liabilities	496	480
13,500	Derivative Financial Liabilities	3,500	13,500
115,301	Public Debt	146,485	171,000
129,940		151,140	185,639
<b>Public Equity</b>			
1,133,055	Retained Earnings	1,147,539	1,140,049
3,182	Restricted Reserves	35	2,615
796,589	Revaluation Reserves	845,814	845,814
1,932,827		1,993,388	1,988,478
<b>2,094,075</b>	<b>Total Funds Employed</b>	<b>2,179,227</b>	<b>2,213,618</b>



## PROSPECTIVE STATEMENT OF CASHFLOWS

Annual Plan 19/20 \$'000	Notes	LTP (Yr3) 20/21 \$'000	Annual Plan 20/21 \$'000
<b><u>Cash Flows from Operating Activities</u></b>			
<i>Cash will be provided from</i>			
82,165		86,000	90,072
30,893		31,770	34,757
16,367		15,156	18,341
-			
129,425		132,926	143,171
<i>Cash was applied to</i>			
87,040		83,981	96,107
6,833		7,918	6,702
93,872		91,899	102,809
35,553		41,027	40,362
<b>Net Cash Flows from Operating Activities</b>			
<b><u>Cash Flows from Investing Activities</u></b>			
<i>Cash was provided from</i>			
422		612	555
-		-	-
422		612	555
<i>Cash was applied to</i>			
71,993		51,893	121,219
383		123	383
72,376		52,016	121,601
(71,954)		(51,404)	(121,047)
<b>Net Cash Flows from Investing Activities</b>			
<b><u>Cash Flows from Financing Activities</u></b>			
<i>Cash was provided from</i>			
41,691		17,218	86,281
<i>Cash was applied to</i>			
5,290		6,841	5,596
36,401		10,377	80,685
<b>Net Cash Flows from Financing Activities</b>			
<b><u>Reconciliation of Cash Flows</u></b>			
-		-	( )
1,265		5,554	1,265
1,265		5,554	1,265

1. Finance costs now reflect more closely changes to interest rates over the last 2-3 years since the development of the Long Term Plan.

## GROSS PUBLIC DEBT SUMMARY

## GROSS PUBLIC DEBT SUMMARY

Annual Plan 19/20 \$'000	Notes	LTP (Yr3) 20/21 \$'000	Annual Plan 20/21 \$'000
106,900		168,080	126,315
41,691		16,324	86,281
(5,290)		(6,841)	(5,596)
<b>143,301</b>		<b>177,562</b>	<b>207,000</b>
<b>Gross Debt Closing Balance</b>			
<b>Comprises:</b>			
125,301		162,761	190,000
18,000		14,801	17,000
<b>143,301</b>		<b>177,562</b>	<b>207,000</b>
<b>Gross Public Debt</b>			
<b>External Debt Comprises:</b>			
12,530		16,276	19,000
112,771		146,485	171,000
125,301		162,761	190,000

## SUMMARY OF FINANCIAL STATISTICS

Annual Plan 19/20 \$'000	Notes	LTP (Yr3) 20/21 \$'000	Annual Plan 20/21 \$'000
6.84%		8.15%	9.35%
92.30%		91.47%	89.83%
<b>Treasury Policy Limits</b>			
6.48%		8.17%	9.56%
96.07%		121.49%	131.79%
5.24%		5.91%	4.65%
8.32%		9.21%	7.44%
152.49%		125%	152.49%
143,301		177,562	207,000
18,000		14,801	17,000
<b>125,301</b>		<b>162,761</b>	<b>190,000</b>
<b>External Net Debt</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 Draft Annual Plan 2020/21 on 19 March 2020. 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 2020/21.

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 (PBEIPSAS 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 2021

#### 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	\$87m	\$90m	No
Increases	<6.3%	8.2%	No
Debt affordability benchmark			
Net debt as a % of equity	<20%	9.6%	Yes
Net debt as a % of income	<150%	131.8%	Yes
Net interest as a % of income	<15%	4.6%	Yes
Net interest as a % of annual rates income	<20%	7.4%	Yes
Liquidity	110 – 170%	152.5%	Yes
Balanced budget benchmark	>100%	100%	Yes
Essential services benchmark	>100%	304.4%	Yes
Debt servicing benchmark	<10%	4.9%	Yes

**Note:** The rates affordability benchmarks show that they have not been met – however when the one-off impact of transferring to a new system of funding refuse/recycling is deducted the benchmarks are met.

## 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 councils 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) It's 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 Councils 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 councils 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 it's 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.
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### 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 place 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>SUNDRY 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.



Type of Reserve ('000)	Balance 30/6/2020	Deposit Transfer to	Interest	Trf From	Balance 30/6/2021
<b><u>Council Created Reserve</u></b>					
	670	102			772
Depreciation Funds	1,220	26,512		-26,512	1,220
Emergency Funds	3,121	-142	55		3,033
General Purpose Reserves	5,437	546		-402	5,581
Plant Equipment & Vehicle Replacement Fund	3,842	1,650	134	-3,040	2,587
Property Maintenance & Improvements	5,997	-2,879	101	-799	2,420
Sundry Reserves	956	5			961
Separate Rates	-1,951	1,322		-1,618	-2,248
<b>TOTAL Council Created Reserve</b>	<b>19,291</b>	<b>29,159</b>	<b>290</b>	<b>-34,415</b>	<b>14,326</b>
<b><u>Restricted Reserves</u></b>					
Development Reserves	1,601	290	30	-925	996
Purchase & Development Reserves	582		20		602
Trust & Bequest Reserve	1,012		35	-30	1,017
<b>TOTAL Restricted Reserves</b>	<b>3,195</b>	<b>290</b>	<b>86</b>	<b>-955</b>	<b>2,615</b>
<b>TOTAL RESERVES</b>	<b>22,486</b>	<b>29,449</b>	<b>376</b>	<b>-35,370</b>	<b>16,941</b>

<b><u>Council Created Reserve</u></b>				
<b><u>Other</u></b>				
Leachate treatment Disposal /System	494	51		545
Waste Tyre processing/disposal	176	51		227
	670	102		772
<b><u>Depreciation Funds</u></b>				
Sewers Rating Area 1- Depn Funds	10	3,873	-3,873	10
Water Supply Urban - Depn Fnds	752	2,749	-2,749	752
Water Supply Haumoana/Te Awanga Depn	188			188
Water Supply Clive Depn	187			187
Water Supply Whakatu Depn	18			18
Water Supply Omaha - Depn	34			34
Water Supply Paki Paki Depn Funds	20			20
Water Supply Waipatu Depn Funds	7			7
Water Supply Waimarama Depn Funds				
Water Supply Waipatiki Depn Funds				
Water Supply Whirinaki Depn Funds				
Stormwater Rating Area 1 - Depn Funds	5	3,775	-3,775	5
Effluent Disposal - Depn Funds		2,271	-2,271	
Transportation - Depn Funds		13,845	-13,845	
Depreciation Funds	1,220	26,512	-26,512	1,220
<b><u>Emergency Funds</u></b>				
Rural Flood and Emergency Event Reserve	1,220		43	1,263
Rural Fire Contingency Fund	6			6
Effluent Disposal Reserve	352		12	364
Effluent Disposal - Annual Balance Reser	920	-142		777
Contingency Reserve	488			488
LAPP Reserve	135			135
Emergency Funds	3,121	-142	55	3,033
<b><u>General Purpose Reserves</u></b>				
General Purpose Reserve - Rating Area 1	1,400			1,400
General Purpose Reserve - Rating Area 2	818			818
Capital Reserve - Rating Area 2	1,731		-48	1,683
Transportation NZTA Funds Reserve - Rating Area 1	900	546	-302	1,144
Transportation NZTA Funds Reserve - Rating Area 2	587		-52	535
General Purpose Reserves	5,437	546	-402	5,581

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**Plant Equipment & Vehicle Replacement Fund**

Omarunui Landfill Plant Fund	2,804	143	98	-27	3,018
Parking Meter Replacement Fund					
Plant Replacement Fund - Service Delivery Unit					
Plant Replacement Fund - Service Delivery Unit	815		29		844

Plant Replacement Fund - Composite	222	1,507	8	-3,013	-1,276
Plant Equipment & Vehicle Replacement Fund	3,842	1,650	134	-3,040	2,587

**Property Maintenance & Improvements**

Landfill Property Reserve	-21		-1		-22
Omarunui Landfill Aftercare Reserve	2,525	83	88		2,696
Cemetery Upkeep In Perpetuity	454			-392	62
Crematorium Fund	-135	-24			-159
Haumoana Erosion Reserve	12				12
Ocean Beach Reserve Land Purchase &	474				474
Offstreet Parking Fund	298	120			418
Pensioner Flat Renovation	-33	-219			-252
Rural Halls Mtce Fund	38				38
Flaxmere Reserve	2,400				2,400
Building Maintenance Reserve	-1,769	-2,904			-4,672
Election Reserve	56	35			91
Marae Development Fund	122				122
Cycling Reserve	84				84
Nelson Park Sale Reserve	1,077				1,077
Cemetery Pre-Purchases	28		1	-39	-10
Clifton Reserve Rehabilitation Fund	33		1		34
Te Matapuna Proceeds reserve	5				6
HB Opera House Reserve	203		7	-289	-79
Splash Planet Reinvestment reserve	-187		-7	-50	-243
Pettigrew Green Arena Capital Maint. Fund	72	30	3	-30	74
Clifton Revetment reserve	223		8		231
Landfill forest replant reserve					
Rural Halls earthquake strengthen	30				30
Holiday Park Development Reserve	7				7
Property Maintenance & Improvements	5,997	-2,879	101	-799	2,420

**Sundry Reserves**

Staff Recreation Fund	14				14
Sister City Reserve	100	5			105
HB Youth Futures Trust - Project fees and charges	100				100
E-Waste Reserve	15				15
Building Control Reserve	21				21
Leaky Home resrve	706				706
Sundry Reserves	956	5			961

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Type of Reserve ('000)	Balance 30/6/2020	Deposit Transfer to	Interest	Trf From	Balance 30/6/2021
<b><u>Separate Rates</u></b>					
Waimarama Sea Wall - No 1	-17		-1		-17
Waimarama Sea Wall - No 2	6				6
Havelock North Business Association					
Dog Control Reserve	57				57
Security Patrol Separate	-107				-107
Hastings City Marketing	-4				-4
Water - Rating Area One	-3,725	625		-549	-3,648
Water - Waimarama	231	147			377
Water - Waipatiki	-158	32			-125
Water - Whirinaki Operating	-78	100			23
Water - Whirinaki - Capital	-150				-150
Water Races - Ngatarawa	28				28
Sewers - Rating Area 1	498			-623	-125
Kerbside Recycling - Hastings/Havelock	-648			-199	-847
Refuse - Waimarama	200			-7	193
Kerbside Recycling - Whirinaki	-42				-42
Havelock North Parking	427	39			466
Swimming Pools	-179			-4	-182
Sewers - Waipatiki Operating	-21				-21
Sewers - Waipatiki Capital	-279				-279
Refuse Collection - Hastings/Havelock	1,077			-237	840
CBD & Suburban Commercial development	992	305			1,297
CBD Havelock North Development Reserve	-59	73			14
Separate Rates	-1,951	1,322		-1,618	-2,248
<b><u>Wastewater Treatment</u></b>					
Wastewater Treatment (HDC Funds)		2,044		-2,044	
<b>TOTAL Council Created Reserve</b>	<b>19,291</b>	<b>29,159</b>	<b>290</b>	<b>-34,415</b>	<b>14,326</b>

Type of Reserve ('000)	Balance 30/6/2020	Deposit Transfer to	Interest	Trf From	Balance 30/6/2021
<b><u>Restricted Reserves</u></b>					
<b><u>Development Reserves</u></b>					
Community Facilities Community Wide Growth	202		7		210
Parks & Reserves Urban Contributing Growth	407		14		421
Parks & Reserves Rural Growth	242		8		250
Water Supply Whirinaki Growth	2				2
Waste Levy (Refuse & Landfill)	748	290		-925	113
Development Reserves	1,601	290	30	-925	996
<b><u>Purchase &amp; Development Reserves</u></b>					
Purchase & Development Reserve	167		6		173
Arataki Dev: Purchase & Development Reserve					
Purchase & Development Reserve - Lyndhur	415		15		430
Purchase & Development Reserves	582		20		602
<b><u>Trust &amp; Bequest Reserve</u></b>					
H W Abbott Bequest	70		2		72
AB Smith Bequest	54		2	-5	51
AB Smith - Fantasyland	11				11
Clifford Davey Bequest	809		28	-25	813
JL Sanderson Bequest	21		1		22
Graham Talking Books Bequest					
Lowe- Education Guilin Students Bequest	33		1		34
Peter David Arthur Bequest					
CARV Reserve	14				14
Trust & Bequest Reserve	1,012		35	-30	1,017
<b>TOTAL Restricted Reserves</b>	<b>3,195</b>	<b>290</b>	<b>86</b>	<b>-955</b>	<b>2,615</b>
<b>TOTAL RESERVES</b>	<b>22,486</b>	<b>29,449</b>	<b>376</b>	<b>-35,370</b>	<b>16,941</b>

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 19/20 \$'000	Notes	LTP (Yr3) 20/21 \$'000	Annual Plan 20/21 \$'000	Variance \$'000
<b>1. Rates revenue</b>				
44,472	General Rate	45,564	46,694	1,130
11,629	Community & Resource Rate	11,712	12,648	936
6,035	Uniform Annual General Charge	7,037	6,136	(900)
	Targeted Rates	-	-	-
53	Havelock North Business Association	52	53	1
139	Swimming Pools	135	147	12
	Hasting District Parking	-	-	-
123	Havelock North Parking	136	119	(17)
289	Hastings City Marketing	289	293	4
306	Security Patrols	324	370	46
244	CBD Hastings	255	244	(11)
58	CBD Havelock North	61	58	(3)
	Whakatu Stormwater	-	-	-
16	Waimarama Sewerall	16	16	-
5,876	Wastewater	6,252	6,149	(103)
34	Waipatiki Wastewater Operational	35	34	(1)
	Waipatiki Wastewater Capital	-	-	-
1,384	Wastewater Levy (80%)	1,506	1,284	(221)
11,187	Water Supply - Rating Area One	11,153	11,002	(151)
	Water Supply - Waimarama	137	-	(137)
	Water Supply - Waipatiki	43	-	(43)
	Water Supply - Whirinaki Operating	37	-	(37)
605	Kerbside Refuse Collection	544	3,001	2,457
1,100	Kerbside Recycling	1,064	1,618	554
20	Waimarama Refuse Collection	22	30	8
	Whirinaki Water Supply - Capital	109	-	(109)
	Water meter Charges	505	-	(505)
613	Water Supply - Rating Area One	505	1,024	519
	Water Supply - Waimarama	2	-	(2)
	Water Supply - Whirinaki	22	-	(22)
-2,019	Change in Targeted Rates Reserves	(1,515)	(848)	667
<b>82,165</b>	<b>Total Rates Revenue</b>	<b>86,000</b>	<b>90,072</b>	<b>4,072</b>
	24% Level of Uniform Charges (30% Maximum)	24%	26%	

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## Part B: Summary of Rating Requirements

SUMMARY OF RATING REQUIREMENTS									
Activity	2019/20 Annual Plan			2020/21 YR3 LTP			2020/21 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	345,356	276,285	69,071	226,426	181,141	45,285	472,645	378,116	94,529
Land Subdivision	54,800	54,800	0	55,177	55,177	0	33,320	33,320	0
Rural Community Board	48,600	5,001	43,599	50,947	5,242	45,705	50,600	5,207	45,393
Community Services (65%)	17,143,124	15,712,426	1,430,698	17,312,818	15,856,614	1,456,204	18,904,971	17,300,429	1,604,542
Economic & Social Dev (35%)	810,503	756,037	54,466	914,797	853,322	61,474	865,383	807,229	58,154
Resource Management (65%)	4,453,017	3,674,608	778,409	4,448,573	3,637,968	810,605	4,584,468	3,793,364	791,104
Strategic Development	1,892,213	1,513,770	378,443	1,811,056	1,448,845	362,211	2,093,604	1,674,883	418,721
Engineering Services	553,035	515,871	37,164	437,419	408,025	29,395	432,919	403,827	29,092
Refuse Collection	192,890	179,928	12,962	65,156	60,777	4,378	72,970	68,066	4,904
Regional Landfill	-30,213	-26,409	-3,804	0	0	0	0	0	0
Transportation	16,519,502	10,329,861	6,189,640	17,540,759	11,230,785	6,309,974	16,764,275	10,398,138	6,366,137
Stormwater	2,882,245	2,811,004	71,241	3,051,170	2,977,538	73,632	2,679,243	2,607,297	71,946
Contingency Fund	50,000	40,000	10,000	208,800	167,040	41,760	50,000	40,000	10,000
Rate Remissions	218,000	146,278	71,722	227,592	152,714	74,878	218,000	146,278	71,722
	45,133,072	35,989,460	9,143,612	46,350,690	37,035,189	9,315,501	47,222,400	37,656,156	9,566,244
Less Additional Funding									
Petrol Tax Credit	-520,000	-444,016	-75,984	-542,880	-463,553	-79,327	-520,000	-444,016	-75,984
Provision for Doubtful Debts	35,000	0	35,000	36,540	0	36,540	35,000	0	35,000
Increase in Investments	0	0	0	0	0	0	0	0	0
Other Expenditure	42,200	42,200	0	43,900	43,900	0	42,200	42,200	0
Rate Penalties	-300,000	-269,400	-30,600	-313,200	-281,254	-31,946	-300,000	-269,400	-30,600
<b>General Rate</b>	<b>44,390,272</b>	<b>35,318,244</b>	<b>9,072,028</b>	<b>45,575,050</b>	<b>36,334,282</b>	<b>9,240,768</b>	<b>46,479,600</b>	<b>36,984,940</b>	<b>9,494,660</b>

General Rate increase	2019/20 Annual Plan			2020/21 YR3 LTP			2020/21 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%)	9,230,913	8,460,537	770,376	9,322,287	8,538,177	784,110	10,179,600	9,315,616	863,984
Resource Management (35%)	2,397,778	1,978,635	419,144	2,395,385	1,958,906	436,480	2,468,560	2,042,581	425,979
	11,628,691	10,439,172	1,189,519	11,717,672	10,497,082	1,220,589	12,648,160	11,358,197	1,289,963
<b>Uniform Annual General Charge (UAGC)</b>									
Economic & Social Dev (65%)	1,505,220	1,297,499	207,720	1,698,908	1,464,459	234,449	1,607,140	1,385,355	221,785
Civil Defence (50%)	215,496	185,758	29,738	190,998	164,640	26,358	168,357	145,124	23,233
Wastewater Levy (20%)	339,098	339,098	0	368,902	368,902	0	314,700	314,700	0
Waimarama Seawall (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%)	1,010,758	883,503	127,254	1,057,414	924,286	133,128	1,002,524	876,306	126,218
Leadership (100%)	2,962,879	2,589,853	373,026	3,718,774	3,250,580	468,194	3,041,981	2,658,996	382,985
	6,035,198	5,295,712	739,487	7,036,744	6,172,867	863,876	6,136,449	5,380,480	755,969
<b>Total General &amp; UAGC Rate</b>	<b>62,054,162</b>	<b>51,053,128</b>	<b>11,001,034</b>	<b>64,329,466</b>	<b>53,004,232</b>	<b>11,325,233</b>	<b>65,264,208</b>	<b>53,723,617</b>	<b>11,540,592</b>
<b>Targeted Rates</b>									
Swimming Pools	139,161	129,628	9,533	134,803	125,569	9,234	146,663	136,616	10,046
Hastings District Parking									
Water Supply	11,186,723	11,186,723	0	11,370,044	11,152,736	217,308	11,001,825	11,001,825	0
Refuse Collection	604,787	582,308	22,479	543,725	519,732	23,993	3,000,782	2,986,414	14,368
Kerbside Recycling	1,100,000	1,091,617	8,383	1,063,836	1,055,729	8,107	1,618,000	1,605,670	12,330
Waimarama Refuse Collection	20,407	0	20,407	21,516	0	21,516	30,000	0	30,000
Wastewater	5,876,416	5,876,416	0	6,252,119	6,252,119	0	6,149,300	6,149,300	0
CBD Hastings (80% phase in over 8 ye	244,252	244,252	0	254,999	254,999	0	244,252	244,252	0
CBD Havelock North (80% phase in ov	58,352	58,352	0	60,919	60,919	0	58,352	58,352	0
Wastewater Levy (80%)	1,383,963	1,383,963	0	1,505,599	1,505,599	0	1,284,385	1,284,385	0
Change in Targeted Rates Reserves	-1,996,731	-2,242,411	245,680	-1,055,343	-992,352	-62,991	-713,402	-706,567	-6,835
<b>Total Targeted Rates</b>	<b>18,617,328</b>	<b>18,310,847</b>	<b>306,481</b>	<b>20,152,217</b>	<b>19,935,051</b>	<b>217,167</b>	<b>22,820,157</b>	<b>22,760,247</b>	<b>59,910</b>
<b>TOTAL RATING REQUIREMENT</b>	<b>80,671,490</b>	<b>69,363,975</b>	<b>11,307,515</b>	<b>84,481,683</b>	<b>72,939,283</b>	<b>11,542,400</b>	<b>88,084,365</b>	<b>76,483,864</b>	<b>11,600,501</b>

Overall Average Rate increase	2019/20 Annual Plan			2020/21 YR3 LTP			2020/21 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	75,950,819	65,200,979	10,749,840	80,454,862	69,316,102	11,138,760	80,671,490	69,363,975	11,307,515
Amount of Increase	4,720,671	4,162,995	557,675	4,026,821	3,623,181	403,640	7,412,875	7,119,889	292,986
% Increase	6.22%	6.38%	5.19%	5.01%	5.23%	3.62%	9.19%	10.26%	2.59%
Less: Increase in Rating Base	-0.60%	-0.60%	-0.40%	-0.60%	-0.60%	-0.40%	-0.95%	-0.85%	-0.10%
Average Increase to Ratepayers	5.6%	5.8%	4.8%	4.4%	4.6%	3.2%	8.2%	9.4%	2.5%
<b>Other Targeted Rates</b>									
Havelock North Business Association	53,000	53,000	0	51,959	51,959	0	53,000	53,000	0
Hastings City Marketing	288,930	288,930	0	288,930	288,930	0	293,264	293,264	0
Havelock North Parking	123,440	123,440	0	136,426	136,426	0	119,245	119,245	0
Mall Security	306,132	306,132	0	323,935	323,935	0	369,677	369,677	0
Waimarama Seawall (90%)	15,722		15,722	15,722		15,722	15,722		15,722
Waimarama Domain	0		0			0			0
Waipatiki Sewers Operational	34,038	0	34,038	35,300	0	35,300	34,131	0	34,131
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	0	0	0	109,443	0	109,443	0	0	0
Change in Targeted Rates Reserves	-8,986	0	-8,986	-9,893	0	-9,893	-7,734	0	-7,734
<b>Total Other Targeted Rates</b>	<b>812,276</b>	<b>771,502</b>	<b>40,774</b>	<b>951,823</b>	<b>801,251</b>	<b>150,572</b>	<b>877,306</b>	<b>835,186</b>	<b>42,119</b>

Part C: Rates Statement for 2020/21

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 2020/21 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 2020. 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 2020/21:

Differential Group Name	Factor	Cents per Dollar of \$ LV
<b>Differential Rating Area One</b>		
Residential	1	0.4130
Residential Clive	0.81	0.3345
Residential Non-Urban (Including Townships and Small Settlements)	0.76	0.3139
Horticulture / Farming	0.68	0.2808
CBD Commercial	3.00	1.2390
Other Commercial	2.75	1.1358
Commercial Non-Urban – Peripheral	2.35	0.9706
<b>Differential Rating Area Two</b>		
Residential	0.85	0.1903
Lifestyle / Horticulture / Farming	1	0.2934
Commercial	1.65	0.2239

#### 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 \$208 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 Councils 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 2020/21 are:

Differential Category	Factor	\$ per SUIP
<b>Differential rating area one</b>		
Residential	1	\$474
CBD Commercial	1	\$474
Other Commercial	1	\$474
Residential Clive	0.75	\$356
Residential Non-Urban (Including Townships & Small Settlements)	0.75	\$356
Horticulture / Farming	0.75	\$356
Commercial Non-Urban (Peripheral)	0.75	\$356
<b>Differential rating area two</b>		
Residential	1	\$306
Lifestyle / Horticulture / Farming	1	\$306
Commercial	1	\$306



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 2020/21 year is 0.1106 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 2020/21 year is \$64.00 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 2020/21 per separately used or inhabited part is:

Differential Category	Factor	\$ per SUIP
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 2020/21 year is 0.2341 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 2020/21 year is 0.1384 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 2020/21 year is 0.0551 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 2020/21 is 0.0981 cents per dollar of land value.

The rate for Havelock North Security Patrol Area for 2020/21 is 0.0530 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 2020/21 year are:

Category	Factor	\$ per SUIP
(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 Schedule3, 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 2020/21 year are:

Category	Factor	\$ per SUIP
(1) Connected	1	\$453
(2) Serviceable	0.5	\$226.50

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	\$58.89
Chartered Clubs / Rest Homes / Prisons / Commercial Accommodation providers / Hospitals / Child Care Centres	0.40	\$181.20
HB Racing Centre / A&P Showgrounds / Regional Sports Park	0.25	\$113.25
All other Non-Residential	0.80	\$362.40

#### 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 2020/21 year are:

Category	Factor	\$ Per SUIP
(1) Connected	1	\$75
(2) Serviceable	0.5	\$37.50

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	\$9.75
Chartered Clubs / Rest Homes / Prisons / Commercial Accommodation providers / Hospitals / Child Care Centres	0.40	\$30
HB Racing Centre / A&P Showgrounds / Regional Sports Park	0.25	\$18.75
All other Non-Residential	0.80	\$60

#### 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 2020/21 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, Omahu, Paki Paki, Waimarama, Waipatiki, Whirinaki, Te Pohue)	\$500	\$250

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 1,500m2 containing a single dwelling, lifestyle lots, trade premises, and industrial and horticulture properties.

The rate for the 2020/21 year is \$0.87 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. Rating units which Council officers determine are unable to practically receive the Council service and have an approved alternative service, will not be charged the rate.

The rate for 2020/21 is \$70.00 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. Rating units which Council officers determine are unable to practically receive the Council service and have an approved alternative service will not be charged the rate.

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. (Note: the level of service to be provided within the CBD is currently under review with CBD property owners and may be subject to change).

The Rate for 2020/21 is:

Differential Category	Factor	\$ Per SUIP
Residential	1	\$129
Commercial CBD	2	\$258

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 2020/21 is \$80 per separately used or inhabited part of a rating unit.

Waimarama Sea Wall

**Note: The rates below are subject to change for 2020/21 and will be determined after engagement with property owners currently paying the rate. Matters to be addressed will be the consideration of future proposed works on the seawall and the funding of this work.**

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 2020/21 shall be (per SUIP)

Zone 1	Zone 2	Zone 3
\$270	\$187	\$70

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:

- 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.
- 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.
- 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.



Item 9

Attachment 2

### 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 21st August 2020, Friday 20th November 2020, Friday 26th February 2021, and Friday 21st May 2021.

#### 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	21 August 2020	26 August 2020
2	20 November 2020	25 November 2020
3	26 February 2021	3 March 2021
4	21 May 2021	26 May 2021

Any portion of rates assessed in previous years (including previously applied penalties) which are unpaid on 20 July 2020 will have a further 10% added, firstly on 21 July 2020, and if still unpaid, again on 21 January 2021.

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	20 October 2020	22 October 2020
2	20 January 2021	22 January 2021
3	20 April 2021	22 April 2021
4	20 July 2021	22 July 2021
Instalment	6 Monthly Invoicing Due Date	Penalty Date
1	20 January 2021	22 January 2021
2	20 July 2021	22 July 2021

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 20 July 2020 will have a further 10% added, firstly on 21 July 2020, and if still unpaid, again on 21 January 2021.

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

RATING AREA 1												
Property Type	Urban Residential			Townships			Commercial / Industrial				Horticultural / Farming	
	Flaxmere	Hastings	Havelock North	Whakatu	Clive	Haumoana	Hastings CBD Retail	North CBD Retail	Commercial / Industrial	Commercial Non Urban	Small	Large
2016 Land Value	\$ 52,000	\$ 175,000	\$ 275,000	\$ 60,000	\$ 180,000	\$ 235,000	\$ 450,000	\$ 600,000	\$ 600,000	\$ 575,000	\$ 350,000	\$ 650,000
2019 Proposed Revaluation Land Value	\$ 104,000	\$ 265,000	\$ 340,000	\$ 120,000	\$ 225,000	\$ 305,000	\$ 562,000	\$ 840,000	\$ 780,000	\$ 1,100,000	\$ 630,000	\$ 1,170,000
% Change in Land Value	100%	51%	51%	100%	25%	30%	25%	40%	30%	91%	80%	80%
General Rates (Cents per Dollar SLV)	\$ 0.6146	\$ 0.6146	\$ 0.6146	\$ 0.4671	\$ 0.4978	\$ 0.4671	\$ 1.8439	\$ 1.8439	\$ 1.6902	\$ 1.4444	\$ 0.4179	\$ 0.4179
General Rates	\$ 320	\$ 1,076	\$ 1,383	\$ 280	\$ 896	\$ 1,058	\$ 8,297	\$ 11,063	\$ 10,141	\$ 8,305	\$ 1,463	\$ 2,717
Community Services & Resource Management Rate	\$ 440	\$ 440	\$ 440	\$ 330	\$ 330	\$ 330	\$ 440	\$ 440	\$ 440	\$ 330	\$ 330	\$ 330
Uniform Annual General Charge	\$ 206	\$ 206	\$ 206	\$ 206	\$ 206	\$ 206	\$ 206	\$ 206	\$ 206	\$ 206	\$ 206	\$ 206
Refuse	\$ 16	\$ 16	\$ 16	\$ 16	\$ 16	\$ 16	\$ 32	\$ 32	\$ 16	\$ -	\$ -	\$ -
Recycling	\$ 43	\$ 43	\$ 43	\$ 43	\$ 43	\$ 43	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Supply	\$ 450	\$ 450	\$ 450	\$ 450	\$ 450	\$ 450	\$ 450	\$ 450	\$ 450	\$ -	\$ -	\$ -
Sewage Disposal	\$ 235	\$ 235	\$ 235	\$ 235	\$ 235	\$ -	\$ 235	\$ 235	\$ 235	\$ -	\$ -	\$ -
Wastewater Treatment Rate	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ -	\$ 80	\$ 80	\$ 80	\$ -	\$ -	\$ -
Havelock North Parking	\$ -	\$ -	\$ 23	\$ -	\$ -	\$ -	\$ -	\$ 69	\$ -	\$ -	\$ -	\$ -
Security Patrol Rate	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 467	\$ 375	\$ -	\$ -	\$ -	\$ -
Marketing / Promotion Targeted Rate	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,174	\$ 957	\$ -	\$ -	\$ -	\$ -
CRD Upgrades Targeted Rate	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 747	\$ 468	\$ -	\$ -	\$ -	\$ -
Total 2019/20 Rates	\$ 1,790	\$ 2,546	\$ 2,876	\$ 1,640	\$ 2,256	\$ 2,143	\$ 12,128	\$ 14,375	\$ 11,568	\$ 8,841	\$ 1,999	\$ 3,253

Land Value	\$ 104,000	\$ 265,000	\$ 340,000	\$ 120,000	\$ 225,000	\$ 305,000	\$ 562,000	\$ 840,000	\$ 780,000	\$ 1,100,000	\$ 665,000	\$ 1,235,000
General Rates (Cents per Dollar SLV)	\$ 0.4130	\$ 0.4130	\$ 0.4130	\$ 0.3139	\$ 0.3345	\$ 0.3139	\$ 1.2390	\$ 1.2390	\$ 1.1558	\$ 0.9706	\$ 0.2808	\$ 0.2808
General Rate	\$ 430	\$ 1,094	\$ 1,404	\$ 377	\$ 753	\$ 957	\$ 6,963	\$ 10,408	\$ 8,859	\$ 10,676	\$ 1,769	\$ 3,286
Community Services & Resource Management Rate	\$ 474	\$ 474	\$ 474	\$ 356	\$ 356	\$ 356	\$ 474	\$ 474	\$ 474	\$ 356	\$ 356	\$ 356
Uniform Annual General Charge	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208
Refuse	\$ 130	\$ 130	\$ 130	\$ 130	\$ 130	\$ 130	\$ 260	\$ 260	\$ 130	\$ -	\$ -	\$ -
Recycling	\$ 70	\$ 70	\$ 70	\$ 70	\$ 70	\$ 70	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Supply	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ -
Sewage Disposal	\$ 235	\$ 235	\$ 235	\$ 235	\$ 235	\$ -	\$ 235	\$ 235	\$ 235	\$ -	\$ -	\$ -
Wastewater Treatment Rate	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ -	\$ 75	\$ 75	\$ 75	\$ -	\$ -	\$ -
Havelock North Parking	\$ -	\$ -	\$ 23	\$ -	\$ -	\$ -	\$ -	\$ 69	\$ -	\$ -	\$ -	\$ -
Security Patrol Rate	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 467	\$ 373	\$ -	\$ -	\$ -	\$ -
Marketing / Promotion Targeted Rate	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,296	\$ 929	\$ -	\$ -	\$ -	\$ -
CRD Upgrades Targeted Rate	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 778	\$ 463	\$ -	\$ -	\$ -	\$ -
Total Proposed 2020/21 Rates	\$ 2,122	\$ 2,786	\$ 3,119	\$ 1,951	\$ 2,327	\$ 2,221	\$ 11,251	\$ 13,993	\$ 10,481	\$ 11,240	\$ 2,333	\$ 3,850

Increase (Decrease) Rates \$	\$ 332	\$ 241	\$ 243	\$ 310	\$ 71	\$ 79	\$ -877	\$ -382	\$ -1,087	\$ 2,399	\$ 335	\$ 597
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Increase (Decrease) Rates %	18.5%	9.5%	8.5%	18.9%	3.1%	3.7%	-7.2%	-2.7%	-9.4%	27.1%	16.7%	18.4%
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Without Refuse / Recycling	10.7%	3.9%	3.6%	10.3%	-3.1%	-2.9%	-5.1%	-4.2%	-10.4%	27.1%	16.7%	18.4%
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RATING AREA 2								
Property Type	Coastal Residential			Commercial / Industrial		Lifestyle / Horticulture/ Farming		
	Whirinaki	Waimarama	Waipatiki	Small	Large	Small	Medium	Large
2016 Land Value	\$ 250,000	\$ 260,000	\$ 215,000	\$ 66,000	\$ 195,000	\$ 185,000	\$ 330,000	\$ 840,000
2019 Proposed Revaluation Land Value	\$ 310,000	\$ 360,000	\$ 260,000	\$ 83,000	\$ 245,000	\$ 250,000	\$ 445,000	\$ 1,130,000
% Change in Land Value	24%	38%	21%	26%	26%	35%	35%	35%
General Rates (Cents per Dollar SLV)	\$ 0.2503	\$ 0.2503	\$ 0.2503	\$ 0.4858	\$ 0.4858	\$ 0.2944	\$ 0.2944	\$ 0.2944
General Rates	\$ 626	\$ 651	\$ 538	\$ 321	\$ 947	\$ 545	\$ 972	\$ 2,473
Community Services & Resource Management Rate	\$ 283	\$ 283	\$ 283	\$ 283	\$ 283	\$ 283	\$ 283	\$ 283
Uniform Annual General Charge	\$ 206	\$ 206	\$ 206	\$ 206	\$ 206	\$ 206	\$ 206	\$ 206
Refuse	\$ 16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Waimarama Refuse	\$ -	\$ 80	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Recycling	\$ 43	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Supply	\$ 450	\$ 450	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -
Sewage Disposal	\$ -	\$ -	\$ 430	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total 2019/20 Rates</b>	<b>\$ 1,624</b>	<b>\$ 1,670</b>	<b>\$ 1,907</b>	<b>\$ 810</b>	<b>\$ 1,437</b>	<b>\$ 1,034</b>	<b>\$ 1,461</b>	<b>\$ 2,962</b>

Land Value	\$ 310,000	\$ 360,000	\$ 260,000	\$ 83,000	\$ 245,000	\$ 250,000	\$ 460,000	\$ 1,130,000
General Rates (Cent per Dollar SLV)	\$ 0.1903	\$ 0.1903	\$ 0.1903	\$ 0.3694	\$ 0.3694	\$ 0.2239	\$ 0.2239	\$ 0.2239
General Rate	\$ 590	\$ 685	\$ 495	\$ 307	\$ 905	\$ 560	\$ 996	\$ 2,530
Community Services & Resource Management Rate	\$ 306	\$ 306	\$ 306	\$ 306	\$ 306	\$ 306	\$ 306	\$ 306
Uniform Annual General Charge	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208
Refuse	\$ 130	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Waimarama Refuse	\$ -	\$ 80	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Recycling	\$ 70	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Supply	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -
Sewage Disposal	\$ -	\$ -	\$ 453	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Proposed 2020/21 Rates</b>	<b>\$ 1,804</b>	<b>\$ 1,779</b>	<b>\$ 1,962</b>	<b>\$ 821</b>	<b>\$ 1,419</b>	<b>\$ 1,074</b>	<b>\$ 1,510</b>	<b>\$ 3,044</b>

<b>Increase (Decrease) Rates \$</b>	<b>\$ 180</b>	<b>\$ 109</b>	<b>\$ 55</b>	<b>\$ 11</b>	<b>\$ -17</b>	<b>\$ 40</b>	<b>\$ 50</b>	<b>\$ 82</b>
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<b>Increase (Decrease) Rates %</b>	<b>11.1%</b>	<b>6.5%</b>	<b>2.9%</b>	<b>1.3%</b>	<b>-1.2%</b>	<b>3.9%</b>	<b>3.4%</b>	<b>2.8%</b>
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<b>Without Refuse / Recycling</b>	<b>2.4%</b>	<b>6.5%</b>	<b>2.9%</b>	<b>1.3%</b>	<b>-1.2%</b>	<b>3.9%</b>	<b>3.4%</b>	<b>2.8%</b>
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Notes:

Excludes Capital Contribution Schemes (Water or Wastewater), Waimarama Sea Wall and Swimming Pool Targeted Rates



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:  
31,316
- (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:  
\$18,408,092,750
- (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:  
\$9,489,517,700



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## 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 2020/21 are detailed below.

#### Trade Waste Charges For The Period 1 July 2020 To 30 June 2021

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 Omaha trade waste system will be charged a contribution for the upgrade and separation of the Omaha 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 2020 To 30 June 2021

h) Temporary discharge fee	Discharge fee based on the length of time and discharge volume.
i) Consent application fee	No charge for 2020/21.
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 2020/21.
l) Biochemical oxygen demand charge/ chemical oxygen demand charge	No charge for 2020/21.
m) Metals charge	No charge for 2020/21.
n) Transmissivity charge	No charge for 2020/21.
o) Tankered waste charge	\$52 per tanker load.

### Schedule of Planning and Regulatory Services Charges

#### Lodgement Fees

A lodgement fee 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 fees and charges.

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

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

1. Planning: Resource Consents, Subdivisions and Associated Processes	Deposit (unless otherwise stated) (inc GST)
Resource Consent Land Use – Controlled Activity	\$800.00
Resource Consent Land Use – Restricted Discretionary Activity	\$1,000.00
Resource Consent Land Use – Discretionary Activity	\$1,200.00
Resource Consent Land Use Consent – Non-Complying Activity	\$1,400.00
Permitted Boundary Activity	\$300.00
Subdivision Consents:	
• Freehold and Leasehold	\$1,200.00
• Amendment to Existing Leasehold Titles	\$700.00
Rights of Way Survey Plans	\$500.00
Resource Consents and Designations:	
• Fully Notified	\$15,000.00
• Limited Notified	\$6,000.00
• Hearing Only	\$3,000.00
Resource Consent Variation of Conditions	\$1,200.00
Resource Consent Extension of Lapse Date (s.125)	\$800.00
RMA Certificate of Compliance, Existing Use Right Certificate and Overseas Investment Certificate	\$1,000.00
Monitoring fee for permitted activity relocated buildings	\$750.00
Outline Plan Processing	\$800.00
Outline Plan Waiver	\$300.00
Private Plan Change	\$40,000.00
Consent Notice (section 221 of RMA)(per document)	\$160.00

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1. Planning: Resource Consents, Subdivisions and Associated Processes	Deposit (unless otherwise stated) (inc GST)
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	\$600.00
Certificate of Transfer and other legal documents	\$210.00
Hearings and associated site visit and deliberations (both Hearings Committee and Hearings Commissioner(s) Hearings)	\$400.00 per hour
Review of Delegated Decisions (lodgement fee)	\$800.00
Bond Administration fee	\$6000.00
Monitoring Deposit – Resource Consents	
Hastings (i.e. sites located within a 3km radius of the HDC Administration Building, Lyndon Road East, Hastings)	\$190.00
Havelock North, Flaxmere, Plains (i.e. sites located between a 3-20km radius of the HDC Administration Building, Lyndon Road East, Hastings)	\$200.00
Rural (i.e. sites located beyond a 20km radius of the HDC Administration Building, Lyndon Road East, Hastings)	\$235.00
Gambling Act 2003	
Class 4 Gambling Venue Consent	\$800.00

**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(5) 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 \$1.52 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	\$230.00
Project Information Memorandum (PIM) only	\$360.00
Extension of Time (Work not complete, work not started)	\$100.00
Code Compliance Certificates (2 <sup>nd</sup> and subsequent CCC applications only, plus zone inspection fees if required)	\$155.00
Section 73 & section 77 Certificates (Building Act 2004) (each) – plus inspection costs, if any	\$255.00
Compliance Schedule (Building Act 2004)	\$305.00
Compliance Schedule Amendment	\$205.00
Building Act Compliance Certificates	\$105.00
Issuing Certificates for Public Use	\$250.00

Building Consent Applications	Fee (inc GST)
Demolition Consent Fee (Hourly rate)	\$205.00
<b>Certificates of Acceptance Deposit</b>	
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
<b>Solid Fuel Heaters</b>	
Standard Application including one inspection (additional inspections charged at fixed building inspection zone fee rate)	\$370.00
<b>Solar Water Heaters</b>	
Standard Application including one inspection (additional inspections charged at fixed building inspection zone fee rate)	\$370.00
<b>Building Consent Authority Accreditation Fee</b>	
Solar water heaters, solid fuel heaters (including fixed fees)	\$5.00
Residential consents	\$20.00
Commercial consents	\$40.00
	Fee (inc GST)
<b>Administration, Lapsing and CC Processing Fees</b>	
<= \$10,000 value (incl CCC costs)	\$155.00
>\$10,000 (incl CCC costs)	\$200.00
Consents prior to 2009	\$60.00
Lapsed consent reinstatement fee	\$145.00
<b>Pre-Consent Meeting Fee</b>	
Residential	\$175.00
Commercial	\$275.00
<b>Plansmart Assessments</b>	
Residential	\$130.00
Commercial	\$180.00
<b>Standard Charges</b>	
Building officers (Hourly Rate) - Residential	\$205.00
Building officers (Hourly Rate) - Commercial	\$225.00
Building Technicians (Hourly Rate) - Residential	\$160.00
Building Technicians (Hourly Rate) - Residential	\$175.00
<b>Building Inspections</b>	
<b>Notes:</b>	

	Fee (inc GST)
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)	\$165.00
• Zone 2 (~15 minutes)	\$195.00
• Zone 3 (~30 minutes)	\$280.00
• Zone 4 (~45 minutes)	\$370.00
• Zone 5 (~60 minutes)	\$480.00
<b>Building Consent Activity Reports</b>	
Weekly (per month)	\$80.00
Monthly (per month)	\$60.00
<b>Independently Qualified Persons</b>	
New Registrations	\$320.00
Amendment Registrations	\$160.00
Optional Yearly Renewal	\$110.00
<b>Building Warrants of Fitness</b>	
Building Warrant of Fitness (Administration and Inspection)	\$160.00
<b>Earthquake Prone Buildings</b>	
Exemption Applications (Hourly rate)	\$205.00
<b>Rural Property Identification</b>	
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	
<b>Residential Properties</b>	
• Part A & B Standard (7-10 work days)	\$395.00
• Part A only Standard (7-10 work days)	\$315.00
<b>Vacant Land (All Properties)</b>	
• Part A & B Standard (7-10 working days)	\$315.00
• Part A only Standard (7-10 working days)	\$160.00
<b>Horticulture and Farming Properties</b>	
• Part A & B Standard (7-10 work days)	\$395.00

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	Fee (inc. GST)
<b>3. Land Information Memorandums (LIM's)</b>	
• Part A only Standard (7-10 work days)	\$315.00
<b>Commercial</b>	
• Part A & B Standard (7-10 working days)	\$470.00
• Part A only Standard (7-10 working days,)	\$420.00
<b>Copy and Delivery Options</b>	
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>
<b>GIS Printouts</b>	
<b>Ratepayer</b>	
• A4 (per sheet)	\$2.00
• A3 (per sheet)	\$3.50
<b>Commercial Operation</b>	
• A4 (per sheet)	\$12.00
• A3 (per sheet)	\$22.00
<b>Plan Prints</b>	\$5.00 per sheet
<b>Microfilm and Electronic File Printouts</b>	
• 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	
<b>Document Management Fee</b> (all applications for resource consents, private plan changes, certificate of compliances)	\$40.00 per application
<b>Photocopying:</b>	
• 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)	
<b>Certificates of Title</b>	\$20.00



5. District Plan	Fee (inc GST)
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	\$194.00
Funeral Directors	\$194.00
Offensive Trades	\$194.00
Sale Yards	\$84.00
Camping Grounds	\$307.00
Stall Holders	\$66.00
Farmers Market (20+) stalls	\$1,280.00
Shop Front Strip/Footpath Dining Application Fee:	\$276.00
Plus a Licence Fee – Either	
1) Other than liquor licensed premises	\$66.00 annual fee
2) Liquor Licensed premises outside a liquor ban area	\$137.00 annual fee
3) Liquor Licensed premises inside a liquor ban area	\$276.00 annual fee
Mall space (other) – per day	\$14.50
Food Barrows and other Barrow	
• Per week site rental	\$61.00
• Per week with power	\$91.00
Noise Control: Stereo Seizure	\$285.00
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	\$194.00
Hawkers	
• Without food	\$108.00
• Operating under Food Control Plan/ National programme	
- Application fee	\$161.00
- Annual registration fee	\$84.00
Mobile Shops	

6. Environmental Health	Fee (inc GST)
• Without food	\$188.00
• Operating under Food Control Plan/ National programme	
- Application fee	\$188.00
- Annual registration fee	\$84.00
Amusement device permit application (set by statute)	
One device for the first 7 days of proposed operation or part thereof	\$11.50
For each additional device operated by the same owner	\$2.30
<i>For each device \$1.15 for each further period of 7 days or part thereof</i>	
Alcohol Licensing	
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.

**Note: 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.

**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	\$242.00
Per hour spent processing application	\$161.00
Renewal of Template Food Control Plan Registration	
Per application	\$108.00
Per hour spent processing application	\$161.00
Renewal of Template Food Control Plan Registration – multi site (plus \$50 for each additional site)	\$108.00
Amendment of Food Control Plan Registration	
Per application	\$161.00
Per hour spent processing application	\$161.00
New National Programme Registration	
Per application	\$148.00
Per hour spent processing application	\$161.00
Renewal of National Programme Registration	
Per application	\$108.00
Per hour spent processing application	\$161.00
Renewal of National Programme Registration – multi site (plus \$50 for each additional site)	\$108.00
Amendment of National Programme Registration	
Per application	\$108.00
Per hour spent processing application	\$161.00
Verification	
Food Control Plan based on template or MPI	
• Fixed Fee	\$521.00
• Per hour spent on verification activity	\$161.00
Verification of National Programme	
• Fixed Fee	\$456.00

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• Per hour spent on verification activity	\$161.00
Food Control Plan (mobileshop or less complex setup) + \$161/hr	\$388.00
Followup verification issues – per hour	\$161.00
Compliance	
	Fee (Inc GST)
Issue of improvement notice, including development of the notice	
• Per notice	\$161.00
• Per hour spent issuing and developing notice	\$161.00
Application for the review of an improvement notice	
• Per application	\$161.00
• Per hour processing the application	\$161.00
Monitoring for food safety and suitability – per hour	\$161.00
General	
All other costs recoverable activities under the Act – per hour	\$161.00
Vehicle rate – per km	\$0.77

**8. Dog Registration and Control**

Dog Control Act Fees	Fee (Inc. GST)
<b>Dog Registration Fees</b>	
• 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
<b>Dog Control Fees</b>	
<b>Impounding Fees (Registered Dogs)</b>	
• First impounding	\$85.00
• Second impounding	\$125.00
• Third impounding	\$175.00
<b>Recovery of Costs</b>	
Micro-chipping fees (including chip)	\$42.00
Sustenance Fee (per day)	\$8.00
Relinquishment Fee	\$40.00
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)
<b>Parking Fees by Bylaw</b>	
• Meter Fees	\$1.00 per hour
• Pay & Display	50c per hour
• Leased Parking (per month)	\$60 – \$80
<b>Infringement Fees (set by statute)</b>	
• 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
<b>Towage Fees (set by statute) – Vehicle gross weight not exceeding 3500kgs</b>	
• 0700-1800hrs Monday to Friday (other than public holiday)	\$53.67
• Any other time	\$71.56
<b>Towage Fees (set by statute) – Vehicle gross weight exceeding 3500kgs</b>	
• 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)
<b>Engineers</b>	
• Development Engineer	\$220.00
• Roading/Traffic/Water/Wastewater	\$180.00
• Team Leader Environmental Planning	\$220.00
• Senior Environmental Planner	\$205.00
• Environmental Planning Officer	\$180.00
• EP (Grad)	\$145.00
• Environmental Planning Assistant	\$135.00
Customer. Administrative Support Officers	\$70.00
Building Officers - Residential	\$205.00
Building Officers - Commercial	\$225.00
Building Technicians - Residential	\$160.00
Building technicians - Commercial	\$175.00
Building Officers	\$175.00
Building Technicians	\$135.00
LIM Officers	\$140.00
Emergency Management Officers	\$110.00
Animal Control Officer	\$110.00
Environmental Health Officers	\$161.00

**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
----------------------------	---------------------------	-----------------------

**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	\$230.00	\$115.00
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	\$490.00
• Tournaments	\$114.00
• Casual bookings per ground	\$91.00
• High school 20-week season	\$228.00
<b>Cricket – per pitch for 20-week season</b>	
• Senior pitches	\$2,223.00
• Practice turf pitches	\$939.00
<b>Cricket – casual per game</b>	
• Turf pitches per day (including ground marking)	\$186.00
• Tournament rate per wicket / per day	\$186.00
• Saturday marking rate – 2 hours	Direct charge – Recreational Services
• Artificial pitches (including ground marking)	\$93.00
• High school per pitch 20-week season	\$570.00
<b>Touch Rugby</b>	
• Per ground for 20-week season	\$490.00
• Pre-season permit per field	\$77.00
<b>Football</b>	
• Per ground for 20-week season	\$1,027.00
• Pre and after season games	\$103.00
• Casual games	\$103.00
• High school training rate – 20-week season	\$570.00
• Installation of goal posts (additional per ground)	\$522.00
<b>Rugby</b>	
• Per ground for 20-week season	\$1,027.00
• Pre and after season games	\$103.00
• Casual games	\$103.00
• High school training rate – 20-week season	\$570.00

Charge type	Charge (inc GST)
• Installation of goal posts (additional per ground)	\$522.00
<b>Rugby League</b>	
• Per ground for 20-week season	\$1,027.00
• Pre and after season games	\$103.00
• Casual games	\$103.00
• High school training rate – 20-week season	\$570.00
• Installation of goal posts (additional per ground)	\$522.00
<b>Parks and Reserves</b>	
• Commercial events – per day	\$288.00
• Setup day	\$144.00
• Commercial events – for 5 days	\$195.00 per day
• Commercial events small – hourly charge	\$19.50 per hour
• Local community non-commercial events	\$288.00 per day
• Setup day	\$144.00
<b>Circus, entertainment groups and commercial hirers</b>	
• Up to 5 days (\$2,000 bond)	\$370.00
• 6-9 days (\$2,000 bond)	\$317.00
• 10+ days (\$2,000 bond)	\$240.00
• Local community sports day	\$70.00
• Mobile traders on parks (\$19.00 power charge)	\$34.00
• Park permit – 20-week season	\$310.00
<b>Community Buildings</b>	
• Havelock North pavilion (to be advised upon booking)	
• Power charges	\$20.00
<b>Penalties</b>	
• For non-notification of cancellation of pre and after season games and casual games and unauthorised use	\$187.00

Charge type	Charge (inc GST)
<b>Other Services</b>	
• Rubbish bin supply and removal	Actual Cost
• Other service required including reline marking, cleaning rubbish removal (actual cost)	Actual Cost
<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	\$77.00
<b>Havelock North Pavillion</b>	
Childrens Birthday party half day 9am – 12 noon	\$156.00
Childrens Birthday party half day 1pm – 5pm	\$156.00
Childrens Birthday party half day 9am – 5pm	\$236.00
Private function (per hour) plus cleaning fee	\$45.00
Exclusive use of Pavillion (full day hire) plus cleaning fee	\$160.00
Cleaning Fee	\$76.00
Community Group (per hour)	\$12.00
Power charge half day (events held on the reserve)	\$40.00
Power charge full day (events held on the reserve)	\$80.00
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	\$48.00
Casual rate per hour	\$65.00
Off Peak Rate per hour	\$38.00
School Charge	\$38.00
Commercial rate per hour	\$97.00
<b>Function Room</b>	
Regular / Seasonal Rate per hour	\$30.00
Casual Rate per hour	\$36.00
<b>Kitchen</b>	
Kitchen (by itself) per hour	\$10.00
Kitchen (with meeting room or function room) per day	\$20.00
<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)	\$246.10
Municipal refuse (per tonne or part thereof)	\$136.85
Minimum charge for all special wastes	\$269.10
Whole tyres (per tonne or part thereof)	Under review
Processed tyres	Under review
Expanded polystyrene (EPS) / Poly Panel (per tonne)	\$1,518.00
Minimum charge for polystyrene	\$269.10
Out of Hastings District (per tonne or part thereof)	\$230.00
<u>Special wastes (per tonne of part thereof)</u>	
Semi liquid	\$179.40
Offal	\$179.40
Putrescible	\$179.40
Vehicle parts	\$179.40
Hazardous	\$179.40
Adbestos	\$179.40
Contaminated	\$179.40

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 \$115.00

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## Water

## Schedule of Fees and Charges

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



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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



## Directory of Council



Sandra  
Hazlehurst  
Mayor

027 418 6602  
sandra.hazlehurst@hdc.govt.nz



Tania  
Kerr  
Deputy Mayor

027 2414758  
councillor.kerr@hdc.govt.nz  
Mohaka Ward



Malcolm  
Dixon

027 2031011  
councillor.dixon@hdc.govt.nz  
Hastings – Havelock North Ward



Kevin  
Watkins

027 304 6213  
councillor.watkins@hdc.govt.nz  
Hastings – Havelock North Ward



Bayden  
Barber

021 570 011  
councillor.barber@hdc.govt.nz  
Hastings – Havelock North Ward



Damon  
Harvey

021 288 6772  
councillor.harvey@hdc.govt.nz  
Hastings – Havelock North Ward



Geraldine  
Travers

021 048 4184  
councillor.travers@hdc.govt.nz  
Hastings – Havelock North Ward



Ann  
Redstone

027 386 7907  
councillor.redstone@hdc.govt.nz  
Heretaunga Ward



Alwyn  
Corban

021 462276  
Councillor.corban@hdc.govt.nz  
Heretaunga Ward



Sophie  
Siers

021 08200788  
Councillor.siers@hdc.govt.nz  
Kahuranaki Ward



Henare  
O'Keefe

027 4321890  
councillor.okeefe@hdc.govt.nz  
Flaxmere Ward



Peleti  
Oli

021 2303653  
Councillor.oli@hdc.govt.nz  
Flaxmere Ward



Simon  
Nixon

027 4424121  
councillor.nixon@hdc.govt.nz  
Hastings – Havelock North Ward



Wendy  
Schollum

021 519 150  
councillor.schollum@hdc.govt.nz  
Hastings – Havelock North Ward



Eileen  
Lawson

027 3007631  
councillor.lawson@hdc.govt.nz  
Hastings – Havelock North Ward

Rural Community Board		Heretaunga Takoto Noa Maori Standing Committee		Council representatives:	
Mr Nick Dawson, Kaweka, Chair	<b>Council appointees:</b> Cr Tania Kerr Cr Sophie Siers	Mr Marei Apatu	Mr Mike Paku	Mayor Sandra Hazlehurst	Cr Ann Redstone
Mr Marcus Buddo, Kahuranaki		Mr Te Rangihau Gilbert	Ms Tania Eden	Cr Geraldine Travers	Cr Alwyn Corban
Mr Jonathan Stockley, Maraekakaho		Mr Robin Hape	Mr Ngaio Tiuka	Cr Peleti Oli	Cr Bayden Barber
Mrs Sue Maxwell, Tutira		Kaumatu: Jerry Hapuku			





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 with the last reiteration being completed in June 2019.

**Proposed Changes to the 2020/21 Development Contribution Policy:**

Council has updated its schedule of assets (including Irongate and Omahu Industrial catchment areas) to reflect actual costs incurred to date and updated future capital expenditure budgets where appropriate. This has led to a marginal increase in the rate per square metre of land for our ring-fenced industrial catchments (Irongate & Omahu), and a slight increase in the rate per Household Unit Equivalent for Greenfield development. Other developments will see a slight reduction in the development contribution required.

**Howard Street Residential Catchment Zone**

In September 2019, under the special consultative process, Council consulted on a proposed amendment to its 2019/20 Development Contributions Policy. This included a proposal to introduce an Internal Servicing Development Contribution (ISDC) to fund the internal infrastructure works related to the road service corridor located within the Howard Street Residential Zone. Following the hearing of submissions, Council deferred approval of the proposed changes pending receipt of the detailed design, costs and further engagement with landowners and expert consultants. These discussions are currently ongoing.

Whilst those proposed changes (highlighted in red), have been included in the Draft 2020/21 Development Contributions Policy, separate engagement will be undertaken with those landowners directly affected and further refinements (including any recalculation of the ISDC rate), may occur.

**Submissions**

Council welcomes submission to its 2020/21 Draft Development Contributions Policy. Submissions open 4th April 2020 and close on 8th May 2020. Submission hearings are anticipated to be heard from 8th June 2020.

## 2020/21 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	2019/20 Schedule of Charges	Proposed 2020/21 Schedule of Charges
Greenfields Residential <u>Per HUE</u> <i>*Excludes Howard Street Internal Servicing Contribution</i>	\$22,054.70	<b>\$22,903.40</b>
Howard Street Internal Servicing DC Per HUE	\$38,583.65	<b>\$38,583.65</b>
Infill Residential <u>Per HUE</u>	\$12,193.45	<b>\$11,981.85</b>
Medium Density Housing Residential <u>Per HUE</u>	\$13,764.35	<b>\$13,449.25</b>
Semi Urban Residential (not connecting to council reticulated services) <u>Per HUE</u>	\$4,560.90	<b>\$4,473.50</b>
Rural Residential (not connecting to council reticulated services) <u>Per HUE</u>	\$4,560.90	<b>\$4,473.50</b>
Office <u>Per 100m2</u>	\$3,437.40	<b>\$3,422.10</b>
Commercial & Retail <u>Per 100m2</u>	\$4,892.93	<b>\$4,950.85</b>
Industrial <u>Per 100m2</u>	\$3,836.77	<b>\$3,815.75</b>
Hospitality & Accommodation <u>Per 100m2</u>	\$9,294.27	<b>\$9,250.99</b>
Irongate Industrial Catchment Area <u>Per m2 of Land Area</u>	\$10.97	<b>\$11.19</b>
Omahu Industrial Catchment Area <u>Per m2 of Land Area</u>	\$22.75	<b>\$23.74</b>

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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.

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.

- 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 of 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.

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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, Roding, 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.

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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</li></ul>
	Stormwater	
	Wastewater	
	Water	

Historic Credits		activity has previously been assessed and paid.
	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.

Note: The exception to this is the recovery of those costs associated with the road corridor and servicing within that corridor within the Howard Street Residential Zone. These costs will be recovered directly from those landowners within the zone benefiting from the infrastructure being provided.

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 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

- Roothing
- 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.

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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.

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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 / Omaha Industrial Funding Models

The costs associated with providing infrastructure for the Irongate and Omaha 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:

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- 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.

3.8 Howard Street Development Area

The costs associated with land and infrastructure under the Howard Street Designation has been ring-fenced and will be recovered specifically from those developments occurring within the Howard Street Residential Zone. These charges are listed under Appendix A.

The model takes account of:

- Interest incurred throughout the lifetime of the project on any provision of infrastructure required to service the catchment area.
- Any portion of land containing an existing residential dwelling where a development contribution is unlikely to be paid (I.e the development is not required to connect to council services), or where that existing residential dwelling 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, Roding 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
- Roading
- 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	Roading
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.

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#### 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 Roding, 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 94.4ha.

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.

#### 4.7 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 Roding, 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:

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- 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 Development within the Howard Street Development Area

The Howard Street Development Area has a significant capital expenditure requirement, costs that the landowner would ordinarily expect to incur as they relate to infrastructure within their land. Council considered the risks of smaller catchments such as greater unpredictability and uncertainty about funding, and an increase in the time spent implementing, managing and administering the policy. However a specific catchments was deemed appropriate to fairly allocate the cost of the infrastructure required in each area to those developments who benefit from the new assets.

4.9 Assessment within Howard Street Development Area

An assessment will be applied to any development located within the Howard Street Development Catchment Area. The assessment will cover development contributions in respect of Roading, Stormwater, Wastewater and Water Infrastructure services and be calculated on a per Household Unit Equivalent (HUE) basis.

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.

4.10 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.

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)

- o District Wide; Acquisition and development
- Network Infrastructure
  - o Rooding
  - o Water Supply (only if serviced)
  - o Wastewater (only if serviced)
  - o 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.

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.

4.11 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
- 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

4.12 Summary of HUE Assessments

Table 4.12 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; Omahu 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 (Omahu) 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; Omahu 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; Omahu 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 or the Howard Street Development Zone) 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 workings 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 fact 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

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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.

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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

To reflect council’s current average cost of borrowing, an interest rate of 4% has been used for our ring-fenced developments, with a 5% interest rate being used for the Development Contributions Funding Model due to the fact this covers projects with a longer recovery period. I.e up to 25 years. Interest rates will continue to be monitored and reviewed annually as required.

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	\$150.00	\$172.50
Parks & Reserves *	Local Reserves Contributing Area	\$3,122.00	\$3,590.30
	District Wide Reserves Contributing Area	\$1,217.00	\$1,399.50
Roading	Community Wide	\$2,523.00	\$2,901.45
Stormwater	Greenfield Contributing Area	\$6,375.00	\$7,331.25
	Medium Density Contributing Area	\$1,276.00	\$1,467.40
Wastewater	Urban Contributing Area	\$3,321.00	\$3,819.15
Water Supply **	Urban Contributing Area	\$3,422.00	\$3,935.30
	Haumoana / Te Awanga Area	\$3,107.00	\$3,573.05

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 HOWARD STREET DEVELOPMENT AREA PER HOUSEHOLD			
Activity	Area of Demand	DC per HUE (Excluding GST)	DC per HUE (Including GST)
Internal Servicing DC (Roothing, Stormwater, Wastewater & Water)	Howard Street Development Area	\$33,551.00	\$38,583.65

Table A-3 IRONGATE INDUSTRIAL DEVELOPMENT CHARGE <u>PER M2 OF LAND</u>			
Activity	Area of Demand	DC per m2 Of Land (Excluding GST)	DC per m2 of Land (Including GST)
Roothing	Irongate Catchment	\$6.30	\$7.25
Wastewater	Irongate Catchment	\$1.28	\$1.47
Water Supply	Irongate Catchment	\$2.15	\$2.47

Table A-4 OMAHU INDUSTRIAL DEVELOPMENT CHARGE <u>PER M2 OF LAND</u>			
Activity	Area of Demand	DC per m2 Of Land (Excluding GST)	DC per m2 of Land (Including GST)
Roothing	Omahu Catchment	\$6.38	\$7.34
Stormwater Corridor Land Acquisition	Omahu Catchment	\$1.87	\$2.15
Wastewater	Omahu Catchment	\$6.88	\$7.91
Water Supply	Omahu Catchment	\$5.51	\$6.34

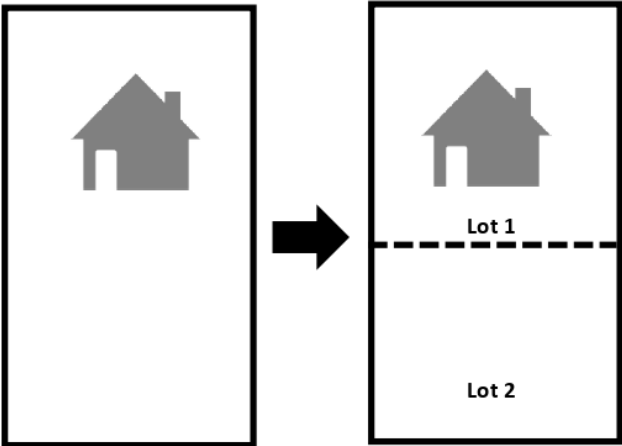
Appendix B  
Development Contributions Calculations - Examples

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	-	\$150.00	\$172.50
Roading	1	-	\$2,523.00	\$2,901.45
Parks & Reserves (Local Reserves)	1	-	\$3,122.00	\$3,590.30
Parks & Reserves (District Wide Reserves)	1	-	\$1,217.00	\$1,399.55
Water	1	-	\$3,107.00	\$3,573.05
Wastewater	1	-	\$3,422.00	\$3,935.30
Stormwater	1	-	\$6,375.00	\$7,331.25
Total				\$22,903.40

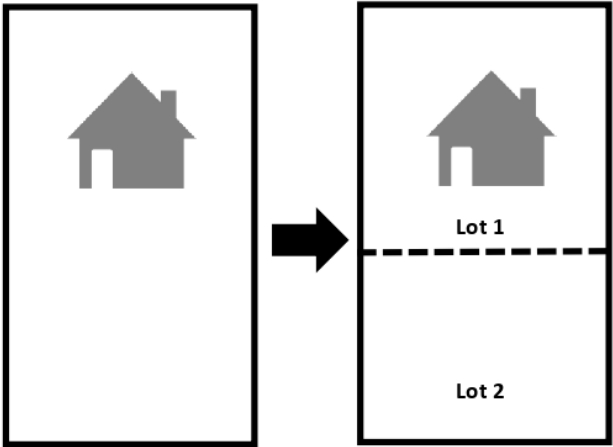


Example 2 – Residential Subdivision (Infill)

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	-	\$150.00	\$172.50
Roading	1	-	\$2,523.00	\$2,901.45
Parks & Reserves (Local Reserves)	N/A	-	\$-	\$-
Parks & Reserves (District Wide Reserves)	1	-	\$1,217.00	\$1,399.55
Water	1	-	\$3,107.00	\$3,573.05
Wastewater	1	-	\$3,422.00	\$3,935.30
Stormwater	N/A	-	\$-	\$-
Total				\$11,981.85



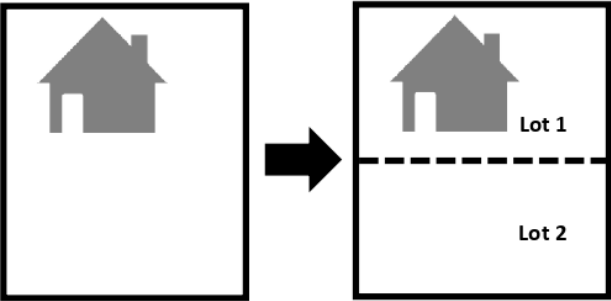


Example 3 – Residential Subdivision (Medium Density Area)

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	-	\$150.00	\$172.50
Roading	1	-	\$2,523.00	\$2,901.45
Parks & Reserves (Local Reserves)	N/A	-	\$-	\$-
Parks & Reserves (District Wide Reserves)	1	-	\$1,217.00	\$1,399.55
Water	1	-	\$3,107.00	\$3,573.05
Wastewater	1	-	\$3,422.00	\$3,935.30
Stormwater	1	-	\$1,276.00	\$1,467.40
Total				\$13,449.25

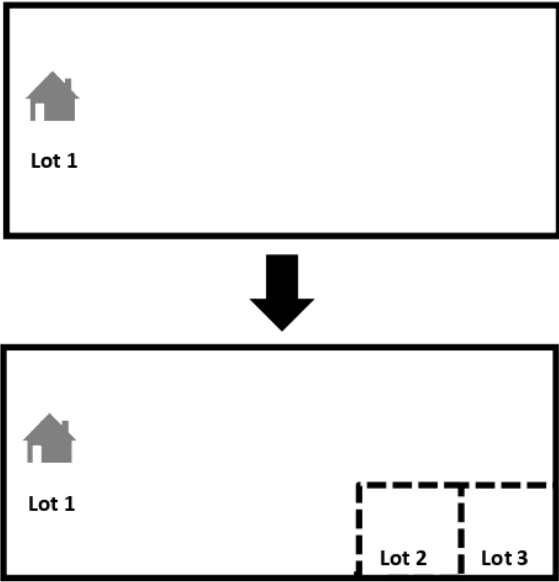


Example 4 – Rural Subdivision

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	\$150.00	\$345.00
Roading	3	1	\$2,523.00	\$5,802.90
Parks & Reserves (Local Reserves)	N/A	-	\$-	\$-
Parks & Reserves (District Wide Reserves)	3	1	\$1,217.00	\$2,799.10
Water	N/A	-	-	-
Wastewater	N/A	-	-	-
Stormwater	N/A	-	-	-
Total				\$8,947.00

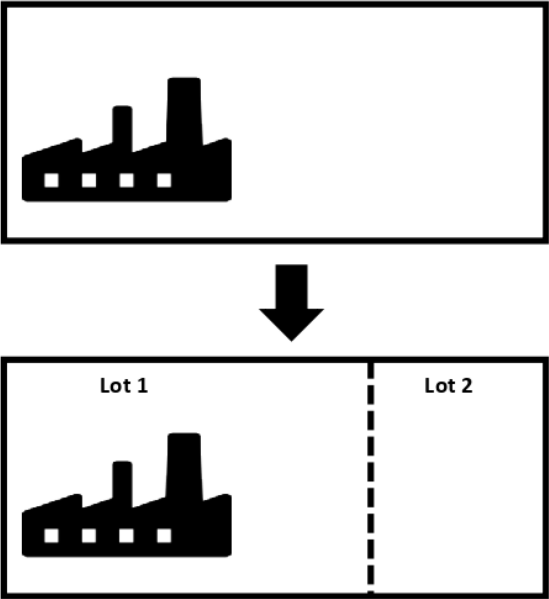


Example 5 – Non-Residential Subdivision

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	-	\$2,523.00	\$2,901.45
Water	1	-	\$3,107.00	\$3,573.05
Wastewater	1	-	\$3,422.00	\$3,935.30
Stormwater	N/A	-	-	-
Total				\$10,409.80



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

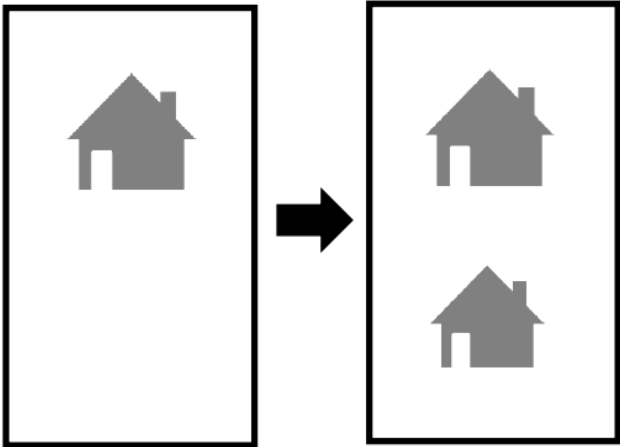
A further assessment would be undertaken at the time of building consent being submitted less any credit allocation.

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	-	\$150.00	\$172.50
Roading	1	-	\$2,523.00	\$2,901.45
Parks & Reserves (Local Reserves)	N/A	-	\$-	\$-
Parks & Reserves (District Wide Reserves)	1	-	\$1,217.00	\$1,399.55
Water	1	-	\$3,107.00	\$3,573.05
Wastewater	1	-	\$3,422.00	\$3,935.30
Stormwater	N/A	-	\$-	\$-
Total				\$11,981.85



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	-	\$150.00	\$129.38
Roading	0.75	-	\$2,523.00	\$2,176.09
Parks & Reserves (Local Reserves)	N/A	-	\$-	\$-
Parks & Reserves (District Wide Reserves)	0.75	-	\$1,217.00	\$1,049.66
Water	0.75	-	\$3,107.00	\$2,679.79
Wastewater	0.75	-	\$3,422.00	\$2,951.48
Stormwater	N/A	-	\$-	\$-
Total				\$8,986.39



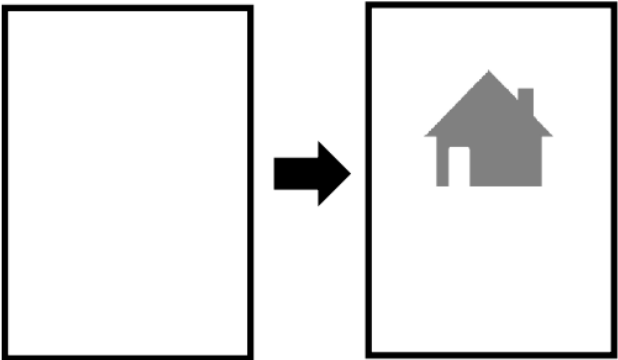


Example 8 – Erect a New Dwelling

Proposal: Erect a New Dwelling on a vacant lot outside the Greenfield, Medium Density and Howard Street Development Area 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	-	\$150.00	\$172.50
Roading	1	(1)	\$-	\$-
Parks & Reserves (Local Reserves)	N/A	-	\$-	\$-
Parks & Reserves (District Wide Reserves)	1	(1)	\$-	\$-
Water	1	(1)	\$-	\$-
Wastewater	1	(1)	\$-	\$-
Stormwater	N/A	-	\$-	\$-
Total				\$172.50

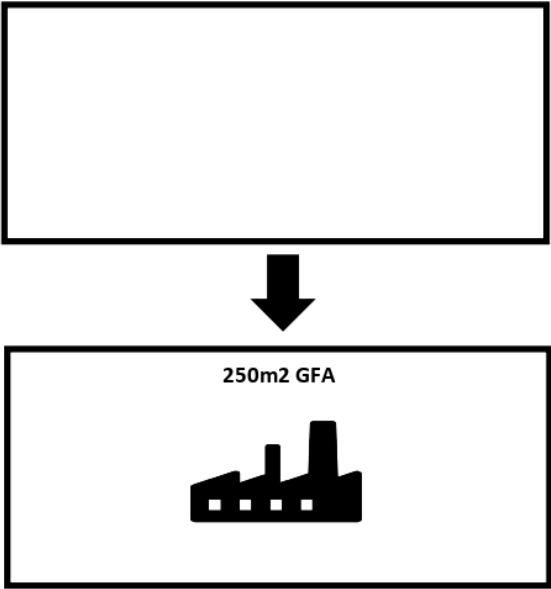


Example 9 – Erect an Industrial Building

Proposal: Erect a 250m2 Industrial Building located outside the Greenfield, Medium Density, Howard Street, 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	\$2,523.00	\$2,031.02
Water	0.4	$x(250/100) = 1.00$ HUE's	\$3,107.00	\$3,935.30
Wastewater	0.4	$x(250/100) = 1.00$ HUE's	\$3,422.00	\$3,573.05
Stormwater	N/A	-	-	-
Total				\$9,539.37



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

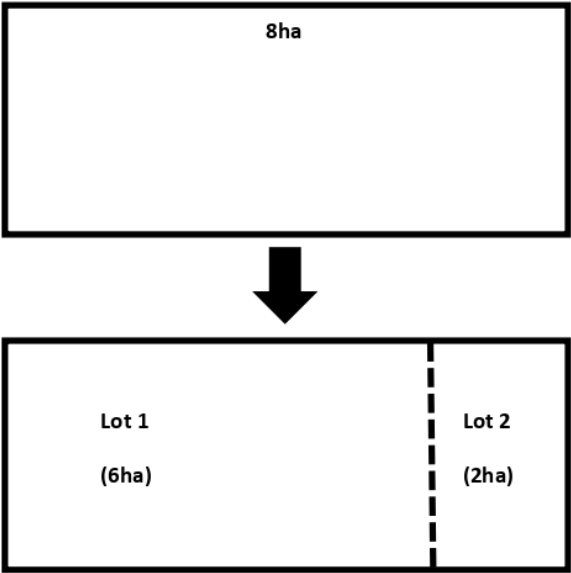
Example 10 – Subdivision of Land in Irongate Industrial Catchment

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	\$6.30	\$145,000.00
Water	20,000	\$2.15	\$49,400.00
Wastewater	20,000	\$1.28	\$29,400.00
Total			\$223,800.00

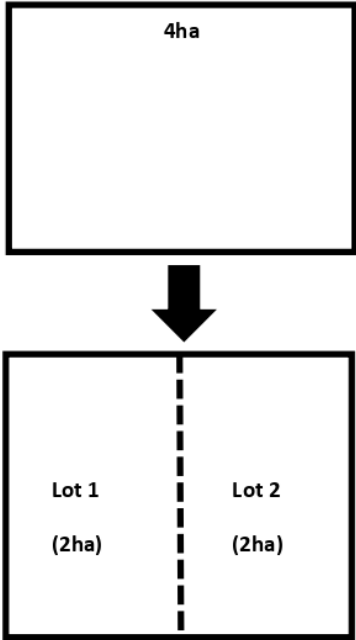


Example 11 – Subdivision of Land in Irongate Industrial Catchment

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	\$6.30	\$290,000.00
Water	40,000	\$2.15	\$98,800.00
Wastewater	40,000	\$1.28	\$58,800.00
Total			\$447,600.00

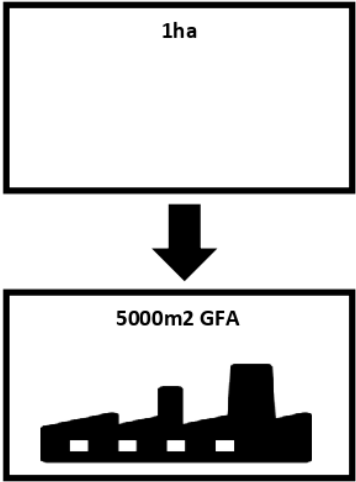


Example 12 – Erect a Industrial Building in Irongate Industrial Catchment

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	\$6.30	\$72,500.00
Water	10,000	\$2.15	\$24,700.00
Wastewater	10,000	\$1.28	\$14,700.00
Total			\$111,900.00





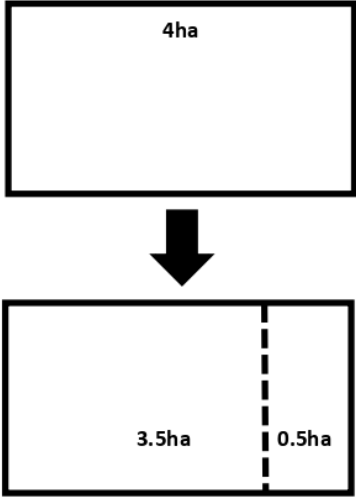
Example 13 – Subdivision of Land in Omahu Industrial Catchment

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	\$6.38	\$36,700.00
Stormwater	5,000	\$1.87	\$10,750.00
Corridor Land Acquisition	5,000	\$5.51	\$31,700.00
Water	5,000	\$6.88	\$39,550.00
Wastewater	5,000		
Total			\$118,700.00

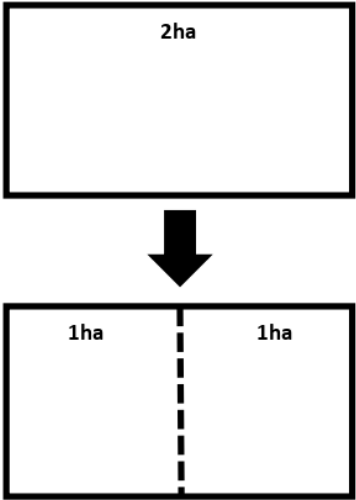


Example 14 – Subdivision of Land in Omahu Industrial Catchment

Proposal: Subdivide 2ha of vacant land within the Omahu 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	\$6.38	\$146,800.00
Stormwater Corridor Land Acquisition	20,000	\$1.87	\$43,000.00
Water	20,000	\$5.51	\$126,800.00
Wastewater	20,000	\$6.88	\$158,200.00
Total			\$474,800.00

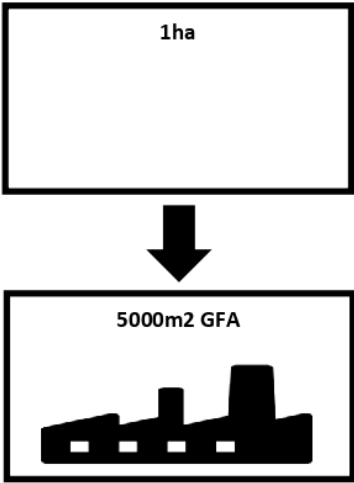


Example 15 – Erect a Industrial Building in Omaha Industrial Catchment

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	\$6.38	\$73,400.00
Stormwater Corridor Land Acquisition	10,000	\$1.87	\$21,500.00
Water	10,000	\$5.51	\$63,400.00
Wastewater	10,000	\$6.88	\$79,100.00
Total			\$237,400.00

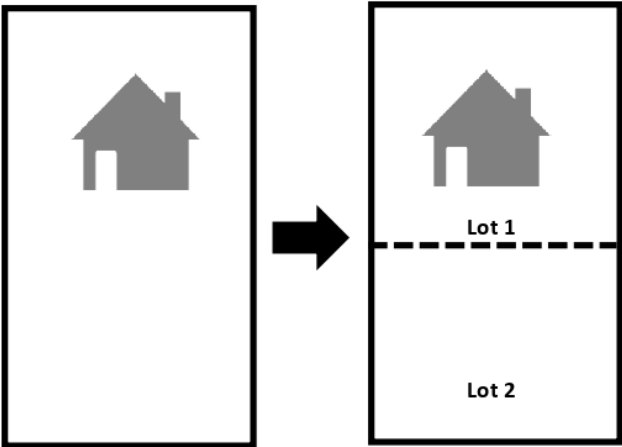


Example 16 – Residential Subdivision (Greenfields) Howard Street

Proposal: Subdividing to create an additional lot (Lot 2) located within the Howard Street Development Area (as located on Map 12) & Greenfields Area (as located on Maps 4 & 5). The new site is connecting to council services, whilst no changes are required to the servicing of Lot 1.

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	-	\$150.00	\$172.50
Roading	1	-	\$2,523.00	\$2,901.45
Parks & Reserves (Local Reserves)	1	-	\$3,122.00	\$3,590.30
Parks & Reserves (District Wide Reserves)	1	-	\$1,217.00	\$1,399.55
Water	1	-	\$3,107.00	\$3,573.05
Wastewater	1	-	\$3,422.00	\$3,935.30
Stormwater	1	-	\$6,375.00	\$7,331.25
Internal Servicing DC (Howard Street Development Area)	1	-	\$33,551.00	\$38,583.65
Total				\$61,487.05



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
Map 12	Howard Street Development Area

Notes:

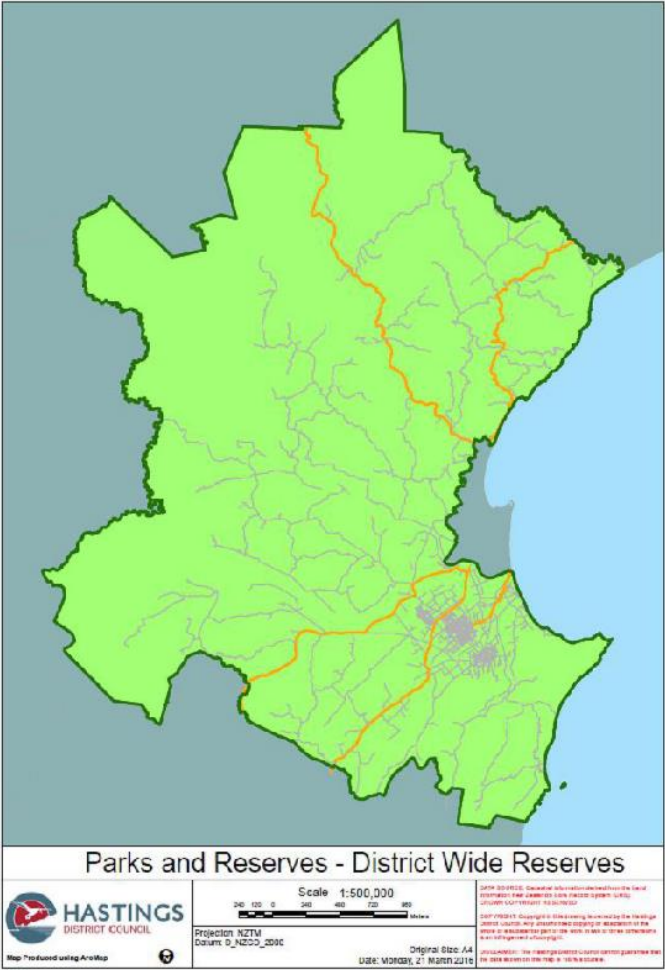
The Maps in this Appendix are held in the Hastings District Council Geographical Information System. More detail on these maps can be obtained from the Council.



**Map 2)**



Map 3)



Map 4)

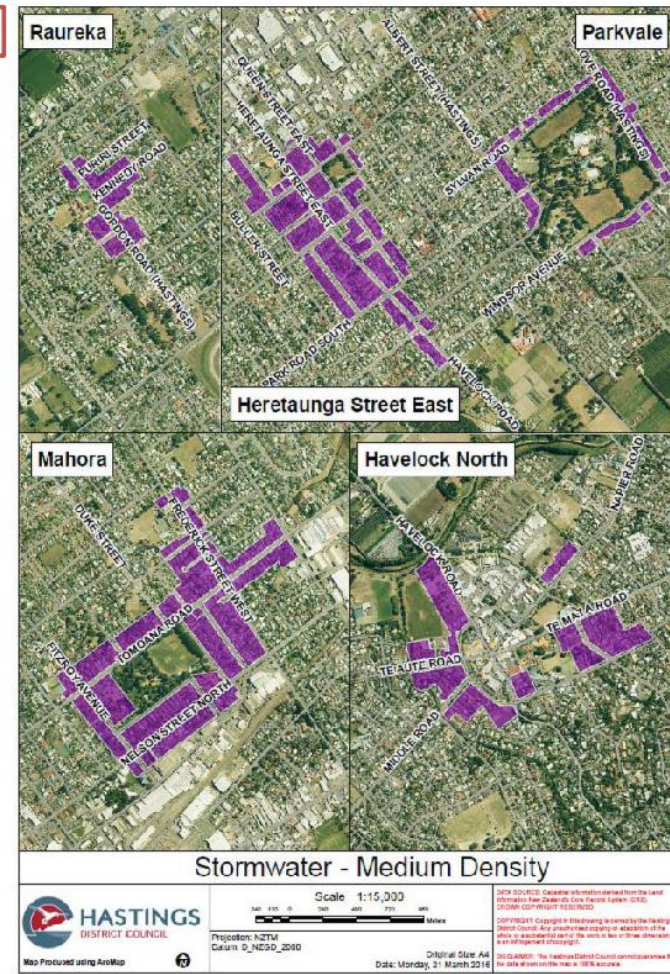




**Map 5)**



**Map 6)**

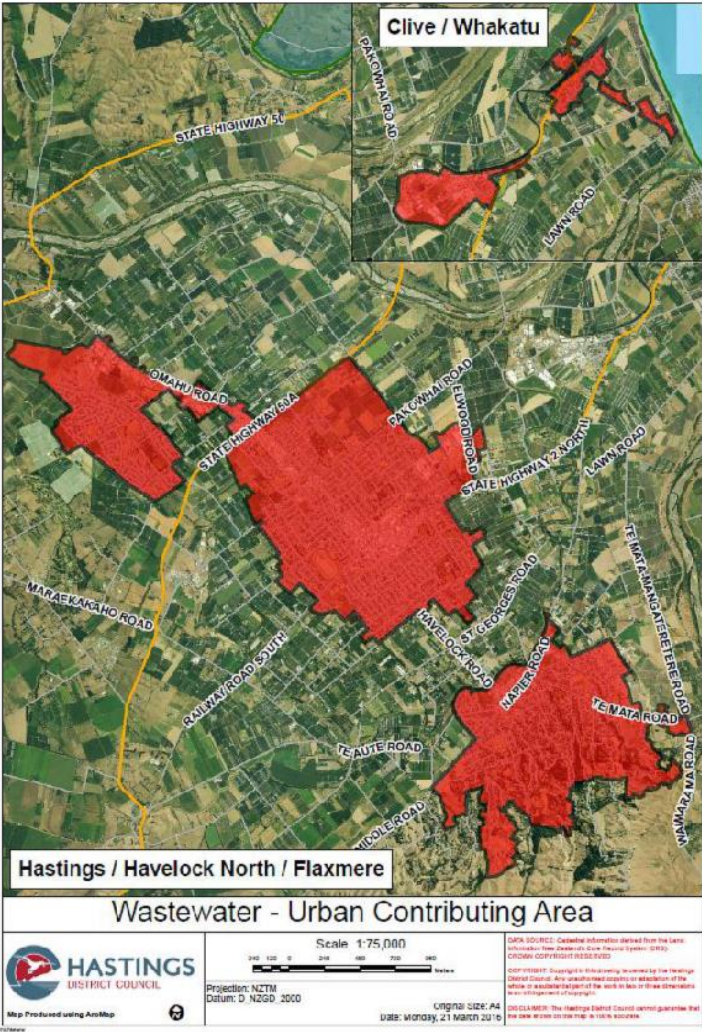


## Item 9

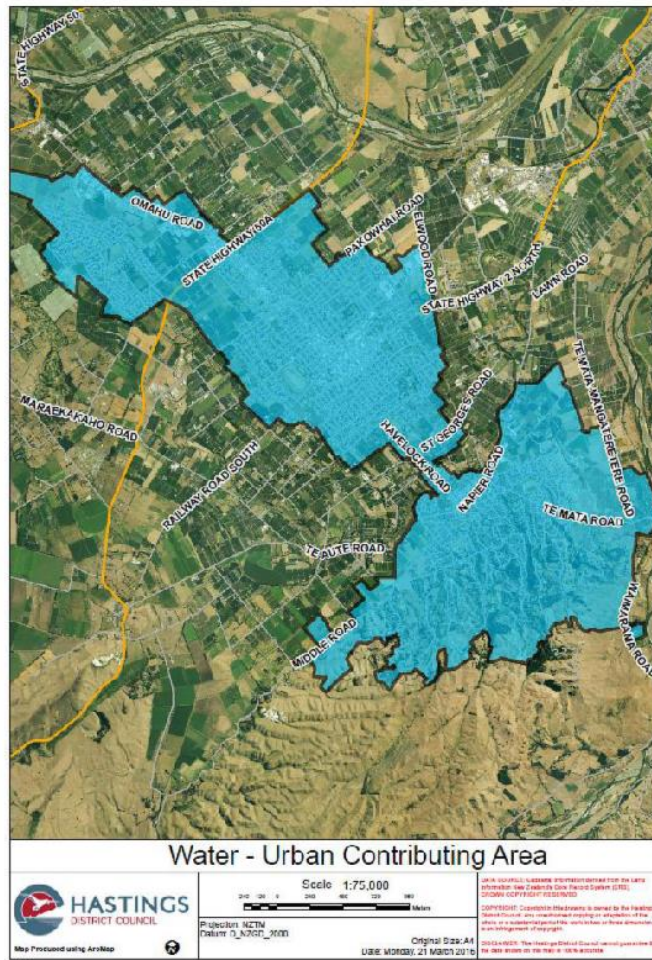
## Attachment 3



Map 7)



**Map 8)**



**Map 9)**



## Item 9

## Attachment 3



**Map 10)**



**Map 11)**



## Item 9

## Attachment 3



**Map 12)**



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## 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 Playground Facilities-Brookvale	2025, 2027	\$180,000	\$171,000	\$9,000
Community Wide	New Playground Facilities- Howard Street	2020	\$100,000	\$95,000	\$5,000
Community Wide	New Playground Facilities- Lyndhurst Stage II	2018	\$83,000	\$78,850	\$4,150
Community Wide	New Playground Facilities- Lyndhurst Extension	2026	\$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
Community Wide	New Playground Facilities – Te Awanga Downs	2021	\$120,000	\$15,600	\$104,400
			<b>\$728,950</b>	<b>\$594,103</b>	<b>\$134,848</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	\$2,348,696	\$347,391
District Wide Reserves	Sports Park Reserve Land Development	2006-2008	\$3,810,718	\$3,319,707	\$491,011
			<b>\$6,506,805</b>	<b>\$5,668,403</b>	<b>\$838,402</b>
Local Reserves	Brookvale Road Reserve Land Development	2025, 2027	\$100,000	\$95,000	\$5,000
Local Reserves	Brookvale Road Reserve Land Purchase	2024, 2027	\$1,800,000	\$1,710,000	\$90,000
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	Lyndhurst Stage 2 Reserve Land Purchase	2016-2020	\$859,162	\$816,204	\$42,958

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
			<b>\$5,077,968</b>	<b>\$4,824,070</b>	<b>\$253,898</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	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- (External) Pavement Upgrade, Kerb & Channel Footpath Construction, Kea Crossing, Intersection to Development Area	2020	\$716,167	\$680,359	\$35,808
District Wide	Breadalbane Avenue Urbanisation- Kerb & Channel, Footpath	2019-20	\$916,000	\$870,200	\$45,800
District Wide	Iona / Middle Rd -Subdivision Support - Kerb & Channel, Footpath Construction, Iona to Breadalbane Rd / Middle to Lane Rd, Roundabout Iona / Middle Rd Intersection	2020-2021	\$6,866,000	\$3,405,536	\$3,460,464
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 II -Lyndhurst / Nottingley Rd Intersection- Pavement, Kerbing, Footpath Construction & Street Lighting	2022	\$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	\$967,477	\$919,103	\$48,374
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	2016-2019	\$599,615	\$569,634	\$29,981
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)	2019-2025	\$293,000	\$293,000	\$ -
District Wide	Medium Density New Works (Minor Safety Improvements- Various Pedestrian Crossings)	2020, 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	\$1,198,775	\$1,198,775
District Wide	Subdivision Support Footpaths, Kerb & Channel, Pavements, Street Lighting	2010-2027	\$822,462	\$781,339	\$41,123
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>\$46,405,277</b>	<b>\$16,239,279</b>	<b>\$30,166,000</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	Brookvale Road Development	2023-24	\$1,000,000	\$950,000	\$50,000
Greenfields	Howard Street New Works (External) – Attenuation Pond Purchase and Development Land	2020	\$3,056,586	\$2,903,757	\$152,829
Greenfields	Gilpin Road- Pipe Gilpins Drain	2021	\$250,000	\$237,500	\$12,500
Greenfields	Iona / Middle Road New Works	2020-21	\$1,000,000	\$950,000	\$50,000
Greenfields	Kaiapo Road- Increase Detention Pond & Upper Southland / Regrade Maraekakaho Rd	2021	\$755,000	\$717,250	\$37,750
Greenfields	Lyndhurst Development Stage II - Mahora Drain	2017, 2020	\$703,649	\$668,467	\$35,182
Greenfields	Lyndhurst Development Stage II –Bulk Services Portions 1,2,3	2015-2019	\$2,595,680	\$2,465,896	\$129,784
Greenfields	Lyndhurst Development Stage II -Cooke Stormwater Detention Pond	2018-2019	\$262,540	\$249,413	\$13,127
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, 2019	\$50,443	\$47,921	\$2,522
Greenfields	Lyndhurst Extension SW Corridor to convey to Mahora Drain	2024-2025	\$900,000	\$855,000	\$45,000
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>\$14,268,889</b>	<b>\$13,227,788</b>	<b>\$1,041,101</b>
Medium Density	Medium Density New Works (Grove Rd, Jellicoe St, Burnett St Extend)	2020, 2025	\$348,000	\$348,000	\$ -
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>\$758,156</b>	<b>\$553,078</b>	<b>\$205,078</b>
<b>Wastewater</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>
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	2015-2018	\$23,601	\$7,623	\$15,978
Urban Contributing Area	Goddard Lane - Napier Rd to End	2005-2008	\$242,984	\$235,694	\$7,290
Urban Contributing Area	Howard Street (External) New Works- Upgrade Capacity- Pump Station and rising main to East	2020	\$1,162,318	\$1,104,202	\$58,116
Urban Contributing Area	Breadalbane Avenue Urbanisation New Works	2018-2019	\$77,390	\$73,521	\$3,870
Urban Contributing Area	Iona / Middle Road New Works	2017-2020	\$2,299,046	\$2,184,094	\$114,952
Urban Contributing Area	Kaiapo Road New Works- Full Length	2024	\$250,000	\$237,500	\$12,500
Urban Contributing Area	Lyndhurst Development Stage II –Bulk Services Portions 1,2 3	2015-2019	\$1,140,687	\$1,083,653	\$57,034
Urban Contributing Area	Medium Density New Works	2020, 2025	\$170,000	\$170,000	\$-
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>\$44,305,098</b>	<b>\$20,346,043</b>	<b>\$23,959,056</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>
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	2012-2019	\$188,118	\$50,604	\$137,514
Urban Contributing Area	Demand Management Meter Installation	2012-2019	\$60,641	\$16,312	\$44,329
Urban Contributing Area	Demand Management- Flow and Pressure monitoring equipment	2006-2020	\$312,632	\$95,665	\$216,967
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	\$2,888	\$2,744	\$144
Urban Contributing Area	Havelock Hills -Margaret Av to Aintree Rd	2013-2015	\$78,817	\$74,876	\$3,941
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	2015-2026	\$5,169,888	\$4,911,394	\$258,494
Urban Contributing Area	Howard Street (External) New Works	2020	\$330,376	\$313,857	\$16,519
Urban Contributing Area	Iona / Middle Road New Works- Trunk, Pumpstation Upgrade, Reservoir	2020	\$3,500,000	\$3,325,000	\$175,000
Urban Contributing Area	Breadalbane Avenue Urbanisation New Works	2019	\$390,000	\$370,500	\$19,500
Urban Contributing Area	Kaiapo 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 – Bulk Services Portions 1,2,3	2015-2018	\$1,079,567	\$1,025,589	\$53,978
Urban Contributing Area	Lyndhurst Development Stage II -Ikanui Road Cul de Sac	2018	\$43,000	\$40,850	\$2,150
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	2009-2016	\$124,668	\$62,334	\$62,334
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 Nottingley 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>\$17,725,925</b>	<b>\$15,902,832</b>	<b>\$2,411,173</b>

Water					
Catchment	Project	Year(s) of Expenditure	Total Cost	Funded by DC's	Funded by Other Sources
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	2008-2019	\$1,494,045	\$277,892	\$1,216,153
Haumoana / Te Awanga Area	East Rd Clifton to Parkhill Water Supply	2026-2027	\$880,000	\$264,000	\$616,000
			<b>\$2,622,367</b>	<b>\$588,080</b>	<b>\$2,034,287</b>

Item 9

Attachment 3

<b>Irongate Industrial Area</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>
Roading	Irongate Rd Upgrade including Cul De Sac, Irongate / Maraekakaho Intersection Upgrade, York / Maraekakaho Rd Intersection Upgrade	2017-2025	\$6,756,303	\$5,106,303	\$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	\$1,055,693	\$1,055,693	\$-
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)	2017-2020	\$2,711,067	\$1,824,674	\$886,393
			<b>\$10,523,063</b>	<b>\$7,986,670</b>	<b>\$2,536,393</b>
<b>Omahu Industrial Area</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>
Roading	Omahu Rd Subdivision Support- Raupare Intersection,, Pavement, Sealing, Footpath Construction, Kerb & Channel, and Street lighting	2017-2025	\$3,488,882*	\$3,488,882	\$-
Stormwater Corridor Land Acquisition	Service Corridor Land Acquisition	2017-2019	\$687,250	\$687,250	\$-
Wastewater	Gravity & Pressure Sewer Main Construction, Pump Station, Service Corridor Land Acquisition	2017-2019	\$3,284,522	\$3,284,522	\$-
Water	Water Main Construction, Service Corridor Land Acquisition	2017-2019	\$2,368,001	\$2,368,001	\$-
			<b>\$9,828,655*</b>	<b>\$9,828,655</b>	<b>\$-</b>
<b>Howard Street Development Area</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>
Internal Servicing DC	Acquisition of Land required for Road Service Corridor, Earthworks, construction of Road, Footpath, and Street lighting, Supply and construct water, wastewater and Stormwater services located within road service corridor.	2020	\$8,682,772	\$8,682,772	\$-
			<b>\$8,682,772</b>	<b>\$8,682,772</b>	<b>\$-</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 2020-2029

Activity	Catchment or Location	Capital Expenditure of projects with a growth component (2005-2019)	Capital Expenditure of projects with a growth component in the LTP (2020-2029)	\$ to be collected over the next 10 years from development contributions	\$ funded over the next 10 years from other sources - including loans & Subsidies
Community Facilities	District Wide	\$83,000	\$645,950	\$423,400	-\$222,550
Parks & Reserves	All Catchments	\$7,344,773	\$4,240,000	\$7,020,900	\$2,780,900
Roading	All Catchments	\$36,348,363	\$24,016,986	\$12,403,798	-\$11,613,188
Stormwater	All Catchments	\$8,080,153	\$9,988,200	\$7,815,938	-\$2,172,262
Wastewater	All Catchments	\$44,367,995	\$5,829,745	\$11,985,375	\$6,155,630
Water	All Catchments	\$13,117,323	\$13,371,881	\$12,334,304	-\$1,037,577
		\$109,341,607	\$58,092,762	\$51,983,715	-\$6,109,047

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. It also includes RSE or Worker 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	<p>Means the following assets when owned, operated, or controlled by a territorial authority:</p> <ul style="list-style-type: none"><li>a) Play equipment that is located on a neighbourhood reserve</li><li>b) Toilets for use by the public.</li></ul> <p>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.</p>
Connection	<p>Means in the case of:</p> <p><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.</p> <p><u>Water, Wastewater and Stormwater:</u> a connection to a reticulated system owned or maintained by the Hastings District Council,</p> <p>and/or</p> <p>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.</p>

<b>Cost Allocation</b>	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 lodge under Clause 1 of Schedule 13A of the LGA 2002 against a requirement to make a development contribution.
<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 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.
<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.

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<b>LTP</b>	Long Term Plan (replaced LTCCP)
<b>Medium Density Development</b>	Any development that lies within catchment Map 6.
<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>	<p>This refers to the cost of purchasing land and providing additional improvements necessary to enable the land to be usable reserves such as:</p> <p>Local (Neighbourhood) reserves – Small to medium sized areas of recreation reserve that are intended to provide for informal local passive and active recreation</p> <p>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</p>
<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.

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<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.
<b>Renewal</b>	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.
<b>Residential</b>	The use of land and buildings by people for accommodation purposes, including unit/strata title developments and commercial accommodation.
<b>Residential Building</b>	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).
<b>Retail</b>	The use of land or premises for the retail sale or hire of goods to the public.
<b>Service Connection</b>	A physical connection to a service provided by, or on behalf of Hastings District Council.
<b>Site</b>	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 without 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.
<b>Subdivision</b>	Subdivision is deemed to have the same meaning as 'subdivision' under the Resource Management Act 1991.
<b>VPD</b>	Vehicles Per Day (NOTE: A trip to / from the site is counted as 2 vehicle movements)
<b>Warehousing</b>	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 & Omahu 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 (VPD)	10.4 light vehicles and 2 heavy vehicles (Class II or higher) Note: A trip to / from the site is counted as 2 vehicle movements / trips
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. Roothing 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.

OTHER MATTERS

WAIMARAMA SEAWALL

Property owners contributing to the targeted rate for the Waimarama Seawall will be contacted directly regarding future proposed works on the seawall and the funding of this work.

AMENDMENT TO REVENUE AND FINANCING POLICY

Some refinement of the Revenue and Financing Policy in the Building and Resource consents area is proposed to better reflect the benefits and costs of providing these services. The proposal will see the charge-out rate for residential building consents increase from \$175 per hour to \$205 per hour and the introduction of a charge of \$225 per hour for commercial building consent processing. It is also proposed to increase the charge for resource consent processing to \$205 per hour. More information can be found at [www.myvoicemychoice.co.nz](http://www.myvoicemychoice.co.nz)

IMPACT OF DISTRICT REVALUATION

Rating valuations are fit-for-purpose valuations carried out on all properties in New Zealand once every three years to help council's allocate rates.  
The district valuation for Hastings District was completed last year. All property owners will have received their valuation in November 2019.

PROPERTY REVALUATIONS

Three-yearly property revaluations can change the share of rates that you pay however Council does not collect more rates overall from the revaluation.  
**It's not something Council can control and revaluations do tend to even out over time.**

Whilst Council has managed to deliver an overall budget (excluding the change in refuse/recycling service) with an increase of 4.6% there will be some other impacts for property owners, both up and down.

VIEW YOUR RATES ONLINE\*

You can now also view your indicative rates for the 2020/21 year (which includes the budget in this Annual Plan) on the Council website ([www.hastingsdc.govt.nz](http://www.hastingsdc.govt.nz)) by clicking on the rating database (under quick links). You can also contact the rates team on (06) 871 5000 or email [rates@hdc.govt.nz](mailto:rates@hdc.govt.nz)

\*Note: These will include the revised target rates for the refuse recycling services.

THE KEY IMPACTS ARE:

PROPERTY TYPE AND LOCATION	IMPACT OF REVALUATION TO YOUR RATES
<b>Wider Urban Area (Rating Area 1)</b>	
Residential Flaxmere	4 to 5% increase
Residential Hastings – Havelock North	1 to 2% decrease
Horticulture	10 to 25% increase
CBD	8 to 14% decrease
Industrial	26% increase
<b>Rural (Rating Area 2)</b>	
Coastal Residential	0 to 4% decrease
Lifestyle / Horticulture / Farming	0 to 1% increase
Rural Commercial	5% decrease

HOW TO HAVE YOUR SAY

A copy of the Draft Annual Plan, Draft Development Contributions Policy and Long Term Plan 2018-2028 along with information on making a submission is available from:  
Hastings District Council Service Centre, Lyndon Road East or your local library. You can also phone 871 5000 and we'll post you a copy. Alternatively download or view the plans on our consultation website [www.myvoicemychoice.co.nz](http://www.myvoicemychoice.co.nz)  
**The appropriateness of holding submission hearings will be reviewed as part of the developments in respect of the Covid-19 virus pandemic.**

YOUR LOCAL COUNCILLORS

Mayor  
Sandra Hazlehurst

Councillor Tania Kerr  
(Deputy Mayor)

Councillor  
Bayden Barber

Councillor  
Alwyn Corban

Councillor  
Malcolm Dixon

Councillor  
Damon Harvey

Councillor  
Eileen Lawson

Councillor  
Simon Nixon

Councillor  
Henare O'Keefe JP

Councillor  
Peleti Oli

Councillor  
Ann Redstone

Councillor  
Wendy Schollum

Councillor  
Sophie Siers

Councillor  
Geraldine Travers

Councillor  
Kevin Watkins

HASTINGS DISTRICT COUNCIL

207 Lyndon Road East, Hastings 4122 | Private Bag 9002, Hastings 4156  
Phone 06 871 5000 | Fax 06 871 5100 | [customerservice@hdc.govt.nz](mailto:customerservice@hdc.govt.nz) | [www.hastingsdc.govt.nz](http://www.hastingsdc.govt.nz)  
TE KAUNIHERA Ā-ROHE O HERETAUNGA

Annual Plan process

April 4  
FULL PLAN PUBLICALLY AVAILABLE

May 8  
SUBMISSIONS CLOSE

June 8  
SUBMISSION HEARINGS COMMENCE

June 25  
COUNCIL ADOPTS FINAL ANNUAL PLAN FOR 2020/2021

The submission period runs from April 4 to May 8 2020

CONSULTATION DOCUMENT

Annual Plan 2020/2021

(Incorporating Development Contributions Policy and Amendment to Revenue and Financing Policy)

OUR PLAN YOUR SAY

COVID UPDATE

As this newsletter arrives with you the world is responding to a rapidly changing environment in respect of the Covid-19 virus pandemic. The Council is undertaking its own planning and will adapt its service delivery and work programme in the best interests of our community and our staff. The Council has a robust pandemic plan for the continuation of critical Council services. The Annual Plan work programme may be subject to some change as considered appropriate.

FROM THE MAYOR

As the Mayor and Chief Executive of Hastings District Council, we are proud to present this year's Annual Plan. Together with our staff and Councillors, we are looking forward to delivering our upcoming work programme and projects contained in this plan to the community over the next 12 months.  
Delivering safe drinking water continues to be our top priority for 2020/2021 and this year our community will start to see work on the water treatment upgrades to our small communities including Esk/Whirinaki, Waipatiki, Whakatu, Clive, Haumoana/Te Awanga, Waimarama and Te Pohue. The other major upgrade projects this year will be progressing water treatment, reticulation and water storage facilities at Frimley and Eastbourne for our urban water supply. The overall water upgrade programme is on track, however some cost escalations have been experienced. This is due to a number of factors, including additional work being added to the programme, site specific and geotechnical design requirements and a very buoyant construction market, particularly in the water space.  
While unexpected, this additional infrastructure means we will have full confidence in the efficiency of that drinking water supply.  
Another key area for us is delivering the most efficient and effective core infrastructure to care for our beautiful district. One important infrastructure change coming to our community is the rollout of our new kerbside refuse collection and recycling services. This will include new bins and crates for you to leave out your refuse and recycling for street collections. Looking after the wellbeing of our community is another key driver for our Council and we have an exciting opportunity to boost employment and entrepreneurship in the food business in Hastings, with the Food Innovation Hub. We are partnering with the private sector and central government to get this project off the ground. This facility will become the country's centre of excellence in food processing skills training, a place of sustainable food and beverage innovations, production and packaging. Investing in the vibrancy of our city centre is also paramount as we look at ways to attract people and businesses into the CBD. We are really proud to have our beautiful Opera House reborn after a long six year journey. Other fabulous projects under our Hastings Alive! Plan which will add to the vitality of our CBD will come this year.  
Thank you for taking the time to read the consultation document on this year's Annual Plan. We are looking forward to discussing it with you.

To'osavili Nigel Bickle, Chief Executive, and Mayor Sandra Hazlehurst (right).

THE BUDGET & YOUR RATES

This Annual Plan represents Year Three of the 2018-2028 Long Term Plan (LTP). The budget below is explained in 3 parts.

1. BASE BUDGET

The budget for the coming year signals an overall base expenditure rate increase of 3.1% compared with 2.9% in the LTP.  
The budget required some adjustment to respond to high activity levels experienced in some service delivery areas, along with public security improvements at some Council facilities, as well as meeting operational costs in our parks and reserves. These additional costs have been substantially offset by finding efficiencies and reductions across Council activities.

2. WATER TARGETED RATE

In addition to the base budget increase, properties connected to Council's water supply will incur the third incremental lift in the water targeted rate of \$50 in line with that signalled in the Council's Long Term Plan.

3. REFUSE AND RECYCLING

Please also see inside for changes to how the refuse collection and recycling service is funded from 1 July 2020. This is a one-off transfer in how these activities are funded. The transfer in cost from the current user charges system to funding through rates accounts for an additional 3.6% of increase in overall rating requirement. The impact on properties will be variable depending on whether properties receive these services and their current arrangements for refuse collection and disposal. For example: an "average household" will achieve a net saving from the change. The table below excludes these costs for comparison purposes. Please view your rates online to see the overall impact on your rates – including the impact of the district revaluation.

COMPARISON OF RATES FORECASTS	TOTAL DISTRICT	RATING AREA ONE	RATING AREA TWO
Long Term Plan Year Three—including water levy	4.4%	4.6%	3.2%
2020/21 Draft Annual Plan—including water levy	4.6%	5.2%	2.5%*

Note: This represents the overall increase in the budget (excluding refuse/recycling). Individual property impacts will vary from those above, particularly due to the district revaluation.

URBAN PROPERTIES (RATING AREA ONE)

The forecast rates increase for urban properties connected to the water supply includes the third incremental lift in the water targeted rate of \$50.

RURAL PROPERTIES (RATING AREA TWO)

The forecast rate increase in our rural areas is 2.5% compared with 3.2% forecast in the LTP.  
\*Rural properties connected to the Council water supply will also incur the \$50 increase in the water targeted rate.

DETAILS ON HOW TO VIEW YOUR PROPOSED RATES ONLINE ARE DETAILED ON THE BACK PAGE.

ITEM 9

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KEEPING  
YOU  
POSTED

KEY INVESTMENT PROGRAMMES

WATER FOR  
OUR FUTURE

Continued rollout of the investment programme into safe drinking water remains a Council priority. A clearer understanding of requirements to provide safe drinking water, while also complying with drinking water standards, has emerged as this programme has progressed. This has required financial amendments to account for site, geotechnical, and design considerations. Tender prices and scope adjustments, such as the inclusion of the Te Pohue water supply and an alternative site for the Havelock North booster pump station, have also impacted the budget.

The forecast capital budget to complete the water investment programme is \$60.6m. The Council's long term funding strategy, however, is unchanged, with the 2020/21 draft annual plan including an increase to the water targeted rate of \$50, as forecast, which this work contributes to. If required, future refinement to the water levy will be considered during the development of the 2021 Long Term Plan.

The focus for the coming year is:

- Small community drinking water upgrades (Esk Valley/Whirinaki, Waipatiki, Whakatū, Clive, Haumoana/ Te Awanga, Waimarama and Te Pohue).
- Urban water supply upgrades (Frimley and Eastbourne) including water treatment and storage.

OUR  
ENVIRONMENT

ENJOYING OUR  
CITY CENTRE

The LTP includes a collection of projects that focus on changing the shape of our city centre, developing a cultural precinct and creating a people focussed environment.

The focus for the coming year is:

- Heretaunga Street 200 Block Hospitality Areas.
- Landmarks Square Extension and Improvements.
- Civic Square Landscape Improvements.
- Karamu Road Street Upgrade (St Aubyn – Queen Street).
- Albert Square Improvements.
- Southern Carpark/Railway Road Gateway.
- Ongoing City Centre Activations (art and light installations).

UPGRADING  
OUR BRIDGES

The LTP's seven year bridge strengthening programme responds to new rules of allowable dimension and weight limits for vehicles on our roads.

The focus in the coming year is on:

- Strengthening weight restricted bridges identified as per the prioritised programme previously set with the rural community.
- Key High Productivity Motor Vehicle (HPMV) route improvements connecting Havelock North with the State Highway network.

OUR  
ECONOMY

YOUTH &  
COMMUNITY

Our people sit at the heart of everything we do at Council. Efforts to foster success and improve the wellbeing of our communities is a key focus.

The focus for the coming year is:

Youth Development

- Supporting and navigating rangatahi into sustainable employment as well as offering a complete wrap around support to those requiring additional assistance. The team have so far placed 129 young people into employment.
- A Youth Employment Pop-Up opened in the CBD in 2019 creating a space for rangatahi to come and find employment which is working well with a further extension of central government funding assistance.
- Continuing the Youth Potential early intervention project with partners focused on developing strong leadership and life skills with our young people.

Community Plans

- Three new communities will develop their community plans this year: Raureka, Te Pohue and Bridge Pa. Camberley will work through their third plan. Council works closely with many communities to ensure plans reflect their neighbourhood.



YOUTH EMPLOYMENT  
POP-UP

RELAXING IN  
OUR RESERVES

Upgrade of parks and playgrounds continued within the District in 2019/20.

The focus for the coming year is:

- Continuation of playground upgrade and renewal programme to replace aging playgrounds across the District.
- Upgrade of playground at Essex Crescent Reserve.
- Review Tainui Reserve Management Plan, and further track improvements as outlined in Council's Reserve Management Plans for Tainui/Tanner/ Tauroa/Hikanui Reserves
- Continued enhancement programme for Cape Coast and Waimarama.
- New toilet facilities for Te Awanga Reserve, Waimarama Domain and Landmarks Square.



EBBETT PARK  
PLAYGROUND CONCEPT

NEW INITIATIVES IN THIS PLAN

HAWKE'S BAY FOOD  
INNOVATION HUB

The 2020/21 Annual Plan includes proposed investment (not previously budgeted) toward the establishment and ongoing operation of a Hawke's Bay Food Innovation Hub. The hub is projected to be a centre of excellence in food processing skills training, a place of sustainable food and beverage innovations, production and packaging and a centre of entrepreneurship in food business.

The business case for the project identifies this facility as a strategically important asset for Hawke's Bay, expected to generate \$100million of additional regional gross product over 10 years, as well as more than 500 skilled jobs. The project has had representation from other Council's, Iwi, Eastern Institute of Technology, Waikato University, Plant & Food Research and the business community.

Late last year the government announced a \$12million grant toward the \$18million project via the Provincial Growth Fund – subject to the additional \$6million coming from other regional investors.

The Hastings District Council contribution to this regional investment is proposed to be \$1million (made up of \$200,000 in the current financial year) with a further \$800,000 allocated in this draft Annual Plan.

These figures make allowance for forecast establishment and capital costs and future operating losses. The project will not proceed unless it is fully funded. The balance of the regional funding commitment (\$5m), along with attracting interest in tenancies within the facility is being actively pursued. It is proposed that a Limited Partnership be established which will have financial advantages for investors in the project.



HAWKE'S BAY FOOD  
INNOVATION HUB  
(CONCEPT ONLY)

LOWES PIT

Funding allowance of \$2m has been allocated to advance stormwater treatment solutions at Lowes Pit within the Omahu industrial zone. This fits with Council's strategic objective of minimising the impacts of urban stormwater on the receiving environment.

WAIPATU

Initial funding of \$500,000 has been allocated to advance solutions to transportation and stormwater issues in and around the Waipatu community.

CAPE COAST

Funding of \$600,000 has been allocated to advance solutions for the ongoing erosion of "Cape Corner" at the intersection of East, Beach and Clifton Roads. This is a vital connection for the local residents of East Haumoana, Te Awanga and Clifton, as well as the many visitors and tourists to the area.

A NEW WASTE &  
RECYCLING COLLECTION  
SERVICE



STARTS MAY 1 STARTS JULY 1

GOODBYE BAGS & BUCKETS

MAKING NEW CHOICES

Our community has spoken and we have listened. This is why you will see changes to your kerbside waste and recycling services this year.

As part of our joint (with Napier) Waste Management and Minimisation Plan we received over 6,500 submissions which told us clearly that we need to reduce the waste we send to landfill.

Did you know that over 60% of our rubbish bin content currently going to the landfill could instead be composted or recycled?

We look forward to working with our community to help empower residents to cut down on what they put in their rubbish bins. We are asking you to make landfill your last choice.

To help us achieve our waste reduction objectives a new system of waste collection will be rolled out and funded from your rates (previously funded largely by purchasing rubbish bags).

Summary of key dates and details are:

- Each property on the kerbside recycling collection service will receive three standard 45 litre crates for weekly recycling collection – this service will take effect from 1 May 2020.
- Each property on the kerbside refuse collection service will receive a 120 litre wheelie bin for weekly collection – this service will take effect from 1 July 2020.
- Green waste will not be permitted in the wheelie bin – removing green waste from our rubbish and having it composted is important as is recycling to us.
- From 1 July orange rubbish bags will no longer be collected from the kerbside. Rural residents can still dispose of orange rubbish bags for free at the transfer stations.

COSTS AND IMPACTS

The charges for these services will form part of your rate account from 1 July 2020. The total cost being \$199 per annum (refuse collection \$129, recycling \$70).

This represents a cost transfer from the existing system to this new system. The impact on properties will depend on your current arrangements for disposing of refuse. As an example, a household disposing 71 bags per year or 1.37 bags weekly (based on survey average disposal rates) is currently paying approximately \$230 annually (inclusive of the current targeted rates for refuse collection and recycling). The proposed targeted rates for 2020/21 total \$199 therefore a household under this scenario achieves a net saving.

We do understand that one solution may not fit everyone and these changes could provide challenges for some people. Moving forward we'll be looking at how we can provide an incentive and reward residents who only generate small volumes of waste. This could be in the way of a rebate or some form of pay per lift.

In the run up to the new service we will be out and about in the community with the new trucks. We look forward to speaking to as many people as possible in person and answering your questions about the new service and how you can make landfill your last choice. We will be working with

local providers to help residents make use of the alternative options already available to them in respect of green waste.

HELLO CRATES & WHEELIE BINS!

MAKE LANDFILL YOUR LAST CHOICE!