



**WHANGANUI  
DISTRICT COUNCIL**  
Te Kaunihera a Rohe o Whanganui

## **Proposed Development Contributions Policy 2018:**

### **Springvale Urban Expansion Area and Otamatea West**



## **Proposed Development Contributions Policy 2018: Springvale Urban Expansion Area and Otamatea West**

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## **Executive Summary**

The Development Contributions Policy provides a framework for securing development contributions for the expected growth within the Springvale Urban and the Otamatea West areas. These areas are anticipated to see additional residential units and the policy aims to meet increased demand for infrastructure resulting from this growth by setting out what areas and activities will be funded by development contributions, how development charges will be assessed and calculating development contributions to Council.



## Introduction

### *Why we need a policy*

The Whanganui District Council Development Contributions Policy (DCP) (Springvale Urban Expansion Area and Otamatea West) has been prepared in accordance with section 102 and the principles set out in Section 197AB of the Local Government Act 2002 (LGA 2002).<sup>1</sup> It summarises and explains the capital expenditure it expects to incur in order to meet the increased demand for infrastructure resulting from growth in both the Springvale Urban Expansion Area and within the area covered by the Otamatea West Structure Plan.

The purpose of this policy is to:

- Provide certainty to stakeholders in how infrastructure for growth in the Springvale Urban Expansion Area and Otamatea West areas is to be funded and provide transparency of what is to be funded and what has been delivered.
- Ensure those involved in development in these areas make fair payments to the Council to reflect the expected demand their developments will have on Council infrastructure, and the expected benefits residents and businesses occupying these developments will derive from this infrastructure.
- Set contribution charges at levels that help achieve the scale, type, quality and location of development that the Springvale Structure Plan and the Otamatea West Structure Plan aspire to.

Capital expenditure projects funded by contributions are set out in Schedule 5 and Appendix C of this DCP. The contribution charges are set out clearly in the DCP, assisting those undertaking development to assess the financial viability of their projects early in the process.

### *Who it is prepared for*

This DCP applies to any application for resource consent, building consent or service connection received by the Council. This requirement is subject to the exceptions in section 4.2.

### *Scope of policy*

This DCP applies only to development within the Springvale Urban Expansion Area and the Otamatea West area, as defined in the maps in Appendix A.

- The Springvale Structure Plan estimates 675 new residential dwellings in the Urban Expansion Area over the next 30 years, alongside approximately 500m<sup>2</sup> of commercially-zoned land.
- The Otamatea West Structure Plan estimates 209 new residential dwellings in a greenfield area adjacent to the residential suburb of Otamatea. This policy also applies to 29 infill lots on adjacent residentially-zoned land.

This DCP does not apply to areas of the district outside these identified areas.

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<sup>1</sup> Relevant LGA 2002 extracts are provided in Appendix B.



The Council will not require a development contribution for the purposes of network infrastructure, reserves or community infrastructure in the following cases:

- a) Where it has, under Section 108(2)(a) of the Resource Management Act 1991 (RMA 1991), imposed a condition on a resource consent requiring a financial contribution<sup>2</sup> in relation to the same development for the same purpose; or
- b) Where the developer will fund or otherwise provide for infrastructure such as a reserve, network infrastructure, or community infrastructure; or
- c) Where it has received or will receive sufficient funding from a third party to fund particular infrastructure, for example from the New Zealand Transport Agency.

### **Definitions**

**Allotment** as defined under section 218(2) of the Resource Management Act 1991

**Development** means:

(a) 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

(b) does not include the pipes or lines of a network utility operator.

**Commercial** means the use of land or buildings for activities operated principally for the exchange of goods or service, e.g. retail shops and outlets, banks, food and beverage outlets and stations, tourist facilities, visitor accommodation, cinemas, professional and administrative offices, but excludes funeral parlours.

**Community facilities** means reserves, network infrastructure, or community infrastructure for which development contributions may be required in accordance with section 199 of the Local Government Act 2002.

**Council** refers to Whanganui District Council

**Development** as defined under section 197 of the Local Government Act 2002 means—

- a) 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
- b) does not include the pipes or lines of a network utility operator.

**Development agreement** means a voluntary contractual agreement made under sections 207A to 207F of the Local Government Act 2002 between one or more developers and one or more territorial authorities for the provision, supply, or exchange of infrastructure, land, or money to provide network infrastructure, community infrastructure, or reserves in one or more districts or a part of a district.

**Development contribution** means a contribution—

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<sup>2</sup> Amendments to the Resource Management Act 1991 made by the Resource Legislation Amendment Act 2017 will come into effect on 18 April 2022 repealing financial contributions

- 
- a) provided for in a development contribution policy of a territorial authority; and
  - b) calculated in accordance with the methodology; and
  - c) comprising—
    - i. money; or
    - ii. land, including a reserve or esplanade reserve (other than in relation to a subdivision consent), but excluding Māori land within the meaning of Te Ture Whenua Maori Act 1993, unless that Act provides otherwise; or
    - iii. both.

**Development contribution objection** means an objection lodged under clause 1 of Schedule 13A of the Local Government Act 2002 against a requirement to make a development contribution.

**Development contribution policy** means a policy on development contributions adopted under section 102(1) of the Local Government Act 2002.

**Development contributions commissioner** means a person appointed under section 199F of the Local Government Act 2002.

**Financial contribution** means a contribution of—

- a) money; or
- b) land, including an esplanade reserve or esplanade strip (other than in relation to a subdivision consent), but excluding Maori land within the meaning of Te Ture Whenua Maori Act 1993 unless that Act provides otherwise; or
- c) a combination of money and land.<sup>3</sup>

**Funding area** means a geographical area used to accumulate the cost of activities and define a catchment area for development contribution purposes.

**Household unit** means the unit of demand representing one average dwelling unit.

**Household equivalent unit** means the unit of demand equivalent to the demand of one average detached dwelling unit.

**Methodology** refers to the methodology for calculating development contributions set out in Schedule 13 of the Local Government Act 2002.

**Network utility operator** as defined under section 166 of the Resource Management Act 1991.

**Network infrastructure** means the provision of roads and other transport, water, wastewater, and stormwater collection and management.

**Objector** means a person who lodges a development contribution objection.

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<sup>3</sup> Section 108(9) of the Resource Management Act 1991.



**Resource consent** as defined under section 2(1) of the Resource Management Act 1991 and includes a change to a condition of a resource consent under section 127 of that Act.

**Service connection** means a physical connection to a service provided by, or on behalf of, a territorial authority.

## Policy context

Development contributions under the LGA 2002 are in addition to, and separate from, financial contributions under the RMA 1991. While the Council generally considers development contributions under this policy as its main funding tool for infrastructure it may also require financial contributions under the RMA 1991, in accordance with Chapter 20 of the Whanganui District Plan. The Council will not apply financial contributions as a condition on a consent where a development contribution has been required for the same purpose on the same development.

Regardless of any financial or development contributions made under the RMA 1991 or this DCP, the Council still has the power to require services or works for subdivisions or developments to avoid, remedy and mitigate the environmental effects through resource consent conditions.

## Background and issues

Springvale Urban Expansion Area and Otamatea West are projected to undergo growth over the next 10 to 15 years with Springvale Urban anticipated to provide approximately 670 additional residential units and Otamatea West anticipated to provide 208 residential units (179 additional residential units within the greenfield area and 29 residential units through infill development).

As interest in developing within Springvale and Otamatea West increases, the need for a range of transport and three waters infrastructure also increases.

The purpose of development contributions is to recover from people undertaking development a fair, equitable, and proportionate portion of the total cost of capital expenditure necessary to service growth over the long term.

Council's current Development Contributions Policy, adopted alongside its 2015-2025 LTP, does not require that developers pay development contributions and instead relies on infrastructure access fees, targeted rates and developer agreements for remedying, mitigating or compensating the adverse effects of development.

The Council has decided that funding all required infrastructure within Springvale and Otamatea West through rates is no longer the preferred option as much of the benefit of this infrastructure is directly attributable to developers and hence to future residents. As the 2015-2025 LTP made limited provision for infrastructure within Springvale and Otamatea West, this DCP was required to identify the required funding and the proportional split between ratepayers and developers.



## Objectives

1. Enable Council to plan for and fund infrastructure and facilities provision that meets the anticipated growth requirements of the Whanganui District.
2. To ensure new development contributes fairly to the funding of Whanganui's infrastructural and service requirements.
3. Provide predictability and certainty regarding the infrastructure required to cater for growth.

## Policies

### 1. General provisions

#### 1.1. Activities

1.1.1. The Council can require development contributions for the following classes of infrastructure, as set out in section 199(1) of the LGA 2002:

- Reserves
- Network infrastructure
- Community infrastructure.

1.1.2. The Council has determined that within these classes it is appropriate to use development contributions as a funding source for capital expenditure for the activities listed in Schedule 1.

1.1.3. Section 106(2)(c) of the LGA 2002 requires the Council to explain why it has determined to use development contributions as a funding source. The basis for the Council's consideration is set out in Schedule 2 of this Policy. Development contributions will not be required to fund:

- Operating and maintenance costs
- Any part of capital expenditure that is funding from another source
- Costs incurred by the Council to fund renewal and/or to increased existing levels of service that are below the stated service standard.

#### 1.2. Funding Areas

1.2.1. Development contributions will be required from development within identified funding areas. Development occurring within the geographic scope of each funding area will be required to pay the contributions applicable to that funding area.

1.2.2. The funding areas to which this DCP applies are identified on the maps in Appendix A to this policy. They are:

- Springvale Urban Expansion Area
- Otamatea West Structure Plan area.

1.2.3. There are further funding sub-areas within the Otamatea West Structure Plan area, which are also identified on the relevant map in Appendix A.

### 1.3. Units of demand

1.3.1. The Council considered the requirements of Schedule 13(2) of the LGA 2002 when determining how to attribute units of demand to particular developments or types of development on a consistent and equitable basis. The Council considered:

- a) the need to separate residential and non-residential activities because of the different demands they place on activities of the Council,
- b) the range of residential development types and scales as identified in the Springvale and Otamatea West Structure Plans,
- c) the complexity of trying to make the policy account for every different development type, and
- d) the availability of data to support differential unit of demand factors for various types of development.

1.3.2. The Council considers that:

- a) In the Springvale Urban Expansion Area and the Otamatea West, a limited range of residential development types is proposed and there is data currently available to identify average demand factors for this.
- b) In the Springvale Urban Extension Area there is limited non-residential development proposed and there is data currently available to identify some average demand factors for this.

1.3.3. Taking into account the type of development that is envisaged, the Council has adopted a Household Equivalent Unit (HEU) for the purposes of determining the scale of required development contributions.

**Table 1: Units of demand**

Type of development:	HEU assessment based on:
Residential development	1 HEU per household unit
Fee simple subdivision	1 HEU per allotment
Non-residential development	1 HEU for every 100m <sup>2</sup> of gross floor area (gfa)

#### 1.3.4. Position on existing allotments and land use

1.3.4.1. Existing lawfully established allotments or land uses are assumed to already be appropriately serviced with reserves, network infrastructure, or community infrastructure and hence they will place no additional demand for new or additional assets or assets of increased capacity. The Council will deduct units of demand for



existing development from the total units of demand expected to be generated by the proposed development.

#### **1.3.5. Staged subdivision development**

1.3.5.1. Where a staged subdivision development is undertaken under a single consent, the contribution calculated will be based on the contribution amounts applying on the date of consent lodgement and will continue to apply to each stage of the development.

1.3.5.2. Where a staged subdivision development is undertaken under multiple consents, each consent shall be subject to the policy applying at the time each separate consent is lodged.

#### **1.3.6. Reserves**

1.3.6.1. In accordance with section 205 of the LGA 2002, the Council must use development contributions received for reserves purposes for the purchase and/or development of reserves.

### **1.4. Growth-related capital expenditure**

1.4.1. The table in Schedule 3 sets out for each activity:

- a) the capital expenditure that will be outlined in the LTP that the Council expects to incur to meet the increased demand for network infrastructure and reserves resulting from growth.
- b) the total amount of development contribution funding sought for that activity.
- c) the proportion of the capital expenditure that will be funded by development contributions and other sources of funding.

1.4.2. Where Council anticipates funding from a third party (such as the New Zealand Transport Agency) for any part of the growth component of the capital expenditure budget, then this proportion is excluded from the costs used to calculate development contributions.

## **2. Assessment of development charges**

2.1. Development contributions will be required and will be subject to an assessment on all applications for:

- building consent,
- land use (resource) consent,
- subdivision (resource) consent and
- service connection.

2.2. The assessment will be made against the first consent application lodged for the development, and will be made on every subsequent consent application for the same development. The reassessment will take account of the number of units of demand previously assessed, and determine whether the development still generates the same number of units of demand. This will ensure that the development, in its final form, is fairly and appropriately charged.

2.3. Development contributions can only be required where a development as defined by section 197 of the LGA 2002 is to occur.

2.4. On receiving an application for building consent, land use consent, subdivision consent, or service connection, the Council will first:

- a) test that the application represents a development under section 197; then determine whether alone or in combination with other developments the application under consideration will have the effect of requiring new or additional assets or assets of increased capacity and, as a consequence, the Council will incur capital expenditure to provide appropriately for this;
- b) ensure that any development contribution that may be required, is provided for in this DCP.

2.5. If the Council is satisfied that the application meets the legal requirements above, it will assess contributions using the four steps demonstrated in Table 2.

**Table 2: Assessing contributions**

Step	Methodology
One	<p><b>Proposed development, assessing the total units of demand</b></p> <ul style="list-style-type: none"> <li>• The Council will assess the demand from the development using the units of demand identified in Table 1.</li> <li>• The total development contributions payable under this DCP will depend on the demand the development is expected to place on reserves and infrastructure because of its type and scale.</li> <li>• Development can be in the form of additional allotments or additional land use activity, i.e. an increase in the number of household units, or a combination of both. The higher amount – household unit or allotment – will be used to determine the final demand on the site.</li> </ul>
Two	<p><b>Credits, assessing units of demand for allotments or land use currently on the development site</b></p> <ul style="list-style-type: none"> <li>• The Council will make a deduction of units of demand, using Table 1, for the most recent lawfully established allotments or land use on the site up to a maximum of 10 years prior to the date of lodgement of the application(s) for building consent, subdivision consent, land use consent or a service connection.</li> <li>• A deduction for existing units of demand:               <ol style="list-style-type: none"> <li>a) will not be used to reduce the units of demand on a development below zero;</li> <li>b) will only apply to existing units of demand on the development site;</li> <li>c) will not be transferable to or from another development site; and</li> <li>d) will not be based on monetary value.</li> </ol> </li> <li>• The Council may require a development contribution to be paid for any lawfully established allotment that has previously been prevented from being developed</li> </ul>



	<p>by any legal restriction or was exempt from paying development or financial contributions in the past but is now able to be developed.</p> <ul style="list-style-type: none"> <li>• Using Table 1 it is possible to calculate the units of demand from all allotments and land use expected before the development occurs.</li> <li>• The calculation of units of demand for existing allotments or land use will be undertaken on an activity by activity basis and use the higher number of allotments or land use not an addition of both.</li> <li>• If payment has been received for reserves on non-residential development, credits for these payments will be taken into account.</li> </ul>
Three	<p><b>Development contribution calculation</b></p> <ul style="list-style-type: none"> <li>• The units of demand value are multiplied by the contribution unit price as set out in Schedule 3 - for each relevant activity to calculate the required development contribution.</li> </ul>
Four	<p><b>Calculate total contribution payable</b></p> <p>A catchment is the area served by a particular infrastructure, e.g. reservoirs, pumping stations and pipes. The catchments for this DCP are the Springvale Urban Expansion Area and the Otamatea West Structure Plan area.</p>

## 2.6. Adjustments for reserve acquisition and reserve development

2.6.1. There is currently no requirement for a reserves contribution for development within the Springvale Urban Expansion Area. Therefore there is no requirement to consider adjustments to development contributions charges for reserves where the maximum reserves contribution was exceeded.

2.6.2. The Otamatea West Structure Plan includes a recreation reserve area capable of accommodating a substantial children’s playground.

2.6.3. This DCP provides for an adjustment of the contribution charge for reserves where the maximum reserve contributions is exceeded. Both the reserve acquisition and reserve development activities are combined to create reserves as subject to the statutory maximum in section 203(1). Section 203(1) of the LGA 2002 requires that a development contribution for reserves calculated under this DCP must not exceed the greater of:

- a) 7.5 per cent of the value of the additional allotments created by a subdivision, or
- b) the value equivalent of 20 square metres of land for each additional household unit created by a development.

2.6.4. For purposes of section 201(1)(d) of the LGA 2002, the Council will determine the value of additional allotments and land on the following basis:

- a) for compliance with a) above, using the most recent rateable land valuation for similar allotments in the vicinity of the development, those similar lots being identified at the discretion of the Council. Where the contribution calculated exceeds the value calculated using the rateable value, the applicant will be required to obtain a market valuation; and
- b) for compliance with b) above, the Council will use the average value equivalent of 20 square metres of land in the vicinity of the development. Where the contribution calculated exceeds the average rateable value of land within the vicinity of the development, council will undertake a valuation of a range of land in the vicinity.

### 3. How development contributions have been calculated

3.1. Section 201(1)(a) of the LGA 2002 requires this DCP to include, in summary form, an explanation of and justification for the way each development contribution in Schedule 3 has been calculated.

3.2. In summary, each contribution has been calculated in accordance with the methodology set out in Schedule 13 of the LGA 2002, by following the process in Table 3.

**Table 3: Calculating development contributions (Schedule 13, LGA 2002)**

Step	Methodology	LGA 2002 reference
One	<b>Identify and define catchments and funding sub-areas</b> <ul style="list-style-type: none"> <li>• A catchment is the area served by a particular infrastructure, e.g. reservoirs, pumping stations and pipes. The catchments for this DCP are the Springvale Urban Expansion Area and the Otamatea West Structure Plan area.</li> <li>• Each catchment represents a funding area. Each catchment/funding area has been split into funding sub-areas.</li> </ul>	Schedule 13(1)(a)  197AB (g)
Two	<b>Identify ten-year capital expenditure resulting from predicted growth</b> <ul style="list-style-type: none"> <li>• Historic capital expenditure incurred in anticipation of growth, if any.</li> <li>• Assessment of the requirements for transport, three waters, reserves and community infrastructure as a result of new population and commercial land.</li> </ul>	199(2)  106(2)(a) and Schedule 13(1)(a)  201(1)(b)
Three	<b>Identify the percentage of growth-related ten-year capital expenditure to be funded by development contributions</b> <ul style="list-style-type: none"> <li>• The proportion of total planned costs of capital expenditure for network infrastructure from the LTP resulting from growth.</li> <li>• Growth costs (capacity increase to cater for new entrants) can be funded in full or in part by using development contributions. This is one of three components of the total ten-year capital</li> </ul>	106(2)(b)  101(3)



	<p>costs budgeted in the LTP, the other two components being level of service improvements (including backlog costs to bring service standards up to desired levels) and renewals. These two costs must be met from funding sources other than development contributions.</p> <ul style="list-style-type: none"> <li>• Justification for the level of growth costs should be supported by financial management funding considerations and show significant assumptions and impacts of uncertainty. New capital expenditure is developed in the LTP.</li> <li>• Consider development contribution principles.</li> </ul>	197AB
Four	<p><b>Identify the appropriate units of demand</b></p> <p>The selected unit of demand is the Housing Equivalent Unit (HEU) based on an average residential dwelling. The choice of the HEU as the unit of demand was influenced by the following matters:</p> <ul style="list-style-type: none"> <li>• For areas of green-field residential development, HEUs can be applied uniformly at one for each allotment, regardless of size for reasons of administrative simplicity. Allotments typically accommodate one residential dwelling, and therefore lot size is not considered to have a material impact on demand.</li> <li>• For infill residential development areas, additional demand will predominantly arise due to the development of additional residential dwellings.</li> <li>• For multiple units on one allotment, additional demand will arise due to multiple residential units.</li> <li>• For non-residential development, demand will arise due to occupation of commercial space therefore requiring three-waters infrastructure and access to transport infrastructure.</li> </ul>	LGA 2002 Schedule 13(1)(b)
Five	<p><b>Identify the designed capacity (in units of demand) provided for growth</b></p> <ul style="list-style-type: none"> <li>• The designed capacity may vary between different types of infrastructure. In some cases it may be considered economically prudent to provide spare growth capacity considerably beyond current ten-year expectations of growth.</li> <li>• Costs are recovered across the full designed number of HEUs.</li> </ul>	Schedule 13(1)(b) and (2)
Six	<p><b>Allocate the costs to each unit of demand for growth</b></p> <ul style="list-style-type: none"> <li>• The development contribution charge per HEU is calculated by dividing the total capital expenditure resulting from growth (step two) by the designated units of demand for growth (step five).</li> </ul>	Schedule 13(1)(b)
Seven	<p><b>Prepare schedules</b></p> <p>a) Schedule of assets for which Development Contributions will apply</p> <p>b) Schedule of fees.</p>	<p>201A</p> <p>201(2)</p> <p>202</p> <p>201(1)(a)</p>



<ul style="list-style-type: none"> <li>• A detailed schedule must be prepared as part of the DCP that enables the development contributions to be calculated by infrastructure type and catchment.</li> <li>• The DCP will be supported by the significant assumptions made to determine the development contributions payable and their impacts, contribution and conditions and criteria for remission, postponement or refund, and catchment maps.</li> <li>• Consider overall impact of fees on the community and finalise schedule.</li> <li>• Check maximum development contributions not to be exceeded.</li> </ul>	<p>201(1)(b),(c) and (d) 101 (3)(b)</p> <p>203</p>
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## 4. Policy administration

### 4.1. Remission and postponement

- 4.1.1. The Council may postpone payment or grant a remission on development contributions at its complete discretion.
- 4.1.2. Applications made under this part will be considered on their own merits and any previous decisions of the Council will not be regarded as creating precedent or expectations.
- 4.1.3. Applications for remission must be made before any development contributions payment is due to the Council. The Council will not allow remissions retrospectively.
- 4.1.4. Applications must be made in writing and set out the reasons for the request.

### 4.2. Exemptions

#### 4.2.1. Council development

- 4.2.1.1. The Council is exempt from paying any development contributions. This exemption does not apply to Council Organisations, Council-Controlled Organisations or Council-Controlled Trading Organisations.

#### 4.2.2. Crown developments

- 4.2.2.1. Under section 8 of the LGA 2002 the Crown is not subject to development contributions. Any subsequent amendment will be considered when applying this policy to Crown developments.
- 4.2.2.2. If you consider that you are the Crown for the purpose of avoiding liability to pay a development contribution, the Council may require you to provide written advice to the Council outlining the basis on which you consider you are the Crown.



4.2.2.3. All applicants with the status of the Crown will be subject to a case-by-case negotiation of a fair and reasonable charge for service connections.

### **4.3. Reconsideration of a development contribution**

4.3.1. You can request that the Council re-considers the requirement for a development contribution if you have grounds to believe that :

- the development contribution was incorrectly calculated or assessed under the Council's DCP; or
- the Council incorrectly applied its DCP; or
- the information used to assess the person's development against the DCP, or the way the Council has recorded or used it when requiring a development contribution, was incomplete or contained errors.

4.3.2. You must make a request for consideration within 10 working days after the date on which you (the applicant) receives notice from the Council of the level of development contribution required.

4.3.3. Your application for reconsideration must be made in writing and include supporting information and addressed to:

Attn: Development Engineer  
Whanganui District Council  
PO Box 637  
Whanganui 4540

4.3.4. The Council will, within 15 working days after the date on which it received all required relevant information relating to the request, give written notice of the outcome of its consideration to the person who made the request.

4.3.5. It is not possible to apply for reconsideration of a development contribution if you have already objected to the requirement for a development contribution. However, you can object to the outcome of the reconsideration using the process described in Section 4.4.

### **4.4. Objections to a development contribution**

4.4.1. Schedule 13A of the LGA 2002 sets out the procedure for development contribution objections.

4.4.2. You may lodge an objection to a development contribution requirement on the grounds that the Council has:<sup>4</sup>

- a) failed to properly take into account features of the objector's development that, on their own or cumulatively with those of other developments, would substantially reduce the impact of

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<sup>4</sup> Section 199c of the LGA 2002.



the development contribution on requirements for community facilities; or

- b) required a development contribution for community facilities not required by, or related to, the objector's development, whether on its own or cumulatively with other developments; or
- c) required a development contribution in breach of section 200 of the LGA 2002; or
- d) incorrectly applied its development contributions policy to the development.

4.4.3. The right of objection does not apply to challenges to the content of the DCP.<sup>5</sup> It does apply irrespective of whether you have requested a reconsideration of the development contributions requirement as described in Section 4.2 of this policy.

4.4.4. The decision of any development contributions objection is to be made by a development contribution commissioner named in the approved register and selected by the Council.

4.4.5. You must lodge an objection within 15 working days after:

- the date on which you (the objector) received notice of the level of development contribution required; or
- the date on which you (the objector) received the notice of the outcome of a reconsideration under section 199B of the LGA 2002.

4.4.6. The notice of objection under Schedule 13A(1) of the LGA 2002 must

- a) be in writing; and
- b) set out the grounds and reasons for the objection, and
- c) the relief sought; and
- d) state whether the objector wishes to be heard on the objection.

4.4.7. In accordance with section 150A of the LGA 2002, you (as the objector) will need to pay for the cost for services of a development contributions commissioner(s), the hearing and administration support. You will also need to pay applicable fees and allowances if you call a witness to appear at a development contribution hearing on your behalf. The Council must pay the applicable fees and allowance for witnesses that appear on its behalf.

## 4.5. Refunds

4.5.1. Refunds will be made in accordance with sections 209 and 210 of the LGA 2002 (Appendix B), including any amendments made to those provisions at the time of making a refund. Refunds will apply where:

- Resource consents lapse or are surrendered; or
- Building consents lapse; or

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<sup>5</sup> Section 102 of the LGA 2002.

- 
- The development or building does not proceed. The Council will refund at the time the developer notifies the Council that the development will not proceed; or
  - The Council does not spend the money on the community facilities or benefit for which the development contribution was required. The Council will refund at the time it makes the decision not to provide the benefit for which contributions have been made; or
  - Previous overpayment has been made (for whatever reason).

4.5.2. The development contribution will be refunded to the consent holder or to his or her representative (less an administration fee).

#### **4.6. Private development agreements**

4.6.1. The Council may enter into a private agreement with a developer. The agreement must clearly record why an agreement is being used, record the basis of the cost sharing when the infrastructure will be provided and, in particular, whether there is any variation from the principles in the Council's policy.

4.6.2. Any proposal as part of a private agreement that a new development should pay less than 100 percent of applicable development contributions will be dealt with as if it were an application for remission under this Policy

#### **4.7. Payments and enforcement**

4.7.1. The development contribution must be paid as follows:

- Subdivision consent: Prior to the issue of section 224(c) certificate;
- Land use consent: Prior to the commencement of the consent;
- Building consent: Prior to the uplifting of the Building Consent;
- Service connection: Prior to connection.

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

- a) In the case of a subdivision consent, withhold the section 224(c) certificate;
- b) In the case of any other resource consent, prevent the commencement of the resource consent;
- c) In the case of a building consent, withhold the Code of Compliance Certificate;
- d) In the case of a service connection, withhold the service connection; and

- 
- e) In each case, register the outstanding development contribution as a charge on the subject land under the Statutory Charges Registration Act 1928.

## Schedules

### Schedule 1 – Activities to be funded by development contributions

**Table 4: Activities to be funded by development contributions**

Class	Activity	Activity description	Springvale Urban Expansion Area	Otamatea West Structure Plan Area
Network infrastructure	Stormwater	Development and improvement of network infrastructure, flood protection and control works including man-made and natural assets.	✓	✓
	Transport	Development and improvement for the transport network including walkways and cycle ways, new roads and upgrades to existing roads.	✓	✓
	Wastewater	Development and improvement of network infrastructure, including installation of new reticulation, pump stations and cabinets and new wastewater mains.	✓	✓
	Water supply	Development and improvement of network infrastructure, including new reticulation, flow meters and water mains.	✓	✓
Community infrastructure	No contribution sought, except as provided for under Reserves, below		N/A	N/A
Reserves	Recreation reserve area	Land for set aside and developed as a recreation reserve area capable of accommodating a children’s playground.	No contribution sought.	✓

## Schedule 2 – Considerations for activity funding

### Section 101(3) considerations

*Section 101(3)(a)(i) - Community outcomes to which the activity primarily contributes*

**Table 5: Community outcomes to which the activity primarily contributes**

Is a development contribution or financial contribution an appropriate source of funding for the activity considering this factor?	Reserves	Stormwater	Transport	Wastewater	Water
Community	Y	Y	Y	Y	Y
Connectivity	Y		Y		
Creativity	Y				
Environment	Y	Y	Y		
Economy			Y	Y	Y

*Section 101(3)(a)(ii) - distribution of benefits between the community as a whole, any identifiable part of the community, and individuals*

Development contributions allocate costs to the growth community and new residents or occupants who will benefit from the new assets, or the assets of additional capacity, that are funded out of the contributions. Development contributions, as a dedicated growth funding source, offer more secure funding for community outcomes that are affected by growth.

*Section 101(3)(a)(iii) - period in or over which those benefits are expected to occur*

Development contributions allow development-related capital expenditure to be apportioned over time so that the partners associated with new developments only pay for the portion of infrastructure capacity they consume.

*Section 101(3)(a)(iv) - extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity*

Development contributions are a fair source of funding for each of these activities because they allow the capital costs of the activity to be allocated to those that create the need for capital expenditure (i.e. developer and new residents / businesses to whom development contributions may be passed on).

*Section 101(3)(a)(v) costs and benefits, including consequences for transparency and accountability, of funding the activity distinctly from other activities*

Each of these activities comprises a major part of the council's overall capital expenditure and each is fundamental to new development being able to occur.

The benefits of seeking to distinctly and transparently trying to fund a portion of the capital costs of each activity with development contributions, outweighs the costs of doing so and the potentially high costs that may fall to the ratepayer body if development contributions are not required.

Development contributions send clear signals to developers and the growth community about the true cost of growth to the council.

*Section 101(3)(b) overall impact of any allocation of liability for revenue needs on the community*

The Council is aware of the:

- Cost implications of its infrastructure funding decisions on development and the challenges developers face in getting their developments underway.
- Potential implications of under-recovery of growth spending on the ratepayer body as a whole.
- Desirability for development contributions to support the council's community outcomes and other objectives.

Taking account of all these considerations the Council considers that using development contributions set at the level in the schedule to development contributions will best advance the needs of the community and that contributions set at a lower level to recover a smaller share of the Council's growth-related capital expenditure would adversely affect Whanganui ratepayer communities.

### Schedule 3 - Significant assumptions

Section 201(1)(b) of the LGA 2002 requires the policy to set out the significant assumptions underlying the calculation of the schedule to the development contributions policy, including an estimate of the potential effects if there is a significant level of uncertainty as to the scope and nature of the effects.

The following are the significant assumptions underlying the policy:

**Table 6: Significant assumptions**

Significant Assumption	Estimate of potential effects	Level of uncertainty / risk
<p>The rate, level and location of residential and non-residential growth within the catchments subject to this Policy will be as predicted in the Springvale Structure Plan and in the Otamatea West Structure Plan.</p> <p>Growth can be influenced by a wide range of factors including: changes in demographics, changes in social and economic conditions, the performance of the economy and the effect of local, national and international forces.</p> <p>Whanganui is predicted by the Statistics New Zealand to have low growth<sup>6</sup>.</p>	<p>If development occurs over a longer period of time - beyond 15 years, or development stalls, the Council may need to review the growth prediction to reflect a longer take-up period. This will affect the ability of the Council to fund growth related infrastructure, which itself may need to be deferred.</p> <p>If development is higher than anticipated by the Structure Plans, the Council may find it more difficult to expand infrastructure at the required rates.</p>	<p>Medium</p>

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<sup>6</sup> An Introductory Guide to the National Policy Statement for Urban Development Capacity 2016

Significant Assumption	Estimate of potential effects	Level of uncertainty / risk
<p>The proportion of capital expenditure projects for growth is based on the best available information and aligned with the forecast growth in the Springvale Urban Expansion Area and in the Otamatea West Structure Plan area</p>	<p>There is a significant likelihood that capital expenditure projects will alter over time due to a range of external factors.</p> <p>Where significant changes occur to capital expenditure projects through an Annual Plan, it may be appropriate for the Council to determine whether to revise the schedule of charges within the policy.</p> <p>Provision of growth infrastructure in a period of low or uncertain growth can create a cost burden on the existing rating base as growth is not arriving to share the increased cost.</p> <p>The Council will use broad funding areas to provide a degree of flexibility to provide capital expenditure where it is needed to cater for growth.</p>	<p>Medium</p>
<p>No significant changes to service standards are expected to occur.</p>	<p>Changes to service standards will affect both the level of on-site works required by those undertaking development and the scale and type of infrastructure provided by the Council.</p> <p>If significant changes occur the Council will need to reassess the effect on capital expenditure projects and determine the materiality of change to the schedule of charges within the policy.</p>	<p>Medium</p>

Significant Assumption	Estimate of potential effects	Level of uncertainty / risk
<p>The cost of growth incorporated in the contributions charge is calculated net of all third party income. This policy assumes that the level of third party funding will not change over the life of the 2018-2028 LTP.</p>	<p>If the level of third party funding is reduced, the Council will have understated the cost to be recovered through this policy. If the level of third party-funding is increased, the Council will have overstated the cost to be recovered through this policy</p> <p>In either case the Council will be need to assess the materiality of the difference and determine whether to revise the schedule of charges within the policy and provide for a lower or higher expectation of third party income.</p>	<p>Low</p>
<p>That there is no significant difference between the actual rate of inflation and with that estimated in the 2018-2028 LTP.</p>	<p>Changes to inflation are common variables in any policy of this nature. Where significant changes occur that materially affect the schedule of charges, the Council can decide to adjust the policy accordingly.</p>	<p>Low (years 1-3) Medium (years 4-10)</p>
<p>There is no significant difference in interest rates paid on term debt, estimated in the 2018-2028 LTP as being 6%.</p>	<p>Interest rates on borrowed funds are largely influenced by factors external to the New Zealand economy.</p> <p>Council mitigates interest rate uncertainty through the use of interest rate swaps and other derivatives.</p> <p>A significant change in interest rates could affect the amount of funds available to Council.</p>	<p>Low</p>

Significant Assumption	Estimate of potential effects	Level of uncertainty / risk
<p>Developments will in general exhibit common demand characteristics that enable the Council to consider them as part of a simple overall classification of development types.</p>	<p>All development will be attributed with the average demand as set out in Error! Reference source not found. for the development type under which it is classified.</p> <p>Developments individually may create a lower or higher demand on infrastructure than the average demand for their development type.</p> <p>Development overall will create the demand levels required to recover the cost of infrastructure for growth.</p>	<p>Medium</p>
<p>Consistent development contributions policy</p>	<p>It is assumed that the policy approach of recovering growth-related capital expenditure through development contributions will be retained in the foreseeable future and that Council will continue to need to undertake capital expenditure to accommodate growth in Springvale and in Otamatea West.</p>	<p>Low</p>
<p>NZTA requirements and specifications for the grant of subsidised work will not alter, and all work in the submitted programmed to NZTA will be approved.</p>	<p>This could result in changes in the subsidy rate and in criteria for inclusion in subsidised work programme, which could then mean Council needs to find additional funds. Not all work in the programme submitted to NZTA will be approved, resulting in work not proceeding.</p>	<p>Medium</p>

## Schedule 4 – Schedule of development contributions

**Table 7: Schedule of development contributions for the Springvale Urban Expansion funding area**

Purpose for which contributions may be required	Development contribution per unit of demand in each defined funding sub-area (excl. GST) (\$)			
	Area A	Area B	Area C	Area D
Stormwater	\$3,499.48	\$3,499.48	\$3,499.48	\$3,499.48
Transport	\$7,019.30	\$5,881.26	\$3,020.71	\$3,020.71
Water supply	\$1,710.61	\$2,401.51	\$574.72	\$704.76
Wastewater	\$1,666.73	\$1,213.79	\$1,096.27	\$1,096.27
Community infrastructure	NIL	NIL	NIL	NIL
Reserves	NIL	NIL	NIL	NIL
<b>TOTAL</b>	<b>\$13,896.12</b>	<b>\$12,996.04</b>	<b>\$8,191.18</b>	<b>\$8,321.22</b>

**Table 8: Schedule of development contributions for the Otamatea West funding area**

Purpose for which contributions may be required	Development contribution per unit of demand in each defined funding sub-area (excl. GST) (\$)						
	Area A1	Area A2	Area B	Area C	Area D	Area E	Otamatea infil
Stormwater	\$4,178.34	\$3,095.48	\$4,430.87	\$3,984.05	\$3,984.05	\$5,737.30	\$1,160.18
Transport	\$1,823.97	\$1,823.97	\$1,918.87	\$1,362.50	\$1,362.50	\$5,076.50	\$3.63
Water supply	\$384.62	\$384.62	\$364.62	\$364.62	\$364.62	\$364.62	NIL
Wastewater	\$3,089.73	\$3,089.73	\$1,195.00	\$3,195.00	\$3,195.00	\$3,195.00	\$364.00
Community infrastructure	NIL	NIL	NIL	NIL	NIL	NIL	NIL
Reserves	\$138.46	\$138.46	\$138.46	\$138.46	\$138.46	\$138.46	\$15.82
<b>TOTAL</b>	<b>\$9,615.12</b>	<b>\$8,532.26</b>	<b>\$8,067.81</b>	<b>\$9,064.62</b>	<b>\$9,064.62</b>	<b>\$14,531.87</b>	<b>\$1,543.63</b>

## **Schedule 5 – Summary of capital expenditure for growth (\$m)**

Tables 9 and 10 provide a summary of capital expenditure for the Springvale Urban Expansion Area and the Otamatea West Structure Plan area. Schedule 5 – Summary of capital expenditure for growth (\$m) is a schedule required by section 106(2) of the LGA 2002<sup>7</sup>, which:

- a. summarises and explains the total cost of capital expenditure identified in the long-term plan that the Council expects to incur to meet the increased demand for community facilities resulting from growth; and
- b. states the proportion of that capital expenditure that will be funded by—
  - i. development contributions (DC)
  - ii. financial contributions (FC)
  - iii. other sources of funding (Other).

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<sup>7</sup> Section 184 of the Resource Legislation Amendment Act 2017 will come into effect on 18 April 2022 repealing financial contributions statements required by the section 106(2) of the LGA2002.

**Table 9: Summary of capital expenditure – Springvale Urban Expansion Area**

LGA 2002 reference	106(2)(a)	106(2)(a) LTP period	106(2)(a)	106(2)(b)(i)	106(2)(b)(ii)	106(2)(b)(ii i)	106(2)(d)			106(2)(d)		
Purpose for which contributions may be required	Capital expenditure (\$m) expected to be incurred to meet growth demand (i)	Capital expenditure (\$m) expended to be incurred for growth during the LTP period (i)	Explanation of capital expenditure	Proportion of capital expenditure for growth that will be funded over the long term by:			Allocation of total capital expenditure at completion of all 675 lots in structure plan area			Total amount of funding (\$m) during the long-term plan period to be sought from:		
				DC	FC	Other	DC	FC	Other	DC (ii)	FC	Other
<b>Stormwater</b>												
New mains	\$459,000.00	\$459,000.00	To provide stormwater network capacity	40%	0%	60%	\$184,000.00	\$0	\$275,000.00	\$184,000.00	\$0	\$275,000.00
Swale	\$2,347,000.00	\$2,347,000.00		61%	0%	39%	\$1,426,900.00	\$0	\$920,100.00	\$1,426,900.00	\$0	\$920,100.00
Wetland	\$2,505,500.00	\$1,410,450.00		30%	0%	70%	\$751,650.00	\$0	\$1,753,850.00	\$423,135.00	\$0	\$987,315.00
<b>Transport</b>												
Greenfield roads	\$2,783,199.00	\$0	To provide capacity within the transport network	68%	0%	32%	\$1,892,575.32	\$0	\$890,623.68	\$0	\$0	\$0
Shared pathway	\$195,208.50	\$195,208.50		75%	0%	25%	\$146,406.37	\$0	\$48,802.13	\$146,406.37	\$0	\$48,802.13
Road upgrades	\$3,403,715.07	\$2,826,141.57		35%	0%	65%	\$1,083,343.56	\$0	\$2,320,371.51	\$563,527.41	\$0	\$2,262,614.16
<b>Wastewater</b>												
Reticulation	\$712,500.00	\$264,800.00	To provide capacity within the wastewater network	100%	0%	0%	\$712,500.00	\$0	\$0	\$264,800.00	\$0	\$0
Downstream upgrades	\$154,800.00	\$154,800.00		81%	0%	19%	\$124,794.00	\$0	\$30,006.00	\$124,794.00	\$0	\$30,006.00
<b>Water supply</b>												
Meters	\$50,000.00	\$50,000.00	To provide water supply capacity	100%	0%	0%	\$50,000.00	\$0	\$0	\$50,000.00	\$0	\$0
Reticulation	\$1,051,775.00	\$409,825.00		92%	0	8%	\$865,504.00	\$0	\$186,271.00	\$223,554.00	\$0	\$186,271.00
Supply	\$622,725.00	\$622,725.00		0%	0%	100%	\$0	\$0	\$622,725.00	\$0	\$0	\$622,725.00
<b>TOTAL</b>	<b>\$14,285,422.57</b>	<b>\$8,739,950.07</b>								<b>\$3,407,116.78</b>		<b>\$5,332,833.29</b>

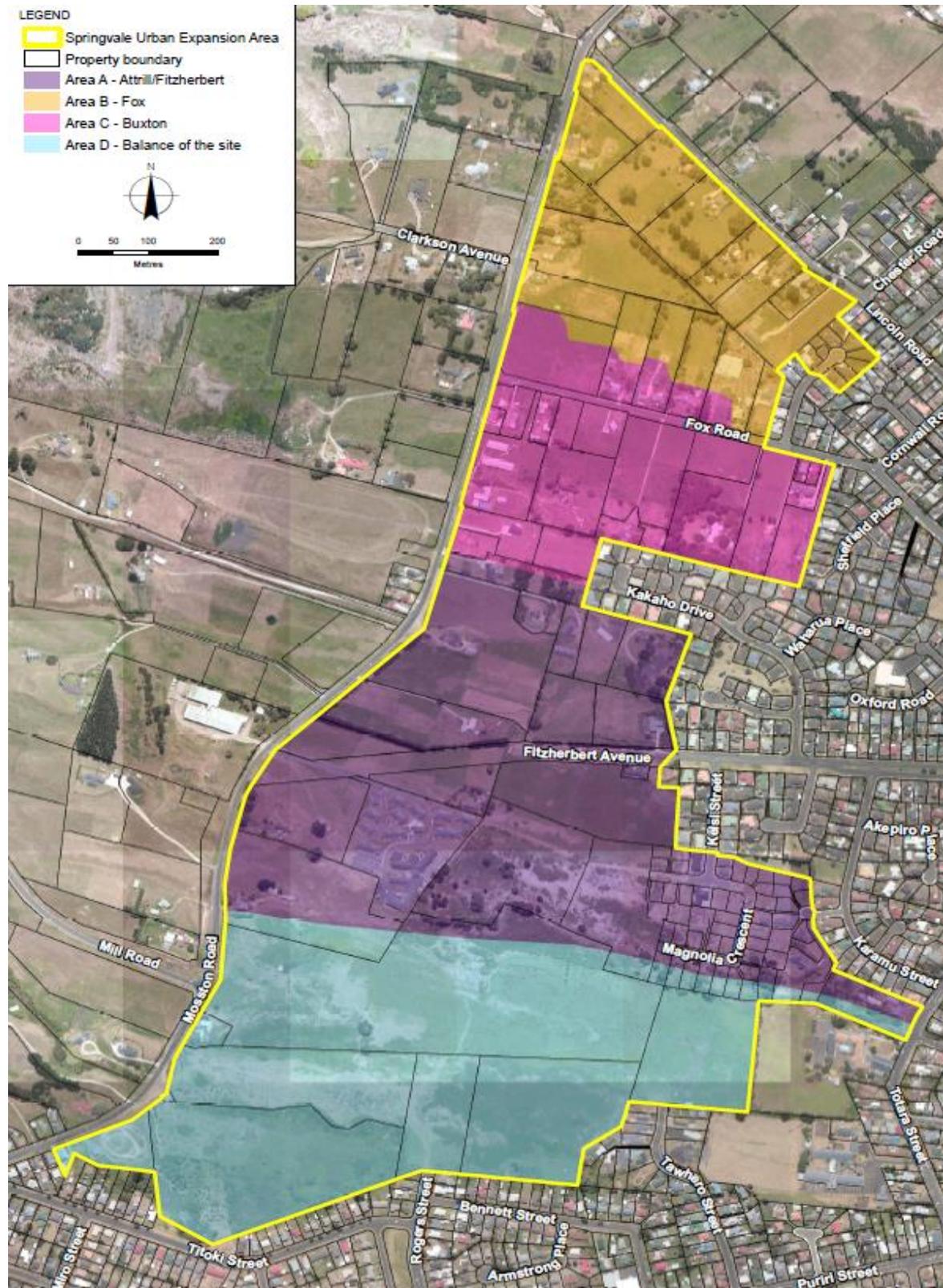
**Table 10: Summary of capital expenditure – Otamatea West Structure Plan Area**

LGA 2002 reference	106(2)(a)	106(2)(a) LTP period	106(2)(a)	106(2)(b)(i)	106(2)(b)(ii)	106(2)(b)(iii)	106(2)(d)			106(2)(d)	106(2)(d)	106(2)(d)
Purpose for which contributions may be required	Capital expenditure (\$m) expected to be incurred to meet growth demand (i)	Capital expenditure (\$m) expended to be incurred for growth during the LTP period (i)	Explanation of capital expenditure	Proportion of capital expenditure for growth that will be funded by:			Allocation of total capital expenditure at completion of all 209 lots + infill in structure plan area			Total amount of funding (\$m) during the long-term plan period to be sought from:		
				DC	FC	Other	DC	FC	Other	DC (ii)	FC	Other <sup>1</sup>
<b>Stormwater</b>												
Storage	\$563,520.00	\$363,520.00	To manage stormwater flows and storage	98%	0%	2%	\$550,509.81	\$0	\$13,010.19	\$350,509.81	\$0	\$13,010.19
Reticulation	\$50,000.00	\$50,000.00	Upgrade to provide for growth	100%	0%	0%	\$50,000.00	\$0	\$0	\$50,000.00	\$0	\$0
Landscaping	\$56,577.95	\$0		100%	0%	0%	\$56,577.95	\$0	\$0	\$0	\$0	\$0
Downstream improvements	\$769,200.00	\$769,200.00		0%	0%	100%	\$0	\$0	\$769,200.00	\$769,200.00	\$0	\$0
<b>Transport</b>												
Road upgrades	\$50,000.00	\$50,000.00	To manage SH intersections and establish integrated roading network including walkways	90%	0%	10%	\$45,000.00	\$0	\$5,000.00	\$45,000.00	\$0	\$5,000.00
Greenfield Road	\$409,100.00	\$215,100.00		92%	0%	8%	\$376,372.00	\$0	\$32,728.00	\$202,350.00	\$0	\$12,750.00
Walking and cycling	\$33,000.00	\$28,000.00		55%	0%	45%	\$18,150.00	\$0	\$14,850.00	\$15,300.00	\$0	\$12,700.00
<b>Wastewater</b>												
Pump stations	\$340,000.00	\$160,000.00	New pumps to serve development	100%	0%	0%	\$340,000.00	\$0	\$0	\$160,000.00	\$0	\$0
Off site upgrades	\$414,179.00	\$414,179.00	Upgrade to provide for growth	100%	0%	0%	\$414,179.00	\$0	\$0	\$414,179.00	\$0	\$0
<b>Water supply</b>												
	\$ 80,000.00	\$80,000.00	Two new pumps to serve development	100%	0%	0%	\$80,000.00	\$0	\$0	\$80,000.00	\$0	\$0
<b>Reserves</b>												
Land acquisition	\$36,000.00	\$36,000.00	New reserve area	100%	0%	0%	\$36,000.00	\$0	\$0	\$36,000.00	\$0	\$0
<b>TOTAL</b>	<b>\$2,801,576.95</b>	<b>\$2,165,999.00</b>								<b>\$2,122,538.81</b>		<b>\$43,460.19</b>

## Appendices

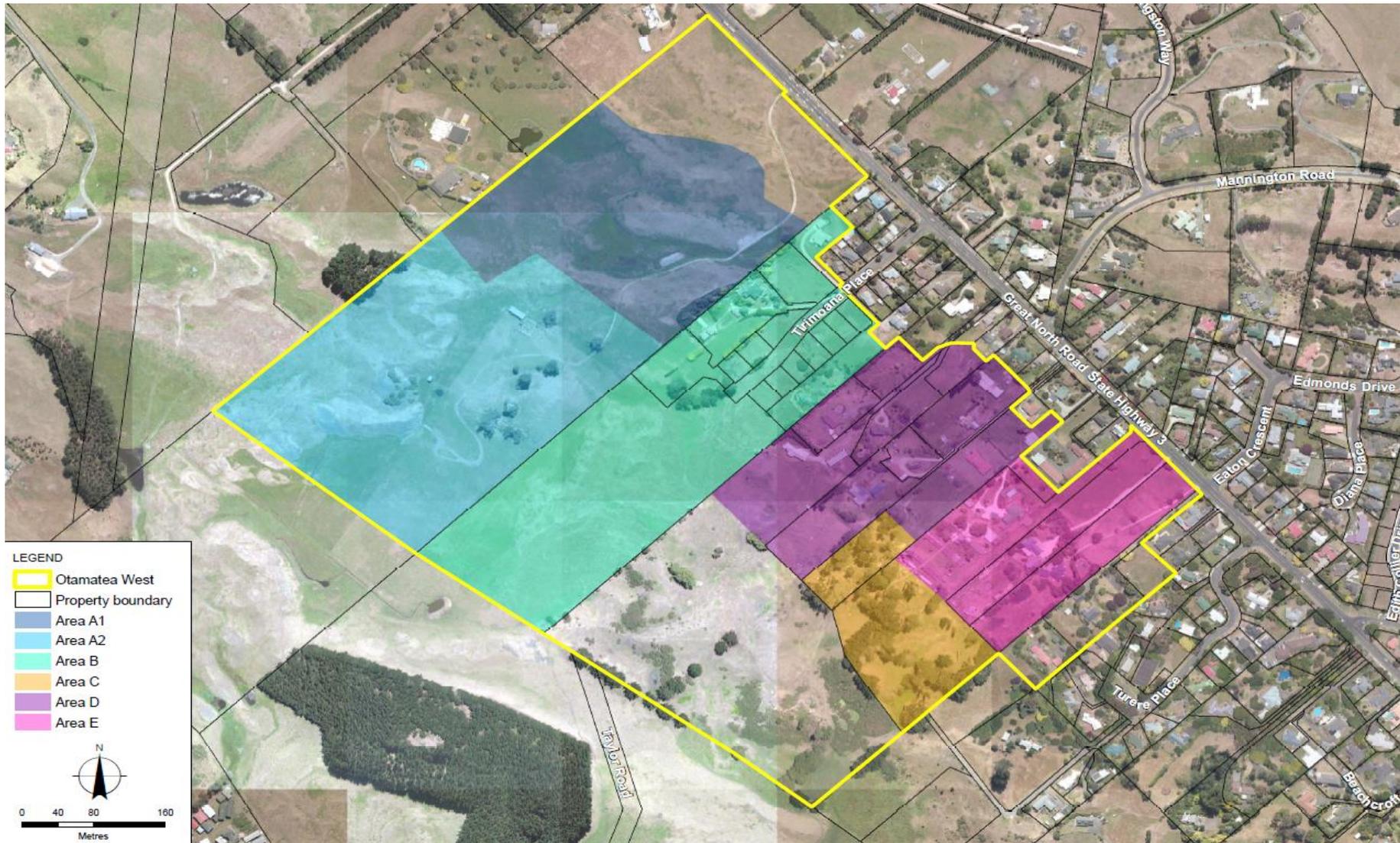
### Appendix A – Catchment and funding sub-areas

#### Springvale Urban Expansion Area



Please note: The sub-areas of the Springvale Urban Expansion Area are incorrectly defined in this map's key. The overall area defined as Springvale Urban Expansion Area is accurate. The correct key: Area A is Yellow Buxton; Area B is Pink Fox; Area C is Purple Fitzherbert; Area D is Blue Balance of the site.

# Otamatea West



## **Appendix B – Extracts from the Local Government Act 2002**

### **Section 197AB Development contributions principles**

Section 197AB of the LGA 2002 states that all persons exercising duties and functions under this subpart must take into account the following principles when preparing a development contributions policy under section 106 or requiring development contributions under section 198:

- a) development contributions should only be required if the effects or cumulative effects of developments will create or have created a requirement for the territorial authority to provide or to have provided new or additional assets or assets of increased capacity:
- b) development contributions should be determined in a manner that is generally consistent with the capacity life of the assets for which they are intended to be used and in a way that avoids over-recovery of costs allocated to development contribution funding:
- c) cost allocations used to establish development contributions should be determined according to, and be proportional to, the persons who will benefit from the assets to be provided (including the community as a whole) as well as those who create the need for those assets:
- d) development contributions must be used—
  - i) for or towards the purpose of the activity or the group of activities for which the contributions were required; and
  - ii) for the benefit of the district or the part of the district that is identified in the development contributions policy in which the development contributions were required:
- e) territorial authorities should make sufficient information available to demonstrate what development contributions are being used for and why they are being used:
- f) development contributions should be predictable and be consistent with the methodology and schedules of the territorial authority's development contributions policy under sections 106, 201, and 202:
- g) when calculating and requiring development contributions, territorial authorities may group together certain developments by geographic area or categories of land use, provided that—
  - i) the grouping is done in a manner that balances practical and administrative efficiencies with considerations of fairness and equity; and
  - ii) grouping by geographic area avoids grouping across an entire district wherever practical.

### **Section 209 Refund of money and return of land if development does not proceed**

- 1) A territorial authority must refund or return to the consent holder or to his or her personal representative a development contribution paid or land set aside under this subpart if—
  - a) the resource consent—
    - i) lapses under section 125 of the Resource Management Act 1991; or
    - ii) is surrendered under section 138 of that Act; or

- b) the building consent lapses under section 52 of the Building Act 2004; or the development or building in respect of which the resource consent or building consent was granted does not proceed; or
  - c) the territorial authority does not provide the reserve, network infrastructure, or community infrastructure for which the development contribution was required.
- 2) A territorial authority may retain any portion of a development contribution or land referred to in subsection (1) of a value equivalent to the costs incurred by the territorial authority in relation to the development or building and its discontinuance.

## Appendix C – Assets for which development contributions will be used

Planned Projects in Long Term Plan period					
Activity	Funding Area	Project Name	Planned Capital Expenditure	Planned capital expenditure funding from development contributions	Planned capital expenditure funding from other sources
Stormwater	Springvale	Swale - 1,750m long Property acquisition	\$1,260,000.00	\$882,000.00	\$378,000.00
Stormwater	Springvale	Swale - 1,750m long Earthworks	\$432,000.00	\$302,400.00	\$129,600.00
Stormwater	Springvale	Swale - 1,750m long Reinstatement/topsoil	\$175,000.00	\$122,500.00	\$52,500.00
Stormwater	Springvale	Swale - 1,750m long Road culverts across swale	\$480,000.00	\$120,000.00	\$360,000.00
Stormwater	Springvale	Titoki Street 900mm outlet main	\$315,400.00	\$94,620.00	\$220,780.00
Stormwater	Springvale	Titoki Wetland Expansion - 66,000m3 storage Earthworks	\$1,095,050.00	\$328,515.00	\$766,535.00
Stormwater	Springvale	Mosston Road 1,350 diameter main - Titoki Street to outfall	\$459,000.00	\$183,600.00	\$275,400.00
Stormwater	Otamatea	Reticulation Pipe works	\$50,000.00	\$50,000.00	\$0
Stormwater	Otamatea	SW retention pond 3 Tirimoana land	\$100,000.00	\$100,000.00	\$0
Stormwater	Otamatea	SW retention pond 4 Pond on Quigley & Bristol Land	\$100,000.00	\$89,285.71	\$10,714.29

Stormwater	Otamatea	SW retention pond 5 Pond on Quigley & Bristol Land	\$100,000.00	\$100,000.00	\$0
Stormwater	Otamatea	SW retention pond 4&5 Land acquisition	\$63,520.00	\$61,224.10	\$2,295.90
stormwater	Otamatea	Bulk supply and growth offsite projects as per GHD	\$769,200.00	\$769,200.00	\$0
Transport	Springvale	Fitzherbert Avenue Secondary arterial 15m carriageway, 24m road reserve	\$2,200,000.00	\$0	\$2,200,000.00
Transport	Springvale	Fitzherbert Avenue Land acquisition for above item	\$0	\$0	\$0
Transport	Springvale	Shared Pathway Linking shared pathway running parallel to swale	\$195,208.50	\$146,406.37	\$48,802.13
Transport	Springvale	Fox Road Upgrade to urban standard Inc. street lighting & footpath	\$626,141.57	\$563,527.41	\$62,614.16
Transport	Otamatea	Intersection Upgrade Tirimoana/SH3 Upgrade	\$50,000.00	\$45,000.00	\$5,000.00
Transport	Otamatea	Road extension Tirimoanan PI to Bristol	\$10,500.00	\$10,500.00	\$0
Transport	Otamatea	Hodson Road 25m SH3 Quigley link road	\$26,250.00	\$26,250.00	\$0
Transport	Otamatea	Intersection Construction Hodson/SH3 Intersection	\$75,000.00	\$67,500.00	\$7,500.00
Transport	Otamatea	Connector Road 10m Hodson to Quigley	\$10,500.00	\$5,250.00	\$5,250.00

Transport	Otamatea	Intersection Construction Lillybank/SH3 Intersection	\$75,000.00	\$75,000.00	\$0
Transport	Otamatea	Road extension 17m SH3 Lillington link road	\$17,850.00	\$17,850.00	\$0
Transport	Otamatea	Walkway 2 40m walkway Tirimoana	\$8,000.00	\$4,400.00	\$3,600.00
Transport	Otamatea	Walkway 3 30m walkway Quigley & land acquisition	\$10,000.00	\$5,500.00	\$4,500.00
Transport	Otamatea	Walkway 4 30m walkway Quigley & land acquisition	\$10,000.00	\$5,500.00	\$4,500.00
Wastewater	Springvale	Reticulation Fox Road wastewater extension 150mm <3m deep	\$110,500.00	\$110,500.00	\$0
Wastewater	Springvale	Reticulation Fitzherbert Ave wastewater extension 150mm <3m deep	\$55,900.00	\$55,900.00	\$0
Wastewater	Springvale	Reticulation Fitzherbert Ave wastewater extension 150mm 3-4m deep	\$98,400.00	\$98,400.00	\$0
Wastewater	Springvale	Downstream Upgrade Rogers Street 225mm Main	\$32,400.00	\$24,624.00	\$7,776.00
Wastewater	Springvale	Downstream Upgrade Karamu Street 225mm Main	\$68,400.00	\$46,170.00	\$22,230.00
Wastewater	Springvale	Downstream Upgrade Heads Road storage capacity upgrade	\$21,000.00	\$21,000.00	\$0

Wastewater	Springvale	Downstream Upgrade Motoua Gardens storage capacity upgrade	\$33,000.00	\$33,000.00	\$0
Wastewater	Otamatea	Pump Station Hodson pump station for wastewater raiser main by developer	\$160,000.00	\$160,000.00	\$0
Wastewater	Otamatea	Off Site upgrades Development growth from GHD report	\$248,559.00	\$248,559.00	\$0
Wastewater	Otamatea	Off Site upgrades Infill growth from GHD Report	\$165,620.00	\$165,620.00	\$0
Water	Springvale	Zone Meter 150mm diameter zone meter for remote water management	\$50,000.00	\$50,000.00	\$0
Water	Springvale	Supply 225mm Main Mosston Rd from Mill Road to Fox Rd no rider	\$456,000.00	\$0	\$456,000.00
Water	Springvale	Supply 225mm Main from Mill Rd stub to Mosston Rd	\$166,725.00	\$0	\$166,725.00
Water	Springvale	Reticulation 225mm Connection from Mosston Rd to Fitzherbert Ave no rider	\$52,775.00	\$0	\$52,775.00
Water	Springvale	Reticulation 150mm Fox Road upgrade Sherwood Pl to Mosston Rd with Rider Main	\$162,800.00	\$29,304.00	\$133,496.00
Water	Springvale	Reticulation 150mm Fitzherbert Ave Reticulation with Rider main	\$194,250.00	\$194,250.00	\$0

Water	Otamatea	Mannington Rd pump station upgrade for potable water Mannington Rd pump station upgrade for potable water	\$80,000.00	\$80,000.00	\$0
Reserves	Otamatea	Land acquisition For provision of parks, paths & open spaces	\$36,000.00	\$36,000.00	\$0
<b>Total</b>			<b>\$10,905,949.07</b>	<b>\$5,529,355.59</b>	<b>\$5,376,593.48</b>

## References

1. Local Government Act 2002
2. Resource Management Act 1991
3. Building Act 2004
4. Te Ture Whenua Maori Act 1993