
Thursday, 30 June 2022

Te Hui o Te Kaunihera ā-Rohe o Heretaunga

Hastings District Council

Council Meeting

Kaupapataka

Open Attachments Under Separate Cover

Te Rā Hui:
Meeting date: **Thursday, 30 June 2022**

Te Wā:
Time: **1.00pm**

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

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TE KAUNIHERA Ā-ROHE O HERETAUNGA

ITEM	SUBJECT	PAGE
6.	ADOPTION OF 2022/23 ANNUAL PLAN AND DEVELOPMENT CONTRIBUTIONS POLICY	
	Attachment 1: Final Development contributions policy 2022/2023	3



Summary

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

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

Since its inception, revisions of the Development Contributions Policy have occurred at least every three years with a major review last being undertaken in 2016. A thorough review of the Development Contributions Policy is proposed to be undertaken over the next 12 months.

Changes to the 2022/23 Development Contribution Policy:

Council received four submissions to its 2022/23 Development Contribution Policy, specifically in relation to:

- Recognizing the wider public good of growth development in the Irongate Industrial Catchment,
- Providing some form of remission / incentive for those developments providing a Lifemark 4 Star Rating,
- Further reductions to the proposed Retirement Village Unit / Care Room HUE's to recognize a lesser impact on council infrastructure.

Council acknowledged the submissions raised and considered these requests, but chose to not make any further amendments to its policy at this stage.

2022/23 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	2021/22 Schedule of Charges	2022/23 Schedule of Charges
Greenfields Residential <u>Per HUE</u> <i>*Excludes Howard Street Internal Servicing Contribution</i>	\$25,883.05	\$27,302.15
Howard Street Internal Servicing DC <u>Per HUE</u>	\$23,616.40	\$23,616.40
Infill Residential <u>Per HUE</u>	\$15,518.10	\$16,016.05
Medium Density Housing Residential <u>Per HUE</u>	\$16,788.85	\$17,869.85
Semi Urban Residential (not connecting to council reticulated services) <u>Per HUE</u>	\$6,647.00	\$6,894.25
Rural Residential (not connecting to council reticulated services) <u>Per HUE</u>	\$6,647.00	\$6,894.25
Office <u>Per 100m2</u>	\$4,699.62	\$4,875.26
Commercial & Retail <u>Per 100m2</u>	\$7,284.78	\$7,587.79
Industrial <u>Per 100m2</u>	\$4,940.45	\$5,109.31
Hospitality & Accommodation <u>Per 100m2</u>	\$12,056.70	\$12,473.68
Irongate Industrial Catchment Area <u>Per m2 of Land Area</u>	\$11.28	\$11.85
Omahu Industrial Catchment Area <u>Per m2 of Land Area</u>	\$23.62	\$29.01

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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.

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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, Rooding, 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>	Community Infrastructure	<ul style="list-style-type: none"> Where a financial contribution (development Levy or Contribution) has previously been assessed and paid.
	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.

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

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

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

2.6.3 Capital Expenditure Council has incurred in Anticipation of Development

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

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

2.6.4 Council Use of Development Contributions

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

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

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

2.7 Limitations to the Application of Development Contributions

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

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

3.0 Determination of Development Contribution Charges

3.1 Activities

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

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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:

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

3.8 Howard Street Development Area

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

The model takes account of:

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

4.0 Assessment of Development Contributions

4.1 Defining a Development

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

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

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

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

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

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

4.2 Residential or Rural Subdivision and General Residential Applications

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

In the case of residential buildings, generally, every residential building equals one household unit which equals one unit of demand. The exception to this will be if the residential building which qualifies for a reduction under 4.3 or it is a retirement village unit as defined under Glossary of terms (Appendix F).

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

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

For example:

A subdivision of two vacant existing titles into two new titles with the purpose of creating one lifestyle lot and one balance lot, may still attract development contributions. In this instance, the intention may be to build a dwelling on the new lifestyle lot which creates a demand for Community Infrastructure, Roding and Parks & Reserves (Local & District Wide). However, contributions would only apply where a contribution has not previously been paid or assessed or credits are provided for under 2.3 of this policy.

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

4.3 Additional Residential Buildings

The only exception to every residential building being treated as one household unit is the application of a reduced rate to any additional residential dwelling with a gross floor area under 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.

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4.4 Retirement Villages

Council recognizes that the average occupancy of a retirement village unit is typically lower than an average household and as a result a lesser impact is likely to be placed on council infrastructure. For the purpose of establishing the number of equivalent household units that apply for retirement villages, the total number of units within the development shall be multiplied by the following factors:

Table 4.4.1 Retirement Village Assessments

Activity	HUE Charged Per Retirement Village Unit	HUE Charged Per Retirement Village Aged Care Room
Community Infrastructure	0.33	0
Parks & Reserves (District Wide & Local where applicable)	0.33	0
Roading	0.33	0.3
Stormwater (where applicable)	0.33	0.3
Wastewater	0.33	0.3
Water	0.33	0.3

4.5 Non-Residential Applications

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
- Roothing
- Water Supply
- Wastewater
- Stormwater

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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 4.5.1 will apply on the additional Gross Floor Area. The equivalences reflect the average demand placed on each council infrastructure from the each type of commercial or industrial industry.

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

Table 4.5.1 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
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***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 4.12 Extraordinary Circumstances.

4.6 Development within the Irongate & Omaha Industrial Catchment Area

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

4.7 Assessment within Irongate Industrial Catchment

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

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

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

Whilst the variation confirmed the extent of the area as approximately 118ha, due to existing development, it is envisaged the development contribution will be recovered across a chargeable area of approximately 94ha.

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 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 Roadway, Wastewater, Water Infrastructure services and Land Acquisitions for Stormwater Corridor, and be calculated on the land area of the site being developed.

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

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

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

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

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4.9 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.

4.10 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 Roadway, Stormwater, Wastewater and Water Infrastructure services and be calculated on a per Household Unit Equivalent (HUE) basis.

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

4.11 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 Group Manager: Corporate.

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

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

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

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

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

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

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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.

4.12 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

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- Food processing Industrial Activities
- Churches

- Gas / Oil Exploration Plant

4.13 Summary of HUE Assessments

Table 4.13 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 95 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 subpart 5 of Part 3 of the Land Transfer Act 2017, 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 (Wider) 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.

6.3.4 Refund of (Ring-fenced) Development Contributions (Irongate / Omaha Industrial & Howard Street Residential Areas)

Council determined that the costs specifically associated with infrastructure required to support growth within the Irongate and Omaha Industrial catchment areas, and the internal servicing costs associated with Howard Street Residential Area, be ring-fenced, and specifically recovered from those benefiting from those infrastructure within each catchment area. To avoid under or over recovery, Council reviews its assumptions underpinning the calculation and resets the rate each year accordingly.

Should any recalculation result in a total development contribution rate being set that was less than what was previously paid by any landowner, council agrees it will refund the difference between the new total development contribution rate and what was paid to council, to the person who paid the development contribution within 10 working days.

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.

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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

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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 Group Manager; Corporate 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 Group Manager; Corporate 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.

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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 Group Manager; Corporate 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

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may at its discretion permit an objection to be received after the 15 working day period has expired, if it is satisfied exceptional circumstances exist.

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

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

Commissioner Consideration

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

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

Commissioner Decision

The development contribution commissioners decision to uphold all or part of the objection, or dismiss the objection, will be provided to both parties in writing within 15 working days of the end of any hearing held, or in the event of no hearing being held, the last day of the commissioners It will outline the reasons for the decision, a

summary of the issues that were in contention, the relevant provisions of the development contributions policy, and a summary of the evidence provided.

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

Recovery of Actual or Reasonable Costs associated with the Objection:

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

Withdrawal of Objection:

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

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

8.0 Other Matters

8.1 Capital Contributions; Scheme Extensions

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

8.2 Development Contribution – Money or Land

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

8.3 Esplanade Reserves

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

8.4 Basis of Land Valuation

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

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

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

8.5 Private Development Agreements

Where it is in the best interests of all parties, the Council may enter into a Private Development Agreement with a Developer pursuant to section 12(2), section 200(2).

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Any request from the developer to enter into an agreement with council must be made in writing to the Group Manager; Corporate 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.

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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 require

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	\$196.00	\$225.40
Parks & Reserves *	Local Reserves Contributing Area	\$4,005.00	\$4,605.75
	District Wide Reserves Contributing Area	\$1,263.00	\$1,452.45
Roading	Community Wide	\$4,536.00	\$5,216.10
Stormwater	Greenfield Contributing Area	\$5,809.00	\$6,680.35
	Medium Density Contributing Area	\$1,612.00	\$1,853.80
Wastewater	Urban Contributing Area	\$4,922.00	\$5,660.30
Water Supply **	Urban Contributing Area	\$3,010.00	\$3,461.50
	Haumoana / Te Awanga Area	\$2,395.00	\$2,730.30

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	\$20,775.00	\$23,891.25

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	\$6.92	\$7.96
Wastewater	Irongate Catchment	\$1.32	\$1.52
Water Supply	Irongate Catchment	\$2.06	\$2.37

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	\$6.23	\$7.16
Stormwater Corridor Land Acquisition	Omahu Catchment	\$1.94	\$2.23
Wastewater	Omahu Catchment	\$8.74	\$10.05
Water Supply	Omahu Catchment	\$8.32	\$9.57

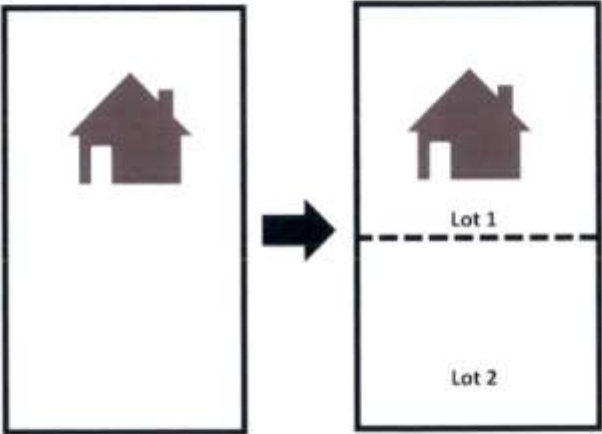
Appendix B
Development Contributions Calculations - Examples

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	-	\$196.00	\$225.40
Roading	1	-	\$4,536.00	\$5,216.40
Parks & Reserves (Local Reserves)	1	-	\$4,005.00	\$4,605.75
Parks & Reserves (District Wide Reserves)	1	-	\$1,263.00	\$1,452.45
Water	1	-	\$3,010.00	\$3,461.50
Wastewater	1	-	\$4,922.00	\$5,660.30
Stormwater	1	-	\$5,809.00	\$6,680.35
Total				\$27,302.15

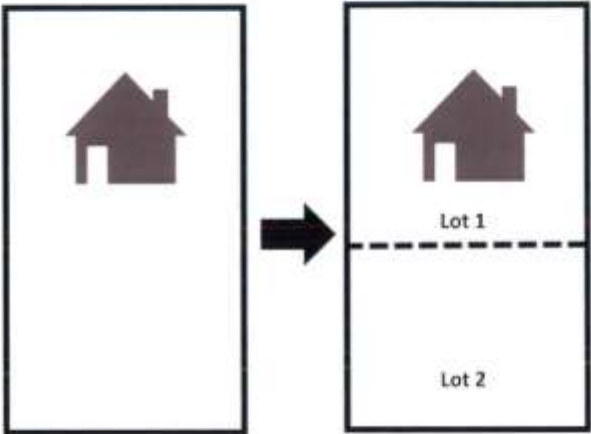


Example 2 – Residential Subdivision (Infill)

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	-	\$196.00	\$225.40
Roading	1	-	\$4,536.00	\$5,216.40
Parks & Reserves (Local Reserves)	N/A	-	\$-	\$-
Parks & Reserves (District Wide Reserves)	1	-	\$1,263.00	\$1,452.45
Water	1	-	\$3,010.00	\$3,461.50
Wastewater	1	-	\$4,922.00	\$5,660.30
Stormwater	N/A	-	\$-	\$-
Total				\$16,016.05

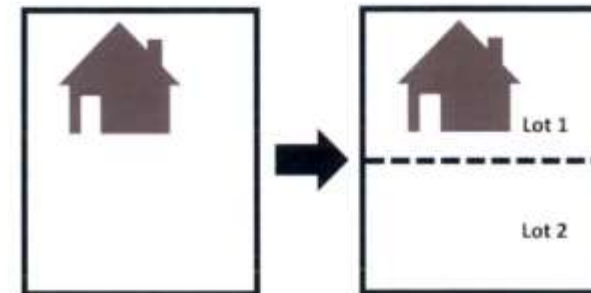


Example 3 – Residential Subdivision (Medium Density Area)

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	-	\$196.00	\$225.40
Roading	1	-	\$4,536.00	\$5,216.40
Parks & Reserves (Local Reserves)	N/A	-	\$-	\$-
Parks & Reserves (District Wide Reserves)	1	-	\$1,263.00	\$1,452.45
Water	1	-	\$3,010.00	\$3,461.50
Wastewater	1	-	\$4,922.00	\$5,660.30
Stormwater	1	-	\$1,612.00	\$1,853.80
Total				\$17,869.85

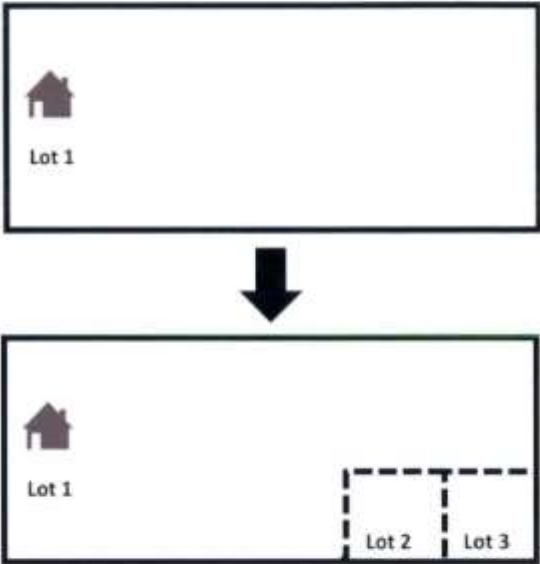


Example 4 – Rural Subdivision

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	\$196.00	\$450.80
Roading:	3	1	\$4,536.00	\$10,432.80
Parks & Reserves (Local Reserves)	N/A	-	\$-	\$-
Parks & Reserves (District Wide Reserves)	3	1	\$1,263.00	\$2,904.90
Water:	N/A	-	-	-
Wastewater:	N/A	-	-	-
Stormwater:	N/A	-	-	-
Total				\$13,788.50

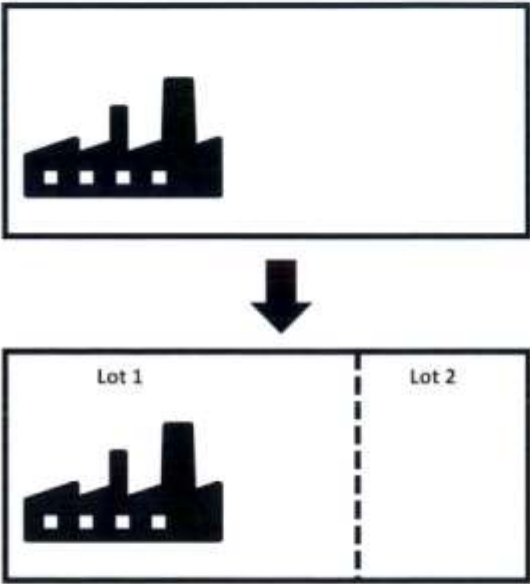


Example 5 – Non-Residential Subdivision

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	-	\$4,536.00	\$5,216.40
Water	1	-	\$3,010.00	\$3,461.50
Wastewater	1	-	\$4,922.00	\$5,660.30
Stormwater	N/A	-	-	-
Total				\$14,338.20



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

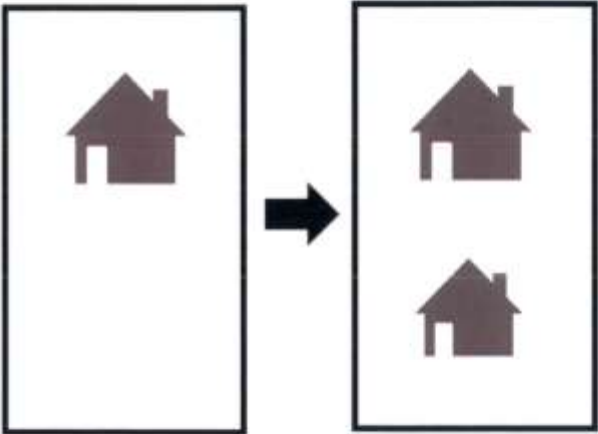
A further assessment would be undertaken at the time of building consent being submitted less any credit allocation.

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	-	\$196.00	\$225.40
Roading	1	-	\$4,536.00	\$5,216.40
Parks & Reserves (Local Reserves)	N/A	-	\$-	\$-
Parks & Reserves (District Wide Reserves)	1	-	\$1,263.00	\$1,452.45
Water	1	-	\$3,010.00	\$3,461.50
Wastewater	1	-	\$4,922.00	\$5,660.30
Stormwater	N/A	-	\$-	\$-
Total				\$16,016.05



Example 7 – Erect an additional residential dwelling of 60m2

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

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

$60m2 / 80m2 = 0.75$ HUE charge

Activity	Number of HUE's being created by Proposal	Number of HUE's 'credits' (as per section 2.3)	Cost per HUE (Excluding GST)	Total Cost (Including GST)
Community Infrastructure	0.75	-	\$196.00	\$169.05
Roading	0.75	-	\$4,536.00	\$3,912.30
Parks & Reserves (Local Reserves)	N/A	-	\$-	\$-
Parks & Reserves (District Wide Reserves)	0.75	-	\$1,263.00	\$1,089.34
Water	0.75	-	\$3,010.00	\$2,596.13
Wastewater	0.75	-	\$4,922.00	\$4,245.23
Stormwater	N/A	-	\$-	\$-
Total				\$12,012.04

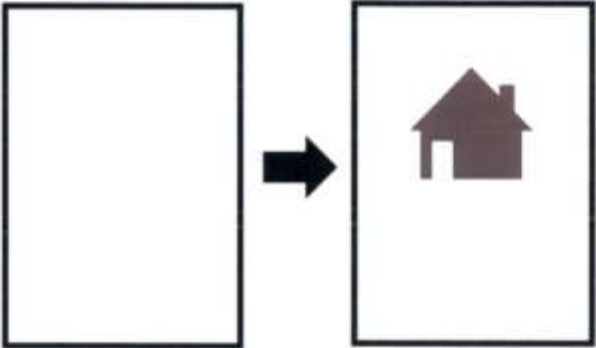


Example 8 – Erect a New Dwelling

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	-	\$196.00	\$225.40
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				\$225.40

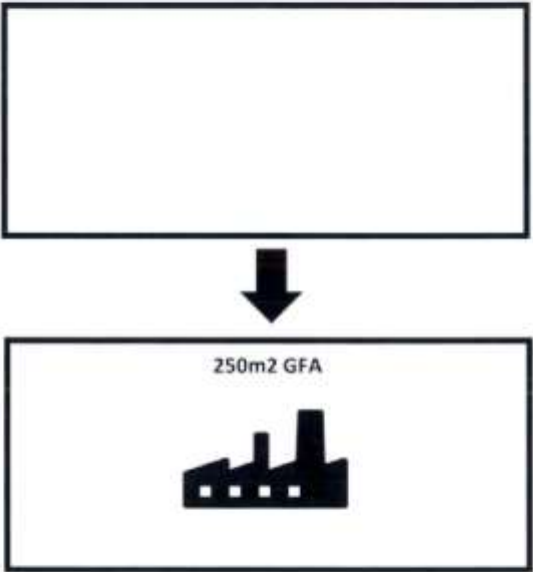


Example 9 – Erect an Industrial Building

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	\$4,536.00	\$3,651.48
Water	0.4	$x(250/100) = 1.00$ HUE's	\$3,010.00	\$3,461.50
Wastewater	0.4	$x(250/100) = 1.00$ HUE's	\$4,922.00	\$5,660.30
Stormwater	N/A	-	-	-
Total				\$12,773.28



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

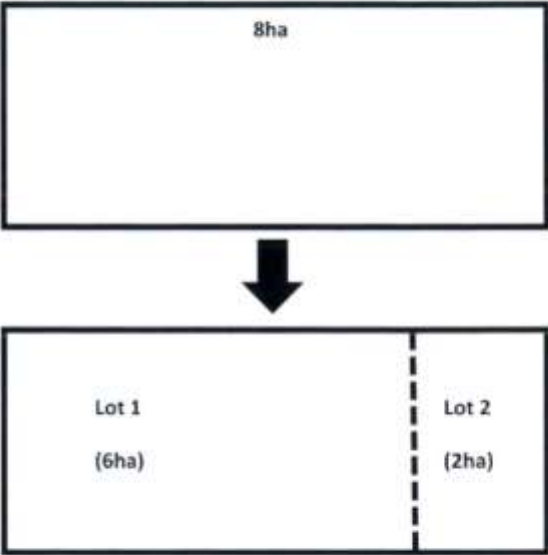
Example 10 – Subdivision of Land in Irongate Industrial Catchment

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	\$6.92	\$159,200.00
Water	20,000	\$2.06	\$47,400.00
Wastewater	20,000	\$1.32	\$30,400.00
Total			\$237,000.00

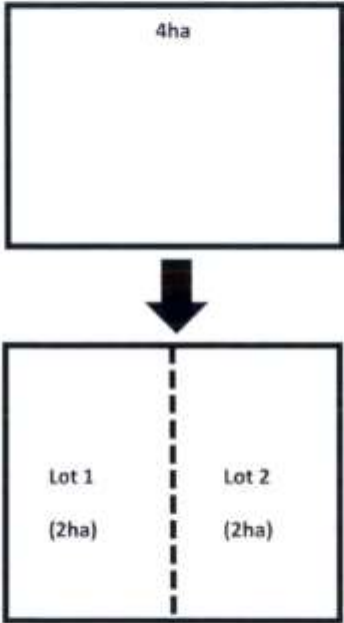


Example 11 – Subdivision of Land in Irongate Industrial Catchment

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	\$6.92	\$318,400.00
Water	40,000	\$2.06	\$94,800.00
Wastewater	40,000	\$1.32	\$60,800.00
Total			\$474,000.00

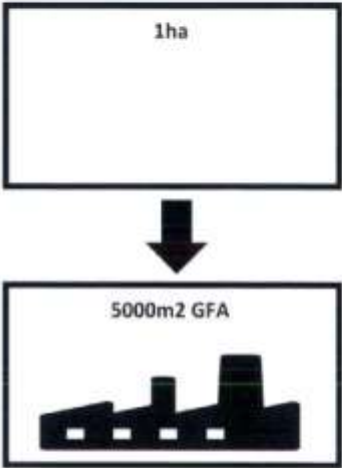


Example 12 – Erect a Industrial Building in Irongate Industrial Catchment

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	\$6.92	\$79,600.00
Water	10,000	\$2.06	\$23,700.00
Wastewater	10,000	\$1.32	\$15,200.00
Total			\$118,500.00



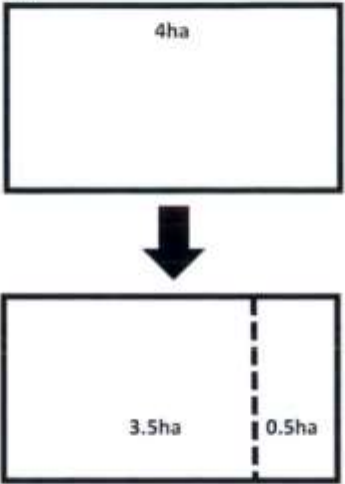
Example 13 – Subdivision of Land in Omaha Industrial Catchment

Proposal: Subdivide 4ha of vacant land within the Omaha 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	\$6.23	\$35,800.00
Stormwater	5,000	\$1.94	\$11,150.00
Corridor Land Acquisition	5,000	\$8.74	\$50,250.00
Water	5,000	\$8.32	\$47,850.00
Wastewater	5,000		
Total			\$145,050.00

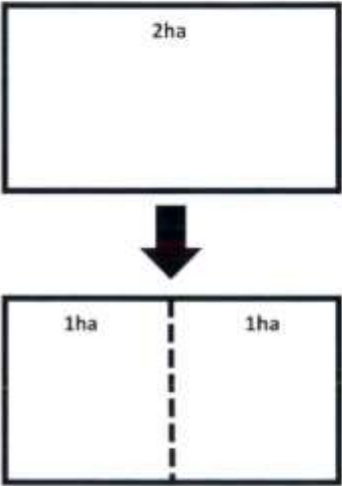


Example 14 – Subdivision of Land in Omaha Industrial Catchment

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

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

Activity	Land Area being Developed (m2)	Cost per m2 (Excluding GST)	Total Cost (Including GST)
Roading	20,000	\$6.23	\$143,200.00
Stormwater Corridor Land Acquisition	20,000	\$1.94	\$44,600.00
Water	20,000	\$8.74	\$201,000.00
Wastewater	20,000	\$8.32	\$191,400.00
Total			\$580,200.00

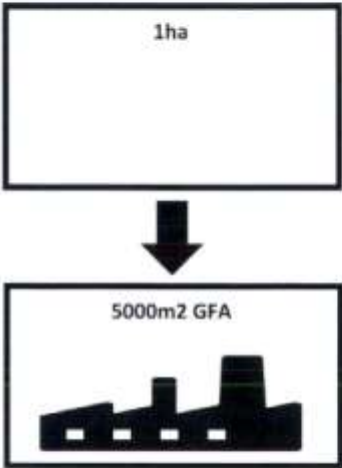


Example 15 – Erect a Industrial Building in Omaha Industrial Catchment

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

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

Activity	Land Area being Developed (m2)	Cost per m2 (Excluding GST)	Total Cost (Including GST)
Roading	10,000	\$6.23	\$71,600.00
Stormwater Corridor Land Acquisition	10,000	\$1.94	\$22,300.00
Water	10,000	\$8.74	\$100,500.00
Wastewater	10,000	\$8.32	\$95,700.00
Total			\$290,100.00

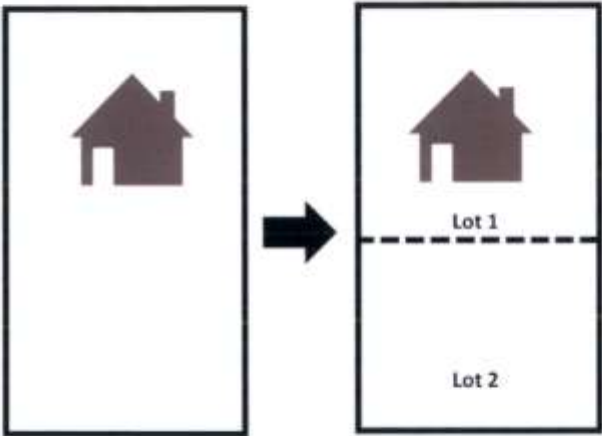


Example 16 – Residential Subdivision (Greenfields) Howard Street

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	-	\$196.00	\$225.40
Roading	1	-	\$4,536.00	\$5,216.40
Parks & Reserves (Local Reserves)	1	-	\$4,005.00	\$4,605.75
Parks & Reserves (District Wide Reserves)	1	-	\$1,263.00	\$1,452.45
Water	1	-	\$3,010.00	\$3,461.50
Wastewater	1	-	\$4,922.00	\$5,660.30
Stormwater	1	-	\$5,809.00	\$6,680.35
Internal Servicing DC (Howard Street Development Area)	1	-	\$20,775.00	\$23,891.25
Total				\$51,193.40



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)





[illegible]

Water - Urban Contributing Area

HASTINGS DISTRICT COUNCIL

Scale: 1:75,000

Projection: NZTM
Datum: GAD70, 2000

Original Date: All
Data: March 20, March 2010

Map Produced using ArcGIS

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[illegible]

Map 10)



Map 11)



Item 6

[illegible]

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	2022	\$100,000	\$95,000	\$5,000	95%	5%
Community Wide	New Playground Facilities- Lyndhurst Stage II	2022, 2026	\$195,217	\$185,456	\$9,761	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; Havelock North, Hastings, Parkvale, Mahora, Raureka	2024	\$45,950	\$43,653	\$2,298	95%	5%
Community Wide	New Playground Facilities – Te Awanga Downs	2022	\$120,000	\$15,600	\$104,400	13%	87%
			\$896,167	\$752,959	\$143,208		

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	\$2,696,087	\$-	100%	0%
District Wide Reserves	Sports Park Reserve Land Development	2006-2008	\$3,810,718	\$3,810,718	\$-	100%	0%
			\$6,506,805	\$6,506,805	\$-		
Local Reserves	Brookvale Road Reserve Land Development	2027, 2029	\$100,000	\$95,000	\$5,000	95%	5%
Local Reserves	Brookvale Road Reserve Land Purchase	2026, 2029	\$2,250,000	\$2,137,500	\$112,500	95%	5%
Local Reserves	Howard Street Reserve Land Development	2022	\$70,000	\$66,500	\$3,500	95%	5%
Local Reserves	Howard Street Reserve Land Purchase	2022	\$1,000,000	\$950,000	\$50,000	95%	5%
Local Reserves	Iona / Middle Road Reserve Land Development	2022, 2026-2029	\$230,000	\$218,500	\$11,500	95%	5%

Local Reserves	Iona / Middle Road Land Purchase	2022	\$700,000	\$665,000	\$35,000	95%	5%
Local Reserves	Lyndhurst Stage 2 Reserve Land Purchase	2016-2022	\$1,319,507	\$1,253,532	\$65,975	95%	5%
Local Reserves	Lyndhurst Stage 2 Reserve Land Development	2016-2022	\$94,997	\$90,247	\$4,750	95%	5%
Local Reserves	Lyndhurst Extension Reserve Land Purchase & Development	2029-30	\$775,000	\$736,250	\$38,750	95%	5%
			\$6,539,504	\$6,212,529	\$326,975		

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	\$6,241,500	\$5,929,425	\$312,075	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	Howard Street Subdivision Support- (External) Pavement Upgrade, Kerb & Channel Footpath Construction, Kea Crossing, Intersection to Development Area	2021	\$1,232,083	\$1,170,479	\$61,604	95%	5%
District Wide	Breadalbane Avenue Urbanisation- Kerb & Channel, Footpath	2018-21	\$503,308	\$478,143	\$25,165	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	2018-21	\$7,859,468	\$7,466,495	\$392,973	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	2022-2023	\$2,700,000	\$2,160,000	\$540,000	80%	20%
District Wide	Lyndhurst / Nottingham Rd Roundabout	2022-2023	\$2,700,000	\$2,565,000	\$135,000	95%	5%
District Wide	Lyndhurst Development Stage II -Expressway to Nottingham 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	\$19,122	\$18,166	\$956	95%	5%
District Wide	Lyndhurst Development Stage II -Arbuckle Rd Extension	2016-2021	\$672,500	\$639,018	\$33,633	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)	2021-2022	\$23,000	\$21,850	\$1,150	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)	2021-2025	\$51,750	\$49,163	\$2,588	95%	5%
District Wide	Medium Density New Works (Major Safety Improvements- Various Intersections Improvements)	2021-2030	\$282,500	\$268,375	\$14,125	95%	5%
District Wide	Medium Density New Works (Kerb & Channel Renewals Growth Share – Mahora, Havelock North)	2024-2026	\$354,000	\$177,000	\$177,000	50%	50%
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	2020-2021	\$1,491,504	\$745,752	\$745,752	50%	50%
District Wide	Subdivision Support Footpaths, Kerb & Channel, Pavements, Street Lighting	2010-2030	\$1,095,707	\$1,040,922	\$54,785	95%	5%
District Wide	Tomoana Industrial Subdivision Support- Hanui Extension	2023	\$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%
			\$59,773,880	\$31,662,107	\$28,071,773		

Stormwater

Catchment	Project	Year(s) of Expenditure	Total Cost	Funded by DC's	Funded by Other Sources	% Growth	% Non-Growth
Greenfields	Brookvale Road Development	2020, 2026-2027	\$2,021,949	\$1,920,852	\$101,097	95%	5%
Greenfields	Howard Street New Works (External) – Attenuation Pond Purchase and Development Land	2021	\$2,474,617	\$2,350,886	\$123,731	95%	5%
Greenfields	Lyndhurst Development Stage II - Mahora Drain	2017, 2023	\$1,218,649	\$1,157,717	\$60,932	95%	5%
Greenfields	Lyndhurst Development Stage II –Bulk Services Portions 1,2,3	2015-2021	\$2,442,702	\$2,320,567	\$122,135	95%	5%
Greenfields	Lyndhurst Development Stage II -Cooke Stormwater Detention Pond	2018-2023	\$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%
			\$13,500,826	\$12,498,128	\$1,002,698		
Medium Density	Medium Density New Works (Parkvale, Mahora, Havelock North)	2021-2026	\$597,000	\$597,000	\$ -	100%	0%
Medium Density	Medium Density Renewal Growth Share (Parkvale, Mahora, Havelock North)	2021-2027	\$1,884,000	\$942,000	\$942,000	50%	50%
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%
			\$2,891,156	\$1,774,078	\$1,147,078		
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	\$2,000,000	\$1,900,000	\$100,000	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	\$171,567	\$378,328	31%	69%
Urban Contributing Area	Frimley Interceptor Lyndhurst to Evenden Rd	2010-2014	\$229,535	\$71,615	\$157,920	31%	69%
Urban Contributing Area	Frimley Interceptor	2015-2018	\$23,601	\$7,364	\$16,237	31%	69%
Urban Contributing Area	Howard Street (External) New Works- Upgrade Capacity- Pump Station and rising main to East	2021	\$1,626,273	\$1,554,459	\$81,814	95%	5%
Urban Contributing Area	Breadalbane Avenue Urbanisation New Works	2018-2020	\$205,034	\$194,782	\$10,252	95%	5%
Urban Contributing Area	Iona / Middle Road New Works	2017-2022	\$3,172,471	\$3,013,847	\$158,624	95%	5%
Urban Contributing Area	Lyndhurst Development Stage II –Bulk Services Portions 1,2,3	2015-2021	\$1,313,310	\$1,247,645	\$65,666	95%	5%
Urban Contributing Area	Medium Density New Works	2021-2025	\$155,000	\$155,000	\$ -	100%	0%
Urban Contributing Area	Middle Road Sewer Main & Pump Station – Havelock North South Here Here Pumpstation & Rising Main, Porter	2008-2011	\$3,823,943	\$2,676,760	\$1,147,183	70%	30%

	to Tanner, Lucknow Rd, Palmerston Rd, Busby Hill, Trunk Main Extension						
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	\$91,891	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%
			\$51,625,261	\$26,934,370	\$24,690,891		

Water							
<i>Catchment</i>	<i>Project</i>	<i>Year(s) of Expenditure</i>	<i>Total Cost</i>	<i>Funded by DC's</i>	<i>Funded by Other Sources</i>	<i>% Growth</i>	<i>% Non-Growth</i>
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	\$25,968	25%	75%
Urban Contributing Area	Demand Management Investigations	2012-2020	\$188,913	\$47,228	\$141,685	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	2006-2021	\$388,570	\$97,847	\$240,723	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.L 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, 2022-2027	\$4,919,888	\$4,673,894	\$245,994	95%	5%
Urban Contributing Area	Howard Street (External) New Works	2021	\$251,300	\$238,735	\$12,565	95%	5%
Urban Contributing Area	Iona / Middle Road New Works- Trunk, Pumpstation Upgrade, Reservoir	2018-2021	\$3,618,370	\$3,437,452	\$180,919	95%	5%
Urban Contributing Area	Breadalbane Avenue Urbanisation New Works	2019-21	\$220,280	\$209,266	\$11,014	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	2015-2021	\$1,164,033	\$1,105,831	\$58,202	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 Nottinghamley to Wilson Rd	2008	\$563,614	\$535,433	\$28,181	95%	5%
			\$15,845,984	\$13,513,215	\$2,332,769		

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	2008-2021	\$1,983,502	\$212,235	\$1,771,267	11%	89%
			\$2,231,824	\$238,805	\$1,993,019		

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.	2020-2022	\$5,372,198	\$5,372,198	\$-	100%	0%
			\$5,372,198	\$5,372,198	\$-		

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	2017-2022	\$9,141,596	\$5,541,596	\$3,600,000	61%	39%
Wastewater	Pressure Sewer Main- Irongate Rd, Northern Service Lane, Francis Hicks to Oliphant to Irongate Rd, Irongate to Maraekakaho Rd (South)	2017-2018	\$1,056,635	\$1,056,635	\$-	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)	2017-2021	\$2,534,406	\$1,648,013	\$886,393	65%	35%
			\$12,732,637	\$8,246,244	\$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	\$3,517,006*	\$3,517,006	\$-	100%	0%
Stormwater Corridor Land Acquisition	Service Corridor Land Acquisition	2017-2021	\$699,302	\$699,302	\$-	100%	0%
Wastewater	Gravity & Pressure Sewer Main Construction, Pump Station, Service Corridor Land Acquisition	2017-2022	\$3,726,000	\$3,726,000	\$-	100%	0%
Water	Water Main Construction, Service Corridor Land Acquisition	2017-2022	\$3,082,192	\$3,082,192	\$-	100%	0%
			\$11,024,500*	\$11,024,500	\$-		

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 2022-2031

Activity	Catchment or Location	Capital Expenditure of projects with a growth component (2005-2021)	Capital Expenditure of projects with a growth component in the LTP (2022-2031)	\$ 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	\$7,217	\$888,950	\$426,800	\$462,150
Parks & Reserves	All Catchments	\$7,182,309	\$5,864,000	\$6,303,000	-\$439,000
Roading	All Catchments	\$54,841,499	\$20,307,107	\$19,414,443	\$892,664
Stormwater	All Catchments	\$10,943,701	\$7,269,720	\$6,810,715	\$459,005
Wastewater	All Catchments	\$45,835,256	\$11,492,201	\$15,470,452	-\$3,978,251
Water	All Catchments	\$18,045,689	\$6,263,093	\$11,181,055	-\$4,917,962
		\$136,855,671	\$52,085,071	\$59,606,465	-\$7,521,394

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. Under section 197 of the LGA 2002, Community Infrastructure can also include community centres or halls for the use of a local community or neighbourhood, and the land on which they are or will be situated. However, under the current policy, no contribution will be collected in respect of these this.
Connection	Means in the case of: <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, and/or to draw from, or discharge into a public or private system that is directly or indirectly serviced by a network owned or maintained by the Hastings District Council.</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 lodge 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)

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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 (Neighborhoods) 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.

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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.
Retirement Village	As specified under Section 6 of The Retirement Villages Act 2003
Retirement Village Unit	Any residential unit / building (other than an aged care room) located within a retirement village.
Retirement Village Aged Care Room	Any residential unit (typically not self-contained) in a 'rest home' or hospital care institution as defined in section 58(4) of the Health and Disability Services (Safety) Act 2001.

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.	<ul style="list-style-type: none">By ensuring that we have a healthy public water supply that meets 100% compliance with NZ drinking water bacteria standards, at an affordable cost.By ensuring that all water supply assets are well maintained and operated efficiently.By ensuring people are water wise, conserve water and minimise the impact on water sources and the environment.

Distribution of Benefits

Community Benefits

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

Identifiable Beneficiaries

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

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

Period in which the benefits are expected to occur

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

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

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

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

Costs and Benefits of Distinct Funding

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

Overall Impact of Funding on Community Outcomes

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

Sewage Disposal Services

Contribution to Community Outcomes

Outcome	How the Activity Contributes
Local infrastructure which contributes to public health and safety, supports growth, connects communities, activities communities and helps to protect the natural environment.	<ul style="list-style-type: none">• 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.	<ul style="list-style-type: none">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.	<ul style="list-style-type: none">• 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. Roading 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.

Community Infrastructure & 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.	<ul style="list-style-type: none">By ensuring our district is an attractive location to live, and we have adequate places and spaces for recreation and fun.
Local public services which help meet the needs of young and old, people in need, visitors and locals, businesses and households.	<ul style="list-style-type: none">By ensuring we have attractive and usable open spaces that are safe for people to enjoy.

Distribution of Benefits

Community Benefits

- Community pride
- Amenity value
- General recreational accessibility

Identifiable Beneficiaries

- All park users

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

Period in which the benefits are expected to occur

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

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

New development that has a requirement for Council services must be planned for to enable the infrastructure to cater for this additional demand and to ensure existing levels of service can be maintained. In designing capital projects, a competent Council must

evaluate future growth and provide for this growth in managing its assets. This must also be done to achieve the purpose of the Local Government Act 2002.

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

