
Thursday, 24 June 2021

Te Hui o Te Kaunihera ā-Rohe o Heretaunga

Hastings District Council

Council Meeting

Kaupapataka

Attachments Under Separate Cover – Agenda Item 6

Te Rā Hui:
Meeting date: **Thursday, 24 June 2021**

Te Wā:
Time: **1.00pm**

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

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HASTINGS DISTRICT COUNCIL
207 Lyndon Road East, Hastings 4122 | Private Bag 9002, Hastings 4156
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TE KAUNIHERA Ā-ROHE O HERETAUNGA

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HASTINGS
DISTRICT COUNCIL
Te Kaunihera ā-Rohe o Heretaunga

Tuesday, 8 June 2021

Te Hui o Te Kaunihera ā-Rohe o Heretaunga
Hastings District Council: Council Meeting

Ngā Minitī
Minutes

Te Rā Hui:
Meeting date: **Tuesday, 8 June 2021**

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

Time start - end **Day 1 - 9.00am – 4.50pm – 8 June 2021
Day 2 – 9.00am – 5.48pm – 9 June 2021**

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TE KAUNIHERA Ā-ROHE O HERETAUNGA

Tuesday, 8 June 2021

Te Hui o Te Kaunihera ā-Rohe o Heretaunga
Hastings District Council: Council Meeting



Ngā Minitī **Minutes**

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Tuesday, 8 June 2021

Te Hui o Te Kaitiaki o Te Rohe o Heretaunga
Hastings District Council: Council Meeting

Ngā Minitī Minutes

Kua Tae ā-tinana: **Chair - Tiamana:** Mayor Sandra Hazlehurst
Present: **Councillors - Ngā KaiKaitiaki:** Councillors Bayden Barber, Alwyn Corban,
Malcolm Dixon, Damon Harvey, Tania Kerr (Deputy Chair), Eileen Lawson, Simon
Day 1 & Day 2 Nixon, Henare O'Keefe, Peleti Oli, Ann Redstone, Wendy Schollum, Sophie Siers,
Geraldine Travers and Kevin Watkins

Kua Tatū:
In attendance: Chief Executive - Nigel Bickle
Strategy Manager – Lex Verhoeven
Group Manager: Planning & Regulatory Services - John O'Shaughnessy
Group Manager: Asset Management - Craig Thew
Group Manager: Strategy & Development – Craig Cameron
Group Manager: Corporate - Bruce Allan
Group Manager: Community Wellbeing & Services – Rebekah Dinwoodie
Pou Ahurea Matua: Principal Advisor: Relationships, Responsiveness & Heritage –
Dr James Graham
General Counsel – Scott Smith
Environmental Policy Manager - Rowan Wallis
Public Spaces and Building Assets Manager - Colin Hosford
Public Spaces Planning Manager - Rachel Stuart
Business Analyst - Cambell Thorsen
Financial Policy Advisor - Ashley Humphrey
Regulatory Solutions Manager - John Payne
Principal Advisor: Relationships, Responsiveness & Heritage - Charles Ropotini
Acting Manager: Democracy & Governance – Vicki Rusbatch
Democracy & Governance Advisor – Lynne Cox

Submitters:
Day 1
Kei Konei: Chris Tremain, Cranford Hospice Foundation (159); Walter Breustedt (63); Charles
Also present: Daugherty, Biodiversity HB (116); Stu Burden (29); Shona Chadwick, Te Ikaroa
Rangatahi (17); Nicholas Jones, HB District Health Board (126); John Roil (50);
Richard Gaddum & Mike Donnelly, Save Our Fertile Soils (68); Michael Hope (149)
& Amy Renall (81); Craig Waterhouse, Pettigrew-Green Arena (146); Mike
Devonshire & Emma Buttle, Te Mata Park Trust (128); Mike Devonshire & Matt



Arcus, Havelock North Cricket Club & Havelock North Rugby Club (131); Ruth Vincent, Landmarks Trust (104); Jonathan Wallace (114); Pauline Doyle & Ken Keys, Guardians of the Aquifer (130); Graham Palmer (22); Annie & Dave Evans (160); Rebecca Ashcroft, Sustaining HB Trust (95); Sally Chandler, Enviro Schools (123); Jenny Foote, Focus Maraekākaho (77); Anton Maurenbrecher (103); Sarah Greening-Smith (91); Mark Aspden, Sport Hawke's Bay (162); Steve Drake (66); Guy Wellwood, Friends of the Library (99); David Ritchie (87); Jerf van Beek (137);

Day 2

Lucinda Perry, Hastings Business Association (120/121); Debbie Clifford, Havelock North Business Association (4/122); Oliver Boyd, Summerset Group Holdings Ltd (via Zoom) (106); Keelan Heesterman, Riley Bogard-Allan, Zoe Smith, Lena Ormsby & Esta Chaplin, Hastings Youth Council (111); Rhea Dasent, HB Federated Farmers (124); Germari Herselman (3); Darren Tichborne (60); Bradley Graham (148); Iakopo Fa'afuata, Craig Ireson and others, Wesley Church (153); Callum Beattie & Tania Hopmans, Maungahururu Tangitū Trust (via Zoom) (129); Beverly Te Huia (145)

1. **OPENING PRAYER - KARAKIA**

The opening prayer was given by Councillor Travers.

2. **APOLOGIES & LEAVE OF ABSENCE - NGĀ WHAKAPĀHATANGA ME TE WEHENGĀ Ā-HUI**

Mayor Hazlehurst/Councillor Lawson

That apologies for lateness from Councillor Barber and Councillor Siers be accepted.

CARRIED

3. **CONFLICTS OF INTEREST - HE NGĀKAU KŌNATUNATU**

Conflicts of interest were noted as they arose, and members withdrew from the table for consideration of the relevant submissions.

Councillor Dixon declared an interest in Submission 128 – Te Mata Park Trust Board.

Councillor Harvey declared an interest in Submission 162 – Sport HB.

Councillor Siers declared an interest in Submission 144 – Andy Tait-Jamieson.

4. **CONFIRMATION OF MINUTES - TE WHAKAMANA I NGĀ MINITI**

There were no minutes to confirm.



Mayor Hazlehurst/Councillor Dixon

That standing orders be suspended to enable the hearing of public submissions.

CARRIED

5. LONG TERM PLAN SUBMISSIONS 2021 - 2031

HEARING OF SUBMISSIONS

Councillor Oli joined the meeting at 9.15am.

Sub 159 - Chris Tremain – Cranford Hospice

Mr Tremain, Chairman of Cranford Hospice Foundation, presented the submission and powerpoint presentation (Ref: CG-16-2-00659), and responded to questions from the meeting.

Councillor Nixon joined the meeting at 9.25am.

Sub 63 – Walter Breustedt

Mr Breustedt presented his submission and powerpoint presentation (Ref: CG-16-2-00651).

Sub 116 – Charles Daugherty – Biodiversity HB

Mr Daugherty presented the submission and powerpoint presentation (Ref: CG-16-2-00666) on behalf of Biodiversity Hawke's Bay.

Sub 29 – Stu Burden

Mr Burden presented his submission and responded to questions from the meeting.

Sub 17 – Shona Chadwick – Te Ikaroa Rangatahi Social Services Inc

Ms Chadwick presented the submission and responded to questions from the meeting.

Sub 126 – Nicholas Jones – Hawke's Bay District Health Board

Dr Jones presented the HB District Health Board Submission and responded to questions from the meeting.

Sub 50 – John Roil

Mr Roil presented his submission and powerpoint presentation (Ref: CG-16-2-00671).

The meeting adjourned for morning tea at 10.28am
And reconvened at 10.44am

Sub 68 – Richard Gaddum & Mike Donnelly

Mr Donnelly and Mr Gaddum presented the submission on behalf of "Save Our Fertile Soils" Society Incorporated and responded to questions from the meeting.

Sub 149 – Michael Hope & Sub 81 – Amy Renall

Mr Hope and Ms Renall presented their submissions and powerpoint presentation which included a video illustrating conditions on Wenley Road (Ref. CG-16-2-00682) and responded to questions from the meeting.



Sub 146 – Craig Waterhouse – Pettigrew Green Arena HB

Mr Waterhouse spoke to the submission on behalf of Pettigrew Green Arena HB and powerpoint presentation (Ref: CG-16-2-00668), and responded to questions from the meeting.

Councillor Dixon declared a conflict of interest in Submission 128 and left the table for this submission.

Sub 128 – Emma Buttle & Mike Devonshire – Te Mata Park Trust Board

Mr Devonshire spoke to the Te Mata Park Trust Board Submission and powerpoint presentation (Ref: CG-16-2-00667) and responded to questions from the meeting.

Sub 131 – Mike Devonshire & Matt Arcus – Havelock North Cricket Club, Havelock North Rugby Club

Mr Devonshire presented the submission and powerpoint presentation (Ref: CG-16-2-00670) regarding issues with the facilities at Anderson Park in Havelock North.

Councillor Barber joined the meeting at 12noon.

Sub 104 – Ruth Vincent – Landmarks Trust

Ms Vincent, President of the Landmarks Trust, presented the submission on behalf of the Trust and responded to questions from the meeting.

Sub 114 – Jonathan Wallace – Waimārama Beach

The submission asking for a vehicle ban on part of Waimārama Beach was supported by 6 other submissions.

Mr Wallace presented his submission and responded to questions from the meeting.

The meeting adjourned for lunch at 12.25pm
And reconvened at 12.58pm

Sub 130 – Pauline Doyle & Ken Keys – Guardians of the Aquifer

Mr Keys and Ms Doyle spoke to the submission on behalf of Guardians of the Aquifer and Ms Doyle read aloud her further submission (CG-16-2-006683).

Councillor Siers joined the meeting at 1.20pm.

Sub 22 – Graham Palmer

The submission on Dark Sky Standards was supported by 23 other submissions.

Mr Palmer presented his submission and powerpoint presentation (Ref: CG-16-2-00656) and responded to questions from the meeting.

Sub 160 – Annie & Dave Evans

Mrs Evans read aloud their further submission (Ref: CG-16-2-00676) and responded to questions from the meeting.

Sub 95 – Rebecca Ashcroft (Sustaining HB Trust)

Ms Ashcroft read aloud further submissions (Ref: CG-16-2-00687) on behalf of Sustaining HB Trust and responded to questions from the meeting.



Sub 123 – Sally Chandler (Enviro Schools)

Ms Chandler presented the submission on behalf of Enviro Schools and responded to questions from the meeting.

Sub 103 – Anton Maurenbrecher

Mr Maurenbrecher spoke to his submission.

Sub 77 – Jenny Foote (Focus Maraekākaho)

Ms Foote presented the submission on behalf of Focus MKK and responded to questions from the meeting.

The meeting addressed the following written submissions and supported the Officer Comments. Additional comments made are detailed as appropriate:

Sub 2 – Sandra Monk – Timing of Roadworks, Splash Planet pool upgrade, State Housing. (The timing of the Splash Planet review was questioned.)

Sub 5 – Liz Read – City Centre and Events, Parks and Reserves (Council asked for further historical analysis of the economic benefits of events.)

Sub 6 – Sue Penman – Beautification of rural approaches (Council suggested community plans should pick up these actions.)

Sub 8 – James Ludlam – Hastings Traffic, Event Parking (Add to reply that Council is looking into it or will review.)

Sub 9 – Sylvia Prins – Water chlorination and filters.

Sub 10 – Mary Duggan – Healing the Planet.

Sub 12 – Peter Alexander – Private infrastructure and rates setting, Napier Hastings Expressway and single lane bridges.

Sub 13 – Heather Cooper – Te Awanga seawall (Correction to Officer Comments – “2016” should be 2014)

Sub 14 – Simon Scannell – CBD Street upgrades.

Sub 15 – Claire Miller – Traffic Management and safety issues (Group Manager: Asset Management will discuss with Roading Team in relation to NZTA Safety Funding.)

Sub 16 – Mike Martin – Footpaths in Frimley. Support. (Need to follow through with the submitter to identify specific areas.)

Sub 18 – Rachel Pere – Ron Giorgi Park - support suggested approach. If further need was identified this could be brought back through the Annual Plan process.

The meeting adjourned for afternoon tea at 3.05pm
And reconvened at 3.15pm



Sub 91 – Sarah Greening-Smith

Five other submissions had been received from the Whakatū community.

Ms Greening-Smith spoke to her submission and read aloud her further submission (CG-16-2-00678) and then responded to questions from the meeting.

Councillor Harvey declared a conflict of interest in relation to Submission 162 and left the table for this submission.

Sub 162 – Mark Aspden (Sport HB)

Mr Aspden presented the submission and powerpoint presentation (Ref: CG-16-2-00664) on behalf of Sport HB and responded to questions from the meeting.

Sub 66 – Steve & Donna Drake

Mr Drake read aloud his further submission (CG-16-2-00675) and responded to questions from the meeting.

Sub 99 – Guy Wellwood (Friends of the Library)

Mr Wellwood read aloud further submission (Ref: CG-16-2-00674) on behalf of Friends of the Library. Add to officer comments – Council will decide what funding is required to implement any changes from the strategy, after the strategy has been to the Great Communities Subcommittee and had input from the Friends of the Library.

Sub 87 – David Ritchie

Mr Ritchie presented his submission and responded to questions from the meeting.

Sub 137 – Jerf van Beek

Mr van Beek spoke to his submission and powerpoint presentation (Ref: CG-16-2-00684) and responded to questions from the meeting.

The meeting adjourned at 4.50pm
And reconvened at 9am on Wednesday, 9 June 2021

The Mayor and all Councillors were present.

Councillor O’Keefe joined the meeting at 9.10am.

Sub 120 & 121 – Lucinda Perry (Hastings Business Association)

Ms Perry presented submissions 120 and 122 on behalf of the Hastings Business Association and the West Block and responded to questions from the meeting.

Sub 4 & 122 – Debbie Clifford (Havelock North Business Association)

Ms Debbie Clifford, President of the Havelock North Business Association, read aloud the further submission (CG-16-2-0677) and responded to questions from the meeting.

Sub 106 – Oliver Boyd (Summerset Group Holdings Ltd (Summerset)) via Zoom

Mr Oliver Boyd, National Development Manager, Summerset, presented the submission and responded to questions from the meeting.



Sub 111 – Keelan Heesterman (Youth Council)

Mr Keelan Heesterman, Chairperson and Youth Council members Riley Bogard-Allan, Zoe Smith, Lena Ormsby and Esta Chaplin, spoke to their submission and powerpoint presentation (Ref: CG-16-2-00665) and responded to questions from the meeting.

Sub 124 – Rhea Dasent (Federated Farmers)

Ms Dasent read aloud further submissions (Ref: CG-16-2-00686) on behalf of Federated Farmers and responded to questions from the meeting.

Sub 3 – (Christina Hansen) Germani Herselman

Ms Herselman presented the submission and responded to questions from the meeting.

Sub 60 – Darren Tichborne

Five other submissions had been received from the Whakatū community.

Mr Tichborne read aloud further submissions (Ref: CG-16-2-00696) and responded to questions from the meeting.

Sub 148 – Bradley Graham

Mr Graham spoke to his submission and “Drifting” video (Ref: CG-16-2-00685) and responded to questions from the meeting.

Sub 153 – Iakopo Fa’afuata & Craig Ireson and others (Wesley Church)

Mr Fa’afuata, Mr Ireson and others spoke to the submission and powerpoint presentation (Ref: CG-16-2-00688) and responded to questions from the meeting.

Councillor O’Keefe left the meeting briefly at this point.

Sub 129 – Callum Beattie & Tania Hopmans (Maungaharuru Tangitū Trust) via Zoom

Callum Beattie and Tania Hopmans spoke to the Maungaharuru Tangitū Trust submission and presentation (CG-16-2-00688) and responded to questions from the meeting.

Sub 145 – Beverly Te Huia

Six other submissions had been received on Waimārama Beach.

Ms Te Huia spoke to her submission and displayed photos (Ref CG-16-2-00690) of organised educational activities, and damage caused by vehicles on the beach.

The meeting adjourned at 11.50am

And reconvened at 12noon

The Strategy Manager, Lex Verhoeven advised that officers had followed up on questions raised by the meeting in relation to submissions:

Sub 15 – Claire Miller - Karamū/Frederick Street intersection

Group Manager: Asset Management, Craig Thew, updated the Council and advised that officers were investigating some short term holding treatments in advance of the full transportation corridor planning process.

Councillor O’Keefe rejoined the meeting at this point.

Sub 17 Te Ikaroa Rangatahi Social Services – Poole St Carparking.



Sub 18 Rachel Pere – Ron Giorgi Park – Officer advised that Council had been working with Bridge Pā Rugby which was growing. Ron Giorgi Park was made available to their juniors this year. Money had been set aside in the budget to do work on the fields and look at improvements to the changing rooms. There is a shortage of parks and facilities in Havelock North. Officers are talking with the groups about their future – if they are moving around Council needs time to work with Mitre 10 Park and other venues.

Sub 22 – Graham Palmer (and 23 others) – Dark Sky

Environmental Policy Manager, Rowan Wallis informed the meeting about Wairarapa Council's light management plan. It would require changes to the District Plan. Any new lighting coming into the District has to meet new criteria; e.g. warm light; maximum number of kelvins – not exceed 3000 kelvins; light has to be directed downwards, has to be filtered.
Council requested a report on Dark Sky Standards requirements and potential costs.

Waka Kotahi NZTA Funding Update

Mayor Hazlehurst pointed out that the Council Draft LTP had been audited on the basis of the level of funding that we expected to get from NZTA, however it appeared that was not going to match up - so we will have a flag alongside our audit to say we will not have all the funding we thought we would get.

Group Manager: Asset Management, Craig Thew advised that the Draft Long Term Plan contained \$81m for local road maintenance over the next three years. Waka Kotahi NZ Transport Agency had given an indicative funding range of \$63.4m.

The meeting adjourned for lunch at 12.50pm
And reconvened at 1.17pm

The Chair announced that Livestreaming of the meeting had commenced.

Development Contributions – Sub 50 John Roil and Sub 106 Summerset Group Holdings Ltd (Summerset)

Council Decision: Endorse officer comments in regard to submissions and proposed review of Development Contribution Policy and other policies with regard to Retirement Villages.
Add improvement item for next review of the Development Contributions Policy to include specifics around refunds of Development Contributions.

Spatial Plan – Group Manager: Strategy & Development, Craig Cameron advised that the Strategy and Policy Committee was due to receive a report at its 3 August 2021 meeting which would outline project structures and procedures to date.

Looking at industrial land – that work is underway. We have to keep fulfilling our National Policy Statements - also key feature in draft LTP – capacity of industrial, commercial, land etc. residential capacity status being done right now.

The Strategy Manager referred the meeting to section 3.0 of the agenda report in relation to the consultation undertaken, various information sessions held, and feedback received. He also directed councillors to the two separate reports which had consolidated the views received on the two parking proposals.



Hastings and Havelock North Streetscape targeted rate proposals

The Council noted the feedback received on the CBD Streetscape programme and targeted rate increase for both Hastings and Havelock North, and ratified the enhanced programme and increase in the targeted rate.

The Council noted the broad support that had been indicated for the proposals as outlined in the consultation document (via the feedback form and the separate website survey engagement methods). In addition to this information, it was noted at the meeting that the views contained within the formal submissions needed to also be assessed and considered, and this information collectively provided the basis for councillors to make judgements on, when making decisions.

Council Decisions on Key Issues:

Key Issue 1 – Just give me my rural roads – Support Preferred Option – Balanced Investment – for 2021/22 but flag that next year Council looks at how much is left in the reserves and look at relationship to Year 2 of the LTP in relation to rate increase.

Carparking Submissions:

Alice Eldred (1); Emma McRobbie (4); Paola Stobart (7); James Ludlam (8); Sylvia Prins (9); Alice McCool (11); Alison Clarke (23); Teena Moody (25); Mohammed Nakdali (27); Leone Andrews (28); Murray Gyde (38); Kathryn Thompson (42); Wim Pepping (51); Maria van Dien (52); Gillian Mangin (53); Roger Sinclair (57); John Montgomerie (62); Allison Doak (64); Angus Thomson (75); Brian & Janette Gestro (85); R D Manson (86); Robert Mellor (90); Jody MacDonald (92); Lyn Youren (93); Nicholas Dobson (96); Ruth Vincent (104); Keelan Heesterman (111); Nicola De Jesus (118); Lucinda Perry (120); Lucinda Perry (121); Keriana Brooking (126); Jerf Van Beek (137); Jenny Elliott (140); Rodney Wilson (141); Jessie Kyle (142); Michelle Lucas (143); Kellie Jessup (147); Sue Witteman (150); Ron Barrett (154); Jim Stewart (157); Maggie Brown (158).

Key Issue 2 – Parking Pinch-point (Hastings) – Support Preferred Option - \$1 increase. Off-street Parking would increase from \$0.50c per hour to \$1.50 per hour; On-street Parking would increase from \$1 per hour to \$2 per hour.

Look at development of Council policy around provision of mobility parking and marketing and communications around that (working in conjunction with disability organisations). Officers will check with other councils if there is ratio of disability car parks to ordinary car parks, and also where those car parks fit with side loading, etc. Look into other issues raised in submissions, e.g. 2 hour CBD parking and free Saturday parking; pedestrianisation Review of car parking facilities – parking management plan. Also look into provision of E bike parking, etc. as per Youth Council submission.

Key Issue 2 – Parking Pinch-point (Havelock North) was the subject of a separate agenda report.

6. UPDATE REPORT TO COUNCIL ON SUBMISSIONS REGARDING POTENTIAL FUTURE ACQUISITION OF HAVELOCK NORTH NEW WORLD CARPARK

(Document 21/355)

Group Manager: Planning & Regulatory, John O'Shaughnessy spoke to the report and responded to questions from the meeting. It was noted that, for the reasons outlined in the report, the Havelock North Parking Targeted Rate proposal (New World carpark) would not proceed at this time, but



would come back to Council through another annual plan process. For the 2021/22 financial year, the targeted rate for Havelock North would increase only to cover basic operational cost increases (\$30 residential, \$90 commercial).

Councillor Dixon/Councillor Schollum

That Council receive the report titled Update Report to Council on Submissions regarding Potential Future Acquisition of Havelock North New World Carpark dated 8 June 2021.

CARRIED

5. LONG TERM PLAN SUBMISSIONS 2021 – 2031...CONTINUED

For the items below, the Council considered the feedback received and decided the following:

Council Decisions on Key Issues:

Key Issue 3 – The finishing touches (City Centre and events) – Support Preferred Option – Balanced investment.

Key Issue 3 – The finishing touches (Parks and reserves) – Support Preferred Option – Balanced Investment.

Council Decisions on Topics with Multiple Submitters:

Dark Sky Standards:

Submitters: Graham Palmer (22); Cathy Morgan (32); Tony Wall (33); Stephen Grooby (34); Heather Woods (35); Elizabeth Palmer (36); Adele Frewin (37); Carol Young (40); Kathy McDowell (41); Ian Smith (43); Korreen Hay (44); McKay Smiles (46); Rachel Palmer (47); Darryl Road (49); Terry McMahon (56); Remco Mensert (72); Caroline Bradley (79); Phil Robertshaw (94); Gary Spark (139).

Council had requested a report on Dark Sky Standards requirements and potential costs.

Proposed Ban on Vehicles on Waimārama Beach:

Submitters: Tom Wallace (97); Sophie Wallace (98); Maree Wallace (107); Jeremy MacLeod (109); Jonathon Wallace (114); Sam Wallace (117); Beverly Te Huia (145)

It was noted that this matter would be discussed at a community meeting that was to be held at Waimārama on 12 June 2021, and that a report would come back to Council.

Whakatū Community:

Submitters: Darren Tichborne (60); Sarah Greening-Smith (91); Stuart Wilson (108); Karen Mata (115); Patricia Chadwick (151); Joe Whare (152)

Comments from the meeting:

- Bring forward traffic calming and permanent noise monitoring.
- Whakatū Community Plan needs a review.
- Officers advised that HDC noise standards are akin to those of most local authorities, based on NZ standards and best practice.
- Size of sections in Whakatū – Officers advised that in the review of the District Plan, the minimum size of sections in Whakatū and Clive increased from 800 to 1000m² – main reason was stormwater run-off.



- There is a section in the RMA which says people should not make unreasonable or excessive noise which would pick up tonal noise, e.g. beeping of reversing vehicles.
- Council noted it may be time for another meeting with Whakatū Industry leaders.
- It was noted there would be an expectation from the community in relation to excessive noise – Mr O'Shaughnessy advised this was in hand.
- Councillors who cycled through Whakatū referred to the "mad mile".

This matter was further considered in the funding part of the meeting.

Ōmahū Community:

Submitters: Patricia Nuku (55); Sheryle Allen (135); Tania Huata (156)

The meeting supported the Officer Comments.

The meeting addressed the following written submissions and supported the Officer Comments. Additional comments made are detailed as appropriate:

Sub 19 Rowan Sherwood – Land Subdivision – Mangaroa Road.

Sub 20 John Allison – Council-owned housing for seniors.

Sub 21 Anonymous – Maintenance costs HB Aquatic Centre and Institute.

Sub 24 Janet Pritchard – Queen's Square.

Sub 26 John Baker – Childcare Facility Parking. (Council requested officers to look into enforcement.)

Sub 27 Mohammed Kamel Nakdali – Frimley and Cornwall Park Play Areas.

Sub 29 Stu Burden – Road Safety, Te Mata Mangateretere, Lawn and Mill Roads.

Sub 30 Anne Watson – Road Safety, Endsleigh Road.

Sub 39 Louise Saurin – Road Safety, Maraekākaho Village.

Sub 42 Kathryn Thompson – Events Funding.

Sub 45 Shane Libeau – Copeland Road Land Subdivision.

Sub 48 Rachel Palmer – Efficient Toilets.

Sub 52 Maria Van Dien – Strategic Framework and documentation - Support Officer Comments and discussion with HB Regional Council in regard to her public transport comments.

Sub 53 Gillian Mangin – Rates Setting, Waste Remission Policy, Water meter charging and new housing water storage.

Sub 54 Robert Haren – Road Speed Limits.

Sub 57 Roger Sinclair – Rates Setting.



Sub 58 Terry Brown – Infrastructure Spending.

Sub 59 William Buchan – Rates Setting.

Sub 61 Louise Penprase – response included in Key Issues Consultation Document feedback.

Sub 63 Walter Breustedt & Sub 73 Jim Watt – Climate Change, Water Loss – Workshop with HBRC - Solar energy – what are they doing and what is HDC role?

Action Point – Review of opportunities for Council – Solar panels on our buildings – Eco District Subcommittee.

Efficiencies in Council Pools – Officers noted this could be looked at in the pools review. (Action point that a review of opportunities on Council assets be undertaken.)

Sub 64 Allison Doak – Mana whenua and local artist influence in city design, Resilience.

Sub 65 John McNamara – Infill housing and intensification.

The meeting adjourned for afternoon tea at 3.03pm
And reconvened at 3.15pm

The meeting addressed additional funding requests that had arisen through various submissions.

Officers displayed working spreadsheet showing draft rating position (before financial submissions) and rating position after submissions – Council had already resolved the funding for the Drinking Water Programme (\$6.8m nett) and the Representation Review (\$80k). (Final spread sheet Ref. CG-16-2-00695)

The Council supported the following to be funded from existing budgets:

Clive Community Garden (**Sub 3 Christina Hansen/Germari Herselman**)
Maraekākaho Submissions – signage, traffic safety (**Sub 77 Jenny Foote & Sub 39 Louise Saurin**)

Enviro Schools (**Sub 123 Sally Chandler**)

Anderson Park Developments (**Sub 131 Mike Devonshire, Havelock North Cricket Club & Havelock North RFC**) The items raised in the submission had been addressed as per the list page 65 of the Officer Comments.

Councillor Barber rejoined the meeting at 3.23pm.

In response to comments from the meeting about go karts, and other vehicles, ripping up the grass and cars parking on the other side of the stream at Anderson Park, Public Spaces and Building Assets Manager, Colin Hosford explained that there were a number of issues at the Park, particularly with regard to vehicles, which had required the repair and replacement of chains on bollards in about 10 times in the last few months. The level of anti-social behaviour was difficult for Council to control apart from involving the Police. In terms of getting better use of the Park, funding had been budgeted next year for fields on the Lipscombe side to try to improve the playability and to extend it. The possibility of Police presence at the venue on Saturday afternoons was raised.



Other Public Submissions requiring funding:

Anderson Park Carpark – **Following extensive discussion, the meeting decided to replace \$200k loan funding with \$30,000 rates funding in Year 1 to level and tidy up the Anderson Park carpark so that it could help alleviate the carparking situation in Havelock North.**

Whakatū Community (Traffic Calming treatments) – **Following discussion, the meeting decided to add \$450k loan funding (to the \$150k already budgeted for Railway Road).**

This work would involve approximately 16 roading interventions on various roads in Whakatū. Mr Thew informed the meeting that Council had not yet received notification from Waka Kotahi NZTA of the Safety Budget which was where funding for this work would come from.

Bringing the project forward would cost in the order of \$600k if you did them all in one go. Officers recommend a staged approach to see how it works and then do more. There was a lot more work to do with the community.

Museum Grant (Le Quesnoy) – **Rt Hon Sir Don McKinnon (Sub 31) - No funding provided.**

Laneway Security Gates – **No funding provided.**

Havelock North Vibrancy Initiatives – **No funding provided for Havelock North Vibrancy Initiatives. Meeting requested a report come back to Council on the implications and make recommendations to look at the existing Vibrancy Fund in terms of whether or not Havelock North and Hastings should share that existing fund.**

Councillor Dixon declared an interest in Submission 128 and left the table for consideration of this submission.

Te Mata Park Trust (Sub 128) – Submission seeking additional funding of \$85k (Year 1), \$90k (Year 2), \$60k (Year 3) – **Following discussion, the meeting decided to add \$40k rates funding per year to be tagged to fund Te Mata Park Administration/operational costs.** Te Mata Park Trust could then make other applications for project funding.

Maungahururu Tangitū Trust (Sub 129)

The Chief Executive, Nigel Bickle, referred to the submission from Maungahururu Tangitū Trust (MTT) (Sub 129) which sought funding across 3 areas: Wahi Taonga/Wahi Tapu; Contracts for Service and developing a Mātauranga Māori knowledge; and the Officer Comments.

The Wahi Taonga Capability budget (District Plan provision) was not targeted specifically to the MTT request, but would enable the Council to go out to its statutory partners and Treaty entities, and do the work it has a statutory obligation to do.

Dr James Graham expanded on Mr Bickle's comments and explained the processes involved. Council is building good relationships with MTT.

The meeting agreed to build a fund of \$50k in Year 1, \$100k in Year 2, \$150k in Year 3 and \$200k in Year 4 to build capacity across all Council's statutory Treaty partners.

Councillor Harvey declared an interest (as Chair of Sport HB) and left the table for consideration of the Parks and Facilities Development – Growth Study; and Pettigrew Green Arena (Sub 146) submissions.



Parks and Facilities Development – Growth Study – The meeting agreed to split the \$100k provision for the Parks and Facilities Development – Growth Study over two years and fund \$50k in Year 1 and \$50k in Year 2. It was noted that the study would inform the Spatial Plan as that develops and will tie in with the study being undertaken by Sport HB.

Pettigrew Green Arena (RISEC) (Sub 146) (capital \$2m and operational expenditure \$110k) asking for \$2m. Mayor Hazlehurst had received email advice from Mr Waterhouse that they had today received a grant for \$3m from the Lotto Significant Project Fund and they now required a total of \$4m. In response to a question from the meeting, the Group Manager: Corporate, Mr Allan explained that a better understanding of the PGA's operational model was needed. They did not need any additional funding in year 1.

Following discussion, the meeting decided to make no capital or additional operational funding provision for Pettigrew Arena. Further information from the Regional Indoor Sports and Events Centre Trust (RISEC) would inform future decisions.

Wesley Church (Sub 153) - Following discussion the meeting determined that Council could not allocate any additional funding to the Wesley Church project at this time, and further discussions were required to understand a lot more around project delivery and how Council could help them to get it moving.

Business Hub Extension of Contract – Following discussion, the meeting decided not to allow any funding at this time for extension of the Business Hub Contract. The Chief Executive advised that the Business Hub would come back to Council in September and report on progress.

Cranford Hospice (Sub 159) Mayor Hazlehurst noted that there had been no financial commitment from other councils in the region, and she would like to have a conversation with the region's MP about the possibility of funding from the Crown Infrastructure because there is infrastructure that needs to be invested in before the project can proceed. She did not think Council was in a position to commit further funding, and needed to look at how else it can help.

In response to questions from the meeting the Group Manager: Corporate, Bruce Allan, explained that the original proposal came through the Annual Plan for \$2m. Council at the time made a decision that it could apply \$500k to the project without undertaking consultation, but had noted that any further funding requirement it would need to go through a consultation process and that this matter had then been discussed at a subsequent annual plan with a decision made to not proceed to consultation on any further funding.

Following extensive discussion, the meeting decided not to make any additional funding provision for the Cranford Hospice project at this time.

Officers were instructed to bring back a budget with a rate increase of under 7% for year 1.

The meeting agreed to continue with the meeting to complete consideration of submissions.

Councillor Harvey left the meeting at 4.50pm.

Following a brief break, the meeting resumed consideration of submissions. The meeting addressed the following written submissions and supported the Officer Comments. Additional comments made are detailed as appropriate:



Sub 66 Steve and Donna Drake – Lyndhurst Subdivision – In terms of timelines Council will be watching these subdivisions carefully. This is a moving situation.

Sub 67 Ben Lee – Rural rates setting – Currently under action by the Rural Community Board working with Group Manager; Asset Management.

Sub 68 Mike Donnelly and Richard Gaddum (Save Our Fertile Soils Inc) – Heretaunga Plains Urbanisation.

Sub 69 Clarissa Nichols – Road condition, roundabouts and cycleways – SH51.

Sub 70 Glen Abel – Clive water supply.

Sub 71 William Lindsey – Tainui Reserve.

Sub 74 Rosemary Koorey – Footpath condition, Stortford Lodge, St Leonards Park. Officers advised that there may be a CCTV camera available that could be put at Stortford Lodge on a trial basis. City Assist Team will be reviewing patrol areas and how they do it.

Sub 75 Angus Thomson – Hastings Streetscape Upgrades – Heretaunga St West side and CBD.

Sub 76 David Pannett – Arts, culture and creativity.

Sub 78 Malcolm Craig – Council Housing.

Sub 80 Andrew Torr – Submitter's comments noted.

Sub 81 Amy Renall & Sub 149 Michael Hope – Wenley Road – Rural Community Board endorsed the trial of a new road surface but did not support HDC investing further in the road sealing. An alternative funding partnership could be explored with properties on the road.

Sub 82 Adrian Barclay – Rubbish proliferation – Officers advised increase of \$20k in budgets to try and address fly tipping issues. Existing litter budgets and spend under stress because landfill costs increasing.
(Anti litter campaign – education awareness project to come back to Council.)

Sub 83 Jim Stewart – Road pavement renewals – (Council requested that a comment around NZTA funding levels should go to all submitters regarding roading.)

Sub 84 Dennis Hall – Rural roading network – Rural Community Board supported officer comments. Work currently underway on Rissington Bridge planning.

Sub 85 Brian & Janette Gestro – City centre toilets, drinking water and stormwater.

Sub 86 RD Manson – Art Gallery and Library.

Sub 87 David Ritchie – Priorities and funding.

Sub 88 Geoff Edwards – Kaiapo rezoning.



Sub 89 Julie Haines – Davidson Road.

Sub 93 Lyn Youren – Dump fees.

Sub 95 Rebecca Ashcroft – Climate change. The Council noted the work being undertaken by the Eco District Subcommittee on a climate change strategy and action plan.

Sub 99 Guy Wellwood & Bernadette Krassol (Friends of the Library) – Library – This group will be involved with the Draft Library Strategy.

Sub 100 Elizabeth Carr – Level of rates increase and Council spending priorities. Acknowledge Liz Carr as a constant in terms of her submissions to Council and her work in the community.

Sub 101 Alan Spinks – Solar powered public transport.

Sub 102 Coral Buddo – Spending on neighbourhood parks and rezoning/development of the Heretaunga productive plains.

Sub 103 Anton Maurenbrecher – LTP and Principles – note his reference to the Asher report which was due to come back to Council on 13 July.

Sub 104 Ruth Vincent (Landmarks Trust) – Civic Square and Central Mall – Council will be doing parking management plan which will take into consideration comments of Landmarks Trust.

Sub 105 Troy Duncan – Protecting indigenous biodiversity on private land.

Sub 110 Lisa Bentley – Zoning of the Heretaunga Plains.

Sub 111 Keelan Heesterman (Youth Council) – Urban housing intensification, Environment, City Centres. The Council noted the quality of the submission and presentation, and that comments in regard to e-bikes and other bikes be built into the proposed parking management plan.

Sub 112 Anna Follett – Park and ride and bike pathway to Maraekākaho.

Sub 113 Julie Baxter – Rates rise, roading conditions and access to facilities. The Rural Community Board had noted property is on Puketitiri Road on outskirts of Napier City Council boundary and had asked that this is added into the comments back to the ratepayer.

Sub 116 Debbie Monahan Biodiversity HB – Biodiversity enhancement and NPS indigenous biodiversity.

Sub 119 Shona McDonald – It was noted that the Rural Community Board was going to support the submitter with a letter requesting 3 point seat belts in school buses; had asked for follow up with officers on ensuring RAPID numbers were correct (incorrect numbers create issues for emergency services); and asked that the Rural Community Board story is told in the next rural newsletter. Actions were picked up by staff.

Sub 120 Lucinda Perry Hastings Business Association – Hastings CBD West Block - CBD enhancement, new laneway on Heretaunga Street and CBD building enhancement, signage and security, and opposition to parking cost increases.



Sub 121 Lucinda Perry Hastings Business Association – the meeting asked for an understanding of the role HDC is taking in business attraction – getting the right type of retail into the CBD. BA have had a number of conversations with the Business Association about how we can work together to attract business into the CBD. Targeted approach of working on areas of the CBD particular buildings that need tenancing rather than a broad brush approach. Attract tenants. Need to ensure we have willing landlord as well.

The Council also noted their comments around free parking on Saturdays, LED lighting, and opposition to parking cost increases.

Business Assn will be reporting to Council at the end of the year as part of their annual report.

Sub 124 Rhea Dasent (Federated Farmers) – Roading, rates, dog fee, water leakage, funding models – Action point dog fees to go back to Rural Community Board. Concept of a reduced fee after so many dogs – worthwhile to investigate.

Sub 125 Steve Cornes – Zoning of Lyndhurst Extension.

Sub 126 Keriana Brooking (Hawke's Bay Health Board) – Support for Housing Strategy.

Sub 127 Brian McLay – Twyford roading issues.

Sub 130 Pauline Doyle & Ken Keys (Friends of the Aquifer) – Water supply amalgamation.

Sub 132 Rachel Wilson – Flaxmere Park.

Sub 133 Juliette McHardy – Climate Change.

Sub 134 Paul Baker – Acknowledge submitter's request to restrict rate increases and amalgamate with Napier City Council. Council is working to restrict rate increases, but has no control over amalgamation with Napier City Council.

Sub 136 Lyn McDougall – Standards for new builds, Native Planting, Electric Vehicle Charging.

Sub 138 Jeremy Haines – Subdivision in exceptional circumstances.

Sub 140 Jenny Elliot – Incentives for water tanks.

Sub 142 Jessie Kyle – Rural Roads – Rural Community Board will be looking at specific damage on rural roads and the impacts of heavy traffic.

Sub 143 Michelle Lucas CCS Disability Action – Footpaths and Mobility parking.

Councillor Siers declared a conflict in Submission 144.

Sub 144 Andy Tait-Jamieson – Planting of forestry – Understanding they are not just talking about class 1-3 land on the Plains, but the request is for any class 1-3 land.

Sub 147 Kellie Jessup – Flaxmere Village entrance lighting, Parking costs, Honouring Tangata Whenua as an equal partner, housing, Ngā Pou.



Sub 148 Bradley Graham – Skid pad – Great Communities Subcommittee will be looking at some of this work. Arrange for submitter to meet with a planner and roading engineer to look at what might be required so when he does make an approach re a potential site these are the things we need to think about. Councillor Siers and Councillor Oli to lead.

Sub 150 Sue Witteman – CBD.

Sub 155 Holger Hannemann – Chip seal versus asphalt.

Sub 158 Maggie Brown (Bike HB) – Transport Business Case and active transport linked to pavement renewals.

Sub 160 Annie & Dave Evans – Land use planning.

Sub 161 James Palmer (Hawke's Bay Regional Council) – Public transport, Enviro Schools Infrastructure. Council will have discussions with HB Regional Council.

Sub 162 Mark Aspden (Sport HB) – Sport and Recreation. The meeting noted and commented on the request for a regional play and active recreation/sport strategy.

Sub 163 Bob Harris – Te Mata Road. This road was originally chip sealed. Asphalt went down a couple of years ago as a repair. The noise should settle down over time – officers have been asked to keep an eye on the situation. Flashing 50km/h speed limit sign to help reduce speed; also discuss with Police monitoring of vehicle speeds.

Sub 164 Traci Tuimaseve – Flaxmere Community Plan, Flaxmere Masterplan, Entrance signage and Flaxmere Pools – Will be incorporated in review of aquatics – to ensure we are still giving priority to Flaxmere schools.

Sub 165 David Belcher – Fulford Place – Officers will formulate appropriate response. No consequential decisions required from Council.

Final version – Long Term Plan Financial Submissions (Ref. CG-16-2-00695)

Mayor Hazlehurst/Councillor Nixon

- A) That the Council receive the report titled Long Term Plan Submissions 2021 - 2031 dated 8 June 2021.
- B) That the written and verbal submissions and officer comments attached be received.
- C) That the decisions and amendments made at this meeting be incorporated into the final Long Term Plan 2021 – 2031 and Development Contributions Policy 2021 – 2022, and that the final rates position is amended below 7% in accordance with the Council's direction at the meeting that commenced on 8 June 2021.
- D) That officers forward replies to all submitters that thank them for their submissions, advise of any Council decisions in response to the submissions and offers explanation based on the officer comments as amended by the Council at this meeting.
- E) That the issues raised in submissions that require further action by Council through the committee structure be noted and brought forward by officers as appropriate.



- F) That the Council resolves, in terms of Section 82 (3) of the Local Government Act 2002, that the principles set out in that section have been observed in such a manner that the Hastings District Council considers, in its discretion, is appropriate for the decisions made during the course of this meeting.

CARRIED

7. **MINOR ITEMS - NGĀ TAKE ITI**

There were no additional business items.

8. **URGENT ITEMS - NGĀ TAKE WHAKAHIHIRI**

There were no extraordinary business items.

The meeting closed at 5.48pm on Wednesday, 9 June 2021

Confirmed:

Chairman:

Date:

	Year 1: 2021-22			Year 2: 2022-23			Year 3: 2023-24		
	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
DRAFT Rating Position (before submissions)	6.8%	7.0%	6.9%	6.6%	6.7%	7.1%	5.5%	5.5%	7.0%
Submissions	261,778	240,282	21,496	213,556	200,788	12,768	213,556	200,788	12,768
FINAL Rating Position (after submissions)	7.1%	7.3%	7.1%	6.8%	7.0%	7.2%	5.7%	5.7%	7.1%
From Council - Since Draft LTP									
Drinking Water Programme (\$6.8m Nett)	(have adjusted targeted rate trajectory)			(have adjusted targeted rate trajectory)			(have adjusted targeted rate trajectory)		
Representation Review	80,000	69,928	10,072	-	-	-	-	-	-
Submissions funded from existing budgets									
- Clive Community Garden	-	-	-	-	-	-	-	-	-
Maraekakaho submissions - signage, traffic safety	-	-	-	-	-	-	-	-	-
Enviro schools	-	-	-	-	-	-	-	-	-
Anderson Park Developments	-	-	-	-	-	-	-	-	-
Other Public Submissions									
- Anderson Park Carpark	30,000	27,984	2,016				-	-	-
Whakatu Community (\$450k loan)	11,778	11,778	-	23,556	23,556	-	23,556	23,556	-
Museum grant - Le Quesnoy	-	-	-	-	-	-	-	-	-
Laneway security gates	-	-	-	-	-	-	-	-	-
Havelock North vibrancy initiatives	-	-	-	-	-	-	-	-	-
Te Mata Park Trust	40,000	37,312	2,688	40,000	37,312	2,688	40,000	37,312	2,688
Wahi Taonga, Capability	50,000	46,640	3,360	100,000	93,280	6,720	150,000	139,920	10,080
Park & Facilities Development - Growth Study	50,000	46,640	3,360	50,000	46,640	3,360			
Pettigrew Green - \$2m capital (loan funded)	-	-	-	-	-	-	-	-	-
Pettigrew Green - Opex \$110,000	-	-	-	-	-	-	-	-	-
Wesley Church (\$300k loan funded)	-	-	-	-	-	-	-	-	-
Cranford Hospice (\$500k loan funded)	-	-	-	-	-	-	-	-	-
Other Considerations									
- Business Hub extension of contract	-	-	-	-	-	-	-	-	-
TOTAL Approvals	261,778	240,282	21,496	213,556	200,788	12,768	213,556	200,788	12,768



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 consulted upon as part of the 2021-31 Long term Plan.

Changes to the 2021/22 Development Contribution Policy:

Council received two submissions to its 2021/22 Development Contributions Policy in relation to:

- Recognizing the wider public good of growth development in the Irongate Industrial Catchment DC rate and clarifying its development contributions refund process,
- Implicitly providing for a fair and equitable calculation for retirement villages within its policy framework.

Whilst Council recognizes the public good benefit from growth to the wider district, at this stage, it chose not to implicitly recognize that outside of the cost allocation process required by legislation.

It agreed that greater clarity around where refunds may be made, and the need to create a standard policy framework to enable retirement villages to be assessed in a consistent and fair and equitable manner, should be provided for, and changes will be made to the policy and consulted upon through the next policy reiteration.

In the interim, Council will upon request continue to consider a special assessment under 4.11 of its policy, where the developments impact is not readily assessed for under a standard assessment, subject to the relevant information being provided.

2021/22 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	2020/21 Schedule of Charges	2021/22 Schedule of Charges
Greenfields Residential <u>Per HUE</u> <i>*Excludes Howard Street Internal Servicing Contribution</i>	\$22,045.50	\$25,883.05
Howard Street Internal Servicing DC Per HUE	\$23,714.15	\$23,616.40
Infill Residential <u>Per HUE</u>	\$11,850.75	\$15,518.10
Medium Density Housing Residential <u>Per HUE</u>	\$13,318.15	\$16,788.85
Semi Urban Residential (not connecting to council reticulated services) <u>Per HUE</u>	\$4,404.50	\$6,647.00
Rural Residential (not connecting to council reticulated services) <u>Per HUE</u>	\$4,404.50	\$6,647.00
Office <u>Per 100m2</u>	\$3,395.18	\$4,699.62
Commercial & Retail <u>Per 100m2</u>	\$4,868.05	\$7,284.78
Industrial <u>Per 100m2</u>	\$3,771.59	\$4,940.45
Hospitality & Accommodation <u>Per 100m2</u>	\$9,141.63	\$12,056.70
Irongate Industrial Catchment Area <u>Per m2 of Land Area</u>	\$11.19	\$11.28
Omahu Industrial Catchment Area <u>Per m2 of Land Area</u>	\$23.74	\$23.62

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1.0 Background

1.1 Introduction

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

1.2 Enabling Legislation and Supporting Policy Framework

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

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

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

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

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1.3 Purpose and Principles of Development Contributions

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

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

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

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

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

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

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

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

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

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.

Hastings District Council | REF: CP-03-10-10-21-38

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.

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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, Roading, and service connections where it is already connected to council networks.

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

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

2.3.2 Actual Credits

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

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Summary Table of Credits

Residential Development

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

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

		activity has previously been assessed and paid.
Historic Credits	Roading	<ul style="list-style-type: none"> 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.

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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:

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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.

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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.

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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:

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Community Infrastructure

- Community facilities (i.e. Playgrounds & Public Toilets)
- Parks & Reserves (Local & District Wide) Acquisition and Development of Land

Network Infrastructure

- Roading
- 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.

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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.

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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 Rooding, 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, Rooding 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 80m². 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 ² or over	Nil	1
70m ²	0.125	0.875
60m ²	0.25	0.75
50m ²	0.375	0.625
40m ² 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 80m² 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 50m² to 70m²), a contribution based on the additional 20m² 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:

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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 ² 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 Rooding, Wastewater and Water Infrastructure services and be calculated on the land area of the site being developed. No contribution will be required in respect of Stormwater.

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

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

Whilst the variation confirmed the extent of the area as approximately 118ha, due to existing development, it is envisaged the development contribution will be recovered across a chargeable area of approximately 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 Rooding, Wastewater, Water Infrastructure services and Land Acquisitions for Stormwater Corridor, and be calculated on the land area of the site being developed.

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

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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.

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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)

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- District Wide; Acquisition and development
- Network Infrastructure
 - Roading
 - Water Supply (only if serviced)
 - Wastewater (only if serviced)
 - Stormwater (only if the development lies within a stormwater area of demand)

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

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 & Reserve Contribution must not exceed the greater of 7.5% of land value and the value equivalent of 20m² 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 & Reserve Contribution must not exceed the greater of 7.5% of land value and the value equivalent of 20m² 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 & Omaha Industrial Areas, an assessment will be based on the land area of the site being developed. The only exception would be if the residual land is greater than 4ha (Irongate) or 2ha (Omaha) and is not intended for development.</p>	<p>An assessment will be generated based on the scale of the development using the standard table under 4.4.1.</p> <p>If the development is located within the Irongate & Omaha Industrial Areas, an assessment will be based on the land area of the site being developed.</p>	<p>An assessment will be generated based on the scale of the development using the standard table under 4.4.1.</p> <p>If the development is located within the Irongate & Omaha Industrial Areas, an assessment will be based on the land area of the site being developed (connected).</p>
Special Category	At Council's discretion. Any assessment would be based on specific information provided by the applicant in relation to their developments likely impact. An assessment using the standard base unit / HUE conversions would be calculated and charged accordingly.		

5.0 Calculation of Development Contributions

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

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

5.1 Residential Development

How to calculate your residential development contribution:

Process for calculating development contributions payable

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

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

How to calculate your non-residential development contribution:

Process for calculating development contributions payable

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

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

6.0 Invoicing and Payment of Development Contributions

6.1 Invoicing and Payment of Development Contributions

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

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

Table 6.1.2 Summary of Invoicing and Payment

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

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

Staged Subdivisions

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

Simultaneous Applications

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

Determination of Land use

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

Changes in Land use

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

6.2 Enforcement Powers

If payment of development contribution is not received Council will use the powers outlined in Section 208 LGA 2002. Those provisions state that until a development

contribution required in relation to a development has been paid or made under Section 198, a territorial authority may:

- (a) *in the case of a development contribution required under Section 198(1)(a),*

Withhold a certificate under Section 224(c) of the Resource Management Act 1991.

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

6.3 Postponement, Remission, Reduction and Refund of Development Contributions

6.3.1 Postponement of Development Contributions

Council acknowledges that not all subdivision within the rural zone is necessarily intended for development. Council may therefore agree to defer the development contribution where any additional lot created is rural zoned, not intended for

development, and does not create a demand for council infrastructure at the time of subdivision. Please refer to 4.10 for further details.

6.3.2 Remission and Reduction of Development Contributions

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

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

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

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

6.3.3 Refund of Development Contributions

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

- If the development does not proceed;
- If a consent lapses or is surrendered;

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

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

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

6.4 Transitional Arrangements: Resource Consents

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

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

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

Council recognises that in most instances, these applicants could choose to surrender or lapse an existing resource consent application and lodge a new resource consent

application from 01 July 2016, and thus benefit from the 2016/17 Schedule of Charges.

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

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

7.0 Reconsideration and Objection Processes

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

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

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

7.1 Reconsideration of a development contribution

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

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

Application Process

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

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

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

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

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

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

7.2 Objection to a development contribution

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

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

Application Process

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

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

Once received, Council must then as soon as practicable select no more than 3 independent development contribution commissioners from a register of commissioners appointed by the Minister to decide the objection. A hearing may or may not be required to be held to determine the outcome of the objection.

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

Commissioner Consideration

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

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

Commissioner Decision

The development contribution commissioner's 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 commissioner's. It will outline the reasons for the decision, a summary of the issues that were in contention, the relevant provisions of the development contributions policy, and a summary of the evidence provided.

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

Recovery of Actual or Reasonable Costs associated with the Objection:

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

Withdrawal of Objection:

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

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

8.0 Other Matters

8.1 Capital Contributions; Scheme Extensions

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

8.2 Development Contribution – Money or Land

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

8.3 Esplanade Reserves

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

8.4 Basis of Land Valuation

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

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

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

8.5 Private Development Agreements

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

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

8.6 Council Developments and Development Contributions

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

8.7 The Crown and Development Contributions

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

8.8 Goods and Services Tax (GST)

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

8.9 Applications to Vary Consents or the Conditions of a Consent

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

8.10 Certificate of Acceptance Applications

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

8.11 Service Connections

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

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

9.0 Significant Assumptions

9.1 Assumptions Used

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

Planning Horizons

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

Growth

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

Capital Works

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

Third Party Funding

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

Interest Rates

Council has used a 3.5% interest rate assumption within its calculation. 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	\$206.00	\$236.90
Parks & Reserves *	Local Reserves Contributing Area	\$3,407.00	\$3,918.05
	District Wide Reserves Contributing Area	\$1,251.00	\$1,438.65
Roading	Community Wide	\$4,323.00	\$4,971.45
Stormwater	Greenfield Contributing Area	\$5,606.00	\$6,446.90
	Medium Density Contributing Area	\$1,105.00	\$1,270.75
Wastewater	Urban Contributing Area	\$4,553.00	\$5,235.95
Water Supply **	Urban Contributing Area	\$3,161.00	\$3,635.15
	Haumoana / Te Awanga Area	\$2,503.00	\$2,878.45

NOTES:

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

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

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

Table A-2 HOWARD STREET DEVELOPMENT AREA PER HOUSEHOLD

Activity	Area of Demand	DC per HUE (Excluding GST)	DC per HUE (Including GST)
Internal Servicing DC (Rooding, Stormwater, Wastewater & Water)	Howard Street Development Area	\$20,536.00	\$23,616.40

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

Activity	Area of Demand	DC per m2 Of Land (Excluding GST)	DC per m2 of Land (Including GST)
Rooding	Irongate Catchment	\$6.35	\$7.30
Wastewater	Irongate Catchment	\$1.29	\$1.48
Water Supply	Irongate Catchment	\$2.17	\$2.50

Table A-4 OMAHU INDUSTRIAL DEVELOPMENT CHARGE PER M2 OF LAND

Activity	Area of Demand	DC per m2 Of Land (Excluding GST)	DC per m2 of Land (Including GST)
Rooding	Omahu Catchment	\$6.17	\$7.10
Stormwater Corridor Land Acquisition	Omahu Catchment	\$2.04	\$2.34
Wastewater	Omahu Catchment	\$6.70	\$7.70
Water Supply	Omahu Catchment	\$5.63	\$6.47

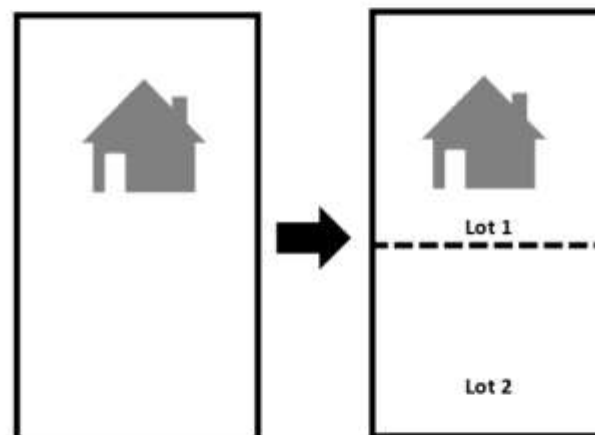
Appendix B
Development Contributions Calculations - Examples

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	-	\$206.00	\$236.90
Roading	1	-	\$4,323.00	\$4,971.45
Parks & Reserves (Local Reserves)	1	-	\$3,407.00	\$3,918.05
Parks & Reserves (District Wide Reserves)	1	-	\$1,251.00	\$1,438.65
Water	1	-	\$3,161.00	\$3,635.15
Wastewater	1	-	\$4,553.00	\$5,235.95
Stormwater	1	-	\$5,606.00	\$6,446.90
Total				\$25,883.05

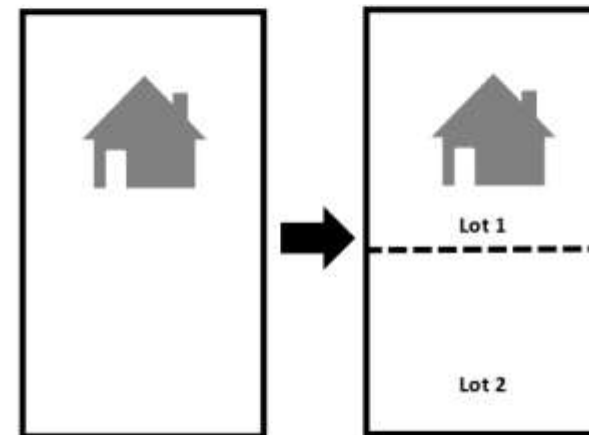


Example 2 – Residential Subdivision (Infill)

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	-	\$206.00	\$236.90
Roading	1	-	\$4,323.00	\$4,971.45
Parks & Reserves (Local Reserves)	N/A	-	\$-	\$-
Parks & Reserves (District Wide Reserves)	1	-	\$1,251.00	\$1,438.65
Water	1	-	\$3,161.00	\$3,635.15
Wastewater	1	-	\$4,553.00	\$5,235.95
Stormwater	N/A	-	\$-	\$-
Total				\$15,518.10

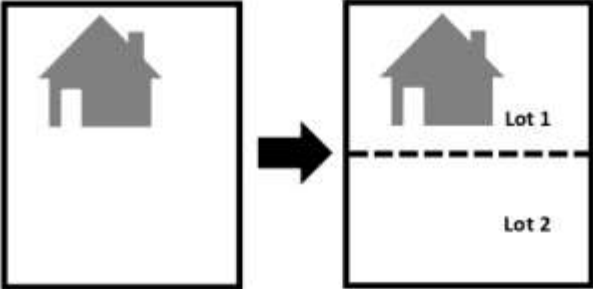


Example 3 – Residential Subdivision (Medium Density Area)

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	-	\$206.00	\$236.90
Roading	1	-	\$4,323.00	\$4,971.45
Parks & Reserves (Local Reserves)	N/A	-	\$-	\$-
Parks & Reserves (District Wide Reserves)	1	-	\$1,251.00	\$1,438.65
Water	1	-	\$3,161.00	\$3,635.15
Wastewater	1	-	\$4,553.00	\$5,235.95
Stormwater	1	-	\$1,105.00	\$1,270.75
Total				\$16,788.85

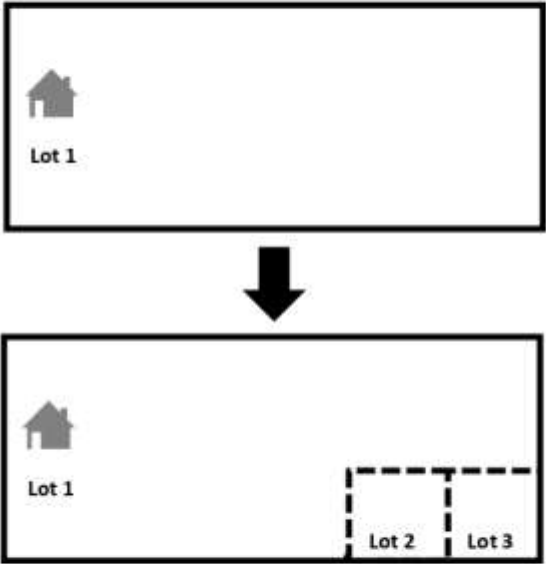


Example 4 – Rural Subdivision

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	\$206.00	\$473.80
Roading	3	1	\$4,323.00	\$9,942.90
Parks & Reserves (Local Reserves)	N/A	-	\$-	\$-
Parks & Reserves (District Wide Reserves)	3	1	\$1,251.00	\$2,877.30
Water	N/A	-	-	-
Wastewater	N/A	-	-	-
Stormwater	N/A	-	-	-
Total				\$13,294.00

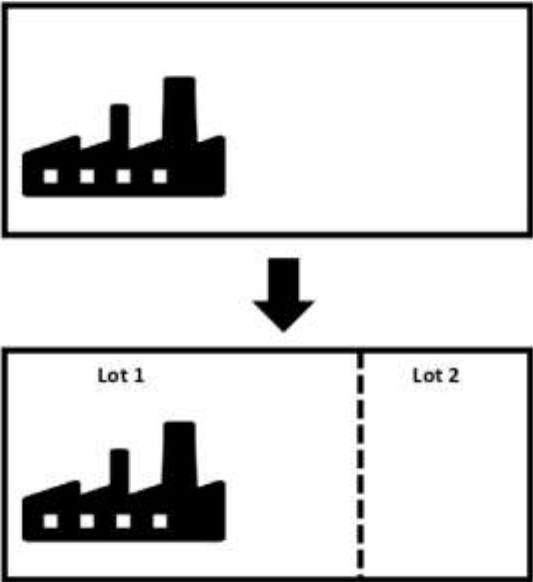


Example 5 – Non-Residential Subdivision

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	-	\$4,323.00	\$4,971.45
Water	1	-	\$3,161.00	\$3,635.15
Wastewater	1	-	\$4,553.00	\$5,235.95
Stormwater	N/A	-	-	-
			Total	\$13,842.55



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

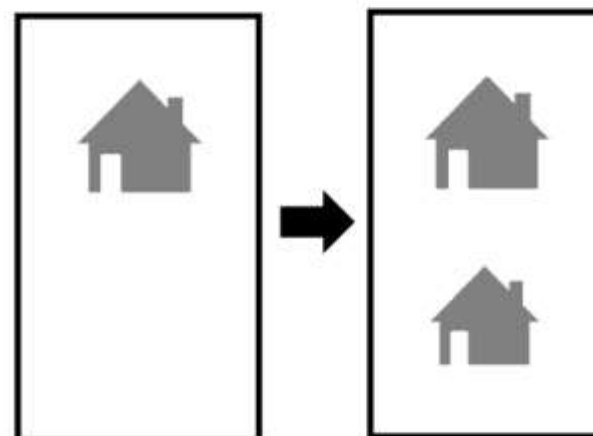
A further assessment would be undertaken at the time of building consent being submitted less any credit allocation.

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	-	\$206.00	\$236.90
Roading	1	-	\$4,323.00	\$4,971.45
Parks & Reserves (Local Reserves)	N/A	-	\$-	\$-
Parks & Reserves (District Wide Reserves)	1	-	\$1,251.00	\$1,438.65
Water	1	-	\$3,161.00	\$3,635.15
Wastewater	1	-	\$4,553.00	\$5,235.95
Stormwater	N/A	-	\$-	\$-
Total				\$15,518.10



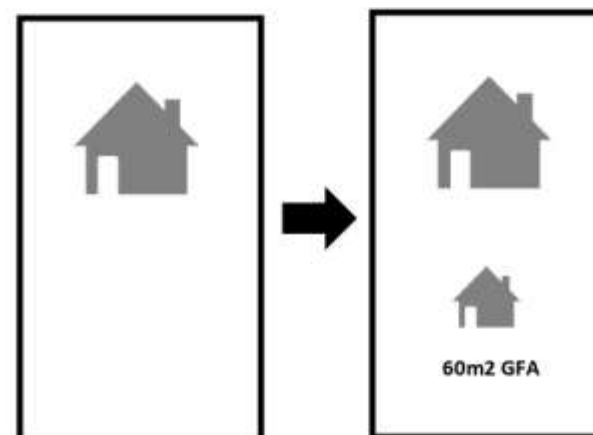
Example 7 – Erect an additional residential dwelling of 60m2

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.

$$60\text{m}^2 / 80\text{m}^2 = 0.75 \text{ HUE charge}$$

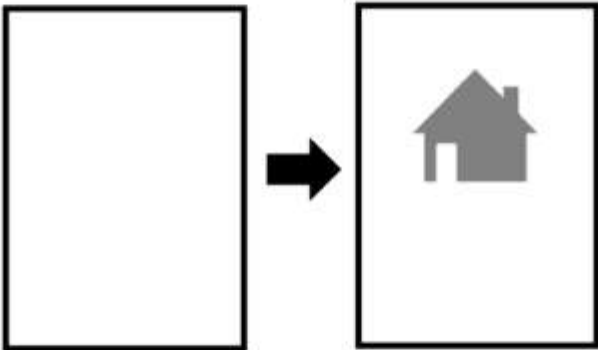
Activity	Number of HUE's being created by Proposal	Number of HUE's 'credits' (as per section 2.3)	Cost per HUE (Excluding GST)	Total Cost (Including GST)
Community Infrastructure	0.75	-	\$206.00	\$177.68
Roading	0.75	-	\$4,323.00	\$3,728.59
Parks & Reserves (Local Reserves)	N/A	-	\$-	\$-
Parks & Reserves (District Wide Reserves)	0.75	-	\$1,251.00	\$1,078.99
Water	0.75	-	\$3,161.00	\$2,726.36
Wastewater	0.75	-	\$4,553.00	\$3,926.96
Stormwater	N/A	-	\$-	\$-
Total				\$11,638.58



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	-	\$206.00	\$236.90
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				\$236.90

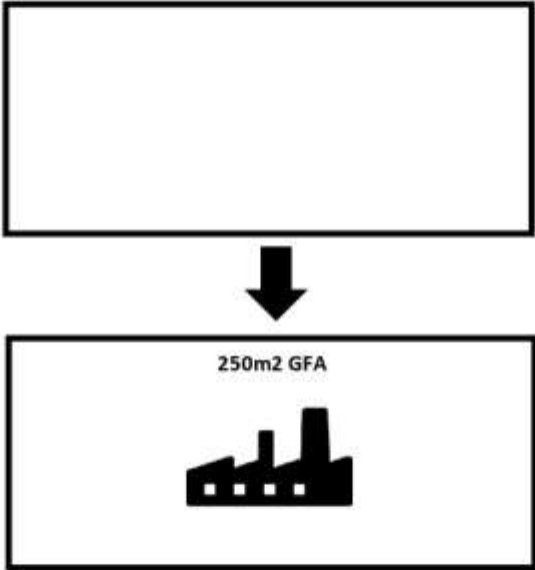


Example 9 – Erect an Industrial Building

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

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

Activity	HUE's per 100m2 GFA (as per Table 4.4.1)	Number of HUE's 'credits' (as per section 2.3)	Cost per HUE (Excluding GST)	Total Cost (Including GST)
Roading	0.28	$x(250/100) = 0.70$ HUE's	\$4,323.00	\$3,480.02
Water	0.4	$x(250/100) = 1.00$ HUE's	\$3,161.00	\$3,635.15
Wastewater	0.4	$x(250/100) = 1.00$ HUE's	\$4,553.00	\$5,235.95
Stormwater	N/A	-	-	-
Total				\$12,351.12



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

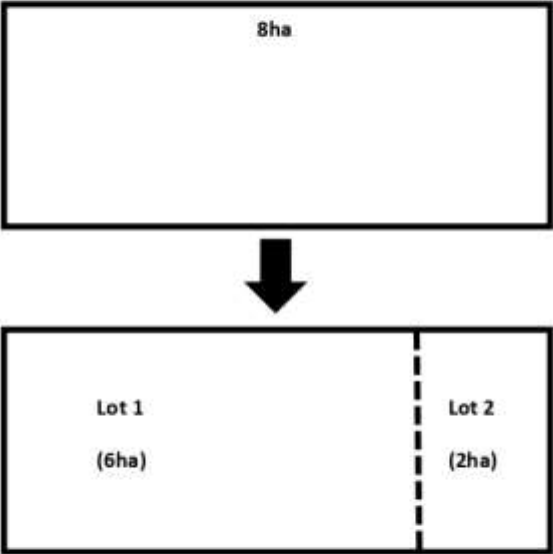
Example 10 – Subdivision of Land in Irongate Industrial Catchment

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	\$6.35	\$146,050.00
Water	20,000	\$2.17	\$49,910.00
Wastewater	20,000	\$1.29	\$29,600.00
Total			\$225,560.00

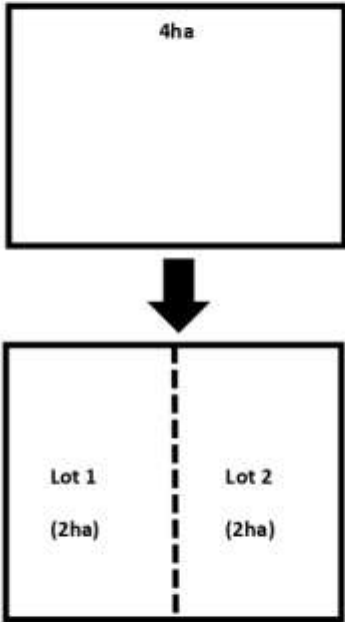


Example 11 – Subdivision of Land in Irongate Industrial Catchment

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	\$6.35	\$292,100.00
Water	40,000	\$2.17	\$99,820.00
Wastewater	40,000	\$1.29	\$59,200.00
Total			\$451,120.00

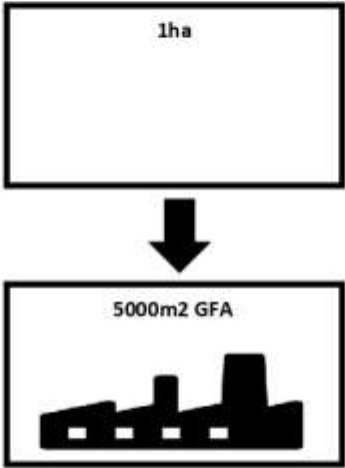


Example 12 – Erect a Industrial Building in Irongate Industrial Catchment

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	\$6.35	\$73,025.00
Water	10,000	\$2.17	\$24,955.00
Wastewater	10,000	\$1.29	\$14,800.00
Total			\$112,780.00



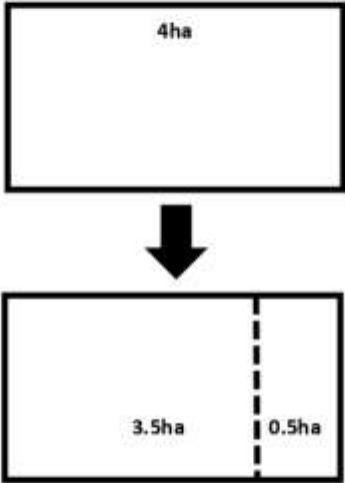
Example 13 – Subdivision of Land in Omahu Industrial Catchment

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	\$6.17	\$35,500.00
Stormwater	5,000	\$2.04	\$11,700.00
Corridor Land Acquisition	5,000	\$5.63	\$32,350.00
Water	5,000	\$6.70	\$38,550.00
Wastewater	5,000		
Total			\$118,100.00

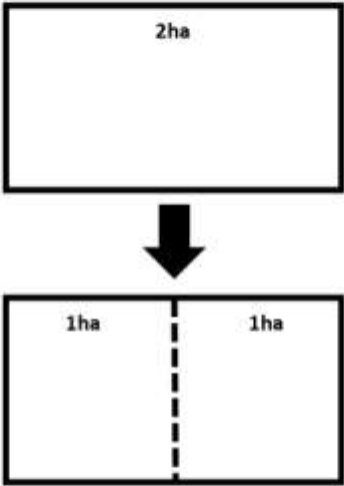


Example 14 – Subdivision of Land in Omahu Industrial Catchment

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	\$6.17	\$142,000.00
Stormwater Corridor Land Acquisition	20,000	\$2.04	\$46,800.00
Water	20,000	\$5.63	\$129,400.00
Wastewater	20,000	\$6.70	\$154,200.00
Total			\$472,400.00

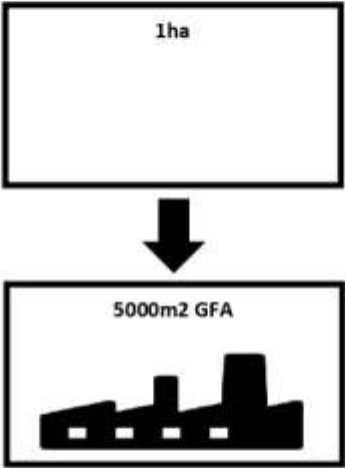


Example 15 – Erect a Industrial Building in Omahu Industrial Catchment

Proposal: Erect a 5,000m2 Industrial Building on a vacant 1ha located within the Omahu 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	\$6.17	\$71,000.00
Stormwater Corridor Land Acquisition	10,000	\$2.04	\$23,400.00
Water	10,000	\$5.63	\$64,700.00
Wastewater	10,000	\$6.70	\$77,100.00
Total			\$236,200.00

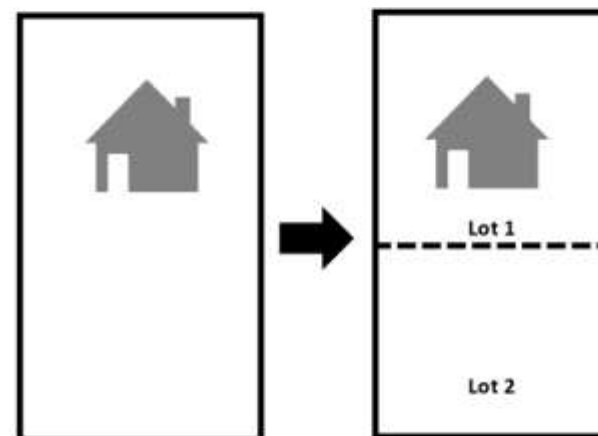


Example 16 – Residential Subdivision (Greenfields) Howard Street

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	-	\$206.00	\$236.90
Roading	1	-	\$4,323.00	\$4,971.45
Parks & Reserves (Local Reserves)	1	-	\$3,407.00	\$3,918.05
Parks & Reserves (District Wide Reserves)	1	-	\$1,251.00	\$1,438.65
Water	1	-	\$3,161.00	\$3,635.15
Wastewater	1	-	\$4,553.00	\$5,235.95
Stormwater	1	-	\$5,606.00	\$6,446.90
Internal Servicing DC (Howard Street Development Area)	1	-	\$20,536.00	\$23,616.40
Total				\$49,499.45



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 1)



Map 2)



Map 3)



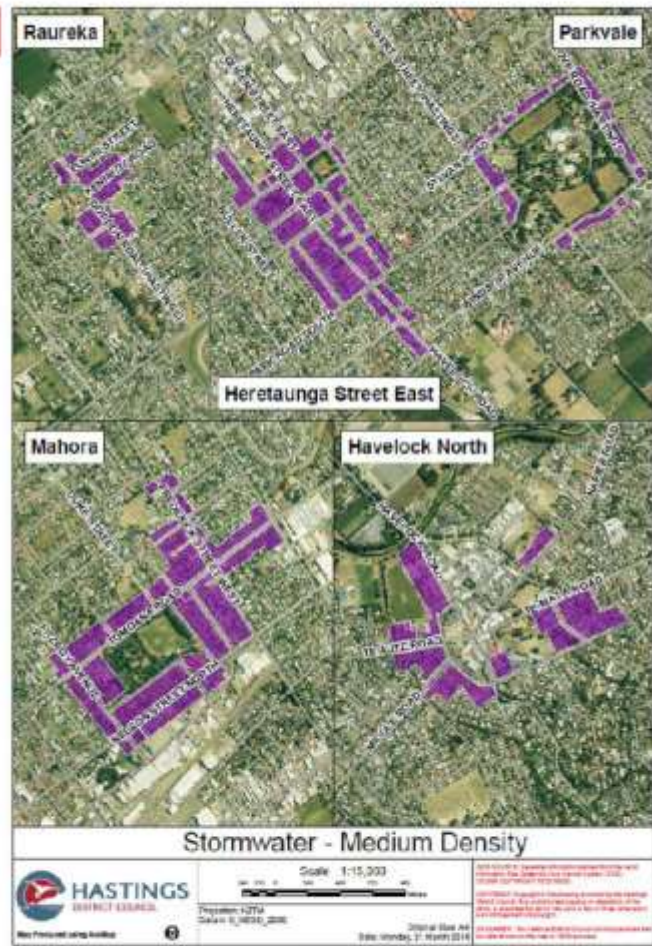
Map 4)



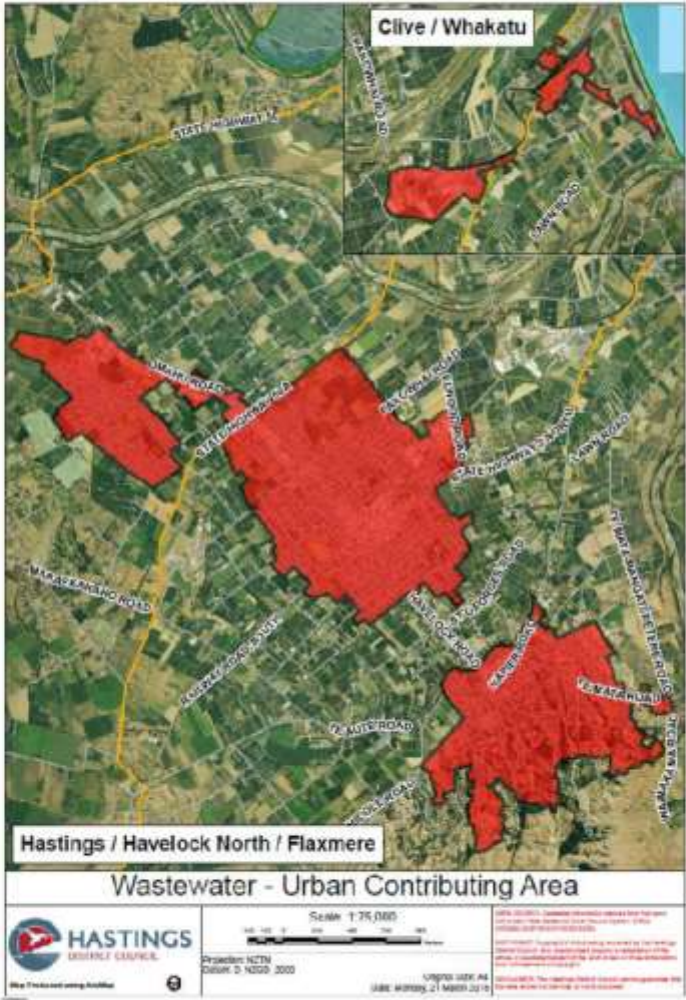
Map 5)



Map 6)



Map 7)





Map 11)





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.

Community Infrastructure							
Catchment	Project	Year(s) of Expenditure	Total Cost	Funded by DC's	Funded by Other Sources	% Growth	% Non-Growth
Community Wide	New Playground Facilities-Brookvale	2027, 2029	\$260,000	\$247,000	\$13,000	95%	5%
Community Wide	New Playground Facilities- Howard Street	2021	\$100,000	\$95,000	\$5,000	95%	5%
Community Wide	New Playground Facilities- Lyndhurst Stage II	2019, 2021, 2026	\$232,907	\$221,262	\$11,645	95%	5%
Community Wide	New Playground Facilities- Lyndhurst Extension	2029	\$75,000	\$71,250	\$2,500	95%	5%
Community Wide	New Playground Facilities -Middle / Iona Road	2022	\$100,000	\$95,000	\$5,000	95%	5%
Community Wide	Playground Additions / Upgrades to support Medium Density development;	2024	\$45,950	\$43,653	\$2,298	95%	5%
Community Wide	Havelock North, Hastings, Parkvale, Mahora, Raureka						
Community Wide	New Playground Facilities – Te Awanga Downs	2021	\$120,000	\$15,600	\$104,400	13%	87%
			\$933,857	\$788,764	\$145,093		
Parks & Reserves							
Catchment	Project	Year(s) of Expenditure	Total Cost	Funded by DC's	Funded by Other Sources	% Growth	% Non-Growth
District Wide Reserves	Sports Park Reserve Land Purchase	2007-2008	\$2,696,087	\$2,580,822	\$115,265	96%	4%
District Wide Reserves	Sports Park Reserve Land Development	2006-2008	\$3,810,718	\$3,647,799	\$162,919	96%	4%
			\$6,506,805	\$6,228,621	\$278,184		
Local Reserves	Brookvale Road Reserve Land Development	2027, 2030	\$100,000	\$95,000	\$5,000	95%	5%
Local Reserves	Brookvale Road Reserve Land Purchase	2026, 2029	\$1,800,000	\$1,710,000	\$90,000	95%	5%
Local Reserves	Howard Street Reserve Land Development	2021	\$70,000	\$66,500	\$3,500	95%	5%
Local Reserves	Howard Street Reserve Land Purchase	2021	\$800,000	\$760,000	\$40,000	95%	5%

Local Reserves	Iona / Middle Road Reserve Land Development	2021, 2026-2029	\$230,000	\$218,500	\$11,500	95%	5%
Local Reserves	Iona / Middle Road Land Purchase	2021	\$560,000	\$532,000	\$28,000	95%	5%
Local Reserves	Lyndhurst Stage 2 Reserve Land Purchase	2016-2021	\$1,085,507	\$1,033,132	\$54,375	95%	5%
Local Reserves	Lyndhurst Stage 2 Reserve Land Development	2016-2021	\$278,806	\$264,866	\$13,940	95%	5%
Local Reserves	Lyndhurst Extension Reserve Land Purchase & Development	2029-30	\$775,000	\$736,250	\$38,750	95%	5%
			\$5,701,313	\$5,416,247	\$285,066		

Roading							
Catchment	Project	Year(s) of Expenditure	Total Cost	Funded by DC's	Funded by Other Sources	% Growth	% Non-Growth
District Wide	Brookvale Subdivision Support- New Road, Roundabout Improvements, Thompson Rd Intersection, Davidson / Brookvale Rd Intersection, and Thompson / Napier Rd Intersection	2021-2022	\$6,240,000	\$5,928,000	\$312,000	95%	5%
District Wide	Chatham Road- Roundabout, Safety and Improvements- Henderson	2021-22	\$2,900,000	\$2,755,000	\$145,000	95%	5%
District Wide	Havelock Hills – Lane Rd Subdivision Support- Pavement, Kerb & Channel, Berm, Footpath Construction, and Street Lighting	2026	\$551,700	\$524,115	\$27,585	95%	5%
District Wide	Howard Street Subdivision Support- (External) Pavement Upgrade, Kerb & Channel Footpath Construction, Kea Crossing, Intersection to Development Area	2021	\$716,167	\$680,359	\$35,808	95%	5%
District Wide	Breadalbane Avenue Urbanisation- Kerb & Channel, Footpath	2018-20	\$482,419	\$458,298	\$24,121	95%	5%
District Wide	Iona / Middle Rd -Subdivision Support - Kerb & Channel, Footpath Construction, Iona to Breadalbane Rd / Middle to Lane Rd, Roundabout Iona / Middle Rd Intersection	2021	\$7,400,000	\$7,030,000	\$370,000	95%	5%
District Wide	Irongate / York Subdivision Support; Roundabout Construction. Land Purchase & Lighting	2021	\$550,000	\$522,250	\$27,500	95%	5%
District Wide	Lyndhurst / Pakowhai Rd Roundabout	2021-2023	\$2,700,000	\$2,160,000	\$540,000	80%	20%
District Wide	Lyndhurst / Nottinghamley Rd Roundabout	2023	\$150,000	\$142,500	\$7,500	95%	5%
District Wide	Lyndhurst Development Stage II - Expressway to Nottinghamley Rd Upgrade Intersection, Kerbing, Footpath Construction & Street Lighting	2015-2020	\$983,605	\$934,425	\$49,180	95%	5%

District Wide	Lyndhurst Development Stage II -Arbuckle Road Street Lighting	2020	\$10,201	\$9,691	\$510	95%	5%
District Wide	Lyndhurst Development Stage II -Arbuckle Rd Extension	2016-2020	\$131,976	\$125,377	\$6,599	95%	5%
District Wide	Lyndhurst Extension -Lyndhurst to Pakowhai Rd, Roading Widening, Kerb & Channel, Footpath & Street lighting	2027-2028	\$1,000,000	\$950,000	\$50,000	95%	5%
District Wide	Martin Place Cul de Sac Improvements	2021	\$433,000	\$216,500	\$216,500	50%	50%
District Wide	Medium Density New Works (Public Transport Infrastructure- Various Bus Shelters)	2020-2022	\$26,000	\$24,700	\$1,300	95%	5%
District Wide	Medium Density New Works (Footpath Construction)- Norton/Heretaunga Street East, Duart to Karanema Dr, Havelock Rd & Donnelly St, Norrie St)	2014-2026	\$287,000	\$272,650	\$14,350	95%	5%
District Wide	Medium Density New Works (Minor Safety Improvements- Various Pedestrian Crossings)	2020, 2025	\$74,750	\$71,013	\$3,738	95%	5%
District Wide	Medium Density New Works (Major Safety Improvements- Various Intersections Improvements)	2017-2030	\$292,500	\$277,875	\$14,625	95%	5%
District Wide	Omahu Rd Pavement Smoothing, Street Lighting, Underground Support, Footpaths, Pavement Rehabilitation	2008	\$2,724,526	\$672,958	\$2,051,568	25%	75%
District Wide	Omahu Road- Roundabout, Safety and Improvements- Henderson	2021	\$2,397,550	\$1,198,775	\$1,198,775	50%	50%
District Wide	Subdivision Support Footpaths, Kerb & Channel, Pavements, Street Lighting	2010-2030	\$1,007,546	\$957,169	\$50,377	95%	5%
District Wide	Tomoana Industrial Subdivision Support-Hanui Extension	2021	\$605,000	\$574,750	\$30,250	95%	5%
District Wide	Whakatu Arterial New Rd	2011-2016	\$25,024,157	\$2,033,539	\$22,990,618	8%	92%
			\$56,920,570	\$28,274,783	\$28,195,787		

Stormwater							
Catchment	Project	Year(s) of Expenditure	Total Cost	Funded by DC's	Funded by Other Sources	% Growth	% Non-Growth
Greenfields	Brookvale Road Development	2026-2027	\$1,000,000	\$950,000	\$50,000	95%	5%
Greenfields	Howard Street New Works (External) – Attenuation Pond Purchase and Development Land	2021	\$3,056,586	\$2,903,757	\$152,829	95%	5%
Greenfields	Lyndhurst Development Stage II - Mahora Drain	2017, 2020, 2022	\$1,218,649	\$1,157,717	\$60,932	95%	5%
Greenfields	Lyndhurst Development Stage II –Bulk Services Portions 1,2,3	2015-2019	\$2,516,652	\$2,390,819	\$125,883	95%	5%

Greenfields	Lyndhurst Development Stage II -Cooke Stormwater Detention Pond	2018-2021	\$744,988	\$707,739	\$37,249	95%	5%
Greenfields	Lyndhurst Development Stage II -Legal Costs Land Purchase	2014-2017	\$1,529,072	\$1,452,618	\$76,454	95%	5%
Greenfields	Lyndhurst Development Stage II -Contamination/Testing	2019	\$2,494	\$2,369	\$125	95%	5%
Greenfields	Lyndhurst Extension SW Corridor to convey to Mahora Drain	2028-2029	\$900,000	\$855,000	\$45,000	95%	5%
Greenfields	Mahora Drain - Widening drain	2006-2009	\$1,438,229	\$1,366,318	\$71,911	50%	50%
Greenfields	Orbell Drain - NAR to Williams St Stage 1 (50%)	2006, 2008	\$25,590	\$12,795	\$12,795	50%	50%
Greenfields	Orbell Drain NAR to Williams St Stage 2 (50%)	2014-2015	\$114,434	\$57,217	\$57,217	50%	50%
Greenfields	Pipe Orbell Drain - Watt Blk/NAR to Richmond (50%)	2007, 2009	\$270,132	\$135,066	\$135,066	50%	50%
Greenfields	Richmond Rd - Orbell drain to Mallory Drain (50%)	2007-2008	\$317,970	\$158,985	\$158,985	50%	50%
			\$13,134,796	\$12,150,400	\$984,397		
Medium Density	Medium Density New Works (Grove Rd, Jellicoe St, Burnett St Extend)	2020, 2025	\$848,000	\$848,000	\$ -	100%	0%
Medium Density	Orbell Drain - NAR to Williams St Stage 1(50%)	2006-2008	\$25,590	\$12,795	\$12,795	50%	50%
Medium Density	Orbell Drain NAR to Williams St Stage 2 (50%)	2014-2015	\$114,442	\$57,221	\$57,221	50%	50%
Medium Density	Pipe Orbell Drain - Watt Blk/NAR to Richmond (50%)	2007-2009	\$270,132	\$135,066	\$135,066	50%	50%
			\$1,258,156	\$1,053,078	\$205,078		

Wastewater							
Catchment	Project	Year(s) of Expenditure	Total Cost	Funded by DC's	Funded by Other Sources	% Growth	% Non-Growth
Urban Contributing Area	Brookvale Rd Development	2026-2027	\$1,200,000	\$1,140,000	\$60,000	95%	5%
Urban Contributing Area	Flaxmere Urban Development	2021-2023	\$5,500,000	\$5,225,000	\$275,000	95%	5%
Urban Contributing Area	Frimley Interceptor Evenden to Elwood, Hapuka to Inland	2007-2014	\$549,895	\$177,616	\$372,279	31%	69%
Urban Contributing Area	Frimley Interceptor Lyndhurst to Evenden Rd	2010-2014	\$229,535	\$74,140	\$155,395	31%	69%
Urban Contributing Area	Frimley Interceptor	2015-2018	\$23,601	\$7,623	\$15,978	31%	69%
Urban Contributing Area	Howard Street (External) New Works- Upgrade Capacity- Pump Station and rising main to East	2021	\$1,162,318	\$1,104,202	\$58,116	95%	5%
Urban Contributing Area	Breadalbane Avenue Urbanisation New Works	2018-2020	\$195,556	\$185,778	\$9,778	95%	5%
Urban Contributing Area	Iona / Middle Road New Works	2017-2021	\$2,173,658	\$2,064,975	\$108,683	95%	5%
Urban Contributing Area	Lyndhurst Development Stage II -Bulk Services Portions 1,2,3	2015-2020	\$1,442,830	\$1370,689	\$72,142	95%	5%

Urban Contributing Area	Medium Density New Works	2020-2025	\$155,000	\$155,000	\$-	100%	0%
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	70%	30%
Urban Contributing Area	Middle Rd - Mangarau Interceptor to Tanner	2008	\$485,387	\$339,771	\$145,616	70%	30%
Urban Contributing Area	Middle Rd - Mangarau Interceptor to Here Here	2007-2011	\$347,346	\$243,142	\$104,204	70%	30%
Urban Contributing Area	Middle Rd - Porter Drive to Mangarau Interceptor	2006-2007	\$236,682	\$165,677	\$71,005	70%	30%
Urban Contributing Area	Milliscreen Revamp	2006-2007	\$490,145	\$152,925	\$337,220	31%	69%
Urban Contributing Area	Milliscreen Overhaul	2006-2008	\$201,939	\$63,005	\$138,934	31%	69%
Urban Contributing Area	No.1 Graham Drain x-ing	2009-2010	\$18,110	\$5,650	\$12,460	31%	69%
Urban Contributing Area	No.1 Karamu Stream x-ing	2007	\$27,476	\$8,573	\$18,903	31%	69%
Urban Contributing Area	No.1 Muddy Creek x-ing	2006-2007	\$90,390	\$28,202	\$62,188	31%	69%
Urban Contributing Area	No.2 Graham Drain x-ing	2009	\$16,145	\$5,037	\$11,108	31%	69%
Urban Contributing Area	No.2 Muddy Creek x-ing	2008-2009	\$67,888	\$21,181	\$46,707	31%	69%
Urban Contributing Area	Trunk Sewers Railway Road State Highway 2	2009-2011	\$930,274	\$290,245	\$640,029	31%	69%
Urban Contributing Area	VSD and pump recondition	2006, 2008	\$133,694	\$41,713	\$91,981	31%	69%
Urban Contributing Area	Ventilation, Channels, Wet Well and Grit	2006-2008	\$387,555	\$120,917	\$266,638	31%	69%
Urban Contributing Area	WWTP Resource Consent	2011-2013	\$995,970	\$310,743	\$685,227	31%	69%
Urban Contributing Area	Wastewater Treatment Plant	2009-2011	\$3,679,088	\$1,147,875	\$2,531,213	31%	69%
Urban Contributing Area	WWTP Domestic and TW	2006-2008	\$24,907,610	\$7,771,174	\$17,136,436	31%	69%
			\$49,472,035	\$24,888,781	\$24,583,254		

Water							
Catchment	Project	Year(s) of Expenditure	Total Cost	Funded by DC's	Funded by Other Sources	% Growth	% Non-Growth
Urban Contributing Area	Brookvale Road Development	2021-2022	\$400,000	\$380,000	\$20,000	95%	5%
Urban Contributing Area	Demand Management Pressure Reduction & Modeling	2012-2016	\$34,264	\$8,566	\$25,698	25%	75%
Urban Contributing Area	Demand Management Investigations	2012-2020	\$189,092	\$47,273	\$141,819	25%	75%
Urban Contributing Area	Demand Management Meter Installation	2012-2019	\$41,441	\$10,360	\$31,081	25%	75%
Urban Contributing Area	Demand Management - Flow and Pressure monitoring equipment	2006-2020	\$277,217	\$80,116	\$197,101	25%	75%
Urban Contributing Area	Havelock North Alternative Source Investigations	2006-2013	\$92,696	\$32,258	\$60,438	35%	65%
Urban Contributing Area	Havelock Hills H.I. Zone	2006-2016	\$1,433,422	\$1,132,403	\$301,019	79%	21%
Urban Contributing Area	Havelock Hills - Tauroa Rd- Tanner to Tainui Rd New Works	2012-2017	\$12,932	\$12,285	\$647	95%	5%

Urban Contributing Area	Havelock Hills Booster Pumpstation & PRV	2013-2017	\$2,888	\$2,744	\$144	95%	5%
Urban Contributing Area	Havelock Hills -Margaret Av to Aintree Rd	2013-2015	\$78,817	\$74,876	\$3,941	95%	5%
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, 2021-2026	\$4,919,888	\$4,673,894	\$245,994	95%	5%
Urban Contributing Area	Howard Street (External) New Works	2021	\$330,376	\$313,857	\$16,519	95%	5%
Urban Contributing Area	Iona / Middle Road New Works- Trunk, Pumpstation Upgrade, Reservoir	2018-2021	\$4,022,810	\$3,821,670	\$201,141	95%	5%
Urban Contributing Area	Breadalbane Avenue Urbanisation New Works	2019-20	\$210,976	\$200,427	\$10,549	95%	5%
Urban Contributing Area	Lyndhurst Pump Station	2006-07	\$175,371	\$146,259	\$29,112	83%	17%
Urban Contributing Area	Lyndhurst Development Stage II – Bulk Services Portions 1,2,3	2015-2020	\$1,144,940	\$1,087,693	\$57,247	95%	5%
Urban Contributing Area	Lyndhurst Extension New Works	2028	\$200,000	\$190,000	\$10,000	95%	5%
Urban Contributing Area	New Bore and Pump - Frimley	2013-2016	\$653,132	\$376,857	\$276,275	58%	42%
Urban Contributing Area	New Source Investigations	2009-2016	\$124,668	\$62,334	\$62,334	50%	50%
Urban Contributing Area	Omahu Rd - Ring main increase capacity	2007-2008	\$89,003	\$26,701	\$62,302	30%	70%
Urban Contributing Area	Omahu Road Wilson to Pakowhai Rd	2008-2009	\$1,242,382	\$711,885	\$530,497	57%	43%
Urban Contributing Area	Omahu Road Nottingley to Wilson Rd	2008	\$563,614	\$535,433	\$28,181	95%	5%
			\$16,239,929	\$13,927,892	\$2,312,037		

Water							
Catchment	Project	Year(s) of Expenditure	Total Cost	Funded by DC's	Funded by Other Sources	% Growth	% Non-Growth
Haumoana / Te Awanga Area	Haumoana Te Awanga Infill Increase Capacity	2008-2011	\$248,322	\$26,570	\$221,752	11%	89%
Haumoana / Te Awanga Area	Haumoana Te Awanga New Source	2008-2019	\$1,769,481	\$189,334	\$1,580,147	11%	89%
			\$2,017,803	\$215,905	\$1,801,898		

Irongate Industrial Area							
Catchment	Project	Year(s) of Expenditure	Total Cost	Funded by DC's	Funded by Other Sources	% Growth	% Non-Growth
Roading	Irongate Rd Upgrade including Cul De Sac, Irongate / Maraekakaho Intersection Upgrade, York / Maraekakaho Rd Intersection Upgrade	2017-2021	\$9,104,428	\$5,504,428	\$3,600,000	60%	40%

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	\$-	100%	0%
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	\$2,574,406	\$1,688,013	\$886,393	66%	34%
			\$12,734,527	\$8,248,134	\$4,486,393		

Omahu Industrial Area

Catchment	Project	Year(s) of Expenditure	Total Cost	Funded by DC's	Funded by Other Sources	% Growth	% Non-Growth
Roading	Omahu Rd Subdivision Support- Raupare Intersection,, Pavement, Sealing, Footpath Construction, Kerb & Channel, and Street lighting	2017-2025	\$3,529,962*	\$3,529,962	\$-	100%	0%
Stormwater Corridor Land Acquisition	Service Corridor Land Acquisition	2017-2019	\$749,842	\$749,842	\$-	100%	0%
Wastewater	Gravity & Pressure Sewer Main Construction, Pump Station, Service Corridor Land Acquisition	2017-2019	\$3,326,921	\$3,326,921	\$-	100%	0%
Water	Water Main Construction, Service Corridor Land Acquisition	2017-2019	\$2,468,741	\$2,468,741	\$-	100%	0%
			\$10,075,466*	\$10,075,466	\$-		

Howard Street Development Area

Catchment	Project	Year(s) of Expenditure	Total Cost	Funded by DC's	Funded by Other Sources	% Growth	% Non-Growth
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	\$5,311,907	\$5,311,907	\$-	100%	0%
			\$5,311,907	\$5,311,907	\$-		

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 2021-2030

Activity	Catchment or Location	Capital Expenditure of projects with a growth component (2005-2020)	Capital Expenditure of projects with a growth component in the LTP (2021-2030)	\$ 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	\$82,907	\$850,950	\$453,200	-\$397,750
Parks & Reserves	All Catchments	\$7,773,118	\$5,105,000	\$5,750,360	\$645,360
Roading	All Catchments	\$30,132,903	\$26,787,667	\$18,897,524	-\$7,890,143
Stormwater	All Catchments	\$7,887,366	\$6,500,586	\$6,627,090	\$126,504
Wastewater	All Catchments	\$40,109,717	\$9,362,318	\$14,001,272	\$4,638,954
Water	All Catchments	\$10,747,356	\$7,510,376	\$10,825,246	\$3,314,870
		\$109,341,607	\$56,116,897	\$56,554,692	\$437,795

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, Rooding, Parks; Reserves, Water, Wastewater and Stormwater.
Area of demand	Separate development contribution areas exist for each asset category. For some assets, e.g. Rooding- the development contribution area is District wide, for asset categories such as stormwater, water and wastewater development contribution areas are based upon existing service catchment areas as identified on the maps appended.
Backlog	The portion of a planned (or completed) capital project that is required to rectify a shortfall in service capacity to meet existing community demand at the current agreed level of service.
Base Units	The demand of an average household unit for each service.
CCI	Construction Cost Index
CBD	Central Business District (as defined in the Proposed District Plan – Definitions/Glossary).

Commercial Activity	The use of land or buildings for the display, offering, provision, sale, repair or hire of goods, equipment or services and includes education facilities, health care centres, home occupations, printing and publishing but excludes helicopter depots and those activities listed under accommodation and hospitality.
Community Facilities	Reserves, network infrastructure, or community infrastructure for which development contributions may be required.
Community Infrastructure	Means the following assets when owned, operated, or controlled by a territorial authority: <ul style="list-style-type: none"> a) Play equipment that is located on a neighbourhood reserve b) Toilets for use by the public. <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	Means in the case of: <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>

Cost Allocation	The allocation of the capital costs of a project to the various drivers for the project, such as renewal, catch-up (backlog), and additional capacity to meet growth.
CPI	Consumer Price Index (for avoidance of doubt this excludes credit)
Credits	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.
DC	Development Contribution
Development	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.
Development Agreement	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.
Development Contribution Commissioner	A person appointed under 199F of the LGA 2002.
Development Contribution Objection	An objection lodged under Clause 1 of Schedule 13A of the LGA 2002 against a requirement to make a development contribution.
Financial Contributions	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.
Funding Model	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.
Funding Period	Not less than 10 years. Otherwise lesser of asset capacity life, asset useful life, or 30 years.
Granny Flat (also referred to as a Sleep Out)	A building which is ancillary to the main residence is not independently utilised and is not considered a residential building. Typically this would exclude any kitchen facilities (i.e kitchen sink / bench) (Refer to Residential Building definition)
Greenfield Development	Any development that lies within Catchment Map 4 & 5.
Gross Floor Area (GFA)	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.
Growth	The portion of a planned (or completed) capital project providing capacity in excess of existing community demand at the agreed level of service.
Growth Model	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).

GST	Goods and Services Tax
Hospitality	The use of land for a café, restaurant and Bar.
Household Unit Equivalent (also HUE)	A type of 'unit of demand' that relates to the typical demand for infrastructure by an average household.
Industrial Activity	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.
Industrial Primary Productions	Means the processing, storage and packaging of crops and agricultural produce.
Infill Development	Any development within the urban area that lies outside Catchment Maps 4, 5 & 6.
ISA	Area of impervious surfaces to be drained to the reticulated stormwater network.
Land Based Primary Production	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
Level of Service (LOS)	The standard of service provision for each asset.
LGA 2002	Local Government Act 2002

Lot	Lot is deemed to have the same meaning as 'Allotment' under both the Local Government Act 2002, and the Resource Management Act 1991.
LTP	Long Term Plan (replaced LTCCP)
Medium Density Development	Any development that lies within catchment Map 6.
New Growth / New Expenditure	Relates to the growth demand and planned costs in the ten years from the current year.
Objector	A person who lodges a development contribution objection.
Office	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.
Past Growth / Past Expenditure	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.
Parks & Reserves	This refers to the cost of purchasing land and providing additional improvements necessary to enable the land to be usable reserves such as: Local (Neighbourhood) reserves – Small to medium sized areas of recreation reserve that are intended to provide for informal local passive and active recreation

	District Wide Parks/domains – Larger scenic or recreation reserves intended primarily to provide for passive recreation with a feeling of remoteness from urbanity and more formal active recreation and events , and Sports-grounds – larger recreation reserves intended primarily to provide for formal sporting activities and events
Reductions	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.
RMA	Resource Management Act 1991
Remissions	A remission is an adjustment to the scheduled charged for a particular activity and catchment as a percentage or in dollar terms.
Renewal	The gross cost of replacing an existing asset with a modern equivalent asset to the same function and capacity at the end of its life.
Residential	The use of land and buildings by people for accommodation purposes, including unit/strata title developments and commercial accommodation.
Residential Building	A building, a room, or a group of rooms, that is designed or capable of being used or occupied exclusively by one or more persons as a single, independent and separate household unit (including secondary residential buildings). Where a building is used for residential purposes and contains kitchen and bathroom facilities, generally it will be considered a residential building and DC's will apply.
Retail	The use of land or premises for the retail sale or hire of goods to the public.

Service Connection	A physical connection to a service provided by, or on behalf of Hastings District Council.
Site	Means either: <ul style="list-style-type: none"> (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.
Subdivision	Subdivision is deemed to have the same meaning as 'subdivision' under the Resource Management Act 1991.
VPD	Vehicles Per Day (NOTE: A trip to / from the site is counted as 2 vehicle movements)
Warehousing	Land or buildings used for the receipt, storage and disposal of material, articles or goods destined for a retail outlet, trader or manufacturer and includes stock and station firm operations.

Appendix G

Non-Residential HUE Conversions (Outside Irongate & Omaha Industrial Catchments)

Table G-1 GFA Conversions for Non-Residential Development

	Stormwater	Water	Wastewater	Transport
Land Use/Activity	HUES per 100m ² 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 ³ per day	1000 litres per day
Wastewater	m ³ 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.	<p>By ensuring that we have a healthy public water supply that meets 100% compliance with NZ drinking water bacteria standards, at an affordable cost.</p> <p>By ensuring that all water supply assets are well maintained and operated efficiently.</p> <p>By ensuring people are water wise, conserve water and minimise the impact on water sources and the environment.</p>

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.	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. By ensuring the community wastes less to minimize the impact on the environment.

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.	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. By ensuring the community minimizes the negatives impact on the environment.

Distribution of Benefits

Community Benefits

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

Identifiable Beneficiaries

- Properties serviced by a stormwater system



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

Period in which the benefits are expected to occur

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

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

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

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

Costs and Benefits of Distinct Funding

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

Overall Impact of Funding on Community Outcomes

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

Roading

Contribution to Community Outcomes

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

Distribution of Benefits

Community Benefits

- Safe transportation network
- Easy access
- Assists economic growth

Identifiable Beneficiaries

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



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

Period in which the benefits are expected to occur

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

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

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

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

Costs and Benefits of Distinct Funding

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

Overall Impact of Funding on Community Outcomes

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

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

Parks & Reserves (Local & District Wide)

Contribution to Community Outcomes

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

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 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. 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.