

Thursday, 27 June 2024

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

Kaupapataka

Item 8 Attachments

(Minutes of the Council Meeting commencing on Tuesday 11 June 2024 (Long Term Plan Hearings) and Hastings District Council Development Contributions Policy 2024/24)

Te Rā Hui:
Meeting date: **Thursday, 27 June 2024**

Te Wā:
Time: **1.00pm**

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

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HASTINGS DISTRICT COUNCIL
207 Lyndon Road East, Hastings 4122 | Private Bag 9002, Hastings 4156
Phone **06 871 5000** | www.hastingsdc.govt.nz
TE KAUNIHERA Ā-ROHE O HERETAUNGA

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8.0	ADOPTION OF 2024-2034 LONG TERM PLAN AND DEVELOPMENT CONTRIBUTIONS POLICY	
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Tuesday, 11 June 2024



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

Ngā Minitī

Minutes

Te Rā Hui:
Meeting date: Commencing Tuesday, 11 June 2024

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

Time start - end Day 1 – 9.00am – 4.48pm – 11 June 2024
Day 2 – 9.00am – 2.08pm – 13 June 2024
Day 3 – 1.00pm – 5.08pm – 18 June 2024

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TE KAUNIHERA Ā-ROHE O HERETAUNGA

Tuesday, 11 June 2024



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

Ngā Minitī

Minutes

Te Rārangi Upoko

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Tuesday, 11 June 2024

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

Ngā Minitī

Minutes

Kua Tae ā-tinana: **Chair - Tiamana:** Mayor Sandra Hazlehurst
Present: **Councillors - Ngā KaiKaunihera:**
Councillors Ana Apatu, Marcus Buddo, Alwyn Corban, Malcolm Dixon, Michael Fowler, Damon Harvey, Henry Heke, Kellie Jessup, Tania Kerr (Deputy Mayor), Eileen Lawson, Hana Montaperto-Hendry, Simon Nixon, Wendy Schollum, Heather Te Au-Skipworth and Kevin Watkins

Kua Tatū:
In attendance: Chief Executive - Nigel Bickle
Deputy Chief Executive - Bruce Allan
Group Manager: Planning and Regulatory Services - John O’Shaughnessy
Group Manager: Strategy and Development – Craig Cameron
Group Manager: Community Wellbeing and Services – Rebekah Dinwoodie
Group Manager: Marketing and Communications – Naomi Fergusson
General Counsel – Scott Smith
Strategy Manager – Lex Verhoeven
Public Spaces and Building Assets Manager – Colin Hosford
Stormwater Manager – Craig Mountford
Director: Major Capital Projects Delivery – Graeme Hansen
Principal Advisor: District Development – Mark Clews
Director – Growth and Development – Raoul Oosterkamp
Transportation Policy and Planning Manager – Bruce Conaghan
Management Accountant – Development Contributions – Richard Elgie
Chief Financial Officer – Ross Franklin
Building Consents Manager – Tony Manunui
Project Delivery Manager – Francois Blay
Bridge Recovery and Structural Assets Manager – Jim Mestyane
Manager: Democracy and Governance Services – Louise Stettner
Senior Advisor – Democracy and Governance Services – Lynne Cox
Democracy and Governance Advisor – Caitlyn Dine

Kei Konei: **Submitters:**
Day 1
Also present: Andrew Stone (177); Sue Averill (448); Tom Bunny, Maurice Smith, Roy Boonen an Phil Wooley, Te Awanga Lagoon (18, 345, 409, 443); Crystal Lau, Cancer



Society (97); Nick Richards (137); Annie Evans (444); Rosheen Fitzgerald and Georgina Cole, Fringe in the Stings (154); Janene Dixon-Smith, Rodney Green Arena (179); Kev Carter, Rohan Pierce and Claire Rogers (211); Graeme Avery, HB Community Fitness Centre Trust (283 and 284); Debbie Monahan and Dr Belinda Slate, Biodiversity HB (307); via zoom Andrew Galloway, Alcohol Watch (325); Jeremy Smith, Art Deco Trust (261, 279, 305); Shayne Jeffares, Fotofest (310); Nicole Viljoen (315); Sophie Blake and Tim Aitken, Horse of the Year (186); Lucinda Perry, Hastings Business Association (348); Guy Wellwood, Friends of the Library (356); via zoom Oliver Boyd, Somerset (374); Milly Petrie, Hastings Youth Council (373); Terry O'Connor (166); Sonam Bhandari, Diwali HB (376); Angeline Chand, Hindu Council HB (81); Emma McRobbie, Havelock North Business Association (403); Rizwaana Latiff, Multicultural Association HB (360); via zoom Simon Baker, Health NZ (415); Elisha Milmine, A&P Society (169).

Day 2

John Eden, Landmarks Trust (370); Glen Lucas, Mitre 10 Park (402); Ryan Hambleton, Sports HB (445); Stephen Daysh, Mitchell Daysh (427); Matthew Lawson, Phil Stickney and Rachel Landon, Development Nous (434, 435, 440); Sue Savia, Tautai Pasefika (327); Rhea Dasent and Jim Galloway, Federated Farmers (413); Andrew Taylor (410); Guy Wellwood (406); Cameron Rose (215); Jeffrey Wood (446); Elizabeth Carr (347); John Roil (377); Leonie Wallwork, Nga Toi HB (432); Tina Haslett and Denise Aiolutepotea, HB Netball (442); Walter Breustedt (321); Rueben Vergis (214) and the Tongan Community Members (item 7).

The Mayor announced that livestreaming of the meeting would commence on Day 2 (Thursday 13 June 2024) following the conclusion of verbal submissions

1. OPENING PRAYER - KARAKIA

The opening prayer was given by Charlie Ropitini.

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

3. CONFLICTS OF INTEREST - HE NGĀKAU KŌNATUNATU

Members were asked to declare any conflicts of interest at the appropriate time. The following conflicts were declared:

Councillor Kerr declared a conflict of interest in submissions 283, 284 – HB Community Fitness Centre Trust; submission 325 – Alcohol Watch; submission 415 – Health NZ; submission 402 – Mitre 10 Park; submission 317 – Shane Phillips; submissions 423 and 425 – Jonathan Stockley

Councillor Apatu declared a conflict of interest in submissions 255 and 450 – Arts Inc. Heretaunga

Councillor Fowler declared a conflict of interest in submissions 261, 279, 305 – Art Deco Trust

Councillor Corban declared a conflict of interest in submissions 283, 284 – HB Community Fitness Centre Trust; submission 325 – Alcohol Watch; submission 415 – Health NZ; submission 402 – Mitre 10 Park; submission 317 – Shane Phillips

Councillor Heke declared a conflict of interest in submission 402 – Mitre 10 Park

Councillor Montaperto-Hendry declared a conflict of interest in submission 325 – Alcohol Watch; submission 415 – Health NZ; submission 169 – A&P Society; submission 212 – Samantha Kershaw; submission 217 – Hilary Nyberg; submission 317 – Shane Phillips

Councillor Lawson declared a conflict of interest in submissions 434, 435, 440 – Development Nous

4. CONFIRMATION OF MINUTES - TE WHAKAMANA I NGĀ MINITI

There were no minutes to confirm.

5. LONG TERM PLAN 2024-34 AND DEVELOPMENT CONTRIBUTIONS POLICY SUBMISSIONS

(Document ref 24/149)

Sub 177 – Andrew Stone

The submitter spoke to their submission.

Councillor Nixon joined the meeting at 9.11am

Mayor Hazlehurst/Councillor Kerr

That Standing Orders be suspended to allow members to remain seated when speaking during this meeting.

CARRIED

Sub 448 – Sue Averill

The Submitter spoke to their submission.

Sub 18/345/409/443 – Tom Bunny, Maurice Smith, Roy Boonen and Phil Woolley (Te Awanga Lagoon)

The submitters spoke to their submission and presentation (ref CG-17-1-00995).

Sub 97 – Crystal Lau (Cancer Society)

The submitter spoke to their presentation and presentation (ref CG-17-1-00996).

The meeting adjourned at 10.07am
And reconvened at 10.09am

The meeting resumed the hearing of verbal submissions.

Sub 137 – Nick Richards (Mayfair Community)

The submitter spoke to their submission and presentation (ref CG-17-1-00997).

The meeting adjourned at 10.27am for morning tea
And reconvened at 10.46am

The meeting resumed the hearing of verbal submissions.

Sub 444 – Annie Evans

The submitter spoke to their submission.

Sub 154 – Rosheen Fitzgerald and Georgina Cole (Fringe in the Stings)

The submitters spoke to their submission and presentation (ref CG-17-1-00998).

Sub 179 – Janene Dixon-Smith (Rodney Green Arena)

The submitter spoke to their submission and presentation (ref CG-17-1-00999).

Sub 211 – Kev Carter, Rohan Pierce (Principal of Mahora School) and Claire Rogers (Road Patrol Parent help) accompanied by Mahora and St Marys School students

The submitters spoke to their submission.

Sub 283 / 284 – Graeme Avery (HB Community Fitness Centre Trust)

Councillor Corban and Councillor Kerr had declared a conflict of interest in regard to Sub 283 / 284 and left the table for this submission.

The submitter spoke to their submission and presentation (ref CG-17-1-01000).

Sub 307 – Debbie Monahan and Dr Belinda Slate (Biodiversity HB)

The submitters spoke to their submission and presentation (ref CG-17-1-01001).

Councillor Harvey and Councillor Heke left the meeting at 11.56am.

Councillor Harvey and Councillor Heke rejoined the meeting at 11.57am.

Sub 325 – Andrew Galloway (Alcohol Watch)

Councillor Kerr, Councillor Corban and Councillor Montaperto-Hendry had declared a conflict of interest in regard to Sub 325 and left the table for this submission.

The submitter spoke to their submission.

Sub 261 / 279 / 305 – Jeremy Smith (Art Deco Trust)

Councillor Fowler had declared a conflict of interest in regard to Sub 261 / 279 / 305 and left the table for this submission.

The submitter spoke to their submission.

The meeting adjourned for lunch at 12.19pm
And reconvened at 1.00pm

It was noted that Councillor Kerr would be late rejoining the meeting.

The meeting then addressed written submissions 177, 18, 345, 409, 443, 92, 97, 128, 156 and 137. Mr Verhoeven clarified that the Council would be deliberating once they had heard all the verbal submissions, however there were some generic submissions where Council could indicate if it was

comfortable with the Officers Comments as a basis of a response back to submitters including any other comments requested by Council.

Sub 177 – Andrew Stone

Direction from the meeting for the Chief Executive to engage with the Gisborne District Council and keep abreast of developments with the waste technology.

Sub 18 / 345 / 409 / 443 – Te Awanga Lagoon

The meeting agreed that a workshop on this be brought back to Council to consider the multiple workstreams outlined in the officer comments.

Sub 92 – Maree Price

Support Officer Comments. Councillor Harvey requested information on the implementation of the refuse collection system and update of rate remissions.

Sub 97 – Crystal Lau (Cancer Society)

Support Officer Comments.

Sub 128 – Katrin Wunderlich

Support Officer Comments. Council requested that the safe journeys programme be brought back through the Community Wellbeing and Active Transport Committees for further prioritisation.

Sub 156 – Phillip MacDonald

Support Officer Comments.

Sub 137 – Nick Richards (Mayfair Community)

It was noted that this could be an opportunity for Kāinga Ora to fund the hub. Officers were to work with Government Agencies to help with funding.

The meeting resumed hearing of verbal submissions.

Sub 310 – Shayne Jeffares (Fotofest)

The submitter spoke to their submission and presentation (ref CG-17-1-01002)

The meeting then addressed written submission 160.

Sub 160 – Asra McKellow

Support Officer Comments.

The meeting resumed hearing of verbal submissions.

Sub 315 – Nicole Viljoen

The submitter spoke to their submission.

Councillor Kerr joined the meeting at 1.38pm.

Sub 186 – Sophie Blake and Tim Aitken (Horse of the Year)

The submitters spoke to their submission.

Councillor Heke and Councillor Jessup left the meeting at 2pm.

Sub 348 – Lucinda Perry (Hastings Business Association)

The submitter spoke to their submission and presentation (ref CG-17-1-01003).

Councillor Heke rejoined the meeting at 2.02pm.

Councillor Jessup rejoined the meeting at 2.07pm.

Sub 356 – Guy Wellwood (Friends of the Library)

The submitter spoke to their submission.

Councillor Corban left the meeting at 2.11pm and rejoined the meeting at 2.12pm.

Sub 374 – Oliver Boyd (Somerset)

The submitter spoke to their submission.

The meeting adjourned for afternoon tea at 2.26pm

And reconvened at 2.48pm

Sub 373 – Milly Petrie (Hastings Youth Council) accompanied by other members of the Hastings Youth Council

The submitter spoke to their submission.

Sub 306 – Charlie Cordwell (Surf Life Saving NZ)

The submitter spoke to their submission.

The meeting then addressed written submissions 194, 204 and 208.

Sub 194 – Jonathan Foster

Support Officer Comments.

Sub 204 – Roxy Hickman

Support Officer Comments, and the Hastings District Rural Community Boards request for some further commentary offered by the roading team.

Sub 208 – Noel Bates

Support Officer Comments, and the Hastings District Rural Community Boards request for any comments regarding Plan Change 6 if they were available.

The meeting resumed hearing of verbal submissions.

Sub 166 – Terry O'Connor

The submitter spoke to their submission.

Councillor Harvey left the meeting at 3.18pm and rejoined the meeting at 3.30pm

Sub 376 – Sonam Bhandari (Diwali HB)

The submitter spoke to their submission.

Sub 81 – Angeline Chand (Hindu Council HB)

The submitter spoke to their submission and presentation (ref CG-17-1-01004).

Sub 403 – Emma McRobbie (Havelock North Business Association)

The submitter spoke to their submission.

The meeting then addressed submissions 220, 224, 229, 230, 241, 242 and 273.

Sub 22 – Tony Loversuch

Support Officer Comments, and requested that the surrounds of the Clive River boat ramp to be cleaned up.

Sub 224 – Rhys Parry

Support Officer Comments.

Sub 229 – Peter Halstead

Support Officer Comments.

Sub 230 – Sandy Broad

Support Officer Comments.

Sub 241 – Brian Wilkinson

Support Officer Comments, but requested that officers expand on who pays for growth development in the response to the submitter.

Sub 242 – Ian Mackenzie

Support Officer Comments, but expand on the response as to the likely timing of infrastructure works.

Sub 273 – J Wursts

Support Officer Comments.

The meeting resumed hearing of verbal submissions.

Sub 360 – Riwaana Latiff (Multicultural Association HB)

The submitter spoke to their submission.

Councillor Schollum left the meeting at 4.25pm and rejoined the meeting at 4.26pm.

Sub 415 – Simon Baker (Health NZ)

Councillor Kerr, Councillor Corban and Councillor Montaperto-Hendry declared a conflict of interest in regard to Sub 415 and left the table for this submission.
The submitter spoke to their submission.

Sub 169 – Elisha Milmine (A&P Society)

Councillor Montaperto-Hendry declared a conflict of interest in regard to Sub 169 and left the table for this submission.
The submitter spoke to their submission and presentation (ref CG-17-1-01005).

The meeting adjourned at 4.48pm on Tuesday 11 June 2024
And reconvened at 9.00am on Thursday 13 June 2024 (Day 2)



The Mayor and all Councillors were present.

Councillor Heke gave the opening karakia.

Mayor Hazlehurst/Councillor Kerr

That the apology for absence from Councillor Harvey for the afternoon of day 2 be accepted.

CARRIED

The meeting resumed hearing of verbal submissions.

Sub 370 – John Eden (Landmarks Trust)

The submitter spoke to their submission.

Sub 402 – Glen Lucas (Mitre 10 Park)

Councillor Kerr, Councillor Corban and Councillor Heke declared a conflict of interest in regard to Sub 402 and left the table for this submission.

The submitter spoke to their submission and presentation (ref CG-17-1-01006).

Sub 445 – Ryan Hambleton (Sports HB)

The submitter spoke to their submission and presentation (ref CG-17-1-01007).

Sub 427 – Stephen Daysh (Mitchell Daysh)

The submitter spoke to their submission and presentation (ref CG-17-1-01008).

Sub 434 / 435 / 440 – Matthew Lawson, Phill Stickney and Rachel Landon (Development Nous)

Councillor Lawson declared a conflict of interest in regard to Sub 434 / 435 / 440 and left the table for this submission.

The submitters spoke to their submission and presentation (ref CG-17-1-01009).

Councillor Fowler left the meeting at 10.11am and rejoined the meeting at 10.13am.

Sub 327 – Sue Savia (Tautai Pasefika)

The submitter spoke to their submission.

Sub 413 – Rhea Dasent and Jim Galloway (Federated Farmers)

The submitters spoke to a tabled summary of points raised in their submission (ref CG-17-1-01011).

Sub 410 – Andrew Taylor

The submitter spoke to their submissions.

Councillor Harvey left the meeting at 11am.

The meeting adjourned for morning tea at 11am
And reconvened at 11.16am

Sub 406 – Guy Wellwood

The submitter spoke to their submission.



Sub 215 – Cameron Rose
The submitter spoke to their submission.

Sub 446 – Jeffrey Wood
The submitter spoke to their submission.

Sub 347 – Elizabeth Carr
The submitter spoke to their submission.

Sub 377 – John Roil
The submitter spoke to their submission.

Sub 432 – Leonie Wallwork (Nga Toi HB)
The submitter spoke to their submission and presentation (ref CG-17-1-01012).

Sub 442 – Tina Haslett and Denise Aiolupotea (HB Netball)
The submitters spoke to their submission and presentation (ref CG-17-1-01013).

Sub 321 – Walter Breustedt
The submitter spoke to their submission and presentation (ref CG-17-1-01014).

Sub 214 – Reuben Vergis
The submitter spoke to their submission.

The meeting adjourned for lunch at 12.44pm
And reconvened at 1.16pm

The Mayor announced that livestreaming of the meeting had commenced.

The meeting agreed to take item 7 out of order.

7. HAWKE'S BAY TONGAN LANGOFOUNUA COMMUNITY INCORPORATED APPLICATION TO LEASE PART OF CHATHAM PARK.

(Document ref 24/134)

Councillor Heke introduced the Tongan Community Members that were in the room.

Public Spaces and Building Assets Manager, Colin Hosford, spoke to the report and responded to questions from the meeting alongside General Counsel, Scott Smith.

Councillor Heke/Councillor Jessup

- A) That Council receive the report titled Hawke's Bay Tongan Langofounua Community Incorporated application to lease part of Chatham Park. dated 11 June 2024.
- B) That Council approve the request to establish a Community Centre on a portion of Chatham Park as per Attachments 1and 2.



- C) That Council authorise the Chief Executive to enter into a conditional agreement to lease to the Hawkes Bay Tongan Langofounua Society Incorporated for an area of up 1900m2 of Chatham Park to establish and operate a community centre, at a location in the park acceptable to the Chief Executive, for a total term (original and any renewal periods) of not more than 33 years, at an annual rent determined in accordance with Council’s policy, with additional conditions being:
 - i. The Hawkes Bay Tongan Langofounua Society obtain at their cost, a landscape plan, all planning and building consents for a building of a design approved by Council as landowner (Council’s granting of a building consent in a regulatory capacity is not deemed approval of the building design for the purposes of this agreement to lease).
 - ii. That the funding of the new community centre shall be wholly the responsibility of the Hawkes Bay Tongan Langofounua Society Incorporated.
 - iii. That the lease shall include a condition that if the Hawkes Bay Tongan Langofounua Society has failed to raise the necessary funds and not started construction within five years of the lease commencement, Council may terminate the lease.
- D) That when the conditions of the agreement to lease are duly satisfied, the Council authorises the Chief Executive to enter into a ‘deed of lease’ with the Hawkes Bay Tongan Langofounua Society Incorporated.

CARRIED

8. STOPPING OF ROAD (ALLEYWAY) BETWEEN TENBY TERRACE AND WALTON PLACE

(Document ref 24/207)
Councillor Heke declared a conflict of interest in regard to item 8 and left the table for this item.
Transportation Policy and Planning Manager, Bruce Conaghan, spoke to the report and responded to questions from the meeting.

- Councillor Schollum/Councillor Dixon
- A) That Council receive the report titled Stopping of Road (Alleyway) between Tenby Terrace and Walton Place dated 11 June 2024.
 - B) That Council resolve to stop the road (alleyway) between Tenby Terrace and Walton Place defined as Lot 45 DP 14047.
 - C) That the Chief Executive is delegated authority to complete the procedures stipulated in Section 319, Schedule 10 of the Local Government Act 1974 as well as to dissolve and amalgamate the stopped Tenby Terrace to Walton Place alleyway area with adjoining properties.

CARRIED

The meeting agreed to take items 5 and 6 out of order.

6. MAYOR'S VERBAL UPDATE

This Item was not addressed.



5. LONG TERM PLAN 2024-34 AND DEVELOPMENT CONTRIBUTIONS POLICY SUBMISSIONS
(Document ref 24/149)

Mayor Sandra Hazlehurst moved a procedural motion in accordance with 25.2 (d) of the Hastings District Council Standing Orders ‘That the item of business discussed should lie on the table and not be further discussed at this meeting’.

Mayor Hazlehurst/Councillor Kerr

That the report titled Long Term Plan 2024-34 and Development Contributions Policy Submissions be left to lie on the table and be uplifted and addressed on day 3 (Tuesday 18 June 2024) of the Council Meeting.

CARRIED

11 RECOMMENDATION TO EXCLUDE THE PUBLIC FROM ITEM 12

SECTION 48, LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT 1987

Councillor Dixon/Councillor Apatu

THAT the public now be excluded from the following parts of the meeting, namely;
12 Puketapu Bridge Replacement - Approval of Separable Portion 2 and 3 of Contract (P2024-96)

The general subject of the matter to be considered while the public is excluded, the reason for passing this Resolution in relation to the matter and the specific grounds under Section 48 (1) of the Local Government Official Information and Meetings Act 1987 for the passing of this Resolution is as follows:

GENERAL SUBJECT OF EACH MATTER TO BE CONSIDERED	REASON FOR PASSING THIS RESOLUTION IN RELATION TO EACH MATTER, AND PARTICULAR INTERESTS PROTECTED	GROUND(S) UNDER SECTION 48(1) FOR THE PASSING OF EACH RESOLUTION
12 Puketapu Bridge Replacement - Approval of Separable Portion 2 and 3 of Contract (P2024-96)	<p>Section 7 (2) (h)</p> <p>The withholding of the information is necessary to enable the local authority to carry out, without prejudice or disadvantage, commercial activities.</p> <p>Section 7 (2) (i)</p> <p>The withholding of the information is necessary to enable the local authority to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).</p>	Section 48(1)(a)(i) Where the Local Authority is named or specified in the First Schedule to this Act under Section 6 or 7 (except Section 7(2)(f)(i)) of this Act.



Confidential business information and protect Councils negotiation position.

CARRIED

The meeting adjourned at 2.08pm
And reconvened at 1pm on Tuesday 18 June 2024 (Day 3)

The Mayor and all Councillors were present. Councillor Harvey was present via zoom.
Councillor Apatu gave the opening karakia.

Mayor Hazlehurst/Councillor Kerr
That leave of absence be granted to Councillor Watkins for 22 August to 16 September 2024.

CARRIED

The Mayor noted this was Day 3 of the Council meeting to hear and consider submissions to the Long-Term Plan 2024-34 and Development Contributions Policy. A total of 461 submissions had been received. On 11th and 13th June 2024 Council had heard verbal submissions.

5. LONG TERM PLAN 2024-34 AND DEVELOPMENT CONTRIBUTIONS POLICY SUBMISSIONS

(Document ref 24/149)

Mayor Hazlehurst/Councillor Schollum
That Council uplift Agenda Item 5 ‘Long Term Plan 2024-34 and Development Contributions Policy Submissions’ from the meeting held on Thursday 13 June 2024 which was ‘left to lie on the table’ per section 25.2 (d) of the Hastings District Council Standing Orders.

CARRIED

Strategy Manager, Lex Verhoeven, would now go through the specific Long-Term Plan Decisions and written submissions for Council to deliberate on. After various discussion, questioning and clarification the Council passed the following resolutions:

Cyclone Targeted Rate
Councillor Kerr/Councillor Schollum
That Council ratifies the introduction of a Cyclone Recovery Targeted Rate as outlined in the Long-Term Plan Consultation Document and Supporting Information

CARRIED

Overall, Three Year Funding Plan
Councillor Fowler/Councillor Kerr

That Council resolved to implement the 5-year Funding Plan as outlined in the Long-Term Plan Consultation Document, setting the increase in rating revenue to 19% in the 2024/25 year.

CARRIED

Frimley Pool

Councillor Dixon/Councillor Watkins

That Council resolves to keep the Frimley Pool open for the 2024/25 season subject to operational fitness. Council directs the Chief Executive to review the ongoing operational feasibility of the Frimley Pool and report back to Council with recommendations for inclusion in the 2025/26 Annual Plan if appropriate.

CARRIED

Councillor Buddo requested his VOTE AGAINST the motion be recorded.

Nice to Have Projects

Councillor Buddo/Councillor Schollum

That Council ratifies the Nice to Have Projects Plan as outlined in the Long-Term Plan Consultation Document.

CARRIED

Managing Growth / Development Contributions

Councillor Kerr/Councillor Dixon

- A) That Council ratifies the growth plan as outlined in the Long-Term Plan Consultation Document.
- B) That Officers submit the Development Contributions Policy to Council for adoption on 27 June incorporating identified improvements to the policy for clarity.

CARRIED

Councillor Kerr/Councillor Watkins

- C) That Council ratifies the increase in Building and Resource consent charges as set out in the Draft Long-Term Plan and proceeds to implement the identified opportunities for improvement within Council's consenting activities.

CARRIED

Councillor Nixon requested his VOTE AGAINST the motion be recorded.

The Council returned to the remaining item, being the completion of and consideration of further submissions.

Sub 18 / 345 / 409 / 443 - Te Awanga Lagoon

Director: Major Capital Projects Delivery, Graeme Hansen, gave a verbal update to Council on the Te Awanga Lagoon Project Plan. He outlined that existing funding of \$300,000 could be used for Stage 1, which meant that \$430,000 of loan funding would be required. The Council considered Stage 1 to be primarily public benefit to protect Council assets and passed the following resolution:

Councillor Corban/Councillor Dixon

That Council undertakes stage 1 of the Te Awanga Lagoon Coastal Protection Project.

CARRIED

Sub 47 – Hannah Thorne

Support Officer Comments, being \$5000 per annum plus in kind support.

Sub 81 – Angeline Chand (Hindu Council HB)

Support Officer Comments.

Sub 154 – Rosheen Fitzgerald (Fringe in the Stings)

Support Officer Comments, being \$5000 per annum plus in kind support.

Sub 169 – HB A&P Society

Having declared conflict of interest, Councillor Montaperto-Hendry left the table while the meeting considered submission 169.

Council resolved the following resolution:

Councillor Kerr/Councillor Nixon

That Council funds the total funding of \$20,000 split, \$10,000 for the Show, \$5000 for the Primary Sector Awards and \$5000 for the HB Wine Awards, including marketing support.

CARRIED

Sub 179 – Janene Dixon-Smith (Rodney Green Arena)

Following discussion and questions, Council agreed to retain funding at existing levels being \$85,000 for operational support and \$35,000 for renewal support.

Sub 186 – Sophie Blake and Tim Aitken (Horse of the Year)

Support Officer Comments, to retain funding at \$150,000 per annum. Council requested enhanced engagement with mana whenua and for Horse of the Year to work with Council Officers and to explore opportunities with the new kura opening up in the area.

Sub 211 – Kev Carter, Rohan Pierce (Principal of Mahora School) and Claire Rogers (Road Patrol Parent help) accompanied by Mahora and St Marys School students

Council resolved to trial the variable speed option as presented by the roading team, and that any future options (if required) could come back through the Annual Plan Process.

Sub 212 – Samantha Kershaw

Having declared conflict of interest, Councillor Montaperto-Hendry left the table while the meeting considered submission 212.

Support Officer Comments, being \$6000 per annum.

Sub 214 – Jesse Hunter

Support Officer Comments., being \$10,000 plus in kind support. Council also requested an additional KPI to reflect achievements of local benefits.

Sub 217 – Hilary Nyberg

Having declared conflict of interest, Councillor Montaperto-Hendry left the table while the meeting considered submission 217.

Support Officer Comments, being \$8000 per annum plus in kind support.

Sub 231 – Dale Johnson

Support Officer Comments, being \$10,000 per annum plus in kind support.

Sub 255 – Margaret Walker (Arts Inc. Heretaunga)

Having declared conflict of interest, Councillor Apatu left the table while the meeting considered submission 255.

Council deferred this matter to 27 June 2024 when Council would be receiving a separate presentation.

Sub 261 – Jeremy Smith

Having declared conflict of interest, Councillor Fowler left the table while the meeting considered submission 261.

Council Support Option 1 of the Officer Comments, and that \$15,000 be retained for activations (separate to the Trust Funding) (with this to be brought back to Council for approval).

Sub 278 – Dan Kittow

Support Officer Comments. Councillor Corban asked for clarification of the percentage splits contained in the Officer Comments.

Sub 279 / 305 – Jeremy Smith

Support Officer Comments, being \$5000 every two years.

Sub 283 / 284 – Sir Graeme Avery

Support Officer Comments. The request for funding was declined.

Sub 304 – April Le Comte

Support Officer Comments.

Sub 306 – Charlie Cordwell

Support Officer Comments. Councillors requested that the Waipatiki Ratepayers Association be consulted and kept informed regarding the project.

Sub 307 - Debbie Monahan

Support Officer Comments and the continuation of current funding. Council requested more regular updates to come to the Environmental Resilience Subcommittee.

Councillor Watkin left the meeting at 4.00pm and rejoined the meeting at 4.02pm.

Sub 310 – Shayne Jeffares (Fotofest)

Support Officer Comments, being \$10,000 per annum plus in kind support.

The meeting adjourned at 4.04pm

And reconvened at 4.12pm

Sub 313 / 314 Bob Harris

Support Officer Comments.

Sub 317 (Shane Phillips) / 325 (Andrew Galloway) / 415 (Simon Baker) (Alcohol Licensing)

Having declared conflict of interest, Councillor Kerr, Councillor Corban and Councillor Montaperto-Hendry left the table while the meeting considered submissions 317 / 325 / 415.

Support Officer Comments.

Sub 321 Walter Breustedt

Support Officer Comments and thank Mr Breustedt for his on going interest.

Sub 327 – Sue Sauia

Support Officer Comments and encourage the submitter to apply for Hastings District Council's Community Grants Funding next year.

Sub 330 – Liz Pollock

Support Officer Comments, being \$5000 per annum plus in kind support.

Sub 338 – Denise Aiolutepoa

Support Officer Comments, being \$4000 per annum.

Sub 348 – Lucinda Perry (Hastings Business Association)

Support Officer Comments.

Sub 349 – Maria van Dien

Council deferred this matter to 27 June 2024 when Council would be receiving a separate presentation.

Sub 351 – Deon Jordaan

Support Officer Comments.

Sub 356 – Bernadette Krassoi

Support Officer Comments and to explore and work with the submitter on a different funding model for library development and the attraction of external funding and benefactors.

Sub 360 – Rizwaana Latiff

Support Officer Comments.

Sub 362 – Robert Tomlinson

Support Officer Comments.

Sub 370 – John Eden

Support Officer Comments and requested information on Ellwood Road resource consent raised by the submitter.

Sub 376 – Sonam Bhandari

Support Officer Comments, being \$5000 per annum plus in kind support.

Sub 379 – Juliet Galliers

Support Officer Comments.

Sub 391 – Cara Peterson

Support Officer Comments.

Sub 399 – Colin Maunder

Support Officer Comments.

Sub 402 – Glen Lucas (Mitre 10 Sports Park)

Having declared conflict of interest, Councillor Kerr, Councillor Corban and Councillor Heke left the table while the meeting considered submission 402.

Support Officer Comments and decline any additional funding be put in the Long Term Plan for a 'Regional Events Fund'.

Sub 403 – Emma McRobbie (Havelock North Business Association)

Support Officer Comments and request officers work with the Association on what a Carnival or event concept would look like with the \$15,000 Hastings District Council Support set aside. Council requested the matter of Havelock North Signage be brought back with options.

Sub 405 – Anita Bocchino

Support Officer Comments.

Sub 406 – Guy Wellwood

Support Officer Comments and thank the submitter for their submission.

Sub 408 – Harry Gaddum

Support Officer Comments and Rural Community Board direction on this submission.

Sub 413 – Rhea Dasent

Support Officer Comments.

Sub 418 – Te Rangi Huata

Support Officer Comments, being \$12,000 per annum plus in kind support.

Sub 419 – Te Rangi Huata

Support Officer Comments, being \$5000 per annum plus in kind support and officers work with the submitter on future needs and intentions.

Sub 421 Jim Stewart

Support Officer Comments.

Sub 423 / 425 – Jonathan Stockley

Having declared conflict of interest, Councillor Kerr left the table while the meeting considered submissions 423 and 425.

Support Officer Comments and Rural Community Board direction on this submission.

Sub 427 – Stephen Daysh

Support Officer Comments and that the scope for the planning project be brought back to Council for consideration.

Sub 429 – Jim Poppelwell

Support Officer Comments, being \$3000 per annum.

Sub 431 – Mel Young

Support Officer Comments.

Sub 432 – Leonie Wallwork

Support Officer Comments and that the funding request raised in the verbal submission be declined. Council requested that an outline of what support for the Toi-tu framework could look like be brought back for consideration in the Annual Plan process.

Sub 439 – Te Rangi Huata

Support Officer Comments, being \$10,000 per annum plus marketing and advertising.

Sub 442 – Tina Haslett

Support Officer Comments. Council was particularly keen that public transport options to the Park continue to be explored.

Sub 444 – Annie Evans

Support Officer Comments. Council requested that the officer comment in respect to the submitters ability to submit sites be checked.

Sub 445 – Ryan Hambleton

Support Officer Comments and requested officers thank Sport HB for their partnership.

Sub 450 – Jade Baker (Arts Inc. Heretaunga)

Having declared conflict of interest, Councillor Apatu left the table while the meeting considered submission 450.

Council deferred this matter to 27 June 2024 when Council would be receiving a separate presentation.

Sub 457 – Mark von Dadelszen

Support Officer Comments.

Sub 458 – Dean Raymond (Heritage NZ)

Support Officer Comments.

Sub 461 – Bryce Cullen

Support Officer Comments.

Officers then presented further officer comments on submitters that had presented to the Council or Rural Community Board.

Sub 15 – Margaret Symons

Support Officer Comments.

Sub 166 – Terry O'Connor

Support Officer Comments.

Sub 215 – Cameron Rose

Support Officer Comments.

Sub 315 – Nicole Viljoen

Support Officer Comments and requested a particular thank you for presenting her submission.

Sub 373 – Hastings Youth Council

Support Officer Comments and requested a particular thank you for presenting their submission and the efforts that had been gone to speaking with other schools.

Sub 390 – James Kerr

Support Officer Comments and Rural Community Board direction regarding interacting with the Rural Advisory Group.

Sub 446 – Jeffrey Wood

Support Officer Comments.

Sub 448 – Sue Averill

Support Officer Comments.

Throughout the meeting officers had noted action points for follow up.

Council then considered the balance of submissions which centred on rates increases and comments on the Long Term Plan more generally. Council requested a response covering the key decisions and any other individual matters where appropriate and passed the following resolution:

Mayor Hazlehurst/Councillor Fowler

That Council officers work with the Mayor's Office to produce an overview of Council decisions, and where appropriate cover bespoke matters raised within individual submissions

CARRIED

Councillor Kerr/Councillor Schollum

- A) That Council receive the report titled Long Term Plan 2024-34 and Development Contributions Policy Submissions dated 11 June 2024.
- B) That the written and verbal submissions and officer comments attached be received.
- C) That the decisions and amendments made at this meeting be incorporated into the final Long-Term Plan 2024-2034 and Development Contributions Policy 2024-2025.
- D) That officers forward replies to all submitters to thank them for their submissions, advise of any Council decisions in response to the submissions and offer explanation based on the officer comments as amended by the Council at this meeting.
- E) That the issues raised in submissions that require further action by Council through the committee structure be noted and brought forward by officers as appropriate.
- F) That Council resolves, in terms of Section 82 (3) of the Local Government Act 2002, that the principles set out in that section have been observed in such a manner that the Hastings District Council considers, in its discretion, is appropriate for the decisions made during the course of this meeting.

CARRIED

9. MINOR ITEMS - NGĀ TAKE ITI

There were no additional business items.



10. URGENT ITEMS - *NGĀ TAKE WHAKAHIHIRI*

There were no extraordinary business items.

The meeting closed at 5.08pm on Tuesday 18 June 2024

Confirmed:

Chairman:

Date:



2024/25 DEVELOPMENT CONTRIBUTIONS POLICY

**HERETAUNGA
HASTINGS** DISTRICT
COUNCIL

Summary

Development Contributions are used as a tool to fund capital expenditure required to service growth. Council's Development Contributions Policy (DC Policy), adopted under the provisions of the Local Government Act 2002, provides the policy basis for the Council to charge and collect development contributions in respect of Community Infrastructure, Network Infrastructure and Park & Reserves.

In accordance with the provisions of the Local Government Act 2002, 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.

Council first adopted a DC Policy in 2007. The Policy has been regularly reviewed since that time.

Wastewater Infrastructure

The wastewater section of the HDC Infrastructure Constraints Report has been a critical first step in the development of a long-term infrastructure response to the issues and challenges it has identified. Wastewater capacity is limited or severely constrained across many parts of the network and we are at the limit of continuing to cater for growth through localised extensions and upgrades alone. This is the result of a combination of factors that have occurred over many decades including greenfield growth, intensification from urban subdivision, factors that are related to asset deterioration and topography (primarily inflow and infiltration), plus environmental changes i.e. rainfall patterns and increased flooding.

Many of these issues are compounded by the way the network has grown and expanded from its core beginnings (the Brick Arch in Hastings and the Napier Rd trunk main in Havelock North), into an expansive interconnected system of interceptor mains, local infrastructure and pump stations that extend for many kilometres to then all converge at a single large domestic trunk sewer outlet.

Amendment to 2021-2031 Long-Term Plan (LTP) in 2023 and 2023/24 Development Contributions Policy

The LTP Amendment in 2023 set out the wastewater investment required in the short to medium term including the construction of new 'arterial capacity' to enable wider uptake of medium density development and urban intensification, and to provide for future new growth areas. The initial suite of projects includes:

Paharakeke Wastewater Main (Omahu Rd to Coventry Rd) – this project creates a major bypass of existing and future growth capacity away from constrained residential areas in Hastings meaning that intensification can be supported in those areas that otherwise would be constrained.

HTST (Wairatahi) Development, Irongate/York – this project fully supports development aspirations for the Tamatea Pōkai Whenua Trust in Flaxmere and is an extension to the Paharakeke wastewater main project.

Karamu/Waipatu/Otene Wastewater Trunk Sewer – this project includes new infrastructure from Hastings through the Waipatu community, terminating at the Otene Rd wastewater trunk main. This will create a bypass for existing and future wastewater flows from the eastern areas of Hastings, creates capacity for urban intensification and supports growth and development within Waipatu.

With a combined value of \$30.6M, these three components are vital to enabling over 4,000 additional homes to be serviced over the next 15 years, with further additional housing beyond that. With central government (IAF) funding secured, the local contribution is reduced to around \$14M, and we anticipate completion of these growth ready projects in the first half of 2026.

The infrastructure challenge to upgrade the Hastings (including Flaxmere and Havelock North) wastewater networks and address capacity issues requires a multi-staged approach. Strategies include growth planning and re-balancing to achieve a more intensive urban footprint with less expansion onto our productive soils. Intensification reduces the need for new infrastructure as long as we are smart about how we repurpose existing pipes and pump stations.

The large-scale diversion projects above provide the capability to re-engineer parts of the network, moving wastewater between catchments and freeing up constrained infrastructure. The evidence is also clear that the cost to build new capacity in this way is cheaper and more efficient than continuing to rebuild large parts of the network.

Having a network wide approach means that future projects can be implemented when defined growth triggers are reached ensuring investment is aligned to actual demand however, if growth slows or there is no growth then investment can be deferred. This future investment is made up of the following broad components:

- Southern wastewater projects (Akina/Copeland/Murdoch/Raureka/Pepper/Kaiapo) \$28.8M
- Medium density wastewater capacity upgrades \$8.2M
- Louie/Ada/Hood Street Wastewater upgrade \$ 10.45M

Alongside our planning to meet future growth demands, there are a suite of projects that will deliver improvements as we replace ageing pipes and pumps. Excess stormwater inflow and infiltration (I&I) occurs during storm events and is an ongoing challenge. Wastewater capacity is taken up by stormwater leading to overflows, environmental impacts and potential public health issues. While we bake some of this into our standard designs, approximately half of the I&I is generated within private property, and we have very few mechanisms to be able to address issues at a property level. The Akina catchment in particular is a problem area hence our desire to limit any substantive growth while we target stormwater and wastewater investment to addressing I&I issues.

Please refer to Appendix D for a full schedule of projects for which development contributions are applied.

The 2023/24 Development Contributions Policy and Changes in the 2024/25 Development Contribution Policy:

The draft 2021-2031 LTP amendment and draft 2023/4 Development Contributions Policy went out for public consultation and after considering the feedback received, the Council proposed a staged implementation of the proposal. The staged approach attempted to find a balance in addressing the points above, but also recognised the real need and criticality of the “Growth Ready” infrastructure for the future development of our district. The more immediate “Growth Ready” infrastructure is also importantly being co-funded with \$18.5m from central government. So, whilst the overall roadmap of the required infrastructure investment over the next decade is unchanged, the Council proposed to phase in its impact on the Development Contributions charging regime over a 5-year period and these changes were reflected in the final 2021-2031 LTP amendment and the 2023/24 Development Contributions Policy.

The main changes to the 2023/24 policy are moving away from the phased approach to the required increase in Development Contribution (DC) charges. The decision to cease the phase in of increased charges is due to the level of risk this imposes on ratepayers. The gap between the amount Council is required to invest in infrastructure and the amount likely to be received from development contributions is too great and the extra financing costs on the shortfall will impose too much extra cost on future developments. It also increases Council debt at a time that Council is facing significant challenges around debt levels are ratepayer affordability. Following feedback from submitters we have updated the Schedule of Assets to show total projects costs and amended project descriptions to provide clarity.

There are also some wording changes to highlight the fact Council is able to choose the point at which development contributions are applied (either at resource consent, building consent or service connection stage) for each new development that is subject to the requirement to pay development contribution. Plus some wording around the invoicing and payment of DCs have been modified to make the payment points clearer and the maps showing catchment areas have also been updated.

2024/25 Summary of Schedule of Charges		
Type of Development	2023/24 Schedule of Charges	2024/25 Schedule of Charges
Greenfields Residential <u>Per HUE</u> <i>*Excludes Howard Street Internal Servicing Contribution</i>	\$33,898.55	\$49,968.65
Howard Street Internal Servicing DC Per HUE	\$22,196.15	\$21,074.90
Infill Residential <u>Per HUE</u>	\$22,664.20	\$32,459.90
Medium Density Housing Residential <u>Per HUE</u>	\$24,826.20	\$33,969.85
Semi Urban Residential (not connecting to council reticulated services) <u>Per HUE</u>	\$5,991.50	\$7,977.55
Rural Residential (not connecting to council reticulated services) <u>Per HUE</u>	\$5,991.50	\$7,977.55
Office <u>Per 100m2</u>	\$6,861.88	\$9,794.62
Commercial & Retail <u>Per 100m2</u>	\$9,220.99	\$12,901.83
Industrial <u>Per 100m2</u>	\$7,939.37	\$11,466.05
Hospitality & Accommodation <u>Per 100m2</u>	\$19,150.89	\$27,620.27
Irongate Industrial Catchment Area <u>Per m2 of Land Area</u>	\$12.26	\$12.68
Omahu Industrial Catchment Area <u>Per m2 of Land Area</u>	\$30.53	\$24.30

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1.0 Background

1.1 INTRODUCTION

Hastings District Council, like many other councils around New Zealand, is 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 predominantly recovered by way of development contributions from those benefiting from or necessitating the investment in the infrastructure.

1.2 ENABLING LEGISLATION AND SUPPORTING POLICY FRAMEWORK

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

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

1.3 PURPOSE AND PRINCIPLES OF DEVELOPMENT CONTRIBUTIONS

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

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

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




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

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

- A development contribution will only be required if the effects or cumulative effects of development will create or have created a requirement for the territorial authority to provide or to be provided new or additional assets or assets of increased capacity.
- A development contribution will be determined in a manner that is generally consistent with the capacity life of the assets for which they are intended to be used.
- Cost allocations will be determined to, and be proportionate to, the persons who will benefit from the assets to be provided (including the community as a whole) as well as those who create a need for the assets.
- A development contribution must be used towards the purpose of the activity or group of activities for which it was required, and for the benefit of the district or part of the district identified in the development contributions policy.
- Sufficient information is made available to show what development contributions are being used for and why.

- Development contributions are predictable and consistent with the methodology and schedules of the policy under section 106, 201 and 202 Local Government Act 2002 (LGA 2002).
- When calculating and requiring development contributions, a council may group certain developments by area or land use (averaging) providing it is done in a manner that balances practical and administrative efficiencies with considerations of fairness and equity and grouping across an entire district is avoided where practical.

Under Section 101(3) (a)(i) of the LGA 2002, the following table summarises how Development Contributions contribute towards the achievement of community outcomes as defined in Council’s 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 has determined that, to the extent that a Financial Contribution has already been imposed on a development as a condition on a resource consent or otherwise charged, it will not require a Development Contribution in relation to the same development to cover the same service, unless it reflects an increase in scale or intensity of the development since the original Financial Contribution was required.

1.5 WORKS OR SERVICES

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 development agreements pursuant to sections 12(2) and 200(2) of the LGA 2002. Any agreement entered into by Council will be prepared in accordance with Section 207A-207F of the LGA 2002.

2.0 Policy

2.1 ADOPTION, IMPLEMENTATION AND REVIEW

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

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

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

2.2 TIMING OF ASSESSMENTS – STAGES AT WHICH DEVELOPMENT CONTRIBUTIONS MAY BE REQUIRED (S198,S202(1)(B) LGA)

In most cases requirement for and the payment of development contributions happen at two separate points in time. This section describes in detail how this works.

Council may require a development contribution to be made when any of the following milestones arise:

- a resource consent is granted under the Resource Management Act 1991 for a development within its district;
- a building consent is granted under the Building Act 2004 for building work situated in its district;
- an authorisation for a service connection is granted.

Council, at its sole discretion, will determine at which of these milestones it will require development contributions. In the exercise of its discretion, Council will have regard to the following non-exhaustive list of factors:

- the benefit and cost of receiving development contributions earlier rather than later in time;
- whether a new project which benefits a development becomes funded in a 10-year plan and is not reflected in a previous DC policy's schedule of assets;
- whether the benefits arising from Council-funded projects and accruing to the development are not adequately reflected in an estimated DC charge;
- the nature and scale of the development and whether the timing, staging and duration of the development project spans multiple policy periods;
- whether Council has made any legally binding commitment with a developer to a particular milestone;
- uncertainty as to the timing or funding source for growth infrastructure; and
- fairness and equity for all stakeholders including between developers, and between developers and ratepayers.

If Council elects to not require a development contribution at the earliest of the milestones set out in this section it reserves the right to require a development

contribution at any subsequent milestone, regardless of whether the assessed development contribution charge at that subsequent milestone is higher or lower.

In accordance with Section 198(2A) LGA, and depending on which of the milestones are relied on by Council, development contributions are calculated under the policy that was in force at the time the corresponding application for that resource consent, building consent, certificate of acceptance, or service connection was submitted to Council, accompanied by all required information.

Council also reserves the right to enter into a Private Development Agreement as provided for in section 8.5 of this policy.

For development contributions required on:

- a) **subdivision consent**, payment will be required prior to uplifting RMA section 224c certificates, and these will not be released until payment is received;
- b) **land use consent**, payment will be required prior to commencement of land use consent, and that consent shall not commence until payment is received;
- c) **building consent**, payment will be required prior to the issuing of Code Compliance Certificate, which will be withheld until payment is received;
- d) **service connection**, payment will be required prior to the service connection being authorized, and the service connection will be held until payment is received;
- e) **certificate of acceptance**, payment will be required prior to granting, and the certificate of acceptance will be withheld until payment is received.

2.3 CREDITS

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

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

Credits towards the assessment of development contributions for a consent application include both "Historic Credits" and "Actual Credits". Information on Historic and Actual Credits will be provided upon application (where necessary the applicant may be required to provide written information about the existing use of the site to enable this assessment).

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

2.3.1 HISTORIC CREDITS

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

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

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

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

2.3.2 ACTUAL CREDITS

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

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 DwellingNo credit allocated if vacant
	Parks & Reserves (Local & District Wide)	<ul style="list-style-type: none">Per Existing Dwelling OrPer title where vacant
	Roding	<ul style="list-style-type: none">Per Existing Dwelling OrPer title where vacant
	Stormwater	<ul style="list-style-type: none">Per connected dwelling
	Wastewater	
Actual Credits <i>(relates to any subdivision or development that occurred after 20 April 2000)</i>	Water	<ul style="list-style-type: none">Where a financial contribution (development Levy or Contribution) has previously been assessed and paid.
	Community Infrastructure	
	Parks & Reserves (Local & District Wide)	
	Roding	
	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 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 activity has previously been assessed and paid.
	Stormwater	
	Wastewater	
	Water	
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 treatment, collection and disposal infrastructure.

Note 1: 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 2: 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, either by itself or through cumulative effects 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 those assets or increased capacity.

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 and creates demand for additional assets of increased capacity. 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
- Total cost of future capital expenditure to meet the growth component of development.

Development contributions will be collected to support the following activities:

Classification	Activity	Description
Community Infrastructure	Community Infrastructure	Providing social and recreational infrastructure such as the provision of public toilets and playgrounds
Parks & Reserves	Local & District Wide Reserves	Providing social and recreational infrastructure through the provision of safe and well located local and district wide parks, sports grounds and reserves.
Network Infrastructure	Roading	Ensuring a safe and efficient transport network. (Road, pathways and cycle ways)
	Water	Ensuring supply of healthy drinking water through the provision of water infrastructure.
	Wastewater	Mitigation of adverse environmental impacts and public health risks 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 of the total cost of capital expenditure, net of any funding from other sources or agencies such as Waka Kotahi / New Zealand Transport Agency (NZTA), 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

Over the next 10 years, Council will embark on a significant capital expenditure programme that will enable significant future development throughout its community. Council will recover the growth component of these projects implemented to support the future community. 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 NZTA for any part of the growth component of the total cost of capital expenditure then this proportion is excluded from the total estimated growth component to be funded by development contributions under this Policy.

2.7 LIMITATIONS TO THE APPLICATION OF DEVELOPMENT CONTRIBUTIONS

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

- Where it has, under Section 108(2)(a) of the Resource Management Act 1991 (RMA), imposed a condition on a resource consent in relation to the same development for the same purpose; or

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

3.0 Determination of Development Contribution Charges

3.1 ACTIVITIES

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

- Community infrastructure (including community facilities such as playgrounds and public toilets)
- Parks and Reserves (local and district wide) acquisition and development of land
- 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 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’ can play a role in providing for fairness as Council apportions those growth costs to those who benefit from that the assets provided. Developments located within an Area of demand will be required to pay development contribution charges relating to activities in that Area. If for any reason a development falls outside the Area, but is placing demand on the infrastructure associated with one of the activities for which contributions are sought under this policy, then the schedule of contributions for that Area of Demand shall still apply, regardless of the location of the development. For the avoidance of doubt, in the event of conflict this section prevails over all other parts of this policy, including Sections 3.7 and 3.8 addressing Irongate, Omahu and Howard Street catchment Areas of demand.

The areas of demand are defined in Appendix C.

3.3 LEVEL OF SERVICE (LOS)

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

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

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

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

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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. In recent years, Hastings District has seen rapid growth, and combined with projected growth levels, has led to significant increases in planned wastewater investment to support that growth. 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. Provision for Special Assessments exists for particular non-residential or multi-unit residential developments if it is considered that they will create lesser or greater levels of demand on Council services under 4.12 of this policy.

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

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- 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 (if any) is identified and deducted.
- Area of demand is established.
- If applicable, a share for Renewal is deducted taking into account the scope of assets being renewed and their remaining life at the time of renewal.
- Capacity and Demand information based on current levels of service is used to allocate shares to Backlog and Growth.
- Any remaining share is defined as Unallocated.
- Capacity and Useful Life information is gathered to help determine the period over which contributions should be collected.

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

3.6 GENERAL FUNDING MODEL

The purpose of the funding model is to ensure an equitable assessment of 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, including interest on infrastructure provided in advance of development occurring.
- Interest on contributions received in advance of provision of growth infrastructure.

3.7 IRONGATE / OMAHU INDUSTRIAL FUNDING MODELS

The costs associated with providing infrastructure for the Irongate and Omaha Industrial Areas have 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 via cumulative effects that a development may have in combination with other developments, requires new or additional assets or assets of increased capacity to be provided.

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 Roading, 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.

However, if 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 HUEs, 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 in turn equals one unit of demand. The exception to this will be if the residential building qualifies for a reduction under section 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, Roading and Parks & Reserves (Local and District Wide). However, contributions would only apply where a contribution has not previously been paid or assessed or credits are provided for under 2.3 of this policy.

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

4.3 ADDITIONAL RESIDENTIAL BUILDINGS

The only exception to every residential building being treated as one household unit is the application of a reduced rate to any additional residential dwelling with a gross floor area under 80m². A reduction will be applied on a ‘sliding scale’ as per Table 4.3.1 based on the size of the building. The maximum reduction that will be applied is 0.5 of a HUE.

Table 4.3.1 Reductions for Additional Residential Buildings		
Size of Additional Building	HUE Reduction applied per activity	HUE Charged per activity
80m ² or over	Nil	1
70m ²	0.125	0.875
60m ²	0.25	0.75
50m ²	0.375	0.625
40m ² or under	0.5	0.5

Irrespective of size, the first dwelling on any site will always attract a one household unit equivalent (HUE) charge. The reduction will only apply to any additional residential buildings under 80m² as this is a reflection of the fact these residential types of buildings are often for the care of extended family and are likely to have less impact on Council infrastructure. A further contribution may apply if the scale and intensity of that additional residential building is increased.

For example:

If an additional residential building that received a reduction increases its gross floor area (i.e from 50m² to 70m²), a contribution based on the additional 20m² will apply at the building consent stage using the development contributions policy in force at the time.

4.4 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

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

Network Infrastructure

- Roothing
- Water Supply
- Wastewater
- Stormwater

Non-residential subdivision

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

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

Non-residential development

Development Contributions will also apply where a new building is constructed or where an existing building extends its Gross Floor Area (GFA) towards the additional impact upon Council infrastructure. An assessment using the Equivalence Table under 4.5.1 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 HUEs 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

***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 & OMAHU 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 does not create demand for Council infrastructure at this 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 District Plan 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 OMAHU 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 Roading, 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 does not create demand for Council infrastructure at this 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 District Plan variation confirmed the extent of the area as approximately 62ha excluding the servicing corridor, due to existing development, it is envisaged the development contribution will be recovered across a chargeable area of approximately 52ha.

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

4.9 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 catchment was deemed appropriate to fairly allocate the cost of the infrastructure required in each area to those developments who benefit from the new assets.

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

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

4.11 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 development rights.

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.

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 and Reserves

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

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

Industrial or commercial activities established in the rural area will be assessed for a contribution in accordance with Section 4.5.

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 (SPECIAL ASSESSMENT)

Special Assessment: Multi-Unit Residential Dwellings (or CRD)

Where an applicant is undertaking Multi-unit Residential development of more than three HUEs, and can demonstrate their development has a reduced demand for Council infrastructure, a special assessment of development contributions may be undertaken at the discretion of Council, to determine the amount of development contributions payable on an activity by activity basis.

A reduced demand means the actual demand generated by the development is materially lower than the HUEs of demand assessed under a standard assessment as set out in this policy resulting in the development in question consuming a smaller share of infrastructure capacity than a standard assessment would imply.

A request for a special assessment must be lodged at the earliest opportunity in writing to the Group Manager; Corporate at Hastings District Council, 207 Lyndon Road East, Hastings, 4122.

The applicant will be expected to provide information in support of the request, including detailed calculations of their development's transport (typically a Traffic

Impact Assessment), and water supply, wastewater and stormwater demands in base units. Using the standard residential base unit/HUE conversions (Appendix G) these estimates may then be converted to HUEs and charged accordingly.

Once Council has all the information it requires, Council will notify the applicant of the outcome of any special assessment. The amount of any special assessment will be determined on a case by case basis having regard to the extent to which the special criteria is met. Decisions on individual requests, which are site and development specific, will not alter the basis of the Policy itself.

Special Assessment: Non-Residential Developments

Where an applicant is undertaking non-residential development exceeding 500m² GFA, and can demonstrate their development has a reduced demand for Council infrastructure, a special assessment of development contributions may be undertaken at the discretion of Council, to determine the amount of development contributions payable on an activity by activity basis.

A reduced demand means the actual demand generated by the development is materially lower than the HUEs of demand assessed under a standard assessment as set out in this policy resulting in the development in question consuming a smaller share of infrastructure capacity than a standard assessment would imply.

A request for a special assessment must be lodged at the earliest opportunity in writing to the Group Manager; Corporate at Hastings District Council, 207 Lyndon Road East, Hastings, 4122.

The applicant will be expected to provide information in support of the request, including detailed calculations of their development's transport (typically a Traffic Impact Assessment), and water supply, wastewater and stormwater demands in base units. Using the standard non-residential base unit/HUE conversions (Appendix G) these estimates may then be converted to HUEs and charged accordingly.

Once Council has all the information it requires, Council will notify the applicant of the outcome of any special assessment. The amount of any special assessment will be determined on a case-by-case basis having regard to the extent to which the special criteria is met. Decisions on individual requests, which are site and development specific, will not alter the basis of the Policy itself.

Special Assessment: Non-Residential Developments (Increased Demand)

Where Council considers the impact and demand of a non-residential development on Council infrastructure, cannot be readily assessed in terms of Table 4.5.1 (Non-Residential) and/or materially understates the likely demand being placed on Council infrastructure, at its discretion, Council reserves the right to generate a special assessment accordingly to ensure any development contribution required is fair and equitable.

This could include but is not limited to:

- Service stations with or without retail facilities
- Drive through fast food restaurants
- Bulk Floor Retail, Large Format Retail (or 'big box') developments
- Hotels, Motels, or Backpackers
- Seasonal Workers Accommodation (RSE)
- Food processing Industrial Activities
- Churches

In the case of a special assessment being required, the applicant may be requested to provide information and detailed calculations of their development's transport (typically a Traffic Impact Assessment), and water supply, wastewater and stormwater demands in base units. Using the standard non-residential base unit/HUE conversions (Appendix G) these estimates may then be converted to HUEs and charged accordingly.

Council will notify the applicant of the outcome of any special assessment. The amount of any special request will be assessed on a case by case basis having regard to the extent which the special criteria is met. Decisions on individual requests or assessments, will not alter the basis of the Policy itself.

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 and 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 or 4.4.1</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 (Omahu) and is not intended for development.</p>	<p>An assessment will be generated based on the scale of the development using the standard table under 4.5.1.</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 4.5.1.</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	<p>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 – see section 4.12.</p>		

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 in which catchment area the 'development' lies (Appendix C)
Step 2	Number of HUEs	Establish the 'demand created' by the 'development' (Section 4.2 / 4.3 / 4.4)
Step 3	Number of HUEs Credit	Establish per activity the 'credits' applicable to the parcel of land (Section 2.3)
Step 4	Number of HUEs payable	Calculate the increase in HUEs
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 DCs payable	Calculate the development contributions payable

5.2 NON-RESIDENTIAL DEVELOPMENT (EXCLUDING IRONGATE & OMAHU ROAD)

HOW TO CALCULATE YOUR NON-RESIDENTIAL DEVELOPMENT CONTRIBUTION:

Process for calculating development contributions payable

Step 1	Catchment Area	Establish in which catchment area the 'development' lies (Appendix C)
Step 2	Number of HUEs	Establish the 'demand created' by the 'development' (Section 4.5)
Step 3	Number of HUEs Credit	Establish per activity the 'credits' applicable to the parcel of land (Section 2.3)
Step 4	Number of HUEs 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 DCs 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 Consent 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 224k 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 compliance certificate under Section 95 of the Building Act 2004.*
- (c) *in the case of a development contribution required under section 198(1)(b) 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 (outside of those provided for under Extraordinary Circumstances) 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 from payment 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 materially 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 Council's 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 /
OMAHU 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 contributed to a more fair and equitable policy, it has led to a material reduction in the level of contribution required for some forms of development.

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

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

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

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

All applications (excluding applications lodged in relation to land located within Irongate and Omaha Industrial Catchments) received after 01 July 2016 will continue

to be fixed based on the schedule of charges in place at the time of the application being lodged.

7.0 Reconsideration and Objection Processes

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

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

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

7.1 RECONSIDERATION OF A DEVELOPMENT
CONTRIBUTION

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

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

Application Process

A request for reconsideration must be lodged in writing to the 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.

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.

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

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

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

Commissioner Consideration

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

- a) the grounds on which the development contribution objection was made,
- b) the purpose and principles of development contributions under sections 197AA and 197AB LGA 2002,
- c) the provisions of the development contributions policy under which the development contribution that is subject of the objection was, or is, required,
- d) the cumulative effects of the objectors development on infrastructure demand and provision, 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' deliberations. 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 commissioners.

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Recovery of Actual or Reasonable Costs associated with the Objection:

Under section 150A LGA 2002, Council may recover any actual or reasonable costs in respect of the objection from the person making the objection. This may include costs related to 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 / LTP. 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 Compliance Certificate 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) and sections 207A – 207F. 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.

Where a subdivision consent enables multiple development stages over an extended timeframe, Council may enter into a Private Development Agreement which recognises that the calculation of development contributions will vary over future policy periods and that the requirement for development contributions for those later stages of the subdivision may be calculated under those future policies.

8.6 COUNCIL DEVELOPMENTS AND DEVELOPMENT CONTRIBUTIONS

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

8.7 THE CROWN AND DEVELOPMENT CONTRIBUTIONS

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

8.8 GOODS AND SERVICES TAX (GST)

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

8.9 APPLICATIONS TO VARY CONSENTS OR THE CONDITIONS OF A CONSENT

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

8.10 CERTIFICATE OF ACCEPTANCE APPLICATIONS

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

8.11 SERVICE CONNECTIONS

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

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

9.0 Significant Assumptions

9.1 ASSUMPTIONS USED

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

Planning Horizons

The Council uses a 10 year timeframe as a basis for forecasting growth expenditure and applying a development contribution, although a longer timeframe can be used if considered appropriate. The 10 year timeframe used 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 projected growth, Council has proposed a significant capital investment programme over the next ten years. If the growth rates alter, it is most likely that the capital works programme will be re-sequenced or accelerated or slowed as appropriate to the circumstances.

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 5.5% interest rate assumption within its calculation. Interest rates will continue to be monitored and reviewed annually as required. Council has the ability to review this policy annually and adjust this assumption if necessary.

Key Risks/Effects

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

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

APPENDIX A
Development Contributions Schedule of Fees and Charges

Table A-1 BASE CHARGE PER HUE

Activity	Area of Demand	DC per HUE (Excluding GST)	DC per HUE (Including GST)
Community Infrastructure	Community Wide	\$172.00	\$197.80
Parks & Reserves *	Local Reserves Contributing Area	\$4,915.00	\$5,652.25
	District Wide Reserves Contributing Area	\$1,569.00	\$1,804.35
Roading	Community Wide	\$5,196.00	\$5,975.40
Stormwater	Greenfield Contributing Area	\$10,310.00	\$11,856.50
	Medium Density Contributing Area	\$1,313.00	\$1,509.95
Wastewater	Urban Contributing Area	\$15,940.00	\$18,331.00
Water Supply **	Urban Contributing Area	\$5,349.00	\$6,151.35
	Haumoana / Te Awanga Area	\$2,838.00	\$3,263.70

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 Omahu Industrial Catchments): Section 4.5 and Table 4.5.1 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 (Roding, Stormwater, Wastewater & Water)	Howard Street Development Area	\$18,326.00	\$21,074.90

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)
Roding	Irongate Catchment	\$7.41	\$8.52
Wastewater	Irongate Catchment	\$1.42	\$1.63
Water Supply	Irongate Catchment	\$2.20	\$2.53

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

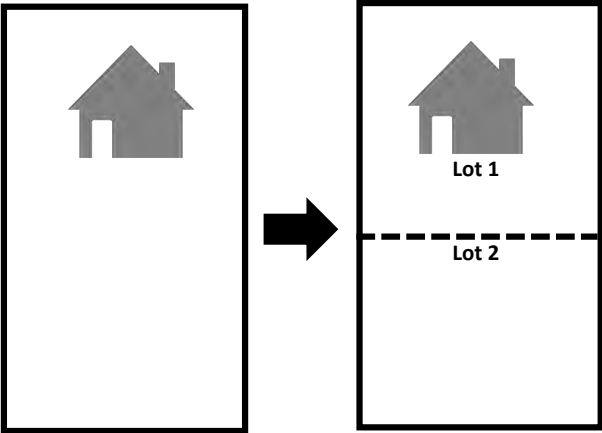
Activity	Area of Demand	DC per m2 Of Land (Excluding GST)	DC per m2 of Land (Including GST)
Roding	Omahu Catchment	\$1.61	\$1.85
Stormwater Corridor Land Acquisition	Omahu Catchment	\$2.29	\$2.63
Wastewater	Omahu Catchment	\$8.24	\$9.48
Water Supply	Omahu Catchment	\$8.99	\$10.34

APPENDIX B
Development Contributions Calculations – Examples

Example 1 – Residential Subdivision (Greenfields)

Proposal: Subdividing to create an additional lot (Lot 2) located within a Greenfields Area (as located on Maps 4 & 5). The new site is connecting to Council services.
Assessment: One set of contributions for the additional lot created.

Activity	Number of HUEs being created by Proposal	Number of HUEs ‘credits’ (as per section 2.3)	Cost per HUE (Excluding GST)	Total Cost (Including GST)
Community Infrastructure	1	-	\$172.00	\$197.80
Roading	1	-	\$5,196.00	\$5,975.40
Parks & Reserves (Local Reserves)	1	-	\$4,915.00	\$5,652.25
Parks & Reserves (District Wide Reserves)	1	-	\$1,569.00	\$1,804.35
Water	1	-	\$5,349.00	\$6,151.35
Wastewater	1	-	\$15,940.00	\$18,331.00
Stormwater	1	-	\$10,310.00	\$11,856.50
Total				\$49,968.65

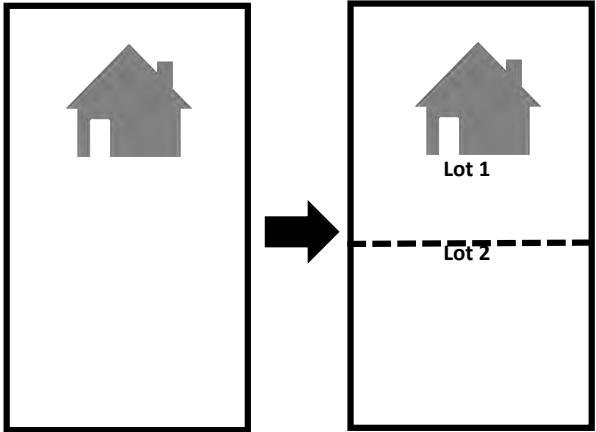


Example 2 – Residential Subdivision (Infill)

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.

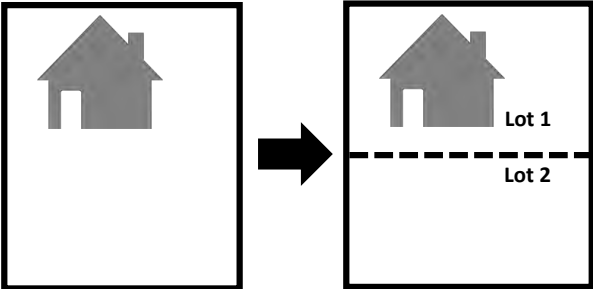
Activity	Number of HUEs being created by Proposal	Number of HUEs ‘credits’ (as per section 2.3)	Cost per HUE (Excluding GST)	Total Cost (Including GST)
Community Infrastructure	1	-	\$172.00	\$197.80
Roading	1	-	\$5,196.00	\$5,975.40
Parks & Reserves (Local Reserves)	N/A	-	\$-	\$-
Parks & Reserves (District Wide Reserves)	1	-	\$1,569.00	\$1,804.35
Water	1	-	\$5,349.00	\$6,151.35
Wastewater	1	-	\$15,940.00	\$18,331.00
Stormwater	N/A	-	\$-	\$-
Total				\$32,459.90



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 HUEs being created by Proposal	Number of HUEs 'credits' (as per section 2.3)	Cost per HUE (Excluding GST)	Total Cost (Including GST)
Community Infrastructure	1	-	\$172.00	\$197.80
Roading	1	-	\$5,196.00	\$5,975.40
Parks & Reserves (Local Reserves)	N/A	-	\$-	\$-
Parks & Reserves (District Wide Reserves)	1	-	\$1,569.00	\$1,804.35
Water	1	-	\$5,349.00	\$6,151.35
Wastewater	1	-	\$15,940.00	\$18,331.00
Stormwater	1	-	\$1,313.00	\$1,509.95
Total				\$33,969.85

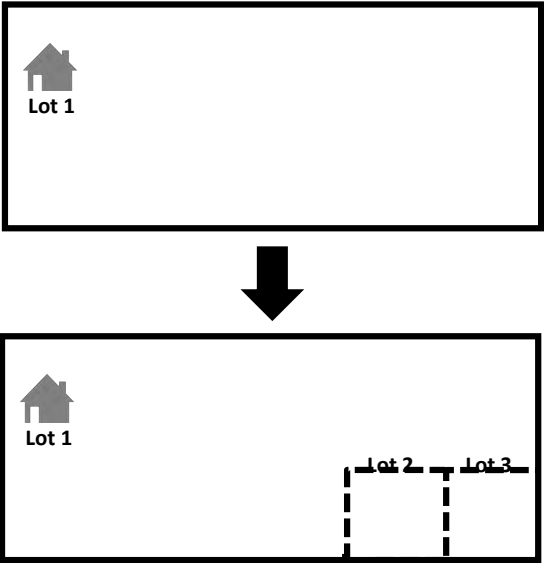


Example 4 – Rural Subdivision

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	\$172.00	\$197.80
Roading	3	1	\$5,196.00	\$5,975.40
Parks & Reserves (Local Reserves)	N/A	-	\$-	-
Parks & Reserves (District Wide Reserves)	3	1	\$1,569.00	\$1,804.35
Water	N/A	-	-	-
Wastewater	N/A	-	-	-
Stormwater	N/A	-	-	-
Total				\$7,977.55

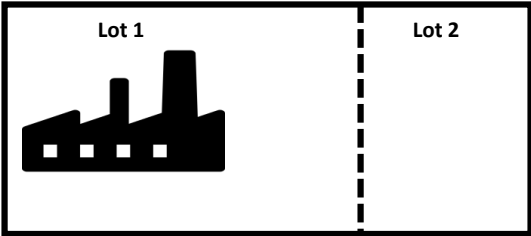
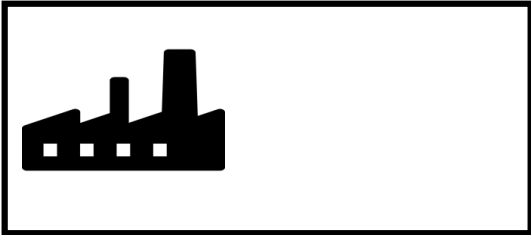


Example 5 – Non-Residential Subdivision

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 HUEs being created by Proposal	Number of HUEs ‘credits’ (as per section 2.3)	Cost per HUE (Excluding GST)	Total Cost (including GST)
Roading	1	-	\$5,196.00	\$5,975.40
Water	1	-	\$5,349.00	\$6,151.35
Wastewater	1	-	\$15,940.00	\$18,331.00
Stormwater	N/A	-	-	-
			Total	\$30,457.75



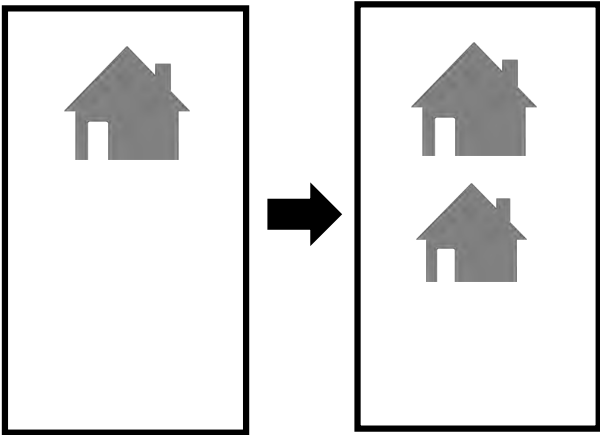
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NOTE: No contributions in respect of Community Infrastructure and Parks & Reserve (Local or District) required on Non-Residential applications.
A further assessment would be undertaken at the time of building consent being submitted less any credit 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 HUEs being created by Proposal	Number of HUEs 'credits' (as per section 2.3)	Cost per HUE (Excluding GST)	Total Cost (Including GST)
Community Infrastructure	1	-	\$172.00	\$197.80
Roading	1	-	\$5,196.00	\$5,975.40
Parks & Reserves (Local Reserves)	N/A	-	\$-	\$-
Parks & Reserves (District Wide Reserves)	1	-	\$1,569.00	\$1,804.35
Water	1	-	\$5,349.00	\$6,151.35
Wastewater	1	-	\$15,940.00	\$18,331.00
Stormwater	N/A	-	\$-	\$-
Total				\$32,459.90



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 HUEs being created by Proposal	Number of HUEs 'credits' (as per section 2.3)	Cost per HUE (Excluding GST)	Total Cost (Including GST)
Community Infrastructure	0.75	-	\$172.00	\$148.35
Roading	0.75	-	\$5,196.00	\$4,481.55
Parks & Reserves (Local Reserves)	N/A	-	\$-	\$-
Parks & Reserves (District Wide Reserves)	0.75	-	\$1,569.00	\$1,353.26
Water	0.75	-	\$5,349.00	\$4,613.51
Wastewater	0.75	-	\$15,940.00	\$13,748.25
Stormwater	N/A	-	\$-	\$-
Total				\$24,344.92

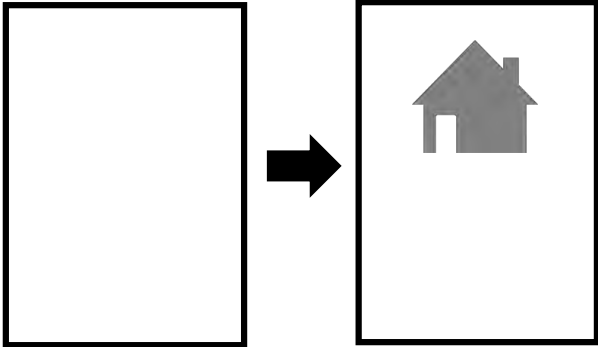


Example 8 – Erect a New Dwelling

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 HUEs being created by Proposal	Number of HUEs ‘credits’ (as per section 2.3)	Cost per HUE (Excluding GST)	Total Cost (Including GST)
Community Infrastructure	1	-	\$172.00	\$197.80
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				\$197.80

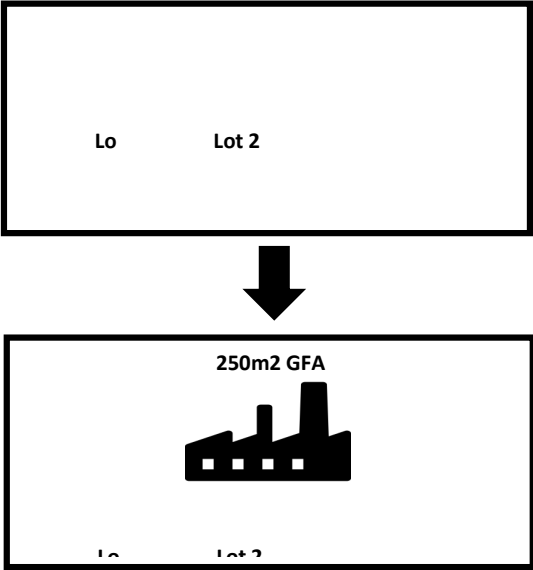


Example 9 – Erect an Industrial Building

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	HUEs per 100m2 GFA (as per Table 4.4.1)	Number of HUEs ‘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	\$5,196.00	\$4,182.78
Water	0.4	$x(250/100) = 1.00$ HUE’s	\$5,349.00	\$6,151.35
Wastewater	0.4	$x(250/100) = 1.00$ HUE’s	\$15,940.00	\$18,331.00
Stormwater	N/A	-	-	-
Total				\$28,665.13



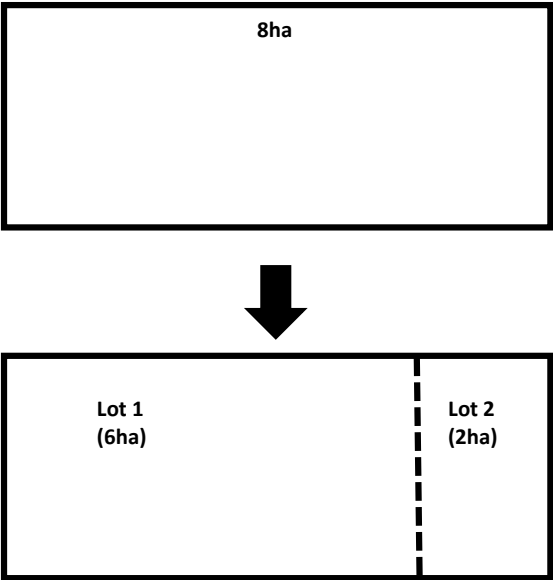
NOTE: No contributions in respect of Community Infrastructure and Parks & Reserve (Local or District Wide) are required on Non-Residential applications.

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	\$7.41	\$170,430.00
Water	20,000	\$2.20	\$50,600.00
Wastewater	20,000	\$1.42	\$32,660.00
Total			\$253,690.00

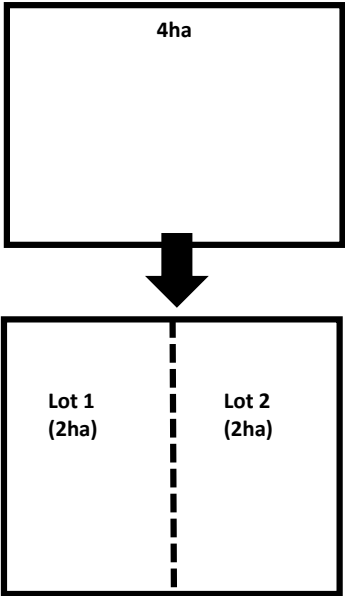


Example 11 – Subdivision of Land in Irongate Industrial Catchment

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	\$7.41	\$340,860.00
Water	40,000	\$2.20	\$101,200.00
Wastewater	40,000	\$1.42	\$65,320.00
Total			\$507,380.00

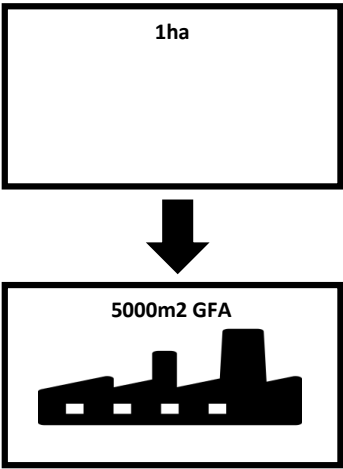


Example 12 – Erect an Industrial Building in Irongate Industrial Catchment

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	\$7.41	\$85,215.00
Water	10,000	\$2.20	\$25,300.00
Wastewater	10,000	\$1.42	\$16,330.00
Total			\$126,845.00



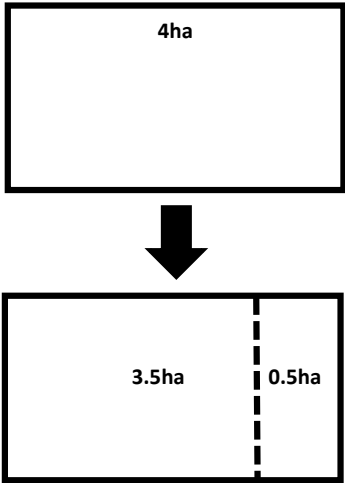
Example 13 – Subdivision of Land in Omaha Industrial Catchment

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	\$1.61	\$9,257.50
Stormwater Corridor Land Acquisition	5,000	\$2.29	\$13,167.50
Water	5,000	\$8.99	\$51,692.50
Wastewater	5,000	\$8.24	\$47,380.00
Total			\$121,497.50

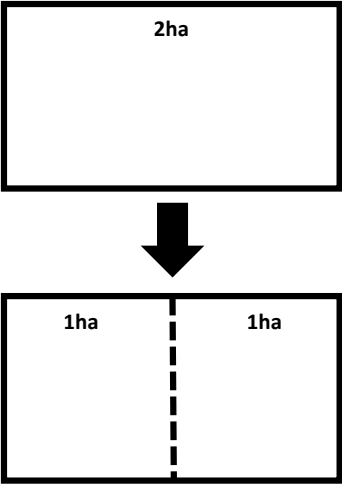


Example 14 – Subdivision of Land in Omaha Industrial Catchment

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	\$1.61	\$37,030.00
Stormwater Corridor Land Acquisition	20,000	\$2.29	\$52,670.00
Water	20,000	\$8.99	\$206,770.00
Wastewater	20,000	\$8.24	\$189,520.00
Total			\$485,990.00

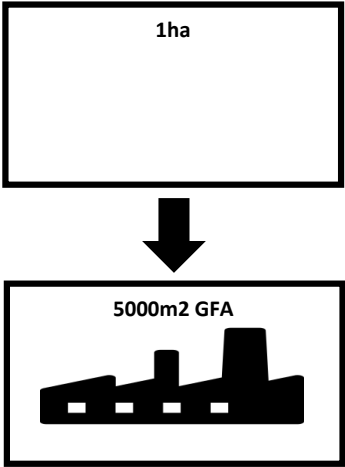


Example 15 – Erect an Industrial Building in Omahu Industrial Catchment

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

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

Activity	Land Area being Developed (m2)	Cost per m2 (Excluding GST)	Total Cost (Including GST)
Roading	10,000	\$1.61	\$18,515.00
Stormwater Corridor Land Acquisition	10,000	\$2.29	\$26,335.00
Water	10,000	\$8.99	\$103,385.00
Wastewater	10,000	\$8.24	\$94,760.00
Total			\$242,995.00

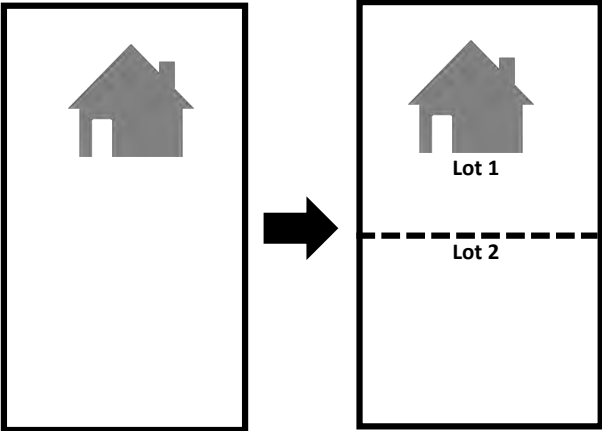


Example 16 – Residential Subdivision (Greenfields) Howard Street

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 HUEs being created by Proposal	Number of HUEs 'credits' (as per section 2.3)	Cost per HUE (Excluding GST)	Total Cost (Including GST)
Community Infrastructure	1	-	\$172.00	\$197.80
Roading	1	-	\$5,196.00	\$5,975.40
Parks & Reserves (Local Reserves)	1	-	\$4,915.00	\$5,652.25
Parks & Reserves (District Wide Reserves)	1	-	\$1,569.00	\$1,804.35
Water	1	-	\$5,349.00	\$6,151.35
Wastewater	1	-	\$15,940.00	\$18,331.00
Stormwater	1	-	\$10,310.00	\$11,856.50
Internal Servicing DC (Howard Street Development Area)	1	-	\$18,326.00	\$21,074.90
Total				\$71,043.55



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:

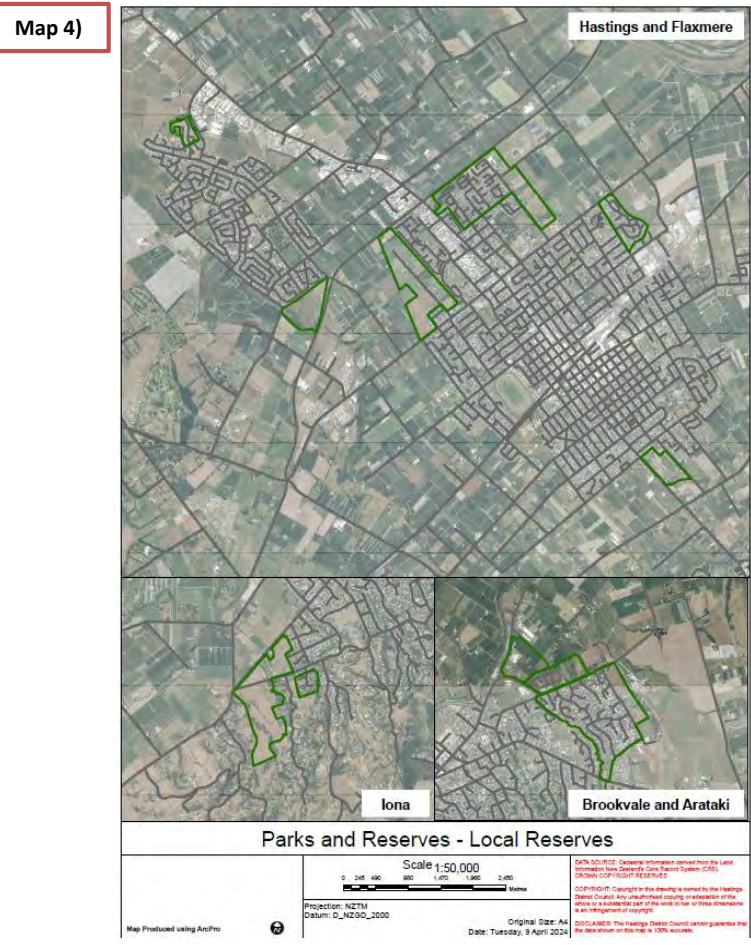
The Maps in this Appendix are held in the Hastings District Council Geographical Information System. More detail on these maps can be obtained from the Council.

Map 1)

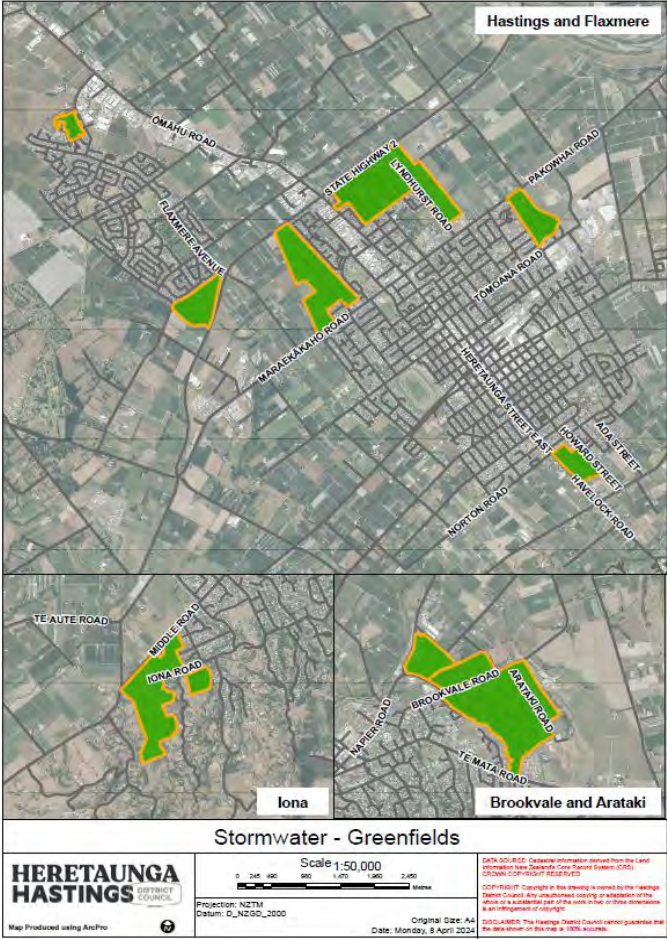


Map 2)





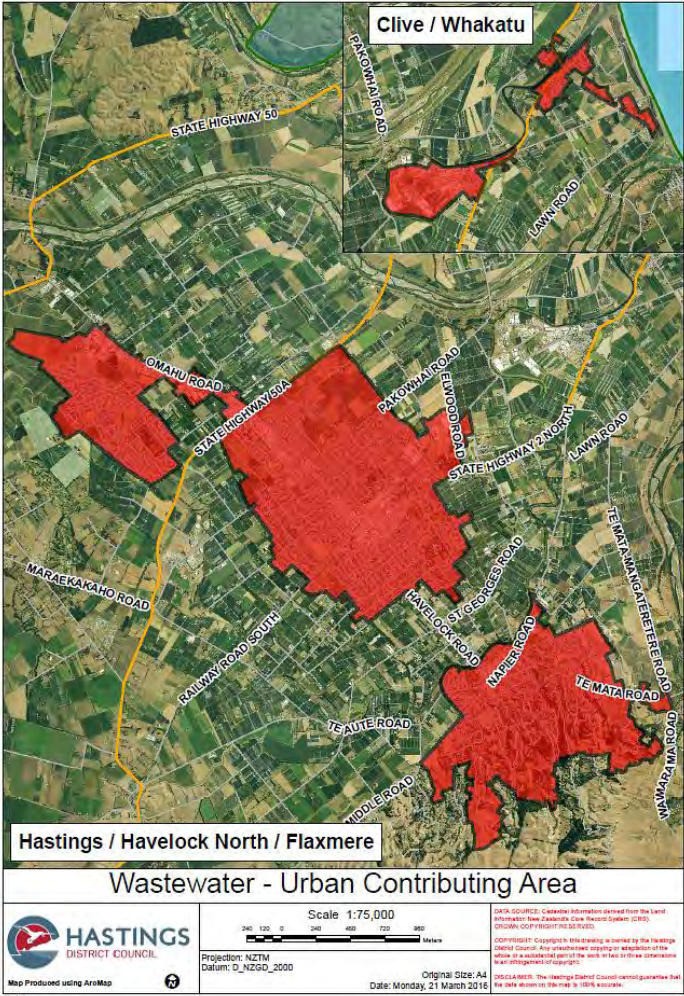
Map 5)



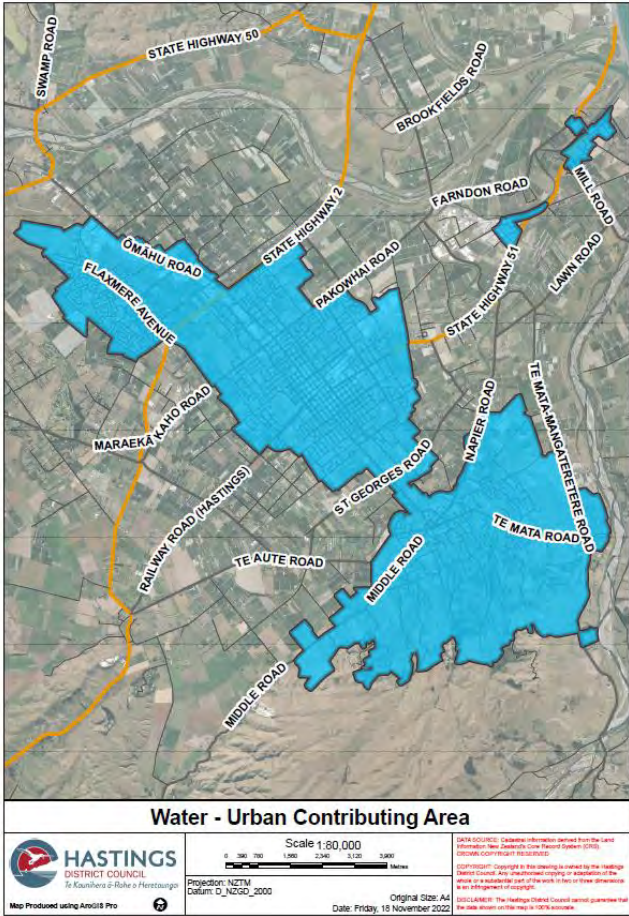
Map 6)



Map 7)



Map 8)



Map 9)



Map 11)



Map 12)



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	Expenditure Period	Total CAPEX	Funded by DC's	Funded by Other Sources	% Growth	% Non-Growth
Community Wide	New Playground Facilities-Brookvale	2027, 2029	\$356,000	\$338,200	\$17,800	95%	5%
Community Wide	New Playground Facilities- Howard Street	2026	\$150,000	\$142,500	\$7,500	95%	5%
Community Wide	New Playground Facilities- Lyndhurst Stage II	2019-2022	\$220,712	\$209,676	\$11,036	95%	5%
Community Wide	New Playground Facilities -Middle / Iona Road	2023	\$100,000	\$95,000	\$5,000	95%	5%
Community Wide	Playground Additions / Upgrades to support Medium Density development; Havelock North, Hastings, Parkvale, Mahora, Raureka	2025, 2033	\$83,650	\$79,468	\$4,183	95%	5%
Community Wide	New Playground Facilities – Te Awanga Downs	2022	\$120,000	\$15,600	\$104,400	13%	87%
			\$1,030,362	\$880,444	\$149,918		
Parks & Reserves							
Catchment	Project	Expenditure Period	Total CAPEX	Funded by DC's	Funded by Other Sources	% Growth	% Non-Growth
District Wide Reserves	Sports Park Reserve Land Purchase	2007-2008, 2023	\$4,396,087	\$4,176,283	\$219,804	95%	5%
District Wide Reserves	Sports Park Reserve Land Development	2006-2008	\$3,810,718	\$3,620,182	\$190,536	95%	5%
			\$8,206,805	\$7,796,465	\$410,340		
Local Reserves	Brookvale Road Reserve Land Development	2027, 2029	\$144,000	\$136,800	\$7,200	95%	5%
Local Reserves	Brookvale Road Reserve Land Purchase	2026	\$2,500,000	\$2,375,000	\$125,000	95%	5%
Local Reserves	Howard Street Reserve Land Development	2026	\$100,000	\$95,000	\$5,000	95%	5%
Local Reserves	Howard Street Reserve Land Purchase	2025-2026	\$2,000,000	\$1,900,000	\$100,000	95%	5%
Local Reserves	Iona / Middle Road Reserve Land Development	2031-2032	\$750,000	\$712,500	\$37,500	95%	5%
Local Reserves	Iona / Middle Road Land Purchase	2031-2032	\$2,020,000	\$1,919,000	\$101,000	95%	5%
Local Reserves	Kaiapo Road Reserve Land Development	2032-2033	\$346,000	\$328,700	\$17,300	95%	5%
Local Reserves	Lyndhurst Stage 2 Reserve Land Purchase	2016-2026	\$834,162	\$792,454	\$41,708	95%	5%
Local Reserves	Lyndhurst Stage 2 Reserve Land Development	2016-2024	\$144,868	\$137,625	\$7,243	95%	5%

Local Reserves	Lyndhurst Extension Reserve Land Purchase & Development	2029-2030	\$850,000	\$807,500	\$42,500	95%	5%
			\$9,689,030	\$9,204,579	\$484,452		

Roading							
Catchment	Project	Expenditure Period	Total CAPEX	Funded by DC's	Funded by Other Sources	% Growth	% Non-Growth
District Wide	Brookvale Subdivision Support- New Road, Road and Roundabout Improvements	2020-2033	\$8,447,024	\$8,024,673	\$422,351	95%	5%
District Wide	Omahu / Chatham Road- Roundabout, Safety and Improvements	2021-2022	\$2,030,324	\$1,928,808	\$101,516	95%	5%
District Wide	Howard Street Subdivision Support- (External) Pavement Upgrade, Kerb & Channel Footpath Construction, Kea Crossing, Intersection to Development Area	2018-2024	\$2,204,895	\$2,094,650	\$110,245	95%	5%
District Wide	Breadalbane Avenue Urbanisation- Kerb & Channel, Footpath	2018-2021	\$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	2018-2032	\$7,856,910	\$7,464,065	\$392,846	95%	5%
District Wide	Havelock Hills – Land Road Subdivision Support	2032	\$551,700	\$524,115	\$27,585	95%	5%
District Wide	Irongate / York Subdivision Support; Roundabout Construction. Land Purchase & Lighting	2021-2023	\$796,074	\$756,270	\$39,804	95%	5%
District Wide	Kaipo Road – Harding to End Subdivision Support	2031-2033	\$1,590,000	\$1,510,500	\$79,500	95%	5%
District Wide	Lyndhurst / Pakowhai Rd Roundabout	2026	\$2,700,000	\$2,160,000	\$540,000	80%	20%
District Wide	Lyndhurst / Nottingley Rd Roundabout Intersection	2021-2024	\$2,958,001	\$2,810,101	\$147,900	95%	5%
District Wide	Lyndhurst Development Stage II -Expressway to Nottingley 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	2016-2022	\$685,694	\$651,409	\$34,285	95%	5%
District Wide	Lyndhurst Extension -Lyndhurst to Pakowhai Rd, Roading Widening, Kerb & Channel, Footpath & Street lighting	2029-2030	\$1,000,000	\$950,000	\$50,000	95%	5%
District Wide	Martin Place Cul de Sac Improvements	2021-22	\$406,910	\$203,455	\$203,455	50%	50%
District Wide	Medium Density New Works (Footpath Construction)- Norton/Heretaunga Street East, Duart to Karanema Dr, Havelock Rd & Donnelly St, Norrie St)	2025-2026	\$287,000	\$272,650	\$14,350	95%	5%
District Wide	Medium Density New Works (Minor Safety Improvements- Various Pedestrian Crossings)	2025-2030	\$4,000	\$3,800	\$200	95%	5%

District Wide	Medium Density New Works (Major Safety Improvements- Various Intersections Improvements)	2025-2030	\$262,500	\$249,375	\$13,125	95%	5%
District Wide	Medium Density New Works (Kerb & Channel Renewals Growth Share – Mahora, Havelock North)	2025-2026	\$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	\$681,132	\$2,043,395	25%	75%
District Wide	Omahu / Henderson Road- Roundabout, Safety and Improvements	2020-2022	\$1,617,313	\$808,657	\$808,657	50%	50%
District Wide	Subdivision Support Footpaths, Kerb & Channel, Pavements, Street Lighting	2010-2033	\$1,244,304	\$1,182,089	\$62,215	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%
District Wide	Subdivision Support- Kohupatiki, York and Irongate Road	2023	\$300,000	\$285,000	\$15,000	95%	5%
District Wide			\$64,979,367	\$36,688,270	\$28,291,097		

Stormwater							
Catchment	Project	Expenditure Period	Total CAPEX	Funded by DC's	Funded by Other Sources	% Growth	% Non-Growth
Greenfields	Brookvale Road Development	2020-2026	\$3,697,598	\$3,512,718	\$184,880	95%	5%
Greenfields	Howard Street New Works (External) – Attenuation Pond Purchase and Development Land	2017-2024	\$4,916,931	\$4,671,084	\$245,847	95%	5%
Greenfields	Iona/Middle Road Development	2023-2024	\$951,000	\$903,450	\$47,550	95%	5%
Greenfields	Kaiaipo Road New Works	2031-2032	\$3,855,000	\$3,662,250	\$192,750	95%	5%
Greenfields	Lyndhurst Development Stage II - Mahora Drain	2017-2027	\$2,615,649	\$2,484,867	\$130,782	95%	5%
Greenfields	Lyndhurst Development Stage II –Bulk Services Portions 1,2,3	2015-2023	\$2,427,831	\$2,306,439	\$121,392	95%	5%
Greenfields	Lyndhurst Development Stage II -Cooke Stormwater Detention Pond	2018-2019	\$70,988	\$67,439	\$3,549	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	\$719,115	\$719,115	50%	50%
Greenfields	Orbell Drain - NAR to Williams St Stage 1 (50%)	2006, 2008	\$25,591	\$12,796	\$12,796	50%	50%
Greenfields	Orbell Drain NAR to Williams St Stage 2 (50%)	2014-2015	\$114,443	\$57,222	\$57,222	50%	50%
	Pipe Orbell Drain - Watt Blk/NAR to Richmond (50%)	2007, 2009	\$270,133	\$135,067	\$135,067	50%	50%

	Richmond Rd - Orbell drain to Mallory Drain (50%)	2007-2008	\$317,970	\$158,985	\$158,985	50%	50%
			\$23,132,929	\$21,001,418	\$2,131,511		
Medium Density	Medium Density New Works (Parkvale, Mahora, Havelock North)	2022-2026	\$255,000	\$242,250	\$12,750	95%	5%
Medium Density	Medium Density Renewal Growth Share (Parkvale, Mahora, Havelock North)	2021-2031	\$670,556	\$335,278	\$335,278	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%
			\$1,335,720	\$782,610	\$553,110		

Wastewater							
Catchment	Project	Expenditure Period	Total CAPEX	Funded by DC's	Funded by Other Sources	% Growth	% Non-Growth
Urban Contributing Area	Brookvale Rd Development	2022-2026	\$982,974	\$933,825	\$49,149	95%	5%
Urban Contributing Area	Flaxmere Urban Development	2022-2029	\$5,595,840	\$5,316,048	\$279,792	95%	5%
Urban Contributing Area	Frimley Interceptor Evenden to Elwood, Hapuka to Inland	2008-2015	\$549,895	\$170,467	\$379,428	31%	69%
Urban Contributing Area	Frimley Interceptor Lyndhurst to Evenden Rd	2011-2015	\$229,535	\$71,156	\$158,379	31%	69%
Urban Contributing Area	Frimley Interceptor Omahu to Lyndhurst	2016-2019	\$23,601	\$7,316	\$16,285	31%	69%
Urban Contributing Area	Howard Street (External) New Works- Upgrade Capacity-Pump Station and rising main to East	2017-2024	\$3,834,031	\$3,642,329	\$191,702	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	2018-2032	\$7,673,052	\$7,289,399	\$383,653	95%	5%
Urban Contributing Area	Kaiapo Road New Works	2032	\$250,000	\$237,500	\$12,500	95%	5%
Urban Contributing Area	Lyndhurst Development Stage II –Bulk Services Portions 1,2 3	2015-2026	\$2,996,450	\$2,846,628	\$149,823	95%	5%
Urban Contributing Area	Middle Road Sewer Main & Pump Station – Havelock North South Here Here Pumpstation & Rising Main, Porter to Tanner, Lucknow Rd, Palmerston Rd, Busby Hill, Trunk Main Extension	2008-2011	\$3,823,943	\$2,676,760	\$1,147,183	70%	30%
Urban Contributing Area	Middle Rd - Mangarau interceptor to Tanner	2008	\$485,387	\$339,771	\$145,616	70%	30%
Urban Contributing Area	Middle Rd - Mangarau interceptor to Here Here	2007-2011	\$347,346	\$243,142	\$104,204	70%	30%
Urban Contributing Area	Middle Rd - Porter Drive to Mangarau interceptor	2006-2007	\$236,682	\$165,677	\$71,005	70%	30%
Urban Contributing Area	Milliscreen Revamp	2006-2007	\$490,145	\$151,945	\$338,200	31%	69%
Urban Contributing Area	Milliscreen Overhaul	2006-2008	\$201,939	\$62,601	\$139,338	31%	69%
Urban Contributing Area	No.1 Graham Drain	2009-2010	\$18,110	\$5,614	\$12,496	31%	69%

Urban Contributing Area	No.1 Karamu Stream	2007	\$27,476	\$8,518	\$18,958	31%	69%
Urban Contributing Area	No.1 Muddy Creek	2006-2007	\$90,390	\$28,021	\$62,369	31%	69%
Urban Contributing Area	No.2 Graham Drain	2009	\$16,145	\$5,005	\$11,140	31%	69%
Urban Contributing Area	No.2 Muddy Creek	2008-2009	\$67,888	\$21,045	\$46,843	31%	69%
Urban Contributing Area	Trunk Sewers Railway Road State Highway 2	2009-2011	\$930,274	\$288,385	\$641,889	31%	69%
Urban Contributing Area	VSD and pump recondition	2006, 2008	\$133,694	\$41,445	\$92,249	31%	69%
Urban Contributing Area	Ventilation, Channels, Wet Well and Grit	2006-2008	\$387,555	\$120,142	\$267,413	31%	69%
Urban Contributing Area	WWTP Resource Consent	2011-2013	\$995,970	\$308,751	\$687,219	31%	69%
Urban Contributing Area	Wastewater Treatment Plant	2009-2011	\$3,679,088	\$1,140,517	\$2,538,571	31%	69%
Urban Contributing Area	WWTP Domestic and TW	2006-2008	\$24,907,610	\$7,721,359	\$17,186,251	31%	69%
Urban Contributing Area	Copeland/Murdoch Capacity Upgrade & Renewals	2033	\$4,300,000	\$2,580,000	\$1,720,000	60%	40%
Urban Contributing Area	Kaiapo Development Wastewater	2032-2033	\$5,100,000	\$3,570,000	\$1,530,000	70%	30%
Urban Contributing Area	Louie/Ada/Hood Wastewater Capacity Upgrade & Renewals	2025-2030	\$10,450,000	\$7,315,000	\$3,135,000	70%	30%
Urban Contributing Area	Akina Capacity Upgrade	2032-2033	\$2,600,000	\$2,470,000	\$130,000	95%	5%
Urban Contributing Area	Hastings Medium Density Capacity Upgrade & Renewals	2024-2027, 2033	\$8,200,000	\$2,050,000	\$6,150,000	25%	75%
Urban Contributing Area	Park Rd North Pump Station Capacity Upgrade & Renewals	2023-2025	\$6,841,041	\$5,472,833	\$1,368,208	80%	20%
Urban Contributing Area	Flaxmere Pump Station Capacity Upgrade & Renewals	2023-2025	\$12,353,341	\$3,088,335	\$9,265,006	25%	75%
Urban Contributing Area	Pumpstation Accelerated Capacity Upgrade & Renewals	2023-2033	\$17,200,000	\$6,364,000	\$10,836,000	37%	63%
Urban Contributing Area	Flaxmere Rising Main Capacity Upgrade & Renewals	2023-2024	\$3,175,000	\$793,750	\$2,381,250	25%	75%
Urban Contributing Area	Kohupatiki Pump Station & Rising Main	2022-2024	\$1,571,163	\$707,023	\$864,140	45%	55%
Urban Contributing Area	Paharekeke Wastewater Main	2022-2024	\$14,504,321	\$7,542,247	\$6,962,074	52%	48%
Urban Contributing Area	Karamu/Waipatu/Otene Pump Station & Wastewater Trunk Sewer	2022-2024	\$11,636,037	\$5,818,019	\$5,818,019	50%	50%
Urban Contributing Area	Construct 3 rd BTF	2023-2026	\$250,000	\$92,500	\$157,500	37%	63%
Urban Contributing Area	Raureka to Pepper	2033	\$16,800,000	\$15,120,000	\$1,680,000	90%	10%
Urban Contributing Area	HTST Irongate / York Pump Station & Rising Main	2024	\$4,447,345	\$578,155	\$3,869,190	13%	87%
			\$178,608,302	\$97,600,012	\$81,008,290		

Water

<i>Catchment</i>	<i>Project</i>	<i>Expenditure Period</i>	<i>Total CAPEX</i>	<i>Funded by DC's</i>	<i>Funded by Other Sources</i>	<i>% Growth</i>	<i>% Non-Growth</i>
Urban Contributing Area	Arataki Development	2030	\$200,000	\$190,000	\$10,000	95%	5%
Urban Contributing Area	Kaiapo Road New Works	2030-2032	\$600,000	\$570,000	\$30,000	95%	5%
Urban Contributing Area	Brookvale Road Development	2021-2030	\$3,434,864	\$3,263,121	\$171,743	95%	5%
Urban Contributing Area	Demand Management Pressure Reduction & Modeling	2012-2016	\$34,264	\$8,566	\$25,698	25%	75%
Urban Contributing Area	Demand Management Investigations	2012-2020, 2022	\$198,913	\$49,728	\$149,185	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	2006-2022	\$402,753	\$100,688	\$302,065	25%	75%
Urban Contributing Area	Havelock North Alternative Source Investigations	2006-2013	\$92,696	\$32,444	\$60,252	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, 2023-2032	\$12,892,388	\$12,247,769	\$644,619	95%	5%
Urban Contributing Area	Howard Street (External) New Works	2021-2024	\$652,494	\$619,869	\$32,625	95%	5%
Urban Contributing Area	Iona / Middle Road New Works- Trunk, Pumpstation Upgrade, Reservoir	2018-2032	\$3,994,983	\$3,795,234	\$199,749	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	\$145,558	\$29,813	83%	17%
Urban Contributing Area	Lyndhurst Development Stage II – Bulk Services Portions 1,2,3	2015-2022	\$1,168,561	\$1,110,133	\$58,428	95%	5%
Urban Contributing Area	Lyndhurst Extension New Works	2023	\$140,000	\$133,000	\$7,000	95%	5%
Urban Contributing Area	New Bore and Pump - Frimley	2013-2016	\$653,132	\$378,817	\$274,315	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	\$708,158	\$534,224	57%	43%
Urban Contributing Area	Omahu Road Nottingley to Wilson Rd	2008	\$563,614	\$535,433	\$28,181	95%	5%
Urban Contributing Area	Waipatu Water Main	2025	\$3,570,000	\$846,567	\$2,723,433	24%	76%
Urban Contributing Area	Network Wide Pressure, Expressway Loop Main, Omahu/Chatham Upgrade, Maraekakaho Rd to Mangaroa, Irongate / Prison BPS	2023, 2030-2033	\$12,041,000	\$8,428,700	\$3,612,300	70%	30%
			\$44,060,866	\$34,694,754	\$9,366,112		

Water							
Catchment	Project	Expenditure Period	Total CAPEX	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	2008-2022	\$1,988,766	\$212,798	\$1,775,968	11%	89%
			\$2,237,088	\$239,368	\$1,997,720		
Howard Street Development Area							
Catchment	Project	Expenditure Period	Total CAPEX	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.	2020-2024	\$6,200,178	\$6,200,178	\$-	100%	0%
			\$6,200,178	\$6,200,178	\$-		
Irongate Industrial Area							
Catchment	Project	Expenditure Period	Total CAPEX	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	2017-2026	\$9,202,873	\$5,521,724	\$3,681,149	60%	40%
Wastewater	Pressure Sewer Main- Irongate Rd, Northern Service Lane, Francis Hicks to Oliphant to Irongate Rd, Irongate to Maraekakaho Rd (South)	2017-2018	\$1,056,635	\$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)	2017-2022	\$2,519,723	\$1,637,820	\$881,903	65%	35%
			\$12,779,231	\$8,216,179	\$4,563,052		

Omahu Industrial Area							
Catchment	Project	Expenditure Period	Total CAPEX	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	\$2,930,324*	\$2,930,324	\$-	100%	0%
Stormwater Corridor Land Acquisition	Service Corridor Land Acquisition	2017-2022	\$701,460	\$701,460	\$-	100%	0%
Wastewater	Gravity & Pressure Sewer Main Construction, Pump Station, Service Corridor Land Acquisition	2017-2022	\$3,346,825	\$3,346,825	\$-	100%	0%
Water	Water Main Construction, Service Corridor Land Acquisition	2017-2022, 2030	\$2,984,350	\$2,984,350	\$-	100%	0%
			\$9,962,959*	\$9,962,959	\$-		

- 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 2024-2034

Activity	Catchment or Location	Capital Expenditure of projects with a growth component (2005-2023)	Capital Expenditure of projects with a growth component in the LTP (2024-2034)	\$ 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	\$376,712	\$653,650	\$681,951	-\$28,301
Parks & Reserves	All Catchments	\$8,979,835	\$8,916,000	\$14,015,681	-\$5,099,681
Roading	All Catchments	\$38,884,312	\$26,272,055	\$22,843,829	\$3,428,226
Stormwater	All Catchments	\$7,419,209	\$17,049,440	\$16,350,967	\$698,473
Wastewater	All Catchments	\$42,054,333	\$136,553,969	\$60,599,116	\$75,954,853
Water	All Catchments	\$12,266,229	\$34,031,725	\$21,905,402	\$12,126,323
		\$109,980,630	\$223,476,839	\$136,396,947	\$87,079,892

The expenditure figures in the table exclude inflation and interest.

APPENDIX F

Glossary of Terms	
Accommodation	Means units, apartments, rooms in 1 or more buildings, or cabins or sites in camping grounds and holiday parks, for the purpose of providing overnight, temporary, or rental accommodation. It also includes RSE or Worker Accommodation.
Activity	Means goods or service provided by the Council (as defined by section 5 of the LGA 2002) and the headings under which development contributions are collected. These currently include: Community Infrastructure, Roading, Parks; Reserves, Water, Wastewater and Stormwater.
Area of demand	Separate development contribution areas exist for each asset category. For some assets, e.g. Roading- the development contribution area is District wide, for asset categories such as stormwater, water and wastewater development contribution areas are based upon existing service catchment areas as identified on the maps appended.
Backlog	The portion of a planned (or completed) capital project that is required to rectify a shortfall in service capacity to meet existing community demand at the current agreed level of service.
Base Units	The demand of an average household unit for each service.
CCI	Construction Cost Index
CBD	Central Business District (as defined in the Proposed District Plan – Definitions/Glossary).

Commercial Activity	The use of land or buildings for the display, offering, provision, sale, repair or hire of goods, equipment or services and includes education facilities, health care centres, home occupations, printing and publishing but excludes helicopter depots and those activities listed under accommodation and hospitality.
Community Facilities	Reserves, network infrastructure, or community infrastructure for which development contributions may be required.
Community Infrastructure	<p>Means the following assets when owned, operated, or controlled by a territorial authority:</p> <ul style="list-style-type: none">a) Play equipment that is located on a neighborhood reserveb) Toilets for use by the public. <p>Under section 197 of the LGA 2002, Community Infrastructure can also include community centres or halls for the use of a local community or neighborhood, and the land on which they are or will be situated. However, under the current policy, no contribution will be collected in respect of these this.</p>
Connection	<p>Means in the case of:</p> <p><u>Roads</u>: the creation of a site that has physical or legal access to a public road or the approval of vehicle access from a property to a public road.</p> <p><u>Water, Wastewater and Stormwater</u>: a connection to a reticulated system owned or maintained by the Hastings District Council, and/or</p>

	to draw from, or discharge into a public or private system that is directly or indirectly serviced by a network owned or maintained by the Hastings District Council.
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)
Medium Density Development	Any development that lies within catchment Map 6.
Multi-Unit Residential Development (Or Comprehensive Residential Development (CRD))	Means one of more household units on a site over and above any existing household unit and includes two or more comprehensively planned and designed residential dwelling units, a residential activity that is not a household unit or visitor accommodation units.
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	<p>This refers to the cost of purchasing land and providing additional improvements necessary to enable the land to be usable reserves such as:</p> <p>Local (Neighborhoods) reserves – Small to medium sized areas of recreation reserve that are intended to provide for informal local passive and active recreation</p> <p>District Wide Parks/domains – Larger scenic or recreation reserves intended primarily to provide for passive recreation with a feeling of remoteness from urbanity and more formal active recreation and events , and Sports-grounds – larger recreation reserves intended primarily to provide for formal sporting activities and events</p>
Reductions	<p>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.</p>
RMA	<p>Resource Management Act 1991</p>
Remissions	<p>A remission is an adjustment to the scheduled charged for a particular activity and catchment as a percentage or in dollar terms.</p>
Renewal	<p>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.</p>
Residential	<p>The use of land and buildings by people for accommodation purposes, including unit/strata title developments and commercial accommodation.</p>
Residential Building	<p>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</p>

	<p>contains kitchen and bathroom facilities, generally it will be considered a residential building and DC's will apply.</p>
Retail	<p>The use of land or premises for the retail sale or hire of goods to the public.</p>
Retirement Village	<p>As specified under Section 6 of The Retirement Villages Act 2003</p>
Retirement Village Unit	<p>Any residential unit / building (other than an aged care room) located within a retirement village.</p>
Retirement Village Aged Care Room	<p>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.</p>
Service Connection	<p>A physical connection to a service provided by, or on behalf of Hastings District Council.</p>
Site	<p>Means either:</p> <p>(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.</p> <p>(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.</p>

	(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.
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APPENDIX G
Non-Residential & Residential Base Units

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
Stormwater	Additional vacant Lots Created	1 HUE
Wastewater	m ³ per day	800 litres per day
Water Supply	m ³ per day	1000 litres per day
Residential Base Units (1 HUE)		
Activity	Base Unit	Demand per HUE
Community Infrastructure	Persons Per Household	2.7 persons
Parks & Reserves (Local & District Wide)	Persons Per Household	2.7 persons
Transport	Vehicle trips per day (VPD)	10.4 light vehicles Note: A trip to / from the site is counted as 2 vehicle movements / trips
Stormwater	Additional vacant Lots Created	1 HUE
Wastewater	m ³ per day	800 litres per day
Water Supply	m ³ per day	1000 litres per day

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 and 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, and to meet its obligations under the National Policy Statement on Urban Development 2020. 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, who 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 on the system as a whole.

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 and to meet its obligations under the National Policy Statement on Urban Development 2020.

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. Roding infrastructure has its own distinct characteristics in that all persons have access to the network. No costs have been identified for distinct funding of this activity.

Overall Impact of Funding on Community Outcomes

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

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

Community Infrastructure and Parks and Reserves (Local and 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.By ensuring we have attractive and usable open spaces that are safe for people to enjoy.
Local public services which help meet the needs of young and old, people in need, visitors and locals, businesses and households.	

Distribution of Benefits

Community Benefits

- Community pride
- Amenity value
- General recreational accessibility.

Identifiable Beneficiaries

- Park users and non-users.

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

Period in which the benefits are expected to occur

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

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

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

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

Costs and Benefits of Distinct Funding

Funding capital expenditure related to growth from development contributions targets the beneficiaries of the activity directly and is a transparent funding mechanism. Parks and facilities on parks and reserves infrastructure have their own distinct characteristics in that all persons have access to them. However it is acknowledged that some areas will not have the same ready

access to this infrastructure. Therefore two catchments have been identified that have different capital expenditure within each. No costs have been identified for distinct funding of this activity.

Overall Impact of Funding on Community Outcomes

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