

Waimakariri District Council

Agenda

Tuesday 27 – 28 January 2026

9am

Council Chamber
215 High Street
Rangiora

Members:

Mayor Dan Gordon

Cr Tim Bartle

Cr Brent Cairns

Cr Wendy Doody

Cr Tim Fulton

Cr Jason Goldsworthy

Cr Bruce McLaren

Cr Niki Mealings

Cr Shona Powell

Cr Philip Redmond

Cr Joan Ward

AGENDA CONTENTS – COUNCIL MEETING 27-28 JANUARY 2026

Staff Reports

5.1	Minor Change to Targeted Rates for 2026/2027
5.2	2026/2027 Development Contribution Schedule and Policy for Consultation with Draft Annual Plan
6	Draft Annual Plan Budgets for 2026/2027
7.1	PUBLIC EXCLUDED SECTION – Te Kōhaka O Tūhaitara Trust Financial Support



The Mayor and Councillors

WAIMAKARIRI DISTRICT COUNCIL

A meeting of the WAIMAKARIRI DISTRICT COUNCIL will be held in the COUNCIL CHAMBER, RANGIORA SERVICE CENTRE, 215 HIGH STREET, RANGIORA on **TUESDAY 27 JANUARY 2026** and **WEDNESDAY 28 JANUARY 2026**, commencing at **9AM** each day, to consider budgets in relation to the 2026-2027 Draft Annual Plan.

Sarah Nichols
GOVERNANCE MANAGER

Recommendations in reports are not to be construed as Council policy until adopted by the Council.

The Draft Annual Plan will be publicly consulted on
from mid-March to mid-April 2026.

Hearings will be held 6 and 7 May 2026.

Deliberations will be held 26 and 27 May 2026.

The Annual Plan will be adopted by the Council 16 June 2026.

BUSINESS

Page No

1. APOLOGIES

2. CONFLICTS OF INTEREST

Conflicts of interest (if any) to be reported for minuting.

3. OVERVIEW AND FINANCIAL STRATEGY

C Genet (General Manager Finance and Business Support) will present an overview of the draft budgets and the financial strategy.

(The presentation will be uploaded to Diligent afterwards for Councillors reference).

4. CAPITAL PROJECTS OVERVIEW PRESENTATION – G CLEARY (GENERAL MANAGER)

G Cleary (General Manager Utilities and Roading) will present an overview of the proposed capital projects.

Following the presentations each unit will present reports followed by operational budgets before proceeding to the next unit.

The order that operational units will present information to the Council is:

- *Utilities and Roading*
- *Community and Recreation*
- *Regulation and Planning*
- *Strategy, Engagement and Economic Development*
- *Finance and Business Support*
- *Management and Organisational Development & HR*

Procedural Motion

RECOMMENDATION

THAT the Council:

- (a) **Receives** the budget pack papers and approves the recommended budget proforma, subject to debate in the meeting.

5. REPORTS

5.1 Minor Changes to Targeted Rates for 2026/2027 – Maree Harris (Customer Services Manager)

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RECOMMENDATION

THAT the Council:

- (a) **Receives** Report No. 260107001900.
- (b) **Updates** the zoning description for the stock control rate to take effect from 1 July 2026 from:
“A targeted rate set under Sections 16-18 as a rate in the dollar on the rateable capital value on rating units situated in the Residential 4A, Residential 4B and Rural zones in the Waimakariri District Council District Plan, operative at 14th March 2025.”
to:
“A targeted rate set under Sections 16-18 as a rate in the dollar on the rateable capital value on rating units situated in the Large Lot Residential, Rural Lifestyle (including SPZ Kainga Nohoanga) and General Rural zones in the Waimakariri District Council District Plan, operative at 1 July 2026.”
- (c) Introduces a new targeted rate for the Eastern Districts Sewer from 1 July 2026 to cover rating units that have a Trade Waste Agreement with the Council for the disposal of waste into the sewer under the Wastewater Bylaw 2015.
“Eastern Districts – rating units covered by a Trade Waste Agreement under the Wastewater Bylaw 2015, fixed amount per rateable rating unit. (paid in addition to Trade Waste Disposal Charges)”.

5.2 2026/2027 Development Contribution Schedule and Policy for Consultation with Draft Annual Plan – Jane Eggleton (Project Planning & Quality Team Leader), Jennifer McSloy (Development Manager), and Colin Roxburgh (Project Delivery Manager)

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RECOMMENDATION

THAT the Council:

- (a) **Receives** Report No. 251224246258.
- (b) **Approves** the Draft 2026/27 Development Contribution Schedules as per Attachment i, for consultation with the 2026-27 Annual Plan (Trim No. 260113004619);
- (c) **Approves** the proposed changes to the Draft 2026/27 Development Contribution maps marked up in Attachment ii (Trim 260114005432), noting that these updates will be made available on GIS from 1 July 2026;

- (d) **Approves** the 2026/27 Draft Development Contribution Policy to be consulted on as part of the Annual Plan, to ensure the Policy remains up to date, and clear (Trim No. 260109002662);
- (e) **Notes** that based on proposed legislation, in the coming year(s) the Council will have to move from charging Development Contributions to Development Levies, and that this will trigger a replacement Policy in line with this new legislation.

6. **BUDGETS**

The Page numbers listed here refer to the pages in the Budget folders supplied to Councillors.

Note that budget resolutions will be considered proforma during the meeting and confirmed collectively prior to the conclusion of the meeting.

6.1 **Roading**

(1 – 31)

RECOMMENDATION

THAT the Council:

- (a) **Approves** the draft budget for the 2026 -2027 financial year.
- (b) **Notes** that Maintenance, Operations & Renewals budgets remain under pressure across the Roothing and Transport portfolio due to ongoing CPI increases and the re-tendering of the Road Maintenance Contract. There have been no changes to address this in the current Annual Plan, however staff will consider options for achieving a balance between Levels of Services and Budget and prepare information ahead of the next Long Term Plan, for consideration by Council.
- (c) **Notes** that as previously reported to Council, there was minimal funding endorsed through the National Land Transport Programme (NLTP) for Local Road Improvements, resulting in a significant funding shortfall for capital projects, and the need to re-prioritise a large number of projects over the three years of the current NLTP period (2024 to 2027).
- (d) **Notes** that Council previously resolved to take a multi-layered approach to progressing capital projects. This approach included allowing work to continue on the design of a number of declined projects, so that if funding does become available over the next NLTP period, then Council would be well positioned to secure funding and progress projects quickly.
- (e) **Notes** that there are areas where additional funding is likely to be required in the short-term, including local road improvements resulting from the Belfast to Pegasus RoNS (Woodend Bypass) project and development in the South MUBA area.
- (f) **Notes** that funding constraints through the National Land Transport Programme are likely to be an ongoing issue. The impact on delivery of key capital projects will need to be considered as part of the next Long Term Plan.
- (g) **Notes** that there is anticipated to be a deduction on depreciation of \$453,000.
- (h) **Notes** that while there is still an increase in the Roothing Rate for the 2026/27 Year, this is 4.3% (including inflation) less than was originally indicated in the Long Term Plan.

- 6.2 Solid Waste** (32 – 61)
- RECOMMENDATION*
- THAT** the Council:
- (a) **Approves** the draft budget for the 2026-2027 financial year.
 - (b) **Notes** that any new levels of service / performance measures are to be provided within a separate report provided to the Council.
- 6.3 Drinking Water** (62 – 127)
- RECOMMENDATION*
- THAT** the Council:
- (a) **Approves** the draft budget for the 2026-2027 financial year.
 - (b) **Notes** that the rate increases are predominantly due to increased internal interest and depreciation costs.
- 6.4 Wastewater** (128 – 189)
- RECOMMENDATION*
- THAT** the Council:
- (a) **Approves** the draft budget for the 2026-2027 financial year.
 - (b) **Notes** that the rate increases are predominantly due to increased depreciation costs.
- 6.5 Drainage and Stock Water** (190 – 261)
- RECOMMENDATION*
- THAT** the Council:
- (a) **Approves** the draft budget for the 2026-2027 financial year.
 - (b) **Notes** that the 2026/27 depreciation expenditure increased compared to 2025/26 Annual Plan. This is due to the revaluation of three waters assets which was not finalised until August 2025 and the impact was not fully incorporated into the 2025/26 Annual Plan.
- 6.6 Water Services** (262 – 269)
- RECOMMENDATION*
- THAT** the Council:
- (a) **Approves** the draft budget for the 2026-2027 financial year.

- 6.7 Utilities and Roading Overhead** (270 – 278)
- RECOMMENDATION*
- THAT** the Council:
- (a) **Approves** the draft budget for the 2026-2027 financial year.
- 6.8 Project Delivery Unit** (279 – 285)
- RECOMMENDATION*
- THAT** the Council:
- (a) **Approves** the draft budget for the 2026-2027 financial year.
- 6.9 Water Unit** (286 – 296)
- RECOMMENDATION*
- THAT** the Council:
- (a) **Approves** the draft budget for the 2026-2027 financial year.
- (b) **Notes** that any new levels of service / performance measures are to be provided within a separate report provided to the Council.
- 6.10 District Libraries** (297 – 310)
- RECOMMENDATION*
- THAT** the Council:
- (a) **Approves** the draft budget for the 2026-2027 financial year.
- (b) **Notes** that the budgets remain largely unchanged from 2024-34 Long Term Plan, with the exception of efficiencies identified in this document.
- 6.11 Aquatics** (311 – 329)
- RECOMMENDATION*
- THAT** the Council:
- (a) **Approves** the draft budget for the 2026-2027 financial year.
- (b) **Notes** the recommendations from the District Aquatic Plan for the development of Hydrotherapy, Leisure and integration of the Dudley Pavilion to meet current community demand for services.
- (c) **Notes** that further development of the facilities in line with the recommendations of the District Aquatics Plan have been moved to fall outside of the current Long Term Plan period.

- 6.12 Community Team** (330 – 341)
- RECOMMENDATION*
- THAT** the Council:
- (a) **Approves** the draft budget for the 2026-2027 financial year.
 - (b) **Notes** that any new levels of service / performance measurers in the longer term will be highlighted in the Long Term Plan Budgets, and will then be provided within a separate report to the Council as part of the Long Term Plan process.
- 6.13 Greenspace** (342 – 402)
- RECOMMENDATION*
- THAT** the Council:
- (a) **Approves** the draft budget for the 2026-2027 financial year.
- 6.14 Community and Recreation Overhead** (403 – 410)
- RECOMMENDATION*
- THAT** the Council:
- (a) **Approves** the draft budget for the 2026-2027 financial year.
- 6.15 Earthquake Recover and Regeneration** (411 – 423)
- RECOMMENDATION*
- THAT** the Council:
- (a) **Approves** the draft budget for the 2026 -2027 financial year.
 - (b) **Notes** that internal and external funding provisions for the proposed Kaiapoi Community Hub Trust's development of buildings and associated facilities on site are not included in this budget and commentary.
 - (c) **Notes** that these budgets do not include for Mixed Use Business Area developments and contributions (including Public Realm) – these are covered in Recreation Activity or Business & Centres Activity budgets.
 - (d) **Notes** that these budgets do not include for any further WDC inputs or in-kind support to WHoW Aquasports Park proposal.
- 6.16 Strategic and Special Projects – Community and Recreation** (424 – 429)
- RECOMMENDATION*
- THAT** the Council:
- (a) **Approves** the draft budget for the 2026-2027 financial year.

- 6.17 Property** (430 – 456)
RECOMMENDATION
THAT the Council:
(a) **Approves** the draft budget for the 2026-2027 financial year.
- 6.18 Planning, Regulation and Environment Management Overhead** (457 – 465)
RECOMMENDATION
THAT the Council:
(a) **Approves** the draft budget for the 2026-2027 financial year.
(b) **Notes** the potential for reform impact on the wider department and department budgets. Given the current uncertainty on specific budget impacts, no direct budget for reforms are currently being sought through the Annual Plan.
- 6.19 Planning Unit** (466 – 476)
RECOMMENDATION
THAT the Council:
(a) **Approves** the draft budget for the 2026-2027 financial year.
(b) **Notes** the fees and charges align with the median market across Canterbury councils.
- 6.20 Development Planning Unit** (477 – 483)
RECOMMENDATION
THAT the Council:
(a) **Approves** the draft budget for the 2026-2027 financial year.
- 6.21 Building Unit** (484 – 497)
RECOMMENDATION
THAT the Council:
(a) **Approves** the draft budget for the 2026-2027 financial year.
- 6.22 Environmental Services** (498 – 508)
RECOMMENDATION
THAT the Council:
(a) **Approves** the draft budget for the 2026-2027 financial year.

- 6.23 Strategy and Business Unit** (509 – 522)
RECOMMENDATION
THAT the Council
(a) **Approves** the draft budget for the 2026-2027 financial year.
- 6.24 Communications and Engagement** (523 – 531)
RECOMMENDATION
THAT the Council:
(a) **Approves** the draft budget for the 2026-2027 financial year.
- 6.25 Civil Defence Emergency Management** (532 542)
RECOMMENDATION
THAT the Council:
(a) **Approves** the draft budget for the 2026-2027 financial year.
- 6.26 Finance and AIM** (543 – 553)
RECOMMENDATION
THAT the Council:
(a) **Approves** the draft budget for the 2026-2027 financial year.
- 6.27 Customer Services** (554 – 565)
RECOMMENDATION
THAT the Council:
(a) **Approves** the draft budget for the 2026-2027 financial year.
(b) **Adopts** the recommended Land Information Memoranda fees for consultation in the 2026/27 Annual Plan.
- 6.28 Canterbury Museum** (566 – 575)
RECOMMENDATION
THAT the Council:
(a) **Approves** the draft budget for the 2026-2027 financial year.

- 6.29 Information and Technology Services** (579 – 591)
RECOMMENDATION
THAT the Council:
(a) **Approves** the draft budget for the 2026-2027 financial year.
- 6.30 Governance** (592 – 609)
RECOMMENDATION
THAT the Council
(a) **Approves** the draft budget for the 2026-2027 financial year.
- 6.31 District Management** (610 – 616)
RECOMMENDATION
THAT the Council:
(a) **Approves** the draft budget for the 2026-2027 financial year.
- 6.32 Organisational Development and Human Resources** (617 – 625)
RECOMMENDATION
THAT the Council:
(a) **Approves** the draft budget for the 2026-2027 financial year.

All budget resolutions to be confirmed from proforma discussion.

7. MATTERS TO BE CONSIDERED WITH THE PUBLIC EXCLUDED

Section 48, Local Government Official Information and Meetings Act 1987.

In accordance with section 48(1) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by section 6 or section 7 of that Act (or sections 6, 7 or 9 of the Official Information Act 1982, as the case may be), it is moved:

That the public is excluded from the following parts of the proceedings of this meeting.

7.1 Te Kōhaka O Tūhaitara Trust Financial Support

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each 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 are as follows:

Item No	Subject	Reason for excluding the public	Grounds for excluding the public.
REPORTS			
7.1	Te Kōhaka O Tūhaitara Trust Financial Support	Good reason to withhold exists under Section 7	To protect the privacy of natural persons and enabling the local authority to carry on without prejudice or disadvantage, negotiations (including commercial and industrial) negotiations and maintain legal professional privilege. LGOIMA Section 7 (2)(a), (g) and (i).

CLOSED MEETING

Refer to Public Excluded Agenda (separate document).

OPEN MEETING

BUDGET SUMMARY

C Genet will provide a verbal update summarising the budget outcomes and rate based on decisions made.

NEXT MEETING

The Council will meet on Tuesday 17 February 2026 to consider a report on the consultation timeframes of the Draft Annual Plan.

The next ordinary meeting of the Council is scheduled for 9am Tuesday 3 February 2026 in the Council Chamber, Rangiora Service Centre, 215 High Street, Rangiora.

WAIMAKARIRI DISTRICT COUNCIL

REPORT FOR DECISION

FILE NO and TRIM NO: RAT-06/260107001900
REPORT TO: COUNCIL
DATE OF MEETING: 27 January 2026
AUTHOR(S): Maree Harris, Customer Services Manager
SUBJECT: Minor Changes to Targeted Rates for 2026 2027

ENDORSED BY:
(for Reports to Council,
Committees or Boards)



General Manager

Chief Executive

1. SUMMARY

- 1.1. This report seeks Council approval for minor administrative/record keeping changes to targeted rates from 1 July 2026. The changes proposed do not have a significant impact on rates being paid.
- 1.2. The Animal Control (Stock) rate is based on land zoning. Up to 30th June 2025 it has referenced the 2005 Operative District Plan. Zone descriptions have changed with the adoption of the 2025 District Plan, requiring the targeted rate description to be updated using current zone references.
- 1.3. It is proposed that the Eastern Districts Sewer (EDS) rate be applied to rating units where there is a contract with the Council for the disposal of trade waste under the Wastewater Bylaw 2015. The EDS rate is currently assessed by a pan charge on rating units connected to the scheme and this does not fit the Trade Waste situation. A new EDS rate, targeted per rating unit, will be introduced on 1 July 2026 for the rating units that have a Trade Waste Agreement. The fixed rate per rating unit will be the same amount as the EDS pan charge. Trade Waste disposal fees will continue to apply and will be recovered through the sundry debtors ledger.
- 1.4. An extract from the Rates Resolution is attached showing the proposed changes.

Attachments:

- i. Extract from Rates Resolution outlining proposed changes (TRIM: 260113004168)

2. **RECOMMENDATION**

THAT the Council

- (a) **Receives** Report No. 260107001900.
- (b) **Updates** the zoning description for the stock control rate to take effect from 1 July 2026 from:
“A targeted rate set under Sections 16-18 as a rate in the dollar on the rateable capital value on rating units situated in the Residential 4A, Residential 4B and Rural zones in the Waimakariri District Council District Plan, operative at 14th March 2025.”
- to
- “A targeted rate set under Sections 16-18 as a rate in the dollar on the rateable capital value on rating units situated in the Large Lot Residential, Rural Lifestyle (including SPZ Kainga Nohoanga) and General Rural zones in the Waimakariri District Council District Plan, operative at 1 July 2026.”
- (c) Introduces a new targeted rate for the Eastern Districts Sewer from 1 July 2026 to cover rating units that have a Trade Waste Agreement with the Council for the disposal of waste into the sewer under the Wastewater Bylaw 2015.
“Eastern Districts – rating units covered by a Trade Waste Agreement under the Wastewater Bylaw 2015, fixed amount per rateable rating unit. (paid in addition to Trade Waste Disposal Charges)”

3. **BACKGROUND**

Animal Control (Stock) Rate

- 3.1. This is a targeted rate based on District Plan land zoning that funds animal (stock) control. In 2025/26 this rate was assessed on 9010 rating units, collecting \$796,470.40 incl GST.
- 3.2. The rate is assessed on land contained in the Residential 4A and 4B and Rural Zones in the District Plan that was operative on 14th March 2025.
- 3.3. Later in 2025 Council adopted a new District Plan introducing new land zoning definitions and descriptions.
- 3.4. The targeted rating definition (Schedule 2 Matters that may be used to define categories of rateable land) must be updated to reference the operative district plan.

Eastern Districts Sewer

- 3.5. The Eastern Districts Sewer (EDS) rate is currently assessed as a charge per water closet or urinal (pan charge) within the rating unit that is connected to the sewer.
- 3.6. There are currently three properties in the District that have Trade Waste Agreements under the Wastewater Bylaw 2015 that allow Trade Waste to be disposed into the sewer. This number of properties will increase. Fees for this service are set through the Fees and Charges schedule and the targeted rate is not assessed.
- 3.7. There are challenges in managing connections, record keeping and reporting as not all properties with waste disposal to the sewer are in the rating system. Including all of the properties in the rating system will simplify management and reporting.

4. **ISSUES AND OPTIONS**

Animal Control (Stock) Rate

- 4.1. This exercise is replacing the current zoning group with the corresponding zones in the new District Plan. These are the land zones that are considered most likely to contain rating units containing stock. No consideration is being given to alternative methods of funding.
- 4.2. With the assistance of the District Plan Team the corresponding zones have been identified as Large Lot Residential, Rural Lifestyle and General Rural zones.
- 4.3. A comparison between the two zoning groups identified 658 rating units that are currently assessed for the Animal Control (Stock) rate that would no longer receive it.
- 4.4. Of the 658 rating units, around 210 had moved to the General Residential, Medium Density Residential zones or Special Purpose Zone (Pegasus resort).
- 4.5. A further 403 rating units are in the Special Purpose Zone (Kainga Nohoanga) at Tuahiwi. The underlying zones for this area are General Residential and Rural Lifestyle. (This is an area where stock grazing does occur and the properties that have an underlying zone of predominantly Rural Lifestyle will remain in the targeted rating area).
- 4.6. The remaining properties are spread over a number of other zones and will not be included in the revised targeted rating area.

Eastern Districts Sewer

- 4.7. The current “pan” charge does not fit the Trade Waste situation because Trade Waste fees will continue to be based on volume and charged through a debtor account.
- 4.8. Introducing a new targeted rate as a fixed amount on rating units covered by a Trade Waste agreement will include all EDS properties in the rating database and simplify administration and reporting. It will also provide easy differentiation between the current EDS rates and the Trade Waste properties.
- 4.9. This change will be cost neutral to the ratepayer as the amount paid in rates will be included in the calculation of the Trade Waste fees.
- 4.10. **Implications for Community Wellbeing**
There are not implications on community wellbeing by the issues and options that are the subject matter of this report.
- 4.11. The Management Team has reviewed this report and support the recommendations.

5. **COMMUNITY VIEWS**

5.1. **Mana whenua**

Te Ngāi Tūāhuriri hapū are not likely to be affected by, or have an interest in the subject matter of this report.

5.2. **Groups and Organisations**

There are not groups and organisations likely to be affected by, or to have an interest in the subject matter of this report.

5.3. **Wider Community**

The wider community is not likely to be affected by, or to have an interest in the subject matter of this report.

6. OTHER IMPLICATIONS AND RISK MANAGEMENT

6.1. Financial Implications

There are no financial implications of the decisions sought by this report.

This budget is included in the Annual Plan.

6.2. Sustainability and Climate Change Impacts

The recommendations in this report do not have sustainability and/or climate change impacts.

6.3 Risk Management

There are risks arising from the adoption/implementation of the recommendations in this report.

6.4 Health and Safety

There are not health and safety risks arising from the adoption/implementation of the recommendations in this report.

7. CONTEXT

7.1. Consistency with Policy

This matter is not a matter of significance in terms of the Council's Significance and Engagement Policy.

7.2. Authorising Legislation

Local Government (Rating) Act 2002

7.3. Consistency with Community Outcomes

The Council's community outcomes are not relevant to the actions arising from recommendations in this report.

7.4. Authorising Delegations

Decisions on changes to Targeted Rates must be made by the Council.

14. ANIMAL CONTROL (STOCK) RATE

A targeted rate set under Sections 16-18 as a rate in the dollar on the rateable capital value on rating units situated in the [Large Lot Residential, Rural Lifestyle \(including SPZ Kainga Nohoanga\) and General Rural Residential 4A, Residential 4B and rural](#) zones in the Waimakariri District Council District Plan, operative at [1 July 2026 14th March 2025](#).

Rate in the dollar on rateable capital value	To be advised
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25. SEWER RATES

A targeted rate under Sections 16-18 per water closet or urinal within a rating unit connected to the Eastern Districts Sewer in Rangiora, Waikuku Beach, Woodend, Woodend Beach, Pines Kairaki, Tuahiwi, Kaiapoi, Pegasus, Swannanoa, Mandeville, Ohoka, Loburn Lea and Fernside [that is not covered by a Trade Waste Agreement under the Wastewater Bylaw 2015](#).

[A targeted rate set under Sections 16-18 as a fixed charge per rateable rating unit covered by a Trade Waste Agreement under the Wastewater Bylaw 2015.](#)

A targeted rate set under Sections 16-18 as a fixed charge per rateable rating unit in the Oxford sewer rating area.

Targeted loan rates set under Sections 16-18 as a fixed amount per rateable rating unit located in the Ohoka Utilities Connection Loan area and the Fernside Sewer Loan rating area and the Loburn Lea Sewer loan rating area.

Eastern Districts (Rangiora, Waikuku Beach, Woodend, Woodend Beach, Pines Kairaki, Tuahiwi, Kaiapoi, Pegasus, Swannanoa, Mandeville, Ohoka, Fernside, Loburn Lea) that are not covered by a Trade Waste Agreement under the Wastewater Bylaw 2015 , per WC or urinal.	To be advised
Eastern Districts – rating units covered by a Trade Waste Agreement under the Wastewater Bylaw 2015, fixed amount per rateable rating unit	To be advised
Ohoka Utilities Sewer Connection Loan Rate fixed amount per rateable rating unit	
Loburn Lea Sewer Loan Rate fixed amount per rateable rating unit	

WAIMAKARIRI DISTRICT COUNCIL

REPORT FOR DECISION

FILE NO and TRIM NO: POL-08-39-02 / 251224246258

REPORT TO: COUNCIL

DATE OF MEETING: 27-28 January 2026

AUTHOR(S): Jane Eggleton, Project Planning and Quality Team Leader
Jennifer McSloy, Development Manager
Colin Roxburgh, Project Delivery Manager

SUBJECT: 2026/27 Development Contribution Schedule and Policy for Consultation with Draft Annual Plan

ENDORSED BY:
(for Reports to Council,
Committees or Boards)



General Manager



Chief Executive

1. SUMMARY

- 1.1. The purpose of this report is to seek Council approval of the Draft 2026/27 Development Contribution Schedules for consultation as part of the 2026/27 Annual Plan
- 1.2. The draft 2026/27 Development Contribution Schedules are based on the Annual Plan budgets and growth projects.
- 1.3. As a result of changes to budgets and growth projections, many of the development contributions have changed from the 2025/26 schedules. In general, these changes are minor only, reflecting modest changes to growth budgets or growth projections.
- 1.4. The Development Contribution Schedules and maps will be included with the supporting information to the Draft 2026-27 Annual Plan Consultation Document.
- 1.5. As a result of zoning changes in the Partially Operative District Plan, changes have been made to some of the Development Contribution Area maps (boundary amendments) and associated lot numbers. These changes align with changes made in the Draft Development Contribution Schedule. Certain maps are also proposed to be deleted as they are not required.
- 1.6. It is noted that some minor updates are proposed to the Development Contribution Policy as well. These include:
 - Updates to terminology to align with the new Partially Operative District Plan 2025 (**PODP 2025**)
 - In the Drainage section, removed reference to a standard residential lot size being 600m². Under the PODP 2025 this is no longer the minimum size for a residential section. With the proposed deletion of scheme drainage maps, language has been included in the policy to make clear any growth within or adjacent to a drainage scheme will pay a DC.
 - The consolidation of some items that are repeated under multiple sections into a common section which applies to all DCs (the approach to refunds is the most material).

- Removed specific clause relating to the Southbrook DCA only which addressed large balance lots. This is no longer required due to the level of development that has occurred, meaning large balance lots are no longer possible.
 - Introduced table to clarify time periods over which certain DCs are covered, as various timeframes on certain projects were previously mentioned in multiple different places but were difficult to follow. The table brings together information provided throughout the policy into one point of reference, which is easier to understand and review annually to ensure projects recovered over longer time periods are clearly identified.
- 1.7. It is noted that the relative benefits and drivers of each project added to the schedules have been considered to ensure that only the growth component of each project is recovered via development contributions, with other funding sources used for components of projects related to either level of service or renewal, where relevant.

Attachments:

- i. 2026/27 Draft Development Contribution Schedules (Trim 260113004619).
- ii. 2026/27 Proposed Amendments to Development Contribution Maps (Trim 260114005432).
- iii. 2026/27 DRAFT Development Contribution Policy with tracked changes (Trim 260109002662).

2. RECOMMENDATION

THAT the Council:

- (a) **Receives** Report No. 251224246258.
- (b) **Approves** the Draft 2026/27 Development Contribution Schedules as per Attachment i, for consultation with the 2026-27 Annual Plan (Trim No. 260113004619);
- (c) **Approves** the proposed changes to the Draft 2026/27 Development Contribution maps marked up in Attachment ii (Trim 260114005432), noting that these updates will be made available on GIS from 1 July 2026;
- (d) **Approves** the 2026/27 Draft Development Contribution Policy to be consulted on as part of the Annual Plan, to ensure the Policy remains up to date, and clear (Trim No. 260109002662);
- (e) **Notes** that based on proposed legislation, in the coming year(s) the Council will have to move from charging Development Contributions to Development Levies, and that this will trigger a replacement Policy in line with this new legislation.

3. BACKGROUND

- 3.1. The cumulative effect of development on Council infrastructure is one of the principles to be taken into consideration when preparing a Development Contribution Policy or requiring development contributions. All new developments, whether rural or urban, create additional demand on some of Council's infrastructure such as roading facilities and community infrastructure. Each specific development will also have an impact on specific infrastructure schemes in the area, which also may require new localised infrastructure to support the development area.
- 3.2. The Development Contributions Policy has a series of schedules that set out the basis for the various development contributions (DCs). DCs include those that relate to District-wide growth, scheme growth, and specific Development Contribution Areas (DCA). The location and nature of any development will determine which Development Contributions apply.

- 3.3. Development Contributions have two primary components: the growth anticipated for the scheme or development contribution area, and the capital cost of the works required for servicing the new growth. The DCs are determined based on the projects and costs which are required to facilitate growth in the area divided by the expected number of properties to be developed in that area. These project costs include both past expenditures and anticipated future expenditures that need to be recovered by growth in the area that is serviced by the growth-related projects.
- 3.4. Solely growth-related projects (those required only to service new development) have capital costs spread as a development contribution over the anticipated number of new lots in the scheme/District.
- 3.5. Partially growth-related projects (level of service improvements that also provide additional capacity for growth) typically have the growth component as the percentage of new lots in the scheme/District anticipated period over which the growth component is to be recovered (typically 10-year planning period, unless stated otherwise in the table provided in the Policy).
- 3.6. Development contributions are established based on catchments where each scheme (water, sewer, or drainage) has a development contribution. This approach is taken as a practical approach to group development areas by geographic area and type of land use.
- 3.7. DCA servicing requirements are identified through structure plans and investigations into the requirements to service specific growth areas.
- 3.8. The District's roading network is considered a single integrated network in the Development Contribution Policy, and the components of upgrades and additions represent improvements to key roads on the network designed to cater for growth. This network approach is in accordance with the principles of development contributions. The growth costs associated with strategic roading projects are all pooled together for the purposes of calculating the District Roding calculation. It is considered that this approach is fair given considerations of practicality and administrative efficiency.
- 3.9. The costs of projects that are included within each development contribution are only those costs related to growth. Projects within each development contribution have a percentage of the project cost allocated to growth and a percentage to levels of service and/or renewal. This percentage is based on benefit to each group.

4. ISSUES AND OPTIONS

This section outlines the key matters that have been considered as part of this update:

DCA Review

- 4.1. New growth areas within the district will necessitate the creation of new development contribution areas (DCA). However, there are no new DCAs proposed for this update and these will be introduced in the next financial year as staff need time to assess them and identify the projects required to service each area.

Update to Policy

- 4.2. The Development Contributions Policy has undergone an annual review, primarily to ensure that it remains current (considering the adoption of the PODP 2025), and to incorporate any learnings from the past year. The tracked changes version of the Policy can be reviewed for a complete understanding of the changes; however, a summary is provided below:

- 4.2.1. Updates to terminology to align with the new PODP 2025.

- In the Drainage section, removed reference to a standard residential lot size being 600m². Under the PODP 2025 this is no longer the minimum size for a residential section.
- 4.2.2. The consolidation of some items that are repeated under multiple sections into a common section which applies to all DCs (the approach to refunds is the most material).
 - 4.2.3. Removed specific clause relating to the Southbrook DCA only which addressed large balance lots. This is no longer required due to the level of development that has occurred, meaning large balance lots are no longer possible.
 - 4.2.4. Introduced table to clarify time periods over which certain DCs are covered, as various timeframes on certain projects were previously mentioned in multiple different places but were difficult to follow. The table brings together information provided throughout the policy into one point of reference, which is easier to understand and review annually to ensure projects recovered over longer time periods are clearly identified.

Development Contribution Schedules

- 4.3. A summary of the draft 2026/27 development contributions based on the budgets and growth projections in the draft 2026/27 Annual Plan are shown below in Table 3. Commentary is provided when the development contribution has changed by more than 10% from the 2025/26 development contribution rate.
- 4.4. There may be minor changes to the Development Contribution Schedules made through the consultation process, or because of the consultation, if any changes are made to either growth projections or growth projects during this time. Adoption of these changes will be sought when the final Development Contribution Schedules are adopted by the Council, as part of adopting the Annual Plan.
- 4.5. There are six main possible reasons for the changes to development contributions:
 - 4.5.1. Changes to interest and/or financing costs
 - 4.5.2. Changes to projects required to cater for growth (new projects added), or to budget estimates for projects already included in the schedule.
 - 4.5.3. Changes to forecast growth numbers – this is particularly relevant this year in areas which have been rezoned to Medium Density Residential Zone (MRZ) in the townships; the density of permitted development is now much greater in certain areas, and a key change in the DC schedules this year is an increase to the total lot numbers achievable for certain areas, plus the possibility for infill development.
 - 4.5.4. New projects entering the 10-year window over which DCs start to be recovered (i.e. a project that was in year 11 becoming in year 10).
 - 4.5.5. A previous project dropping off the schedule due to more than 10 years having passed since it was completed.
- 4.6. It is noted that in some cases projects entered the 10-year window over which DCs start to be recovered, but which are not proposed to be included in the DC schedules at this time. These projects are listed in Table 1 below:

Table 1: List of Projects That Have Entered 10 Year Window but not Proposed to be Included in 2026/27 DC Schedule

Project	Value	Reason for Proposing not to Include
Woodend Beach Supply Main	\$2,711,939	<p>This project is included within the budgets in year 10 of the Woodend Water Supply account as a growth project, to service the existing Woodend Beach community, including the Campground. If included as part of the Woodend Water DC, it would result in a 63% increase in the DC, however is a project targeted at a relatively specific area.</p> <p>Staff are currently assessing options for the best way to deliver water to that area, which is proposed to be brought to Council in 2026. It is proposed that more specific consideration be given to funding options (including consideration of a DCA as one option) for the recommended upgrade after the completion of that specific piece of work, rather than simply including in the schedule now.</p>
Tuahiwi-Rangiora Rising Main	\$1,411,356	<p>This project is included within the budgets in year 10 of the Tuahiwi Sewer account as a growth project, to service additional growth in the Tuahiwi area. With only 93 new connections forecast within the budget spreadsheets over the coming 10 years (so only 93 lots to share this cost over), this project has the potential to increase this DC by close to 400% (estimated at \$17,452 per lot).</p> <p>This project requires specific consideration in terms of the cost, benefit and funding options before it is included given its significant impact. It is recommended that this be done as part of the preparation of the Long-Term Plan and Activity Management Plans, where further consideration can be given.</p>
South of Oxford Servicing	\$878,433	<p>This project is included within the budgets in year 10 of the Oxford Sewer account as a growth project, to service new connections to the south of Oxford. With only 27 new connections forecast on the Oxford scheme over the coming 10 years, if left in the schedules as it is, this would result in the already high DC increasing by a further \$37,000 for each new lot.</p> <p>This would likely result in growth in this area becoming financially unviable.</p> <p>Therefore, it is recommended that prior to inclusion of this project, a more detailed look at its cost, benefit, drivers, and the forecast growth numbers that will benefit, be undertaken. This can be done as part of the preparation of the Long-Term Plan and Activity Management Plans</p>

- 4.7. Annotated versions of the DC maps which are proposed to be amended or deleted this year are at attachment ii. The table below (table 2) summarises the recommended changes to the maps affected. Any maps not included are to stay the same.

Table 2: List of proposed amendments to DC Maps

Map ID	DCA Name	Amend/Delete	Comment
KAI 1	North East Kaiapoi	Delete	Sovereign Palms area is fully developed. Map and associated DC no longer required. Any infill development will pay Scheme DCs.
KAI 6	Kaiapoi North	Amend map boundary	Kaiapoi Golf Course zoned Rural Lifestyle Zone in PODP 2025. Development extremely unlikely in 10+ year horizon. Exclude from DC area; revise lot numbers in DC schedule to acknowledge MRZ zoning in this revised area (current lot = 1530, revised = 2690).
KAI 7	Kaiapoi	Delete	Map is not necessary as the DC is scheme wide. DC is for Kaiapoi Drainage Scheme (which this year is \$0).
KAI 9	Kaiapoi East MUBA	Delete	There are no roading projects listed for Kaiapoi East Mixed Use Business Area DC. DC to be deleted.
MSO 1	Mandeville, Swannanoa, Ohoka	Amend	The blue shading for “new” properties, which pay a higher DC to connect to sewer schemes, has dropped off the map. Reinstate shading and update legend.
OKA 1	Ohoka	Delete	Ohoka water map is for the Ohoka water scheme. Map is not required. Any property connecting to Ohoka water scheme will pay DC. All projects in the DC are scheme wide.
OXF 1	Oxford	Delete	Oxford sewer map is for the Oxford sewer scheme. Map is not required. Any property connecting to Oxford sewer scheme will pay DC. All projects in the DC are scheme wide.
RGA 1, 1A, 2, 3	Southbrook	Amend	Southbrook DCA water, roading, sewer, stormwater – update underlying map to show development complete to date. Map is outdated.
RGA 12	Rangiora	Delete	Rangiora drainage map is for the Rangiora drainage scheme. Map is not required. Any property connecting to the Rangiora drainage scheme will pay the DC.

RGA 15	Outer East Rangiora Water and Eastern Link	Amend to apply to Eastern Link Rooding DC only.	Outer East Rangiora Water and Rooding (Easter Link Road) map is out of date following PODP 25 rezonings. Water and Eastern Link DC areas need to be split into two separate maps. Use the existing map RGA 15 for the Eastern Link Road DC. Use RGA 17 for sewer <u>and</u> water. A new South East Rangiora Water and Sewer DCA will be introduced next year, with a map.
RGA 17	Outer East Rangiora Sewer	Amend boundary, and title so it applies to sewer and water	Amend boundary to include areas north of Northbrook Road rezoned as part of PODP 2025. See mark-up. Use map for sewer and water.
RGA 4	East Rangiora	Amend	Amend boundary to remove 100 Northbrook Road which will be incorporated into RGA 15.
WND 2	Woodend	Delete	Delete the map and associated Woodend Stormwater DC. Area covered has been rezoned with an ODP for the South East Woodend Development Area. Stormwater in the area will be developer led and solely services the ODP area.
WND 3	Woodend Commercial	Delete	Delete the map and associated Woodend Commercial Stormwater DC. Area covered in Woodend Commercial Stormwater has been rezoned to SPZ-KN, and is no longer zoned commercial.

4.8. Table 3 below summarises the changes to Lot numbers for certain DCs, which have been updated in the DC schedules attached to this report. The lot numbers have been updated and align with the proposed new boundaries of amended maps above. If the amendments to the maps are not approved, the lot numbers will be revisited.

4.9. It is noted that in many cases below, the lot number updates are to reflect changes in expected density expected through the Partially Operative District Plan. This increase in density was anticipated when the growth modelling was last undertaken, and hence the projects included within the schedules align with these updated lot numbers.

Table 3: Summary of lot number updates for DCAs affected by rezonings

DC	Map ref	Original Lot #s	New Lot #s	Comment
East North East Kaiapoi DCA	KAI 4	1138	1180	Areas covered by this map rezoned MRZ. Based on 15 hh/ha plus allowance for SMA.
West Rangiora DCA	RGA 9	1800	2393	West Rangiora rezoned to GRZ/MRZ. Based on 15 hh/ha plus allowance for SMA.
North Rangiora DCA	RGA 6	140	370	Includes areas rezoned to MRZ. Allows for increased density of 15hh/ha.
Outer East Rangiora DCA	RGA 17	2614	2013	Adjusted lot numbers reflect proposed new map boundary, if accepted.

Sewer				
East North East Kaiapoi DCA	KAI 5	1162	2114	Revised to acknowledge areas in this map have been rezoned to MRZ. Based on 15 hh/ha plus allowance for SMA.
West Rangiora DCA	RGA 9	1800	2394	West Rangiora rezoned to GRZ/MRZ. Based on 15 hh/ha plus allowance for SMA.
North Rangiora DCA	RGA 6	174	385	Includes areas rezoned to MRZ. Allows for increased density of 15hh/ha.
East Woodend DCA	WND 1A	286	490	Includes areas rezoned to MRZ. Allows for increased density of 15hh/ha.
Drainage				
East North East Kaiapoi	KAI 4	1138	1180	Revised to acknowledge areas in this map have been rezoned to MRZ. Based on 15 hh/ha plus allowance for SMA.
South West Rangiora DCA	RGA 11	312	468	312 lots was the balance of the area to develop outside of the Townsend Fields catchment, as Townsend Fields paid its portion of this DC by constructing the SMA. The 312 would have come from an assumption of 10 hh/ha, so with the area now zoned MRZ staff suggest increasing this figure by 50% to reflect the potential for higher density: $312 * 150\% = 468$ lots.
East Woodend DCA	WND 1	290	396	Includes areas rezoned to MRZ. Allows for increased density of 15hh/ha.
Roading				
North Kaiapoi	KAI 6	1530	2690	Areas covered by this map have been rezoned MRZ. If KAI 6 is amended as proposed to remove golf course from map area, the lot numbers require amending. The KAI 6 updated total lots figure is 3150 for the <u>unamended</u> map; removing the golf course reduces this by 460 lots. This would be a total of 2690, which makes sense compared to KAI 5 as KAI 5 does not include Beach Grove or part of future Beach Grove North Extension.
East Woodend DCA	WND 1	286	396	Includes areas rezoned to MRZ. Allows for increased density of 15hh/ha.
South West Rangiora DCA	RGA 11	503	644	This calculation area covers whole map area, without excluding Townsend Fields (unlike drainage). The total lot figure is therefore higher than the SW Rangiora Drainage DCA total lot figure.

- 4.10. With the above in mind, the proposed DC schedule for consultation is presented below. Commentary is given where there are changes of greater than 10%.

Table 4: Summary of Draft 2026/27 Development Contributions with Commentary for changes greater than 10% (all figures inclusive of GST)

Development Contributions:

All contribution charges are shown inclusive of GST.

Council's full Development Contribution Policy should be consulted when determining an assessment

	Annual Plan 2025-26	Draft Annual Plan 2026-27	% Change	Commentary (10% Variance)
WATER				
Cust DC	11,488	11,777	3%	
Fernside DC	1,636	1,711	5%	
Garrymere DC	12,345	12,928	5%	
Kaiapoi DC	1,937	3,238	67%	The Peraki Source Upgrade project has been added to the future expenditure which increases the total DC.
North East Kaiapoi DCA	794	830	5%	
East North East Kaiapoi DCA	204	197	-3%	
West Kaiapoi DCA	3,980	3,578	-10%	
Mandeville DC	4,255	4,993	17%	Increase due to the addition of a new future expenditure for the Two Chain Road Extension project.
Ohoka DC	7,557	8,234	9%	
Oxford DC	17,582	20,485	17%	Increase due to new projects which have been added to the future expenditure - they include Bath/Commercial Main Upgrade & Domain Road new well.
Oxford 1 DC	9,514	12,501	31%	Additional budget approved for the Oxford Rural No.1 Back-up well project completed in 2025, which has increased the cost of this DC.
Oxford 2 DC	6,226	7,238	16%	Project finance costs
Poyntzs Road DC	3,577	3,821	7%	
Rangiora DC	8,784	9,420	7%	
East Rangiora DCA	160	168	5%	
North Rangiora DCA	6,744	2,610	-61%	Area rezoned under PODP 2025. Higher density enabled increasing lot numbers
West Rangiora DCA	1,807	1,286	-29%	Area rezoned under PODP 2025. Higher density enabled increasing lot numbers
West of Bellgrove (Kippenberger Ave) DCA	115	115	0%	
Outer East Rangiora DCA	2,501	2,086	-17%	Actual project costs updated; added in 100 Northbrook Road to map boundary area.

Southbrook (m2) DCA	1.00	0.98	-2%	
Summerhill DC	12,604	13,728	9%	
Tuahiwi DC	10,150	10,263	1%	
Woodend - Tuahiwi water DC	6,809	6,473	-5%	
Waikuku Beach DC	578	604	4%	
West Eyreton DC	696	728	5%	
Woodend DC	8,074	7,339	-9%	
SEWER				
Eastern Districts DC	6,032	6,339	5%	
Kaiapoi DC	2,193	2,186	0%	
North East Kaiapoi DCA	261	271	4%	
West Kaiapoi DCA	2,077	2,172	5%	
East North East Kaiapoi Reticulation DCA	7,402	4,069	-45%	Area rezoned under PODP 2025. Higher density enabled increasing lot numbers
Rangiora DC	1,361	1,454	7%	
Todds Rd Business Zone (per hectare) DCA	118,924	118,924	0%	
Southbrook Stage 2 (m2) DCA	2.50	2.51	0%	
East Rangiora DCA Other Properties DCA	10,664	11,154	5%	
East Rangiora DCA (Gilberthorpes) DCA	2,719	2,843	5%	
Outer East Rangiora Sewer DCA	4,767	4,794	1%	
West of Bellgrove (Kippenberger Ave) DCA	839	839	0%	
Inner West Rangiora DCA	2,267			Deleted - no further development
West Rangiora DCA	3,120	2,452	-21%	Area rezoned under PODP 2025. Higher density enabled increasing lot numbers
North Rangiora DCA	8,539	4,030	-53%	Area rezoned under PODP 2025. Higher density enabled increasing lot numbers
Fernside DC	17,712	17,712	0%	
Tuahiwi DC	4,679	4,952	6%	
Mandeville, Ohoka, Swannanoa - new properties DCA	17,754	18,627	5%	
Mandeville, Ohoka, Swannanoa - existing properties wishing to connect DCA	2,032	2,133	5%	

Waikuku Beach DC	1,853	1,853	0%	
Woodend DC	-	-		Delete - not needed
East Woodend DCA	8,968	5,454	-39%	Area rezoned under PODP 2025. Higher density enabled increasing lot numbers
Oxford Sewer DC	23,700	25,487	8%	
Loburn Lea Sewer DC	18,375	18,375	0%	
DRAINAGE				
Rangiora DC	46	31	-33%	Reduction in project cost
West of Bellgrove (Kippenberger Ave) DCA	28,225	28,225	0%	
East Rangiora DCA	9,682	10,127	5%	
South West Rangiora DCA	8,088	6,193	-23%	Area rezoned under PODP 2025. Higher density enabled increasing lot numbers
North Rangiora - Enverton Drive East DCA	7,875	8,237	5%	
North Rangiora - Enverton Drive / Ballarat Rd DCA	3,450	3,609	5%	
Southbrook DCA	9.19	9.19	0%	
Todds Rd Business Zone (per hectare) DCA	72,436	72,436	0%	
Coastal Urban DC	-	-		Delete - not needed
East Woodend DCA	11,444	8,696	-24%	Area rezoned under PODP 2025. Higher density enabled increasing lot numbers
Woodend DCA	2,784	2,784	0%	Delete - This DC and associated projects is no longer relevant and is proposed for deletion.
Woodend DCA (Commercial) (m2)	8.65	8.65	0%	This area has been rezoned SPZ-KN and is no longer relevant. Proposed to delete.
Kaiapoi DC	-	-		Delete - not needed
North East Kaiapoi DCA	-	-		Delete - not needed
North East Kaiapoi Commercial (m2) DCA	-	-		Delete - not needed
East North East Kaiapoi DCA	2,166	1,799	-17%	Area rezoned under PODP 2025. Higher density enabled increasing lot numbers
West Kaiapoi DCA	3,096	3,238	5%	
Mill Road DCA	32,803	33,340	2%	
ROADING				
District Roading DC	10,549	10,100	-4%	
Southbrook (m2) DCA	0.69	0.69	0%	
East Woodend DCA	7,022	5,071	-28%	Area rezoned under PODP 2025. Higher density enabled increasing lot numbers
West Rangiora DCA	3,555	3,555	0%	

West Kaiapoi DCA	5,931	5,931	0%	
West Kaiapoi DCA - new collector Rd	8,420	8,420	0%	
Kaiapoi North DCA	764	433	-43%	Area rezoned under PODP 2025. Higher density enabled increasing lot numbers
Kaiapoi South MUBA (m2) DCA	30	30	0%	
Kaiapoi East MUBA (m2) DCA	-	-		Delete - not needed
Outer East Rangiora Rooding DCA	4,277	4,276	0%	
Outer East Rangiora Rooding (Eastern Link Road) DCA	3,855	3,803	-1%	
South West Rangiora (West Belt Extension to Townsend Road) DCA	7,196	5,620	-22%	Area rezoned under PODP 2025. Higher density enabled increasing lot numbers
RESERVES				
District-wide	1,573	1,852	18%	Finance costs
Neighbourhood, including district-wide	16,201	16,963	5%	
COMMUNITY INFRASTRUCTURE				
District DC	1,485	1,420	-4%	

4.11. Options

4.12. The Council has three main options:

- 4.12.1. The Council could approve the changes to the Draft 2026/27 Development Contribution Schedules and maps, alongside the proposed policy updates and approve them to undergo consultation as part of the 2026/27 Annual Plan. This is the recommended option.
- 4.12.2. The Council could approve the changes to the Draft 2026/27 Development Contribution Schedules and map without approving the Policy changes. This is not recommended as it is important that the Policy remain current with the PODP 2025, and that areas that have been identified as lacking clarity are updated.
- 4.12.3. The Council could choose not to approve any of the draft changes for consultation. This is not recommended as this would result in the DC schedules being out of date, and not reflecting the proposed updated budgets and Policy, which would mean they would be subject to challenge by developers.

Implications for Community Wellbeing

There are not implications on community wellbeing by the issues and options that are the subject matter of this report.

4.13. The Management Team has reviewed this report and support the recommendations.

5. COMMUNITY VIEWS

5.1. **Mana whenua**

Te Ngāi Tūāhuriri hapū are not likely to be affected and have an interest in the subject matter of this report. Regardless, the Council will consult with Te Ngāi Tūāhuriri through the consultation period of the Annual Plan, and there will be the opportunity for submissions to be made should there be any points of interest to Te Ngāi Tūāhuriri.

5.2. **Groups and Organisations**

Community groups and organisations, including developers, have an opportunity to review the Draft 2026/27 Development Contribution Schedules as part of the consultation process.

Specific issues relating to specific development areas are also consulted on with developers and landowners in the area as required during the early stages of a development.

5.3. **Wider Community**

The wider community have an opportunity to review the Draft 2026/27 Development Contribution Schedules and maps as part of the consultation process.

The recommended changes to the DCs for the 2026/27 financial year will have an impact on developments and that impact will vary depending on where growth occurs.

To provide an indication of the impact of the development contributions on various development areas within the District, the following examples have been prepared. The 2025/26 development contribution rate has also been included for comparison.

Table 5: Example of proposed 2026/27 Development Contributions compared to 2025/26 over a sample of Development Areas (All figures are inclusive of GST)

	Water	Sewer	Drainage	Roading	Comm. Inf.	Recreation	25/26 Total	26/27 Total
Kaiapoi	3,238	8,525		10,100	1,420	16,963	38,397	40,246
DCAs pay the costs above PLUS:								
West Kaiapoi	3,578	2,172	3,238	5,931		0	53,481	55,165
Oxford	20,485	25,487	-	10,100	1,485	16,963	69,517	74,520
DCAs pay the costs above PLUS:								
Rangiora	9,420	7,793	31	10,100	1,485	16,963	44,458	45,792
DCAs pay the costs above PLUS:								
Outer East Rangiora	2,086	4,794		4,276			56,003	56,948
North Rangiora	2,610	4,030	8,237				67,616	60,669
West Rangiora (South West DCA)	1,286	2,452	6,193	5,620			64,669	61,343

Woodend	7,339	6,339	-	10,100	1,485	16,963	42,341	42,226
DCAs pay the costs above PLUS:								
East Woodend		5,454	8,696	5,071			69,775	61,447
Woodend DCA			0				45,125	42,226
Ohoka	8,234	24,966	-	10,100	1,485	1,852	44,950	46,637
Mandeville	4,993	23,786	-	10,100	1,485	1,852	41,648	42,216

6. OTHER IMPLICATIONS AND RISK MANAGEMENT

6.1. **Financial Implications**

- 6.1.1. There are financial implications of the decisions sought by this report.
- 6.1.2. This budget is included in the 2026/27 Annual Plan.
- 6.1.3. The current funding policy, excluding ring fenced outline development areas, is to fund capital works until development contributions are received. The development contribution amount is amended each year to reflect the cost of funds and any changes to the programme.
- 6.1.4. The ability of the Council to require development contributions from growth to pay for the infrastructure required to accommodate growth is critical to ensuring growth is self-funding. This means that the cost of the increased capacity in Council's infrastructure is the responsibility of those requiring the increased capacity and not carried by the people who occupy existing dwellings.
- 6.1.5. The Local Government Act 2002 allows the Council to recover growth related expenditure for projects in a manner that is generally consistent with the capacity life of the assets for which the development contributions are intended to be used.

6.2. **Sustainability and Climate Change Impacts**

The recommendations in this report do not have sustainability and/or climate change impacts. The design and construction of the infrastructure that the DCs relate to are constructed to be resilient to climate change and make allowance for climate change impacts such as sea level rise and increased rainfall intensity.

6.3 **Risk Management**

There are risks arising from the adoption/implementation of the recommendations in this report.

- 6.2.1. The key risk associated with development contributions is the timing of works completed to ensure that work is timed so as to not hold up development while also not be too far in advance of development such that excessive interest costs are incurred ahead of income from development contributions.
- 6.2.2. This risk is managed through careful programming of work and collaboration with developers on timing of developments.
- 6.2.3. There is also the risk that the development contributions are challenged by a developer. In recent years, developers have been more vocal about rising development contributions and the effects on the financial viability of developments.

6.2.4. The risk of developer challenge to development contributions can be reduced through review of the development contributions policy and implementation of this Policy. A probity audit of the development contribution schedules was undertaken in September 2016. Recommendations from this report were implemented and carried through to development contribution schedules in subsequent years.

6.3 **Health and Safety**

There are not health and safety risks arising from the adoption/implementation of the recommendations in this report.

There will be individual project-based health and safety risks associated with the specific projects included in the development contribution schedules. These risks will be assessed during the planning, design, and construction phases of each specific project.

7. **CONTEXT**

7.1. **Consistency with Policy**

This matter is a matter of significance in terms of the Council's Significance and Engagement Policy.

7.2. **Authorising Legislation**

The Local Government Act 2002 (LGA2002) Subpart 5 Sections 197AA through 211 relates to development contributions.

7.3. **Consistency with Community Outcomes**

The Council's community outcomes are relevant to the actions arising from recommendations in this report.

- Transport is accessible, convenient, reliable and sustainable.
- Core utility services are provided in a timely and sustainable manner.
- There is a healthy and sustainable environment for all.
- Public spaces and facilities are plentiful, accessible and high quality.
- Businesses in the District are diverse, adaptable and growing.

7.4. **Authorising Delegations**

The Council has delegation to make any changes to the Development Contribution Policy including schedules and maps.

Council staff may only apply development contributions in accordance with the Development Contribution Policy, including the schedules and maps.

Waimakariri District Council
 East Woodend Drainage Development Contribution Calculation (MAP WND 1)
 2026-27 Budget for Annual Plan

		Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely growth related Projects					
<i>Future Expenditure</i>					
East Woodend Detention Pond 2.5Ha	300,000				
East Woodend Internal reticulation	41,880				
East Woodend Upgrade McIntosh Drain	687,600				
	1,029,480	1,029,480	396	2,600.00	2,990.00
<i>Past expenditure (including interest)</i>					
East Woodend Detention Pond (2008)	609,860				
East Woodend Detention Pond (2019)	532,254				
Upgrade McIntosh Drain	58,757				
East Woodend Internal Reticulation	476,550				
East Woodend Detention Pond 2.5Ha	161,397				
	1,838,818	1,838,818	396	4,643.00	5,340.00
Costs of funding	126,100	126,100	396	318.00	366.00
Contribution per additional allotment or additional household unit equivalent				7,561.00	8,696.00

Waimakariri District Council
 Cust Water Development Contribution Calculation
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely Growth Related Projects					
<i>Future Expenditure</i>					
<i>Past expenditure (including interest)</i>					
Cust Township Surface Pump Upgrade	22,649	22,649	6	3,775	4,341.06
Partially growth related Projects					
<i>Future Expenditure</i>					
Cust Supply and Fire Main Upgrade	835,263				
	835,263	32,755	153	5,459.00	6,278.00
<i>Past expenditure (including interest)</i>					
Source Upgrade	113,993				
Cust supply main upgrade	11,473				
New well	28,570				
	154,036	6,041	153	1,007.00	1,158.05
Contribution per additional allotment or additional household unit equivalent				10,240.83	11,777.11

Waimakariri District Council
 Fernside Water Development Contribution Calculation
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Partially growth related Projects					
<i>Future Expenditure</i>					
<i>Past Expenditure</i>					
Connection to Mandeville	382,427	95,232	257	1,488.00	1,711.00
Solely growth related					
<i>Future Expenditure</i>					
Contribution per unit				1,488.00	1,711.00

Waimakariri District Council
 Garrymere Water Development Contribution Calculation
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely growth related Projects					
<i>Future Expenditure</i>					
<i>Past Expenditure</i>					
Garrymere Water Capacity Upgrade	127,240	127,240	12	10,603.33	12,193.83
Partially growth related Projects					
<i>Future Expenditure</i>					
Garrymere Backup Well	347,220				
	347,220	7,659	544	638.00	734.00
<i>Past Expenditure</i>					
Contribution per unit				11,241.33	12,927.83

Waimakariri District Council
 Kaiapoi Water Development Contribution Calculation
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely Growth Related Projects					
<i>Future Expenditure</i>					
Darnley Square Source	177,115				
Peraki Source Upgrade	680,550				
	857,665	857,665	747	1,148.00	1,320.00
<i>Past expenditure (including interest)</i>					
Upsize Peraki St Pump station outlet main	175,436				
Darnley Square Source Supply Main Upgrade	567,731				
Darnley Square Source	501,815				
	1,244,982	1,244,982	747	1,667.00	1,918.00
Partially growth related Projects					
<i>Future Expenditure</i>					
	-	-	7,113	-	-
Contribution per additional allotment or additional household unit equivalent				2,815.00	3,238.00

Waimakariri District Council
 North East Kaiapoi Water Development Contribution Calculation (MAP KAI 1)
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely Growth Related Projects					
<i>Future Expenditure</i>					
<i>Past Expenditure (Area A)</i>					
North Kaiapoi East Boost Main - Stage 2	757,856				
	757,856	757,856	1,050	722.00	830.00
Contribution per additional allotment or additional household unit equivalent				722.00	830.00

Waimakariri District Council
 East North East Kaiapoi Water Development Contribution Calculation (MAP KAI 4)
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely Growth Related Projects					
<i>Future Expenditure</i>					
E/o North East Supply Main - Stage 1 (Area A - SPA)	18,146				
E/o North East Supply Main - Stage 2 (Area A - SPA)	43,974				
Sovereign Boulevard Extension	87,948				
Magnolia Boulevard Extension	51,303				
	201,371	201,371	1,180	171.00	197.00
<i>Past Expenditure (Area A)</i>					
	-		1,180	-	-
Contribution per additional allotment or additional household unit equivalent					
				171.00	197.00

Per AMP tab in 2023/24 \$17k
 per AMP tab \$19k in 2026/27 and \$14k in 2029, \$51,303 in 2026/27
 Per AMP tab \$33k in 2026/27, \$87,948 in 2024/25

Waimakariri District Council
 West Kaiapoi Water Development Contribution Calculation (MAP KAI 2)
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely Growth Related Projects					
<i>Future Expenditure</i>					
E/o West Kaiapoi North Supply Main - Stage 2 (along Peraki to Fullers)	42,927				
West Kaiapoi Supply Main Stage 3	313,053				
Total	355,980	355,980	462	771	887.00
<i>Past Expenditure (Area E)</i>					
West Kaiapoi Trunk Main	347,367				
Water Main from Peraki St Headworks to Peraki St	544,642				
E/o West Kaiapoi North Supply Main - Stage 1 (Area E - SPA)	189,117				
Total	1,081,126	1,081,126	462	2,340.00	2,691.00
Contribution per additional allotment or additional household unit equivalent				3,111.00	3,578.00

Waimakariri District Council
Mandeville Water Development Contribution Calculation
2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely Growth Related Projects					
<i>Future Expenditure</i>					
Mandeville Source Upgrade 2	602,820				
Mandeville Rd Extension	68,055				
No 10 Road Northern Link Main	63,867				
Two Chain Road Extension	90,042				
	824,784		282	2,924.00	3,363.00
<i>Past expenditure (including interest)</i>					
Mandeville Surface Pump Upgrade 1	72,822		282	258.00	297.00
Partially growth related Projects					
<i>Future Expenditure</i>					
Two Chain Road 3rd Well	658,200		2,646	249.00	286.00
<i>Past expenditure (including interest)</i>					
Upgrade Caustic Storage Mandeville	244,014				
Driveway realignment Mandeville	55,932				
New source	885,532				
	1,185,478		2646	449.00	516.00
Mandeville Storage Upgrade	1,099,757		2,382	462.00	531.00
Contribution per unit				4,342.00	4,993.00

Waimakariri District Council
 Ohoka Water Development Contribution Calculation
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely growth related Projects					
<i>Future Expenditure</i>					
Ohoka Reservoir Upgrade	47,115				
	47,115	47,115	212	222.00	255.00
<i>Past expenditure (solely growth)</i>					
New Source	1,404,759				
	1,404,759	1,404,759	212	6,626.00	7,620.00
Partially growth related Projects					
<i>Future Expenditure</i>					
Ohoka Water Supply Back-up Source	628,200				
	628,200	628,200	2,016	312.00	359.00
Contribution per unit				7,160.00	8,234.00

Waimakariri District Council
Oxford Water Development Contribution Calculation
2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely Growth Related Projects					
<i>Future Expenditure</i>					
Oxford Urban Rural No. 2 Reservoir Upgrade (Oxford Urban Share)	256,515				
Oxford Road Trunk Main	504,654				
Main Street Trunk Main Upgrade	703,584				
Bay Road and Gammans Creek reservoir replacement					
Bath/Commercial Main Upgrade	135,063				
	1,599,816	1,599,816	106	15,093.00	17,357.00
Partially growth related Projects					
<i>Future Expenditure</i>					
Domain Road new well	153,000	12,770	1,270	120.00	138.00
Oxford Urban and Oxford No 2 Source Upgrade 1	572,900	47,817	1,270	451.00	519.00
South High Street Fire Flow Upgrade	29,316	2,661	1,168	25.00	29.00
	755,216				
<i>Past expenditure (including interest)</i>					
New Water Source	2,195,295				
New Water Source	343,108				
	2,538,403	211,867	1,270	1,999.00	2,299.00
High St rider main	144,391				
	144,391	13,104	1,168	124.00	143.00
Contribution per additional allotment or additional household unit equivalent				17,812.00	20,485.00

Waimakariri District Council
Oxford No 1 Water Development Contribution Calculation
2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely Growth Related Projects					
<i>Future Expenditure</i>					
Chalk Hill Replacement Main 2	113,076				
Harmans Gorge Road Upgrade	647,046				
Treatment Redundancy Upgrade	209,400				
View Hill Storage Upgrade	1,047,000				
	2,016,522	2,016,522	262	7,697.00	8,852.00
<i>Past expenditure</i>					
Rockford/Depot Trunk Main - Stage 1A	289,921				
Rockford/Depot Trunk Main - Stage 1B	53,204				
	343,125	343,125	262	1,310.00	1,507.00
Partially growth related Projects					
<i>Future Expenditure</i>					
Oxford Rural No.1 Back-up well	666,500				
	666,500	81,829	2,134	312.00	359.00
<i>Past expenditure</i>					
Burnt Hill Mains	98,633				
New Mains (Woodstock Rd 26.5k)					
New pipeline	92,784				
	191,417	25,905	1,936	99.00	114.00
Additional Source	2,916,785				
Additional Source	179,883				
	3,096,668	3,096,668	2,134	1,451.00	1,669.00
Contribution per unit				10,869.00	12,501.00

Waimakariri District Council
Oxford No 2 Water Development Contribution Calculation
2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely Growth Related Projects					
<i>Future Expenditure</i>					
Oxford Urban and Oxford No 2 Reservoir Upgrade 1 (Oxford No 2 Share)	109,935	109,935			
Stubbs Road Booster Main Stage 1	97,371	97,371			
	207,306	207,306	167	1,241.00	1,427.00
<i>Past Expenditure</i>					
Ashley Gorge Trunk Main Oxford No 2	553,214	553,214	167	3,313.00	3,810.00
Partially growth related Projects					
<i>Future Expenditure</i>					
Oxford Urban and Oxford No 2 Source Upgrade 1 (Oxford No 2 Share)	354,000	354,000	1,520	233.00	268.00
<i>Past expenditure (including interest)</i>					
Sales Rd/Powells Rd Main Upgrade	123,630				
	123,630	13,583	1,520	81.00	93.00
New Source x2	2,167,164				
	2,167,164	238,103	1,520	1,426.00	1,640.00
Contribution per unit				6,294.00	7,238.00

Waimakariri District Council
 Poyntz Rd Water Development Contribution Calculation
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely Growth Related Projects					
<i>Future Expenditure</i>					
<i>Past Expenditure</i>					
Source Upgrade	73,100				
	73,100	73,100	22	3,323.00	3,821.00
Partially Growth Related					
<i>Future Expenditure</i>					
Contribution per unit				3,323.00	3,821.00

Note: Base growth figure on anticipated additional connections, each connection requires a minimum of 2 units. 13 additional connections anticipated over 10 years. Most of these connections will be existing properties connecting (ex. Well water) to retic rather than new properties developed through subdivision.

Waimakariri District Council
Rangiora Water Development Contribution Calculation
2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Alternative/New Source					
<i>Future Expenditure</i>					
Rangiora Source Upgrade 1	816,500				
	816,500	816,500	1,716	476.00	547.00
<i>Past Expenditure</i>					
Rangiora Alternative Source	31,234,173				
	31,234,173	4,092,375	13,097	2,385.00	2,743.00
Solely Growth Related Projects					
<i>Future Expenditure</i>					
Ayers Street 4th Surface Pump Installation	3,141				
South Belt Reservoir	3,868,095				
Ayers Street Supply Main	900,420				
Ayers Street to ED (Lovers Lane extra over)	266,985				
	5,038,641	5,038,641	1,716	2,936.00	3,376.00
<i>Past expenditure (including interest)</i>					
Rangiora Source Upgrade - Develop fifth bore Smith Street borefield	617,464				
Southbrook Supply Main - Construction	1,914,173				
Southbrook supply main - design	181,650				
Source upgrade Smith St bore (Drilling 4th bore 2013/14)	963,238				
Northbrook Road Boost Main - Stage 1	250,106				
	3,926,631	3,926,631	1,716	2,288.00	2,631.00
Partially growth related Projects					
<i>Future Expenditure</i>					
<i>Past expenditure (including interest)</i>					
New mains Ivory Street	586,791				
South Belt Booster Main - Stage 1	220,138				
South Belt Booster Main - Stage 2	382,984				
	1,189,913	184,070	11,093	107.00	123.00
Contribution per additional allotment or additional household unit equivalent				8,192.00	9,420.00

Waimakariri District Council
 West of Bellgrove (Kippenberger Ave) Water Development Contribution Calculation
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely Growth Related Projects					
<i>Future Expenditure</i>					
Bellgrove Water Extra Over Pipework	\$ 6,519.73	\$ 6,519.73	65	\$ 100.30	\$ 115.35
<i>Past expenditure (including interest)</i>					
Contribution per additional allotment or additional household unit equivalent				100.30	115.35

Waimakariri District Council
 East Rangiora Water Development Contribution Calculation (MAP RGA 4)
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely Growth Related Projects					
<i>Past expenditure (including interest)</i>					
Northbrook water main	99,612				
	99,612	99,612	683	146.00	168.00
Contribution per additional allotment or additional household unit equivalent				146.00	168.00
East Rangiora Outline Development Plan Area - Kippenberger Ave					
Solely Growth Related Projects					
<i>Past expenditure (including interest)</i>	-				
Contribution per additional allotment or additional household unit equivalent				146.00	168.00

Waimakariri District Council
 Southbrook Water Development Contribution Calculation (MAP RGA 1)
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number (sq metres)	Contribution (Excluding GST)	Contribution (Including GST)
Solely Growth Related Projects					
<i>Future Expenditure</i>					
Todds Road Extension Main					
Southbrook Ring Main Stage 3	986,274				
	986,274	986,274	1,185,600	0.83	0.95
<i>Past expenditure (including interest)</i>					
E/O- Southbrook Ring Main - Stage 1	35,983				
	35,983	35,983	1,185,600	0.03	0.03
Contribution per square metre				0.86	0.98

Waimakariri District Council
 North Rangiora Water Development Contribution Calculation (MAP RGA 6)
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely Growth Related Projects					
<i>Future Expenditure</i>					
North Rangiora ring main	415,946				
	415,946	415,946	370	1,124.00	1,293.00
<i>Past Expenditure</i>					
North Rangiora ring main	307,941				
North Rangiora ring main	115,759				
	423,700	423,700	370	1,145.00	1,317.00
Contribution per additional allotment or additional household unit equivalent				2,269.00	2,610.00

Waimakariri District Council
 West Rangiora Water Development Contribution Calculation (MAP RGA 9)
 2026-27 Budget for Annual Plan

Done

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely Growth Related Projects					
<i>Future Expenditure</i>					
Lehmans Rd and Oxford Road Link Main	1,116,102				
Johns Rd West Supply Main	68,055				
Southwest Rangiora Supply Main Stage 2	96,451				
Southwest Rangiora Supply Main Stage 3	280,596				
Lehmans Rd Ring Main Stage 2	277,455				
	1,838,659	1,838,659	2,393	768.00	883.00
Solely Growth Related Projects					
<i>Past Expenditure</i>					
Lehmans Road/Road 5 Connection	36,570				
E/O Southwest Rangiora Supply Main - Stage 1	418,593				
Extra over - Oxford Road Supply Main - Stage 1	85,112				
Southwest Rangiora Supply Main Stage 1	57,815				
South Belt Link Main	193,297				
Lehmans Rd Link Main - Stage 1	47,076				
	838,463	838,463	2,393	350.00	403.00
Contribution per additional allotment or additional household unit equivalent				1,118.00	1,286.00

Waimakariri District Council
 Outer East Rangiora Water Development Contribution Calculation (MAP RGA 15)
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely Growth Related Projects					
<i>Future expenditure (including interest)</i>					
East Belt Booster Main	103,133				
East Belt Booster Main 2	387,104				
Northeast Rangiora Supply Main	1,996,530				
East Rangiora Northern Link Main	75,500				
East Rangiora Eastern Link Main	43,625				
North Northeast Rangiora Supply Main	1,848,019				
Johns Road East Supply Main	68,895				
Northbrook Road Booster Main	71,196				
Cost of Finance	655,233				
Less IAF Funding subsidy	(1,597,188)				
	3,652,047	3,652,047	2,013	1,814.00	2,086.00
<i>Past expenditure</i>					
Contribution per additional allotment or additional household unit equivalent				1,814.00	2,086.00

Waimakariri District Council
 Summerhill Water Development Contribution Calculation
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely Growth Related Projects					
<i>Future Expenditure</i>					
Davis Road Trunk Main Upgrade 2	72,338				
Davis Road Pumpstation Upgrade 1	26,175				
	98,513	98,513	85	1,159.00	1,333.00
<i>Past expenditure (including interest)</i>					
Davis/Terrace Road Trunk Main	206,849				
Catherwoods Road Ring Main	327,182				
	534,031	534,031	85	6,283.00	7,225.00
Partially growth related Projects					
<i>Future Expenditure</i>					
<i>Past expenditure (including interest)</i>					
E/o New Mains	279,022				
Mairaki Downs Eastern Pipeline	51,759				
Source Upgrade - 2nd Well	101,389				
New Source	3,088,956				
	3,521,126	3,521,126	789	4,463.00	5,132.00
Hunters Glen Pump Upgrade Stage 1	22,516				
	22,516	22,516	677	33.00	38.00
Contribution per unit				11,938.00	13,728.00

Waimakariri District Council
 Tuahiwi Water Development Contribution Calculation
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely Growth Related Projects					
<i>Past Expenditure</i>					
Tuahiwi Water Extension Greens Road	166,250				
Tuahiwi Water Extension Tuahiwi Road	133,000				
	299,250	299,250	129	2,320.00	2,668.00
Partially Growth Related Projects					
<i>Past Expenditure</i>					
Trunk Watermain Woodend - Tuahiwi	2,088,838				
Watermain extension - Topito Road	10,352				
E/O Tuahiwi Supply Main	4,830				
Tuahiwi Water Supply	134,840				
	2,238,860	2,238,860	339	6,604.00	7,595.00
Contribution per additional allotment or additional household unit equivalent				8,924.00	10,263.00

Waimakariri District Council
 Waikuku Water Development Contribution Calculation
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely Growth Related Projects					
<i>Future Expenditure</i>					
	-	-	54	-	-
Partially growth related Projects					
<i>Future Expenditure</i>					
<i>Past expenditure (including interest)</i>					
Source Capacity Upgrade Waikuku Beach	330,539				
	330,539	330,539	630	525.00	604.00
Contribution per additional allotment or additional household unit equivalent				525.00	604.00

Waimakariri District Council
 West Eyreton Water Development Contribution Calculation
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely Growth Related Projects					
<i>Future Expenditure</i>					
	-	-	43	-	-
Partially growth related Projects					
<i>Future Expenditure</i>					
<i>Past expenditure (including interest)</i>					
Source Upgrade - 2nd Well	202,405				
Additional Storage	8,442				
	210,847	210,847	333	633.00	728.00
Contribution per unit				633.00	728.00

Waimakariri District Council
Woodend Scheme Water Development Contribution Calculation
2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely Growth Related Projects					
<i>Future Expenditure</i>					
Rangiora Woodend Road Booster Main - Stage 2	259,287				
Woodend Ravenswood Eastern Link Main	29,316				
Chinnerys Road Surface Pump Upgrade 1	26,175				
Pegasus Surface Pump Upgrade 1	36,645				
Chinnerys Road Surface Pump Upgrade 2	183,225				
Welsford Street Upgrade	8,900				
	543,548	543,548	537	1,012.00	1,164.00
Chinnerys Road Reservoir Upgrade 1	3,141,000				
Chinnerys Road Surface Pump Upgrade 2	183,225				
Less Ravenswood contribution	(1,302,444)				
	1,838,556	1,838,556	666	2,761.00	3,175.00
<i>Future Expenditure (Source Projects)</i>					
Additional Equestrian Source Well	196,898				
	196,898	196,898	666	296.00	340.00
<i>Past Expenditure</i>					
Chinnerys Rd Surface Pump Upgrade	228,341				
Chinnerys Rd Main Upgrade Woodend	508,979				
Rangiora Woodend Road Main Upgrade	539,447				
	1,276,767	1,276,767	666	1,917.00	2,205.00
Petries Road Water Main	19,976				
	19,976	19,976	537	37.00	43.00
Partially growth related Projects					
<i>Past expenditure (including interest)</i>					
Alternative source	938,832				
	938,832	238,104	2,626	358.00	412.00

Contribution per additional allotment or additional household unit equivalent		6,381.00	7,339.00
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Waimakariri District Council
Woodend Tuahiwi Water Development Contribution Calculation (MAP TUA 1)
2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely Growth Related Projects					
<i>Future Expenditure (Source Projects)</i>					
Additional Equestrian Source Well	196,898				
	196,898	196,898	666	296.00	340.00
<i>Future Expenditure</i>					
Pegasus Surface Pump Upgrade	18,322				
Chinnerys Road Reservoir Upgrade 1	3,141,000				
Less Ravenswood contribution	(1,302,444)				
Chinnerys Road Surface Pump Upgrade 1	26,175				
Chinnerys Road Surface Pump Upgrade 2	183,225				
	2,066,278	2,066,278	666	3,103.00	3,568.00
<i>Past expenditure (including interest)</i>					
Chinnerys Rd Surface Pump Upgrade	228,341	228,341			
Chinnerys Rd Main Upgrade Woodend	508,979	508,979			
Rangiora Woodend Road Main Upgrade	539,447	539,447			
	1,276,767	1,276,767	666	1,917.00	2,205.00
Partially growth related Projects					
<i>Past expenditure (including interest)</i>					
Alternative source	938,832	938,832			
	938,832	938,832	2,999	313.00	360.00
Contribution per additional allotment or additional household unit equivalent				5,629.00	6,473.00

1) Tuahiwi properties pay the Woodend-Tuahiwi Water DC in addition to the Tuahiwi Water DC.

2) The Tuahiwi Water DC covers the cost of installing the water main from Woodend to Tuahiwi and surrounding rural area.

3) The Woodend-Tuahiwi Water DC covers the cost of upgrades within the Woodend network that are needed to service growth within the Tuahiwi DC area. The Woodend-Tuahiwi Water DC should never be more than the Woodend Water DC.

4) As a broad principle, the Woodend-Tuahiwi DC will include upgrades to sources, treatment, storage reservoirs, pumps and other headworks components, but will exclude reticulation upgrades within the Woodend network.

Waimakariri District Council
 South East Rangiora Water Development Contribution Calculation (MAP RGA 15)
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions
Solely Growth Related Projects		
<i>Future Expenditure (Source Projects)</i>		
<i>Future Expenditure</i>		
<i>Past expenditure (including interest)</i>		
Partially growth related Projects		
<i>Past expenditure (including interest)</i>		
Contribution per additional allotment or additional household unit equivalent		

Waimakariri District Council
 South East Rangiora Sewer Development Contribution Calculation (MAP RGA 15?)
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number
Solely Growth Related Projects			
<i>Future Expenditure (Source Projects)</i>			
<i>Future Expenditure</i>			
<i>Past expenditure (including interest)</i>			
Partially growth related Projects			
<i>Past expenditure (including interest)</i>			
Contribution per additional allotment or additional household unit equivalent			

Waimakariri District Council
 Ocean Outfall Sewer Development Contribution Calculation
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely growth related projects					
<i>Future Expenditure</i>					
Rangiora - Aeration Basin Upgrade	4,230,360	4,230,360			
Woodend New Oxidation Pond	2,617,500	2,617,500			
Woodend Increase UV Capacity	387,950	387,950			
	7,235,810	7,235,810	4,834	1,497.00	1,722.00
<i>Past expenditure (including interest)</i>					
Rangiora EDS Pump Station - 3rd Pump	53,523	53,523			
Rangiora Aeration Basin	6,630,864	6,630,864			
Rangiora Inlet Works	6,678,528	6,678,528			
New Aeration Pond 1C recommission Pond 2B Woodend	2,775,086	2,775,086			
Rangiora- Second Aeration Basin	271,737	271,737			
	16,409,738	16,409,738	4,834	3,395.00	3,904.00
Partially growth related Projects					
<i>Future Expenditure</i>					
	-	-			-
<i>Past expenditure (including interest)</i>					
Ocean Outfall Project, including interest	9,863,933	2,996,811	4,834	620.00	713.00
Contribution per additional allotment or additional household unit equivalent				5,512.00	6,339.00

Waimakariri District Council
 Kaiapoi Scheme Sewer Development Contribution Calculation
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely Growth Related Projects					
<i>Future Expenditure</i>					
Partially growth related Projects					
<i>Future Expenditure</i>					
Kaiapoi Capacity Upgrade (Years 1-10)	13,615,188				
	13,615,188	-	7,172	1,899.00	2,184.00
<i>Past expenditure (including interest)</i>					
Kaiapoi Capacity Upgrade	16,279	16,279			
	16,279	16,279	7,172	2.00	2.00
Contribution per additional allotment or additional household unit equivalent				1,901.00	2,186.00

Waimakariri District Council
 North East Kaiapoi Sewer Development Contribution Calculation (MAP KAI 1)
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
<i>Solely Growth Related Projects</i>					
<i>Future Expenditure</i>					
<i>Past expenditure</i>					
Extra over Upgrading Sewer Main for Sovereign Palms Subdivision (North Kaiapoi Area A Wakeman Block)	135,221				
	135,221	135,221	630	215.00	247.00
Cost of Funding	12,915	12,915	630	21.00	24.00
Contribution per additional allotment or additional household unit equivalent				236.00	271.00

Waimakariri District Council
 East North East Kaiapoi Reticulation Sewer Development Contribution Calculation (MAP KAI 4)
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
<i>Solely Growth Related Projects</i>					
<i>Future Expenditure</i>					
Moorcroft Pumpstation and Rising Main Upgrade	6,882,978	6,882,978			
Cost of Finance	596,043	596,043			
	7,479,021	7,479,021	2,114	3,537.85	4,068.53
Contribution per additional allotment or additional household unit equivalent				3,537.85	4,068.53

Waimakariri District Council
 West Kaiapoi Sewer Development Contribution Calculation (MAP KAI 2)
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely Growth Related Projects					
<i>Future Expenditure</i>					
<i>Past Expenditure</i>					
Trunk Main from Development to Ohoka Road & Island Road Pump Station (West Kaiapoi S	706,914				
Upgrade Charles St Rising Main (Area E SPA)	169,645				
	876,559	876,559	464	1,889.00	2,172.00
Contribution per additional allotment or additional household unit equivalent				1,889.00	2,172.00

Waimakariri District Council

Amalgamation Mandeville, Ohoka Swannanoa Sewer Development Contribution Calculation (MAP MSO 1)

2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Development contribution for existing properties connecting to scheme					
<i>Future Expenditure</i>					
<i>Past expenditure</i>					-
Bradleys Rd Pump Station, Pipeline to Rga WWTP	5,879,123	587,912	410	1,433.93	1,650.00
Ohoka Village Reticulation Construction	1,411,245	141,125	410	344.21	396.00
Connection of Ohoka Utilities	331,855	33,186	410	80.94	94.00
Amalgamation of Mandeville, Ohoka, Swannanoa	57,562	5,756	410	14.04	17.00
Tram Road Sewer Upgrade	404,415	40,442	410	98.64	114.00
Sale of surplus land	(489,800)	(48,980)	410	(119)	(138)
	7,594,400	759,440		1,852.00	2,133.00
Development contribution for New properties					
<i>Future Expenditure</i>					
<i>Past expenditure</i>					
Bradleys Rd Pump Station, Pipeline to Rga WWTP	5,879,123	5,291,211	422	12,538.41	14,419.18
Ohoka Village Reticulation Construction	1,411,245	1,270,121	422	3,009.76	3,461.23
Connection of Ohoka Utilities	331,855	298,670	422	707.75	813.91
Amalgamation of Mandeville, Ohoka, Swannanoa	57,562	51,806	422	122.76	141.18
Tram Road Sewer Upgrade	404,415	363,974	422	862.50	991.87
Sale of surplus land	(489,800)	(440,820)	422	(1,045)	(1,201)
	7,594,400	6,834,960		16,197.00	18,627.00

Waimakariri District Council
Oxford Sewer Development Contribution Calculation (MAP OXF 1)
2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Oxford					
Solely growth related Projects					
<i>Future Expenditure</i>					
South of Oxford Servicing	878,433	37,415			
<i>Past Expenditure</i>					
UV System	92,378	92,378			
New aerators	128,854	128,854			
	221,232	221,232	27	8,194.00	9,423.00
Partially growth related Projects					
<i>Future Expenditure</i>					
Oxford - Step Screen Replacement	1,570,500	1,570,500			
Oxford WWTP Sludge Treatment	2,094,000	2,094,000			
	3,664,500	3,664,500	971	3,774.00	4,340.00
Oxford WWTP Upgrade	11,469,400	11,469,400	1,125	10,195.00	11,724.00
<i>Past expenditure</i>					
Contribution per additional allotment or additional household unit equivalent				22,163.00	25,487.00

Waimakariri District Council
Rangiora Scheme Sewer Development Contribution Calculation
2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely Growth Related Projects					
<i>Future Expenditure</i>					
<i>Past expenditure (including interest)</i>					
Central Rangiora Capacity Upgrade - Stage 1 (Railway Road to WWTP)	1,163,387	1,163,387			
Central Rangiora Capacity Upgrade - Stage 3	704,675	704,675			
Central Rangiora Capacity Upgrade - Stage 4	806,136	806,136			
Townsedn Fields E/O - Growth	63,080	63,080			
Transfer from Central Rga (Past expenditure)	(50,000)	(50,000)			
	2,687,278	2,687,278	2,400	1,120.00	1,288.00
Partially growth related Projects					
<i>Future Expenditure</i>					
Rangiora - Central Rangiora Capacity Upgrade Stage 9	1,119,243	1,119,243	12,833	87.00	100.00
<i>Past expenditure (including interest)</i>					
Central Rangiora Capacity Upgrade Design	371,106				
Central Rangiora Capacity Upgrade - Stage 3	53,040				
Central Rangiora Capacity Upgrade - Stage 4	80,031				
Central Rangiora Capacity Upgrade - Stage 5	103,908				
Rangiora - Central Rangiora Capacity Upgrade Stage 6	22,632				
Rangiora - Central Rangiora Capacity Upgrade Stage 8	103,044				
	733,761	137,226	12,833	57.00	66.00
Contribution per additional allotment or additional household unit equivalent				1,264.00	1,454.00

Waimakariri District Council
 East Rangiora Sewer Development Contribution Calculation (MAP RGA 6)
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely Growth Related Projects					
<i>Future Expenditure</i>					
<i>Past expenditure (including interest)</i>					
Northbrook Rd Gravity Main	1,688,648	1,688,648	683	2,472.00	2,843.00
Northbrook Rd pump station	3,052,955	3,052,955	441	6,923.00	7,961.00
E/O sewer Spark Lane Extension	133,981	133,981	441	304.00	350.00
	4,875,584	4,875,584			
Contribution per additional allotment or additional household unit equivalent				9,699.00	11,154.00
Gilberthorpe Properties					
Solely Growth Related Projects					
<i>Past expenditure (including interest)</i>					
Northbrook Rd Gravity Main	1,688,648	1,688,648	683	2,472.00	2,843.00
Contribution per additional allotment or additional household unit equivalent				9,699.00	2,843.00

Waimakariri District Council
 West of Bellgrove (Kippenberger Ave) Sewer Development Contribution Calculation
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely Growth Related Projects					
<i>Future Expenditure</i>					
Bellgrove Sewer Extra Over Over Pipework	\$47,445.00	\$ 47,445.00	65	729.92	839.41
<i>Past expenditure (including interest)</i>					
	-	-			
Contribution per additional allotment or additional household unit equivalent				729.92	839.41

Waimakariri District Council
 Outer East Rangiora Sewer Development Contribution Calculation (MAP RGA XX)
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely Growth Related Projects					
<i>Future Expenditure</i>					
Northbrook Rd South Pumpstation and rising main	1,468,940				
Cost of Funding	439,411				
	1,908,351	1,908,351	525	3,635	4,180
<i>Past expenditure (including interest)</i>					
Northbrook Rd South Pumpstation and rising main	280,152	280,152	525	534	614
Contribution per additional allotment or additional household unit equivalent				4,169.00	4,794.00

Note: Growth area is defined as non-Bellgrove land north of Kippenberger and between Kippenberger and Northbrook Rd. A separate DC to be set up for south of Northbrook Rd.

Waimakariri District Council
 North Rangiora Sewer Development Contribution Calculation
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely Growth Related Projects					
<i>Future Expenditure</i>					
			385	-	-
<i>Past expenditure (including interest)</i>					
Extra over Sewer mains Enverton Drive	540,110				
Ashley Street Sewer Extension	477,681				
River Rd main extension	281,282				
North Rangiora Capacity Upgrade (part of Central Rang	50,000				
	1,349,073	1,349,073	385	3,504.00	4,030.00
Contribution per additional allotment or additional household unit equivalent				3,504.00	4,030.00

Waimakariri District Council
 West Rangiora Sewer Development Contribution Calculation (MAP RGA 9)
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely Growth Related Projects					
<i>Future Expenditure</i>					
Townsend Fields E/O		-			
West Rangiora RA04 E/O	80,619	80,619			
	80,619	80,619	2,394	34.00	39.00
<i>Past Expenditure</i>					
South Belt gravity main Townsend Rd - Southbrook Park	1,079,256	1,079,256			
Central Rga Railway Rd to WWTP Const - West Rga portion	3,681,881	3,681,881			
WRSPA E/O - 225 Gravity Main	263,161	263,161			
	5,024,298	5,024,298	2,394	2,099.00	2,413.00
Contribution per additional allotment or additional household unit equivalent				2,133.00	2,452.00

Waimakariri District Council
 Southbrook Sewer Development Contribution Calculation (MAP RGA 2)
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely growth related Projects					
<i>Past expenditure</i>					
Flaxton Road Sewer	115,360				
Past Expenditure	2,949,035				
less non-growth	(1,936,000)				
	1,128,395	1,128,395	518,100	2.18	2.51
Contribution per square metre				2.18	2.51

Waimakariri District Council
 Todds Rd Business Zone Development Contribution Calculation (MAP RGA 13)
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely growth related Projects					
<i>Future expenditure</i>					
Todds Rd PS and Rising Main to Rangiora WWTP	1,933,809				
	1,933,809	1,933,809	18.7	103,412.00	118,924.00
Contribution per hectare				103,412.00	118,924.00

Waimakariri District Council
 Fernside Sewer Development Contribution Calculation (MAP)
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely growth related Projects					
<i>Future Expenditure</i>					
	-	-	10	-	-
<i>Past expenditure</i>					
Fernside Sewer Upgrade	125,000		10	15,402.00	17,712.00
Cost of Funding	29,016				
	154,016	154,016			
Contribution per additional allotment or additional household unit equivalent				15,402.00	17,712.00

Waimakariri District Council
 Tuahiwi Sewer Development Contribution Calculation (MAP)
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely growth related Projects					
<i>Future Expenditure</i>					
		-	93	-	-
<i>Past expenditure</i>					
Turiwhaia Pump Station & Reticulation Upgrades	132,499				
Tuahiwi Sewer Extension Greens Road	140,000				
Tuahiwi Sewer Extension Tuahiwi Road	128,000				
	400,499	400,499	93	4,306.00	4,952.00
Contribution per additional allotment or additional household unit equivalent				4,306.00	4,952.00

Waimakariri District Council
 Waikuku Sewer Development Contribution Calculation
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely growth related Projects					
<i>Future Expenditure</i>					
Waikuku Beach Kings Ave Wastewater Rising Main Replacement	62,820				
	62,820	62,820	39	1,611.00	1,853.00
Contribution per additional allotment or additional household unit equivalent				1,611.00	1,853.00

Waimakariri District Council
 Woodend Scheme Sewer Development Contribution Calculation
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Partially growth related Projects					
<i>Future Expenditure</i>					
	-	-	1,703	-	-
<i>Past expenditure</i>					
	-	-	1,703	-	-
Contribution per additional allotment or additional household unit equivalent				-	-

Delete - No Longer Needed

Waimakariri District Council
 East Woodend Sewer Development Contribution Calculation (MAP WND 1A)
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely growth related Projects					
<i>Future Expenditure</i>					
<i>Past expenditure</i>					
East Woodend - Gladstone Rd	213,139				
Gladstone Rd Rising main ODP	464,171				
East Woodend ODP pump station	1,353,109				
Extra over Upgrade ODP gravity mains	56,924				
E/O - Upgrade ODP Gravity Mains	44,277				
Cost of funding	192,390				
	2,324,010	2,324,010	490	4,743.00	5,454.00
Contribution per additional allotment or additional household unit equivalent				4,743.00	5,454.00

Waimakariri District Council
 Loburn Lea Development Contribution Calculation
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely growth related Projects					
<i>Future Expenditure</i>					
		-	125	-	-
<i>Past expenditure</i>					
Pump Station, Gravity and Rising Main Connection to Rangiora	1,470,000				
Cost of funding	527,231				
	1,997,231	1,997,231	125	15,978.00	18,375.00
Contribution per additional allotment or additional household unit equivalent				15,978.00	18,375.00

Waimakariri District Council
 Coastal Urban Drainage Development Contribution Calculation
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Partially growth related Projects					
<i>Solely Growth (including interest)</i>			750		
	-	-	750	-	-
Contribution per additional allotment or additional household unit equivalent				-	-

Delete - No Longer Needed

Waimakariri District Council
 Kaiapoi Drainage Development Contribution Calculation (MAP KAI 7)
 2026-27 Budget for Annual Plan

	Total project costs	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Partially growth related Projects					
<i>Future Expenditure</i>					
	-	-	6,066	-	-
<i>Past expenditure (including interest)</i>					
	-	-	6,066	-	-
Contribution per additional allotment or additional household unit equivalent				-	-

Delete - No Longer Needed

Waimakariri District Council
 North East Kaiapoi Drainage Development Contribution Calculation (MAP KAI 1)
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely growth related Projects					
<i>Future Expenditure</i>					
	-	-	860	-	-
<i>Less Commercial Costs</i>					
Contribution per additional allotment or additional household unit equivalent				-	-
		Funded by Development contributions	Commercial area in sq metres	Contribution (Ex GST)	Contribution (including GST)
North East Kaiapoi Drainage Commercial					
Solely growth related Projects					
<i>Future Expenditure</i>					
	-	-	55,000	-	-
Contribution per square metre				-	-

Delete - No Longer Needed

Waimakariri District Council
 East North East Kaiapoi Drainage Development Contribution Calculation (MAP KAI 4)
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely growth related Projects					
<i>Future Expenditure</i>					
McIntosh Drain Improvements	1,410,000				
Cost of funding	435,690				
	1,845,690	1,845,690	1,180	1,564.00	1,799.00
Contribution per additional allotment or additional household unit equivalent				1,564.00	1,799.00

Waimakariri District Council
 West Kaiapoi Drainage Development Contribution Calculation (MAP KAI 2)
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely growth related Projects					
<i>Past Expenditure</i>					
Pond areas 1&2, land purchase etc	1,418,857	1,418,857	504	2,816.00	3,238.00
Contribution per additional allotment or additional household unit equivalent				2,816.00	3,238.00

Waimakariri District Council
 Rangiora Drainage Development Contribution Calculation (MAP RGA 12)
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely growth related Projects					
<i>Past Expenditure</i>					
Partially growth related Projects					
<i>Future Expenditure</i>					
<i>Past expenditure (including interest)</i>					
Townsend Road/West Belt Stormwater Pipe	272,605	272,605			
	272,605	272,605	10,184	27.00	31.00
Contribution per additional allotment or additional household unit equivalent				27.00	31.00

Waimakariri District Council
 West of Bellgrove (Kippenberger Ave) Drainage Development Contribution Calculation
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely growth related Projects					
<i>Future Expenditure</i>					
Bellgrove Stormwater Extra Over Pipework and SMA	\$1,302,129.99				
Finance Costs	\$293,187				
	\$1,595,317	\$1,595,317	65	\$24,543.34	\$28,224.84
	-	-		-	-
<i>Past expenditure (including interest)</i>					
Contribution per additional allotment or additional household unit equivalent				24,543.34	28,224.84

Waimakariri District Council
 East Rangiora Drainage Development Contribution Calculation (MAP RGA 5)
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Partially growth related Projects					
<i>Future Expenditure</i>					
	-	-	475	-	-
<i>Past expenditure (including interest)</i>					
North East Rangiora Drainage Improvement	1,059,503				
East Rangiora Retention	4,831,693				
Less Non- growth	(1,708,447)				
	4,182,749	4,182,749	475	8,806.00	10,127.00
Contribution per additional allotment or additional household unit equivalent				8,806.00	10,127.00

Waimakariri District Council
 South West Rangiora Drainage Development Contribution Calculation (MAP RGA 11)
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely growth related Projects					
<i>Future Expenditure</i>					
<i>Past expenditure (including interest)</i>					
Land Purchase Pond 5, Culverts, Swales	2,300,702				
Pentecost Road Stormwater Main	174,424				
Pentecost Road SMA Growth	45,219				
	2,520,345	2,520,345	468	5,385.00	6,193.00
Contribution per additional allotment or additional household unit equivalent				5,385.00	6,193.00

Waimakariri District Council
 North Rangiora Drainage Development Contribution Calculation (MAP RGA 7)
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Enverton Drive Ashley Street					
Solely growth related Projects					
<i>Past Expenditure</i>					
North Rangiora - Enverton Drive Ashley Street - SMA Basin Land, Pond, Reticulation	265,036				
	265,036	265,036	37	7,163.00	8,237.00
Contribution per additional allotment or additional household unit equivalent				7,163.00	8,237.00
Enverton Drive Ballarat Road					
Solely growth related Projects					
<i>Future Expenditure</i>					
	-	-	30	-	-
<i>Past Expenditure</i>					
North Rangiora - Enverton Drive Ballarat Road - SMA	94,148				
	94,148	94,148	30	3,138.00	3,609.00
Contribution per additional allotment or additional household unit equivalent				3,138.00	3,609.00

Waimakariri District Council
 Ohoka Rural Drainage ponds
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number (Sq metres)	Contribution (Excluding GST)	Contribution (Including GST)
Solely growth related Projects					
<i>Future Expenditure</i>					
Mill Road SMA	556,400				
Cost of Finance	215,000				
	771,400	771,400	42	18,367.00	21,122.00
<i>Past Expenditure</i>					
Mill Road SMA	446,223	446,223	42	10,624.36	12,218.01
Contribution per additional allotment or additional household unit equivalent				28,991	33,340

Waimakariri District Council
 Southbrook Drainage Development Contribution Calculation (MAP RGA 3)
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number (Sq metres)	Contribution (Excluding GST)	Contribution (Including GST)
Solely Growth Related Projects					
<i>Future expenditure</i>					
Southbrook Pipeline - Southern Cross to Flaxton	178,700	178,700	159,200	1.12	1.29
Partially growth related Projects					
<i>Past expenditure (including interest)</i>					
Southbrook Pipeline - Southern Cross to Flaxton	171,350	171,350	159,200	1.08	1.24
Kingsford Smith stormwater Pipe	82,644				
Southbrook Development	4,575,293				
Less Non- growth	(1,517,751)				
	3,140,186	3,140,186	542,158	5.79	6.66
Contribution per square metre				7.99	9.19

Waimakariri District Council
 Todds Rd Business Zone Drainage Development Contribution Calculation (MAP RGA 13)
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely growth related Projects					
<i>Future Expenditure</i>					
Pond A, Land acquisition of Pond A, and extra overs	1,177,875				
	1,177,875	1,177,875	18.7	62,988.00	72,436.00
Contribution per hectare				62,988.00	72,436.00

Waimakariri District Council
 East Woodend Drainage Development Contribution Calculation (MAP WND 1)
 2026-27 Budget for Annual Plan

		Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely growth related Projects					
<i>Future Expenditure</i>					
East Woodend Detention Pond 2.5Ha	300,000				
East Woodend Internal reticulation	41,880				
East Woodend Upgrade McIntosh Drain	687,600				
	1,029,480	1,029,480	396	2,600.00	2,990.00
<i>Past expenditure (including interest)</i>					
East Woodend Detention Pond (2008)	609,860				
East Woodend Detention Pond (2019)	532,254				
Upgrade McIntosh Drain	58,757				
East Woodend Internal Reticulation	476,550				
East Woodend Detention Pond 2.5Ha	161,397				
	1,838,818	1,838,818	396	4,643.00	5,340.00
Costs of funding	126,100	126,100	396	318.00	366.00
Contribution per additional allotment or additional household unit equivalent				7,561.00	8,696.00

Waimakariri District Council
 Woodend Drainage Development Contribution Calculation
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely growth related Projects					
<i>Future Expenditure:</i>					
Woodend - Upgrade Drain, purchase land & Construct Pond NE	-	-	555	-	-
Total additional costs (Yr 11+)	1,998,080	1,998,080	555	3,600.00	4,140.00
less Commercial Area costs	(654,400)	(654,400)	555	(7.52)	(1,356.00)
Contribution per additional allotment or additional household unit equivalent				2,421.00	2,784.00
Woodend Drainage Commercial					
		Funded by Development contributions	Commercial area in sq metres (8.7ha)	Contribution (Ex GST)	Contribution (Including GST)
Solely growth related Projects					
<i>Future Expenditure:</i>					
Woodend - Upgrade Drain, purchase land & Construct Pond NE	654,400				
	654,400	654,400	87,000	7.52	8.65
Contribution per square metre				7.52	8.65

Waimakariri District Council
District Roading Development Contribution Calculation
2026-27 Budget for Annual Plan

	Total project cost	Capital for Growth	Subsidy	Nett capital cost for growth	Projected growth/total numbers	Contribution (Excluding GST)	Contribution (Including GST)
Future Expenditure							
<i>Subsidised</i>							
New Passenger Transport Infrastructure	1,248,783	624,392	(318,440)	305,952		61.81	71.08
West Rangiora Route Improvements	85,000	42,500	(21,675)	20,825		4.21	4.84
Widen Skewbridge Rd - Skew Bridge to Mulcocks	688,552	344,276	(175,581)	168,695		34.08	39.19
Widen Skewbridge Rd - Mulcocks to Threlkelds	732,584	366,292	(186,809)	179,483		36.26	41.70
Widen Flaxton - Threlkelds to Camwell Park	748,902	374,451	(190,970)	183,481		37.07	42.63
Widen Flaxton - Camwell Park to Fernside Rd	814,647	407,324	(207,735)	199,589		40.32	46.37
Flaxton/Camwell Park Right Turn Bay	814,647	407,324	(207,735)	199,589		40.32	46.37
Widen culvert on Townsend Rd	880,000	440,000	(224,400)	215,600		43.56	50.09
Widen Townsend Rd (South Belt to 100m N of Fernside Rd)	888,141	444,071	(226,476)	217,595		43.96	50.55
Lehmans/Johns Intersection	1,603,600	801,800	(408,918)	392,882		79.37	91.28
Lehmans Widening - Oxford Rd - Johns Rd	683,726	341,863	(174,350)	167,513		33.84	38.92
Lehmans Widening - Johns Rd to Fernside Rd	670,320	335,160	(170,932)	164,228		33.18	38.15
Lehmans/Fernside Intersection	1,773,100	886,550	(452,141)	434,409		87.76	100.92
Flaxton/Fernside Rd East	522,620	261,310	(133,268)	128,042		25.87	29.75
Fernside/Easterbrook Rd	597,422	298,711	(152,343)	146,368		29.57	34.00
Fernside Widening - Lehmans Rd to Easterbrook	653,213	326,607	(166,569)	160,038		32.33	37.18
Fernside Widening - Easterbrook to Townsend	369,611	184,806	(94,251)	90,555		18.29	21.04
Fernside Widening - Townsend to Todds Rd	368,059	184,030	(93,855)	90,175		18.22	20.95
Fernside Widening - Todds Rd to Flaxton	738,396	369,198	(188,291)	180,907		36.55	42.03
Fernside Rd/Townsend Rd Roundabout	1,939,120	969,560	(494,476)	475,084		95.98	110.37
Rangiora Woodend Road Improvements including Boys Road	549,308	274,654	(140,074)	134,580		27.19	31.27
Woodend Improvements in conjunction with NZTA PBC and Woodend Bypass	1,034,600	206,920	(105,529)	101,391		20.48	23.56
Realignment and Safety Improvements No 10 / Tram Road Intersection	500,000	250,000	(127,500)	122,500		24.75	28.46
Realignment and Safety Improvements Oxford / Tram Road Intersection	254,800	127,400	(64,974)	62,426		12.61	14.50
Intersection Safety Improvements South Eyre Road / Giles Road / Tram Road Intersection	1,985,680	992,840	(506,348)	486,492		98.28	113.02
Intersection Safety Improvements Two Chain Road / Tram Road Intersection	254,800	127,400	(64,974)	62,426		12.61	14.50
Shoulder / Lane Widening – Burgesses to Swannanoa School and Localised Areas	480,396	240,198	(122,501)	117,697		23.78	27.34
Extra over to widen an additional 0.5m including linemarking to install wide centreline	542,959	271,480	(138,455)	133,025		26.87	30.90
Intersection Upgrades Island Road / Greigs Road / Tram Road	376,035	188,018	(95,889)	92,129		18.61	21.40

Intersection Upgrades Heywards Road / Tram Road	502,848	251,424	(128,226)	123,198		24.89	28.62
Intersection Upgrades Whites Road / Tram Road	919,128	459,564	(234,378)	225,186		45.49	52.32
28 Roundabout installation at Bradleys / McHughs / Tram Road Intersection	1,766,400	883,200	(450,432)	432,768		87.43	100.54
Intersection Turning Treatments Northwood Road / Tram Road	459,564	229,782	(117,189)	112,593		22.75	26.16
Intersection Turning Treatments Poyntz Road / Tram Road	439,992	219,996	(112,198)	107,798		21.78	25.04
Intersection Turning Treatments Raddens Road / Tram Road	396,122	198,061	(101,011)	97,050		19.61	22.55
Intersection Turning Treatments Burgesses Road / Tram Road	623,694	311,847	(159,042)	152,805		30.87	35.50
Extra Over Item 3D to upgrade Poyntz Road and Northwood Road to MOTSAM Figure 3.25a	813,610	406,805	(207,471)	199,334		40.27	46.31
2.0m Shoulder Widening East of Burgesses Road	1,551,671	775,836	(395,676)	380,160		76.80	88.32
Extra over to widen an additional 0.5m including linemarking to install wide centreline	209,214	104,607	(53,350)	51,257		10.35	11.91
Additional Delineation Install RRPM's and additional marker posts.	170,925	85,463	(43,586)	41,877		8.46	9.73
Additional Delineation Install ATP Edge lines	1,859,680	929,840	(474,218)	455,622		92.04	105.85
Additional Delineation Install ATP Centerline (assumed one centerline)	929,560	464,780	(237,038)	227,742		46.01	52.91
Kaiapoi Park & Ride	532,156	266,078	(135,700)	130,378		26.34	30.29
Rangiora Park & Ride	864,560	432,280	(220,463)	211,817		42.79	49.21
Ravenswood Park & Ride	1,914,400	957,200	(488,172)	469,028		94.75	108.97
Coldstream/Golflinks Intersection improvement	345,708	69,142	(35,262)	33,880		6.84	7.87
Walking and Cycling Strategy Implementation	5,707,480	2,853,740	(1,455,407)	1,398,333		282.49	324.87
Rangiora Woodend Rd/ Boys Rd/ Tuahiwi Rd Intersection	2,250,400	1,125,200	(573,852)	551,348		111.38	128.09
Robert Coup Dr/Ohoka Rd Implementation	1,226,448	245,290	(125,098)	120,192		24.28	27.92
Skewbridge Replacement	12,343,150	6,171,575	(3,147,503)	3,024,072		610.92	702.56
Charles Upham Dr/Oxford Rd Roundabout	765,940	382,970	(195,315)	187,655		37.91	43.60
Oxford Rd/Lehmans Rd Roundabout	1,533,600	766,800	(391,068)	375,732		75.91	87.29
Fawcetts Rd/Cones Rd Intersection	544,740	108,948	(55,563)	53,385		10.78	12.40
North Eyre Rd/No. 10 Rd	214,120	42,824	(21,840)	20,984		4.24	4.88
Swannanoa Rd/Johns Rd	558,600	111,720	(56,977)	54,743		11.06	12.72
Ashley Gorge Rd/German Rd	254,800	50,960	(25,990)	24,970		5.04	5.80
Northbrook Rd/Ivory St Intersection	1,567,860	313,572	(159,922)	153,650		31.04	35.70
Marsh Rd/Waikoruru Rd - Sealing of unsealed Rd	836,900	167,380	(85,364)	82,016		16.57	19.05
Marsh Rd/Railway Rd Intersection	1,186,155	237,231	(120,988)	116,243		23.48	27.01
Kaiapoi to Woodend Cycle Connection	965,100	193,020	(98,440)	94,580		19.11	21.97
Flaxton/Johns/Plasketts	209,520	41,904	(21,371)	20,533		4.15	4.77
Minor Improvements	9,390,169	939,017	(478,899)	460,118		92.95	106.90
Delivering Strategic Cycling Networks	320,000	160,000	(105,600)	54,400		10.99	12.64
		-	-	-		-	-
						-	-
<i>Un-Subsidised</i>				-		-	-
Land Purchases - Growth	444,050	355,240		355,240		71.77	82.53
West Rangiora Improvement - Lehmans to River Rd	2,402,520	1,201,260		1,201,260		242.68	279.08
Southbrook Rd Future Improvements	133,250	66,625		66,625		13.46	15.48
Retail Parking Building	802,950	802,950		802,950		162.21	186.54

Land - Blake Street Extension	285,000	285,000		285,000		57.58	66.21
Durham Land Purchase for Carparking	-	-		-		-	-
Town Centre Carpark (Ashley St) Layout Improvements	37,500	37,500		37,500		7.58	8.71
Town Centre Carpark (Alfred St) Layout Reconfiguration	12,500	12,500		12,500		2.53	2.90
Keir St Land Purchase	25,600	25,600		25,600		5.17	5.95
North/South Collector Road	1,746,800	-		-		-	-
Kippenberger/MacPhail Roundabout	-	-		-		-	-
Rangiora Woodend Rd Traffic Calming	160,590	32,118		32,118		6.49	7.46
Town Centre Developments	1,488,280	297,656		297,656		60.13	69.15
Eastern Link Road (Rangiora)	8,936,605	8,936,605		8,936,605		1,805.37	2,076.18
Fernside/ Todds Intersection	594,000	297,000		297,000		60.00	69.00
Travel Demand MGMT/Modelling	122,500	-		-		-	-
Mulcocks and Fernside Rd closure - Kiwirail & NZTA	99,200	-		-		-	-
Minor Improvements	1,118,900	111,890		111,890		22.60	25.99
	95,383,480	44,397,239	(16,368,068)	28,029,171	4,950	5,662.00	6,511.00
				27,569,053			
Past expenditure							
<i>Subsidised</i>							
Skew Bridge Active Warning Safety Improvements		106,870	(53,435)	53,435		10.79	12.41
Southbrook Rd/Torlesse St/Coronation St - Intersection Improvements - Traffic Signals		780,115	(397,859)	382,256		77.22	88.81
New Ashley Bridge		1,937,275	(988,010)	949,265		191.77	220.54
Flaxton / Fernside intersection		250,271	(127,638)	122,633		24.77	28.49
Southbrook Rd/ South Belt improvements		1,684,995	(859,348)	825,647		166.80	191.82
Urban Cycleway Programme - Rangiora to Kaiapoi		1,166,965	(595,152)	571,813		115.52	132.85
Urban Cycleway Programme – Rangiora to Woodend		699,635	(356,814)	342,821		69.26	79.65
Walking and Cycling Strategy Implementation		87,169	(44,456)	42,713		8.63	9.92
Rangiora Woodend Road Improvements including Boys Road		208,291	(106,228)	102,063		20.62	23.71
Woodend Improvements in Conjunction with NZTA PBC		122,259	(62,352)	59,907		12.10	13.92
Tram Rd Safety Improvements including McHughes Road		164,240	(83,762)	80,478		16.26	18.70
Kaiapoi to Belfast Cycleway		201,197	(102,610)	98,587		19.92	22.90
Kaiapoi Park & Ride		436,630	(222,681)	213,949		43.22	49.71
Rangiora Park & Ride		416,927	(212,633)	204,294		41.27	47.46
Ivory St Widening (at Queen)		331,989	(169,314)	162,675		32.86	37.79
Fernside Flaxton Intersection		726,522	(370,526)	355,996		71.92	82.71
Peraki St Cycleway		436,238	(222,481)	213,757		43.18	49.66
Williams St Cycleway (Main North Rd to Vickery)		68,822	(35,099)	33,723		6.81	7.83
Rangiora Woodend Rd (at Chinnerys Rd)		5,867	(2,992)	2,875		0.58	0.67
Lineside Rd Share Path		45,250	(23,077)	22,173		4.48	5.15
Main North Rd/Wrights Rd Intersection - safety concerns		252,265	(128,655)	123,610		24.97	28.72
Mulcocks Rd Right Turn Bay		178,277	(90,921)	87,356		17.65	20.29
Gated Speed Signs		81,141	(41,382)	39,759		8.03	9.24
Ohoka / Island Rd Implementation		295,411	(150,660)	144,751		29.24	33.63
Tram Rd (Mandeville to Swannanoa School Path) Swannanoa		116,310	(76,765)	39,545		7.99	9.19

Mandeville Rd (McHughs Rd to Mandeville Sports Ground) Ohoka		40,755	(26,898)	13,857		2.80	3.22
Tuahiwi Gritted Footpath		165,660	(84,486)	81,174		16.40	18.86
River Rd - Ashley to Enverton		200,000	(102,000)	98,000		19.80	22.77
Subsidy received on past expenditure			(5,738,234)			-	-
<i>Un-subsidised</i>							
Red Lion corner		2,933,196		2,933,196		592.56	681.45
High St 2 Way/Upgrade Blake St carpark		724,732		724,732		146.41	168.37
West Kaiapoi New Arterial		3,561,354		3,561,354		719.47	827.39
West Belt Extension to Townsend Rd		702,148		702,148		141.85	163.13
Doncaster Developments Land Purchase		738,425		738,425		149.18	171.55
Canterbury Jockey Club Land Purchase		141,805		141,805		28.65	32.94
Westpark Rangiora Ltd Land Purchase		78,223		78,223		15.80	18.17
Land Purchases - Growth	-	-		-		-	-
Minor Improvements				-		-	-
Kippenberger / MacPhail Roundabout	1,394,587	627,564		627,564		126.78	145.80
Durham Land Purchase for Carparking Growth	1,892,336	473,084		473,084		95.57	109.91
	3,286,923	21,187,873		15,449,639	4,950	3,121.00	3,589.00
Contribution per additional allotment or additional household unit equivalent						8,783.00	10,100.00

Waimakariri District Council
 North Kaiapoi Rooding Development Contribution Calculation (MAP KAI 6)
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
<i>Solely Growth Related Projects</i>					
<i>Future Expenditure</i>					
Smith Street/Ranfurly and Williams Street/Soveriegn Palms Intersection Improvements	600,000	600,000	2,690	223.00	256.00
<i>Past Expenditure</i>					
Kaiapoi North Intersection Improvements	415,603				
	415,603	415,603	2,690	154.00	177.00
Contribution per additional allotment or additional household unit equivalent				377.00	433.00

Waimakariri District Council
 West Kaiapoi Roading Development Contribution Calculation (MAPS KAI 2 AND 3)
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Arterial Road					
<i>Solely Growth Related Projects</i>					
<i>Past Expenditure</i>					
Silverstream New Arterial Rd	5,750,000				
	5,750,000	5,750,000	1,115	5,157.00	5,931.00
Contribution per additional allotment or additional household unit equivalent				5,157.00	5,931.00
Collector Road					
<i>Solely Growth Related Projects</i>					
<i>Future Expenditure</i>					
<i>Solely Growth Related Projects</i>					
<i>Past Expenditure</i>					
Land Purchase	581,117				
Collector Road	2,215,823				
	2,796,940	2,796,940	382	7,322.00	8,420.00
Contribution per additional allotment or additional household unit equivalent				7,322.00	8,420.00

*West Kaiapoi ODP (Silverstream) - New Collector Road

Waimakariri District Council
 Kaiapoi South MUBA Roading Development Contribution Calculation (MAPS KAI 2 AND 3)
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total area	Contribution (Excluding GST)	Contribution (Including GST)
<i>Solely Growth Related Projects</i>					
<i>Future Expenditure</i>					
Roading Upgrades for South MUBA	787,500	787,500			
	787,500	787,500	30,000	26.00	30.00
<i>Past Expenditure</i>					
Roading Upgrades for South MUBA					
	-	-	30,000	-	-
Contribution per m2				26.00	30.00

Waimakariri District Council
 Kaiapoi East MUBA Roading Development Contribution Calculation (MAPS KAI 2 AND 3)
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely Growth Related Projects					
<i>Future Expenditure</i>					
	-	-	57,500	-	-
Contribution per additional allotment or additional household unit equivalent					

Delete - No Longer Needed

Waimakariri District Council
 South West Rangiora Roading Development Contribution Calculation (MAP RGA 11)
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
<i>Solely Growth Related Projects</i>					
<i>Future Expenditure</i>					
<i>Solely Growth Related Projects</i>					
<i>Past Expenditure</i>					
West Belt Extension to Townsend Road	3,147,113				
	3,147,113	3,147,113	644	4,887.00	5,620.00
Contribution per additional allotment or additional household unit equivalent				4,887.00	5,620.00

Waimakariri District Council
 Outer East Rangiora Rooding Development Contribution Calculation (MAP RGA XX)
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
<i>Solely Growth Related Projects</i>					
<i>Future Expenditure</i>					
North/South Collector Road	2,888,580				
East/West Collector Road Shared Path	220,000				
	3,108,580	3,108,580	1,350	2,303.00	2,648.00
<i>Past Expenditure</i>					
North/South Collector Road	1,911,423	1,911,423	1,350	1,416.00	1,628.00
Contribution per additional allotment or additional household unit equivalent				3,719.00	4,276.00

EASTERN LINK ROAD					
<i>Solely Growth Related Projects</i>					
<i>Future Expenditure</i>					
Eastern Link Road (Rangiora)	8,643,975				
	8,643,975	8,643,975	2,614	3,307.00	3,803.00
Contribution per additional allotment or additional household unit equivalent				3,307.00	3,803.00

Waimakariri District Council
 Outer West Rangiora Roading Development Contribution Calculation (MAP RGA 10)
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
<i>Solely Growth Related Projects</i>					
<i>Future Expenditure</i>					
West Rangiora ODP	4,975,324				
	4,975,324	4,975,324	1,800	2,764.00	3,179.00
<i>Solely Growth Related Projects</i>					
<i>Past Expenditure</i>					
West Rangiora ODP	588,590				
	588,590	588,590	1,800	327.00	376.00
Contribution per additional allotment or additional household unit equivalent				3,091.00	3,555.00

Waimakariri District Council
 Southbrook Roading Development Contribution Calculation (MAP RGA 1)
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
<i>Solely Growth Related Projects</i>					
<i>Past Expenditure</i>					
Southbrook ODP	777,550				
	777,550	777,550	1,304,635	0.60	0.69
Contribution per square metre				0.60	0.69

Waimakariri District Council
 East Woodend Roading Development Contribution Calculation (MAP WND 1)
 2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
<i>Solely Growth Related Projects</i>					
<i>Future Expenditure</i>					
East Woodend ODP - North South Rd	1,500,000				
	1,500,000	1,500,000	396	3,788.00	4,356.00
<i>Solely Growth Related Projects</i>					
<i>Past Expenditure</i>					
East Woodend ODP - North South Rd	246,237	246,237	396	622.00	715.00
Contribution per additional allotment or additional household unit equivalent				4,410.00	5,071.00

Waimakariri District Council
Reserves Development Contribution Calculation
2026-27 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
<i>Neighbourhood, including district-wide</i>					
<i>District-wide Reserves</i>					
<i>Future Expenditure</i>					
Future Sports Ground Development	3,355,195	3,019,676			
154 East Belt Cricket Oval	527,863	395,897			
Support to MUBA	1,047,311	785,411			
<i>Past Expenditure (including interest)</i>					
Astroturf	2,719,152	2,175,322			
Gladstone Park	1,230,333	1,107,300			
Sports Ground Development	529,876	476,888			
Sparks Land	10,668	10,668			
	9,420,398	7,971,161	4,950	1,610.00	1,852.00
<i>Neighbourhood Reserves</i>					
<i>Future Expenditure</i>					
Land Purchase - Neighbourhood	19,886,710	19,886,710			
Land Development - Neighbourhood	3,752,050	3,752,050			
	23,638,760	23,638,760	1,799	13,140.00	15,111.00
<i>Past Expenditure (including interest)</i>					
			1,799		
Calculation based upon capital expenditure in Long Term Plan				14,750.00	16,963.00
Calculation of 7.5% of Land Value					
Average Urban Land Value	337,000				
	7.5%	25,275.00			
Contribution per additional allotment or additional household unit equivalent				14,750.00	16,963.00
<i>NOTE: This is the lesser of calculation based upon capital expenditure in Long Term Plan and 7.5% of Land Value</i>					
<i>District-wide</i>				1,610.00	1,852.00
(District Wide Reserves only)					

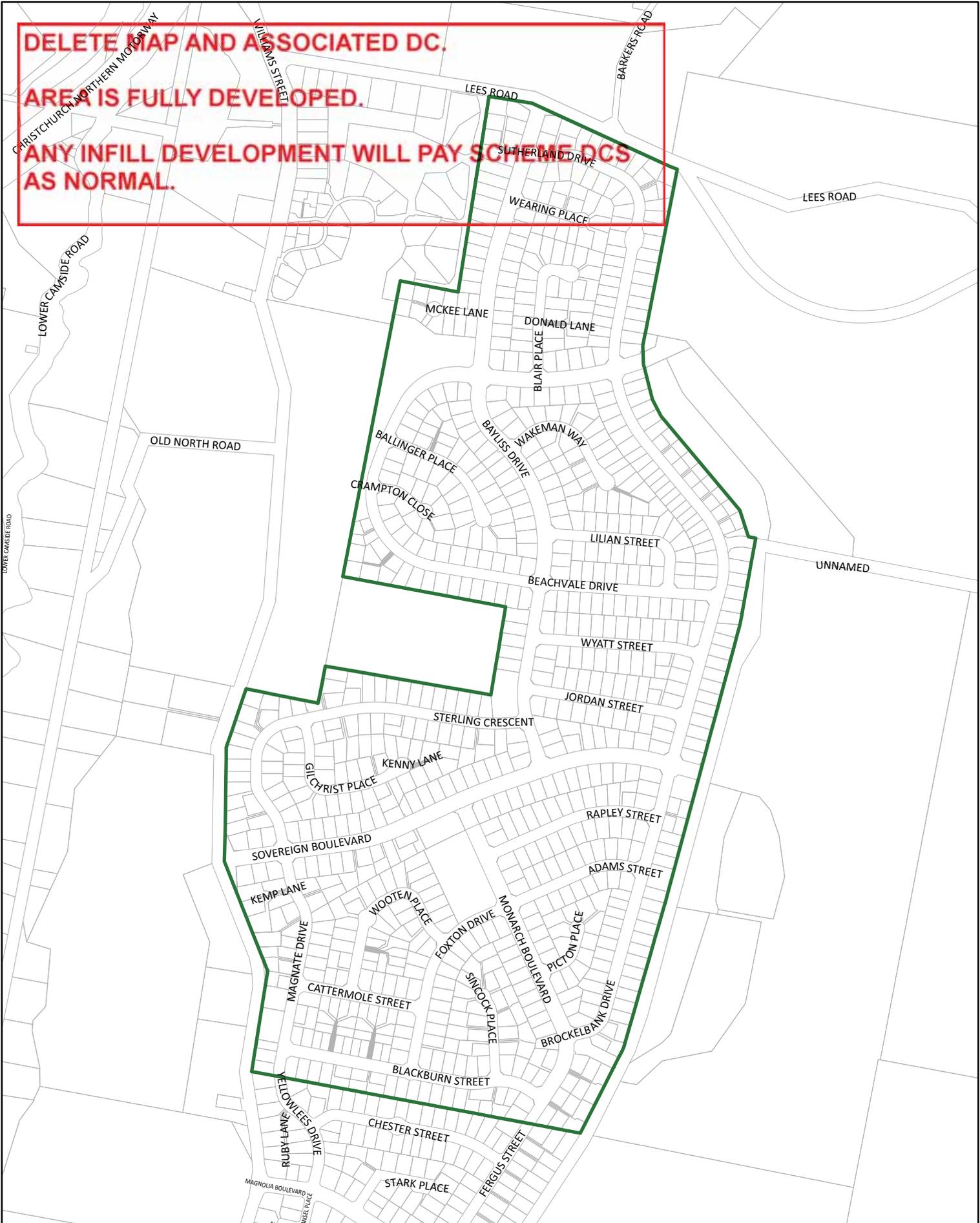
Waimakariri District Council
 Community Infrastructure Development Contribution Calculation
 2026-27 Budget for Annual Plan

		Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
<i>Partially Growth Related Projects</i>						
<i>Future Expenditure</i>						
Library Extensions		19,984,160	6,111,410	4,950	1,234.63	1,419.82

DELETE MAP AND ASSOCIATED DC.

AREA IS FULLY DEVELOPED.

ANY INFILL DEVELOPMENT WILL PAY SCHEME DCS AS NORMAL.

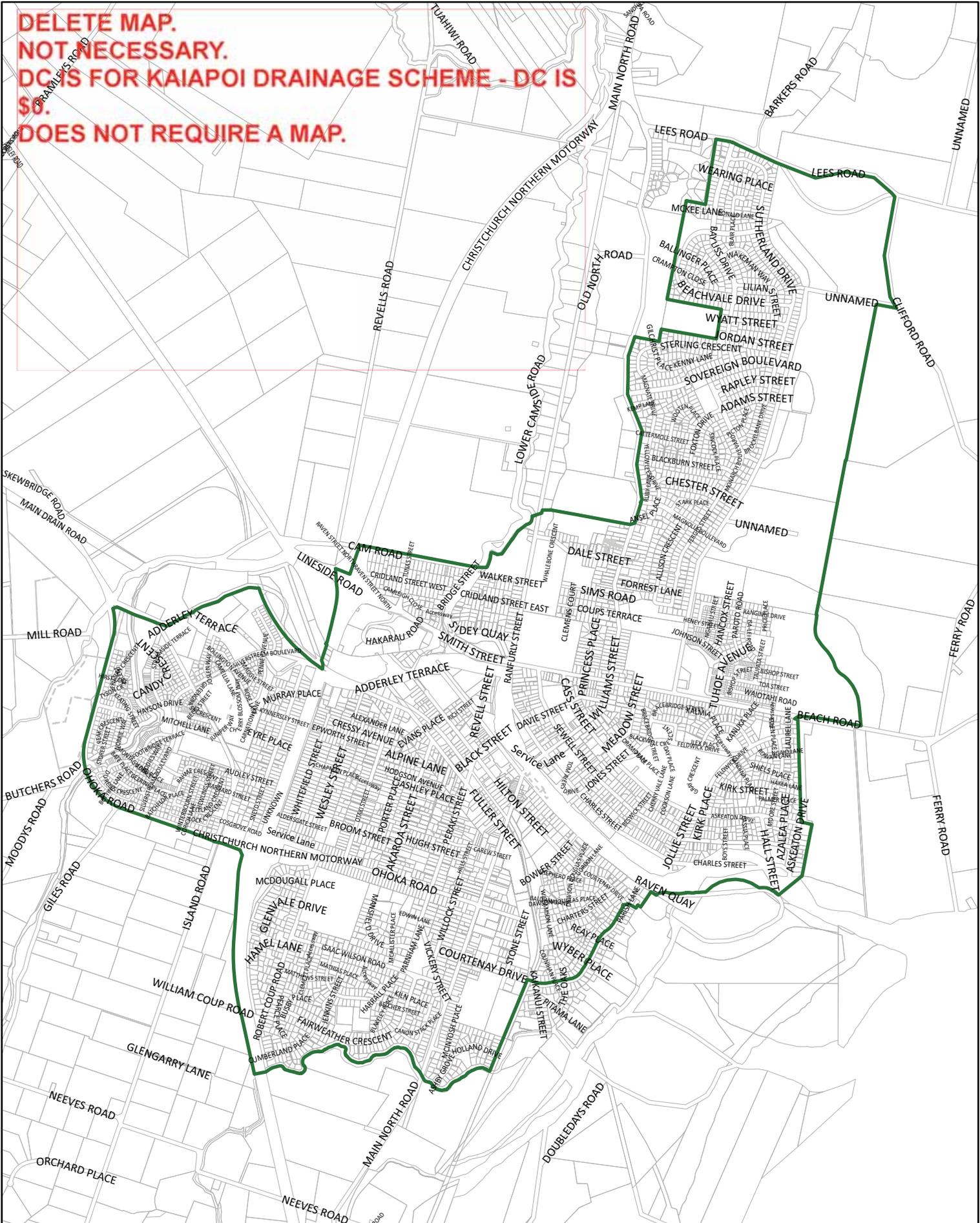


**Development Contribution Area
Water, Sewer and Stormwater
NORTH EAST KAIAPOI**

Map ID KAI 1	Scale (A4) 1:8,000	
GIS Ref 23-002	Date 16/02/2023	

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**DELETE MAP.
NOT NECESSARY.
DC IS FOR KAIAPOI DRAINAGE SCHEME - DC IS
\$0.
DOES NOT REQUIRE A MAP.**



Development Contribution Area
Drainage
KAIAPOI

Map ID
KAI 7

GIS Ref
23-002

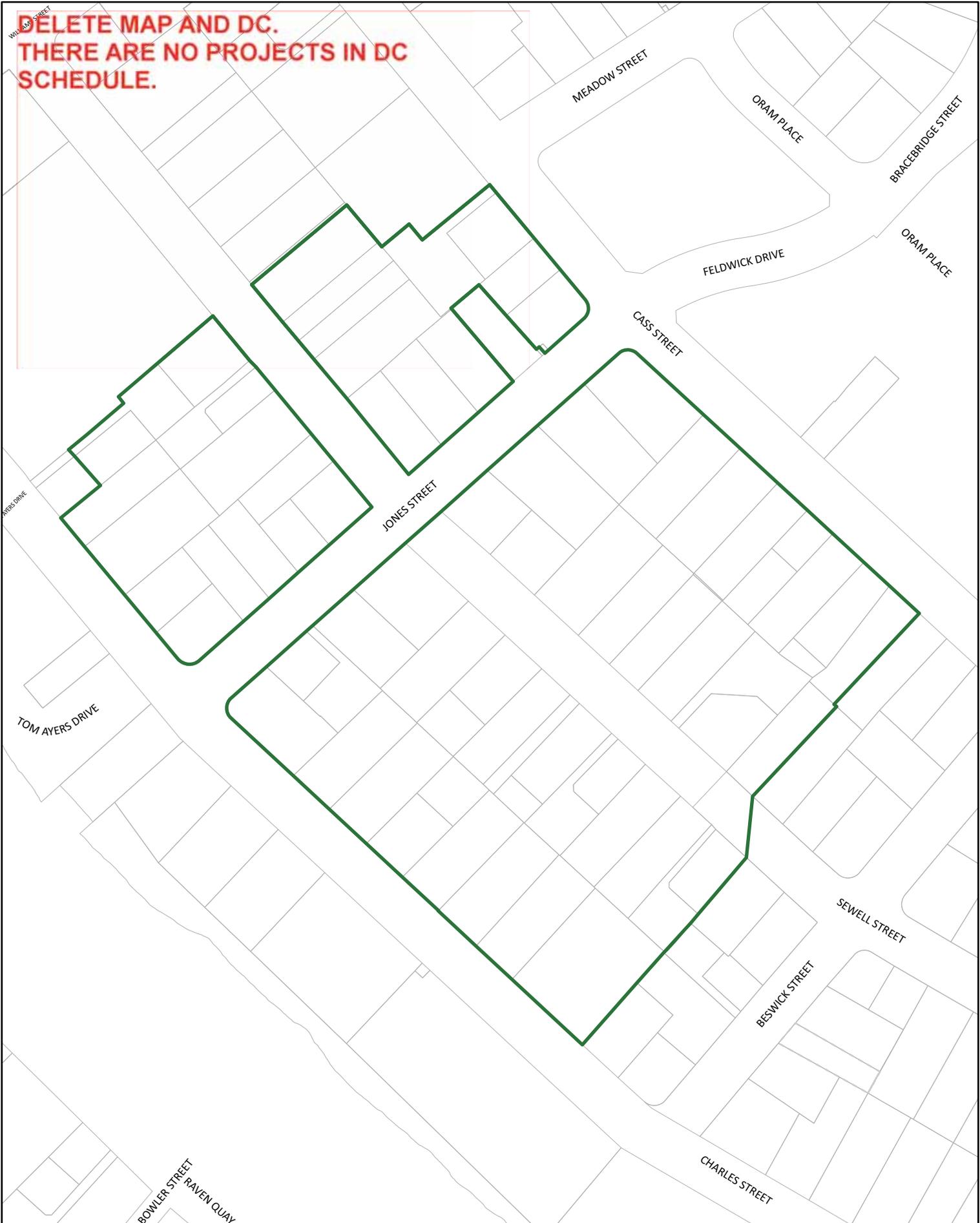
Scale (A4)
1:24,000

Date
16/02/2023



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**DELETE MAP AND DC.
THERE ARE NO PROJECTS IN DC
SCHEDULE.**



Development Contribution Area
Roading
KAIAPOI EAST MIXED USE BUSINESS

Map ID
KAI 9

Scale (A4)
1:2,000

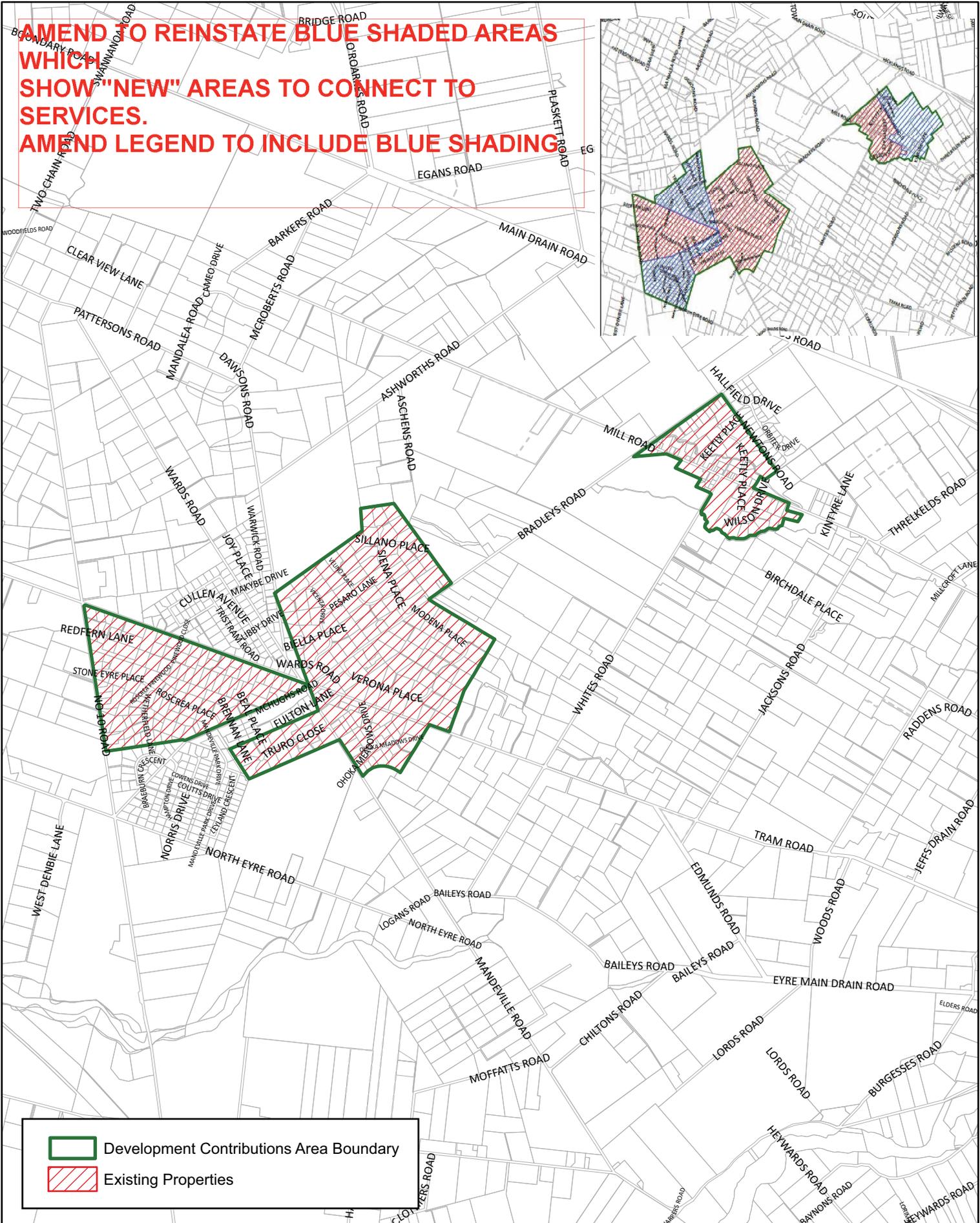
GIS Ref
23-002

Date
16/02/2023



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AMEND TO REINSTATE BLUE SHADED AREAS WHICH SHOW "NEW" AREAS TO CONNECT TO SERVICES. AMEND LEGEND TO INCLUDE BLUE SHADING



	Development Contributions Area Boundary
	Existing Properties



Development Contribution Area
Sewer
MANDEVILLE, SWANNANOA AND OHOKA

Map ID
MSO 1

GIS Ref
23-064

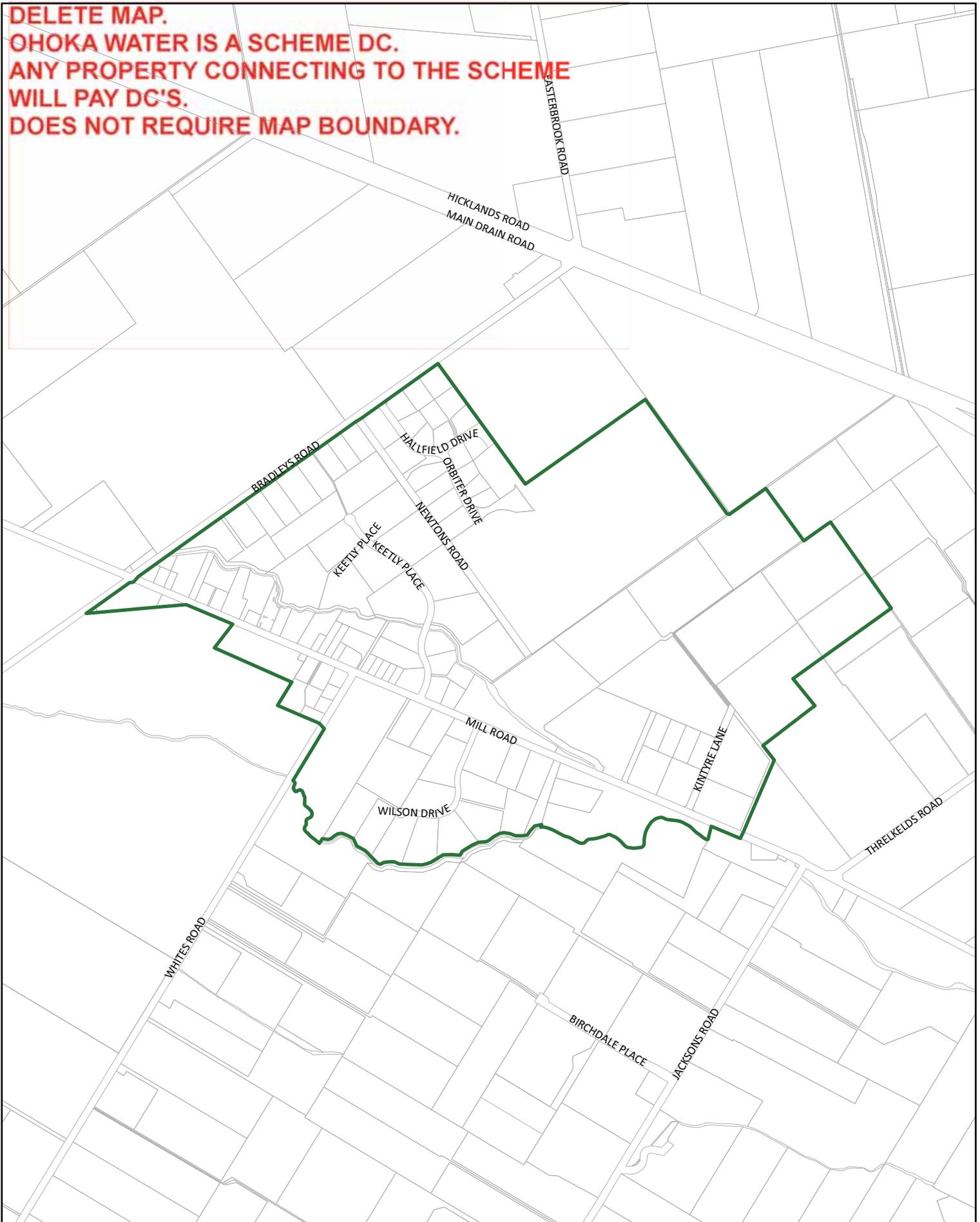
Scale (A4)
1:41,500

Date
24/11/2023



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**DELETE MAP.
OHOKA WATER IS A SCHEME DC.
ANY PROPERTY CONNECTING TO THE SCHEME
WILL PAY DC'S.
DOES NOT REQUIRE MAP BOUNDARY.**



	<p align="center">Development Contribution Area Water OHOKA</p>	<p>Map ID OKA 1</p>	<p>Scale (A4) 1:13,500</p>	
		<p>GIS Ref 23-002</p>	<p>Date 16/02/2023</p>	

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**DELETE MAP.
 OXFORD SEWER IS A SCHEME.
 ANY DEVELOPMENT CONNECTING WILL PAY THE
 SCHEME DC.
 ALL PROJECTS IN THE DC ARE SCHEME WIDE.
 MAP IS NOT NECESSARY.**



Development Contribution Area
 Sewer
OXFORD

Map ID
OXF 1

GIS Ref
23-002

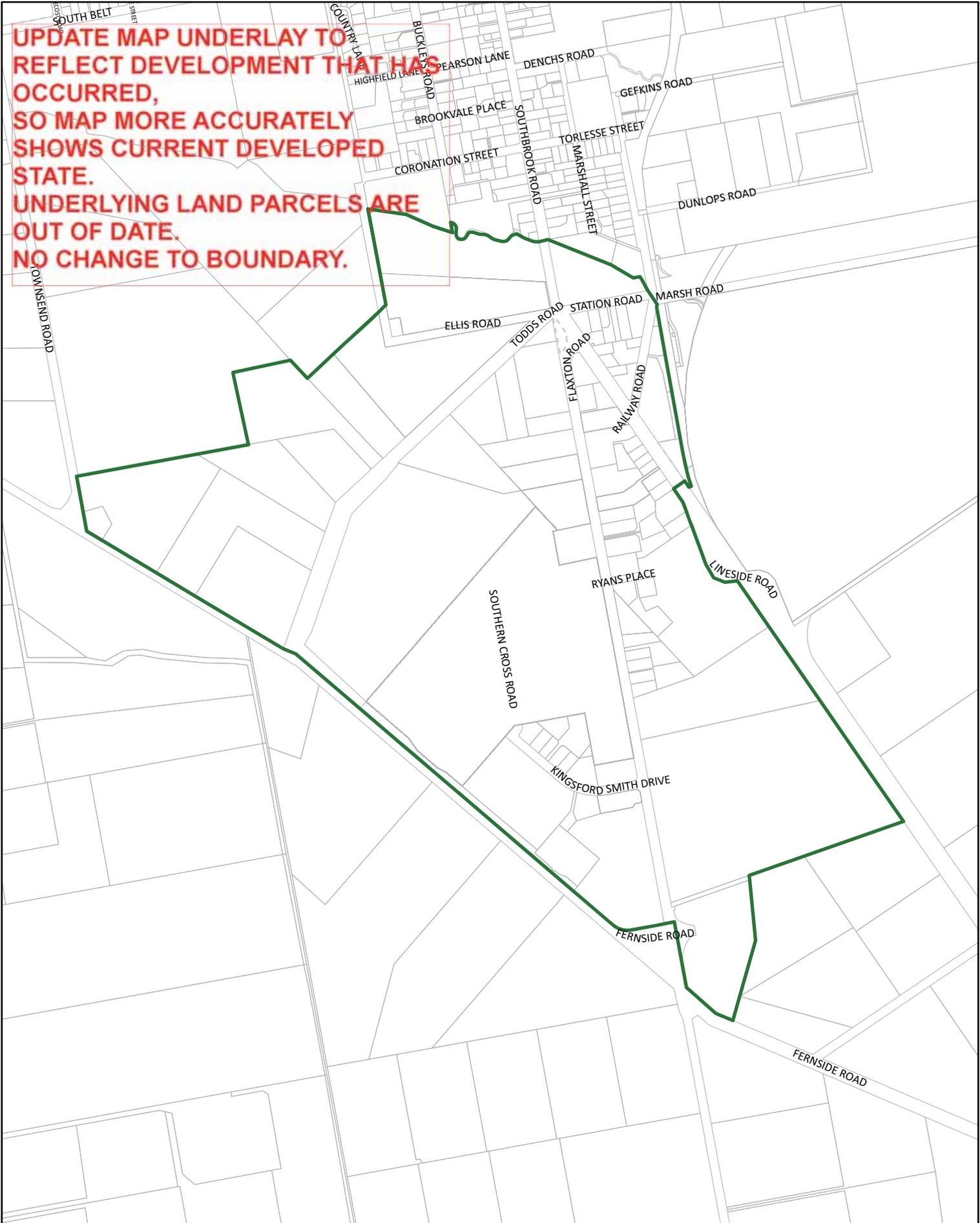
Scale (A4)
1:21,500

Date
16/02/2023



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UPDATE MAP UNDERLAY TO REFLECT DEVELOPMENT THAT HAS OCCURRED, SO MAP MORE ACCURATELY SHOWS CURRENT DEVELOPED STATE. UNDERLYING LAND PARCELS ARE OUT OF DATE. NO CHANGE TO BOUNDARY.



Development Contribution Area
Water
SOUTHBROOK

Map ID
RG A 1
GIS Ref
23-002

Scale (A4)
1:11,000
Date
16/02/2023

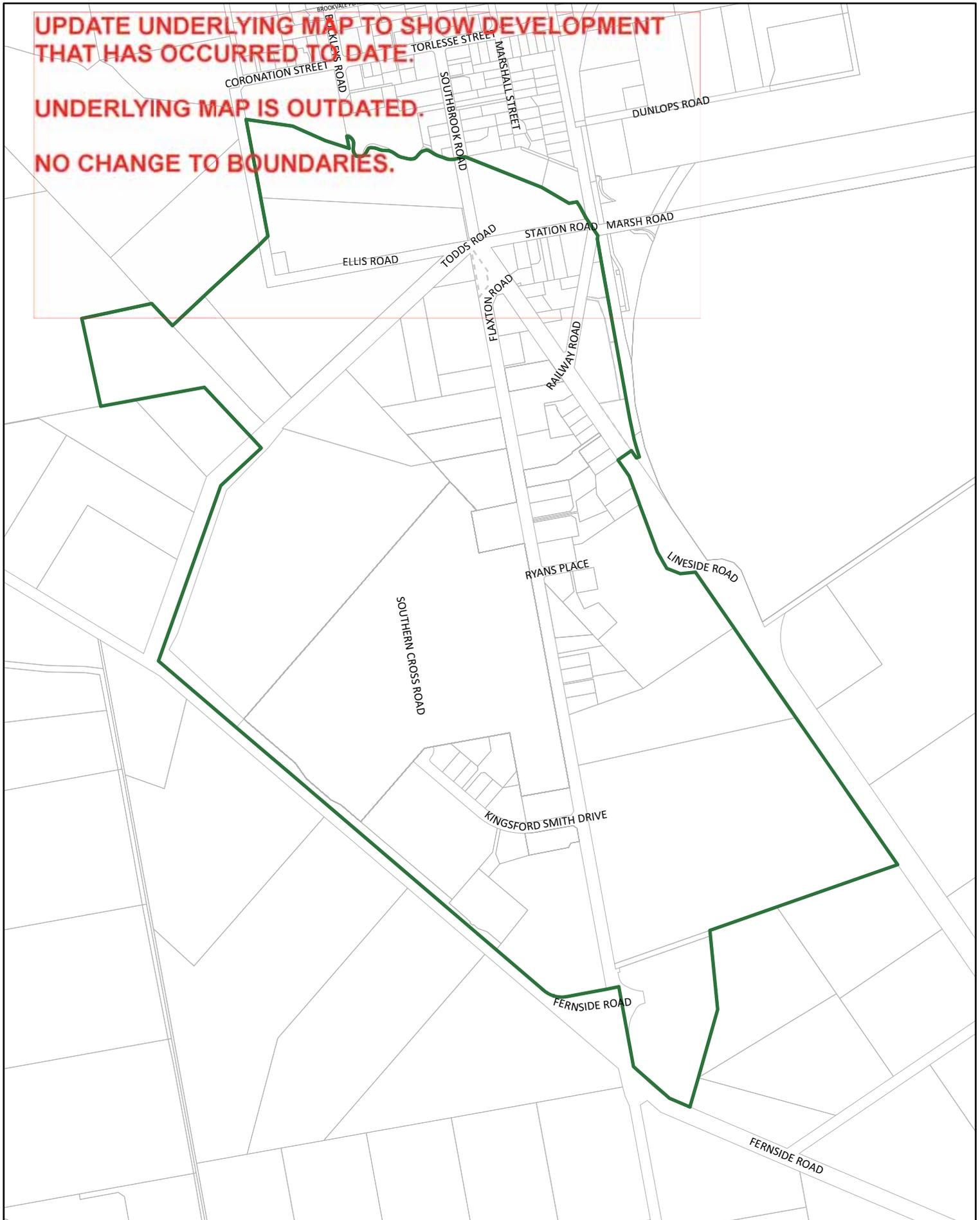


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UPDATE UNDERLYING MAP TO SHOW DEVELOPMENT THAT HAS OCCURRED TO DATE.

UNDERLYING MAP IS OUTDATED.

NO CHANGE TO BOUNDARIES.



Development Contribution Area
Roding
SOUTHBROOK

Map ID
RGA 1A

Scale (A4)
1:9,000

GIS Ref
23-002

Date
16/02/2023

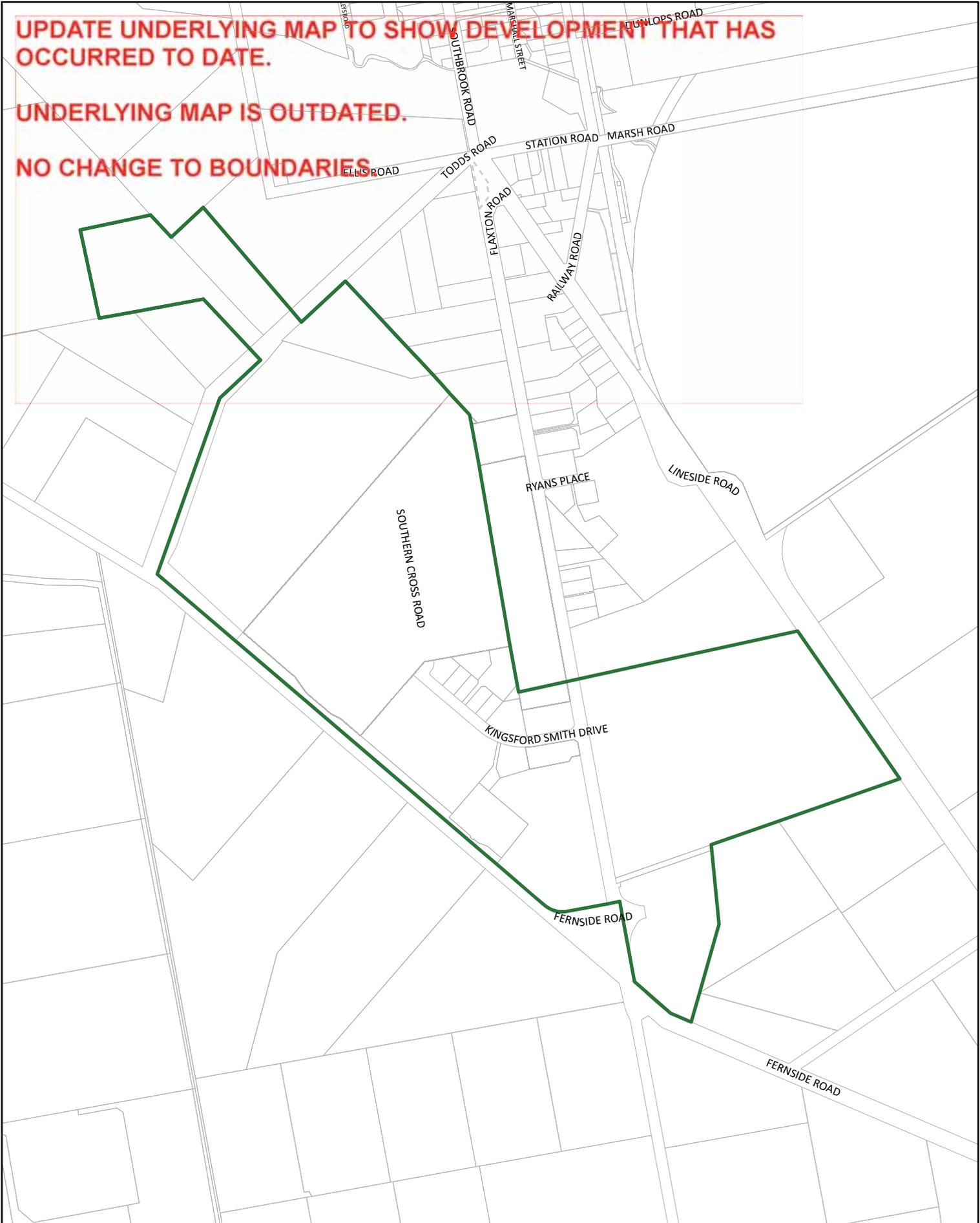


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UPDATE UNDERLYING MAP TO SHOW DEVELOPMENT THAT HAS OCCURRED TO DATE.

UNDERLYING MAP IS OUTDATED.

NO CHANGE TO BOUNDARIES.



Development Contribution Area
Sewer
SOUTHBROOK

Map ID
RG 2

Scale (A4)
1:9,000

GIS Ref
23-002

Date
16/02/2023

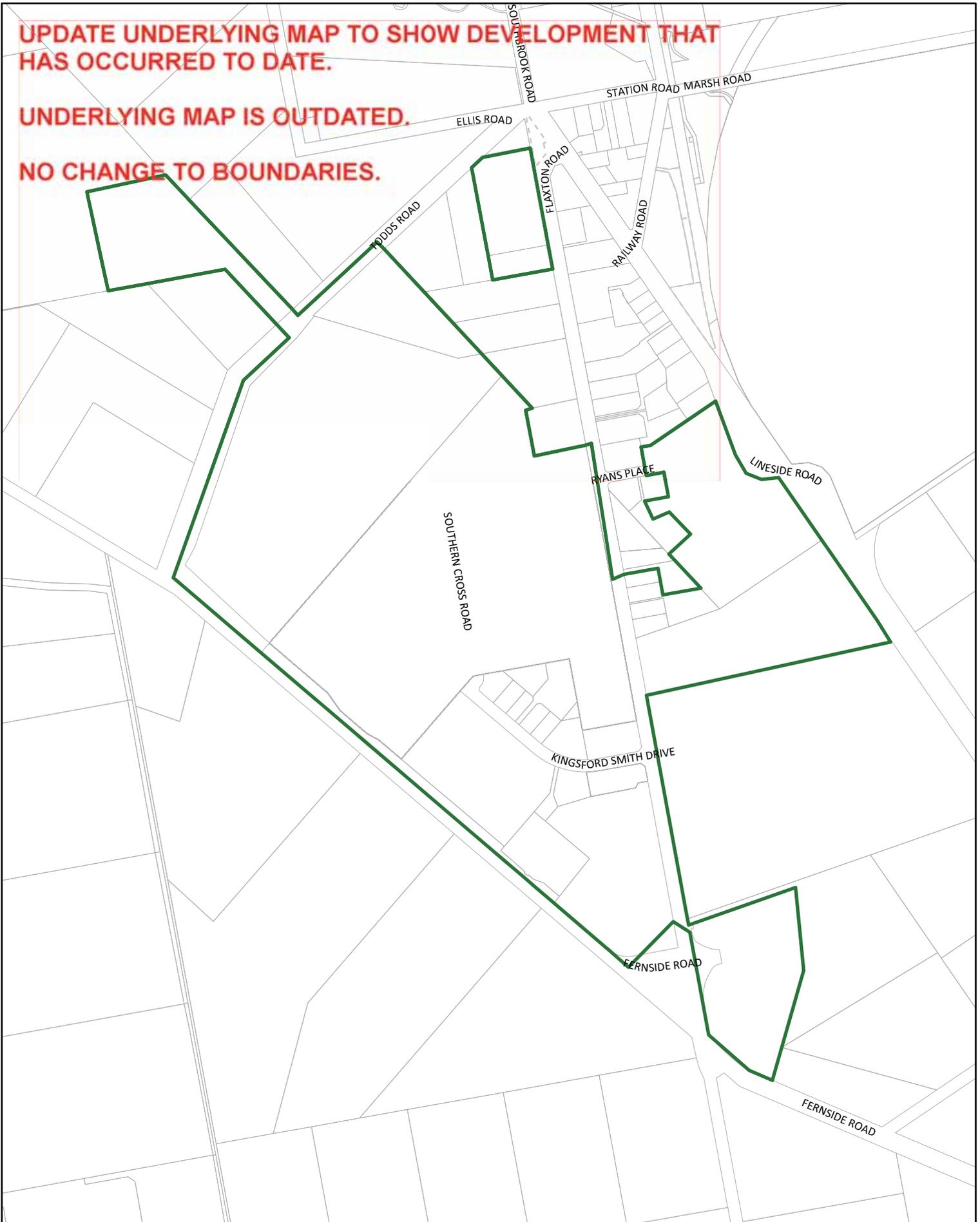


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UPDATE UNDERLYING MAP TO SHOW DEVELOPMENT THAT HAS OCCURRED TO DATE.

UNDERLYING MAP IS OUTDATED.

NO CHANGE TO BOUNDARIES.



**Development Contribution Area
Stormwater
SOUTHBROOK**

Map ID
RGA 3

Scale (A4)
1:8,000

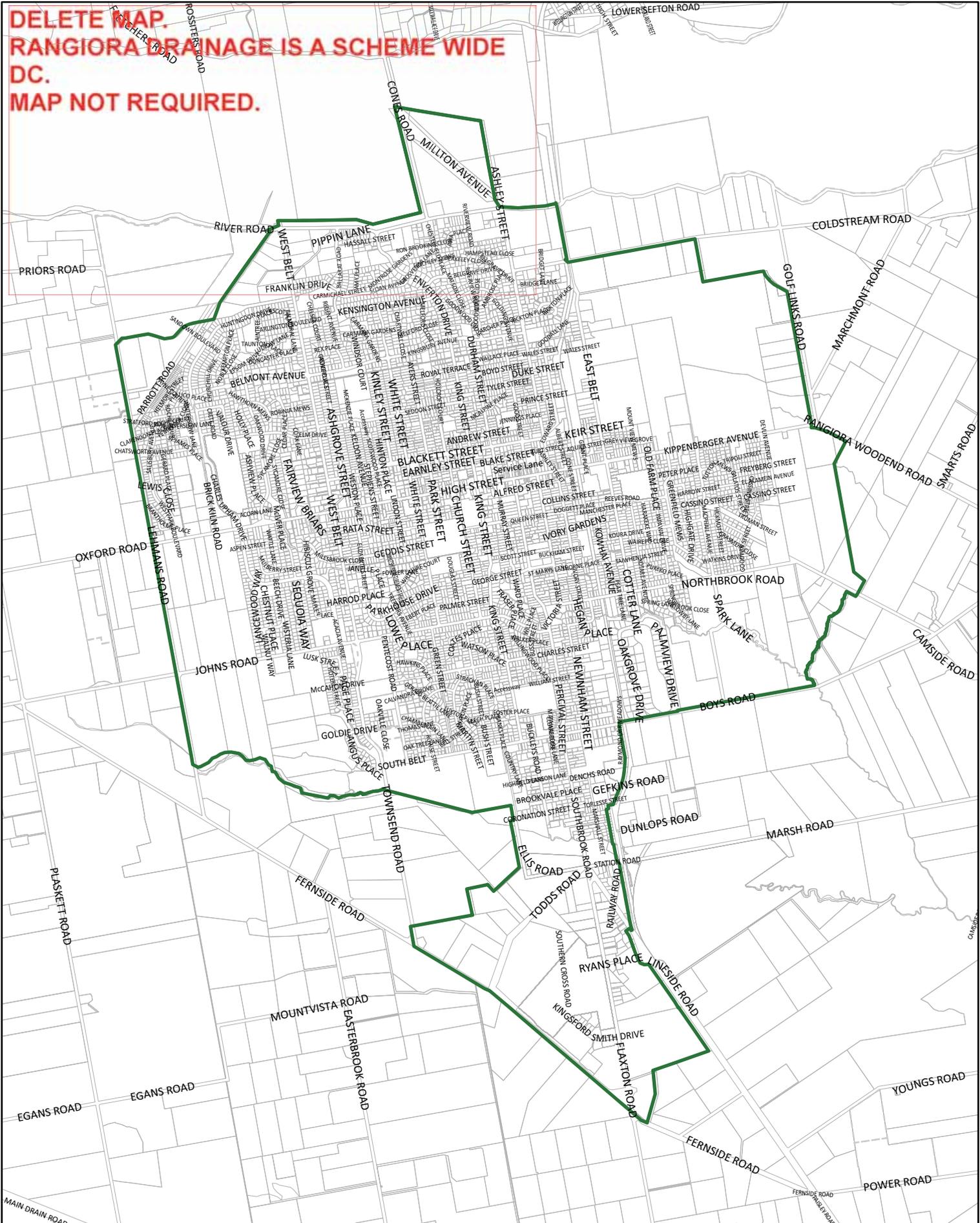
GIS Ref
23-002

Date
16/02/2023



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**DELETE MAP.
RANGIORA DRAINAGE IS A SCHEME WIDE
DC.
MAP NOT REQUIRED.**



**Development Contribution Area
Drainage
RANGIORA**

Map ID
RG 12

GIS Ref
23-002

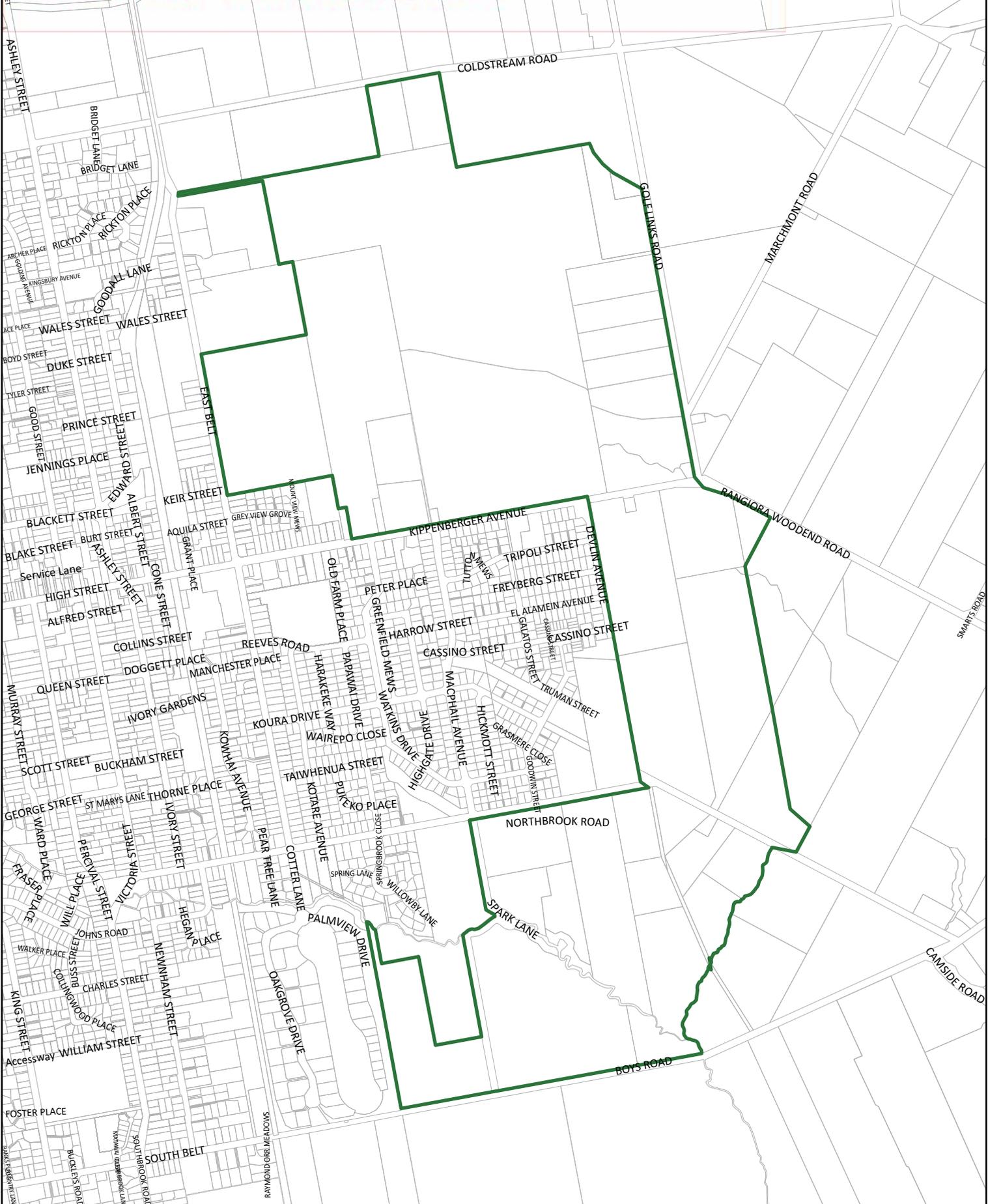
Scale (A4)
1:30,500

Date
16/02/2023



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RENAME DC MAP "EASTERN LINK ROAD".



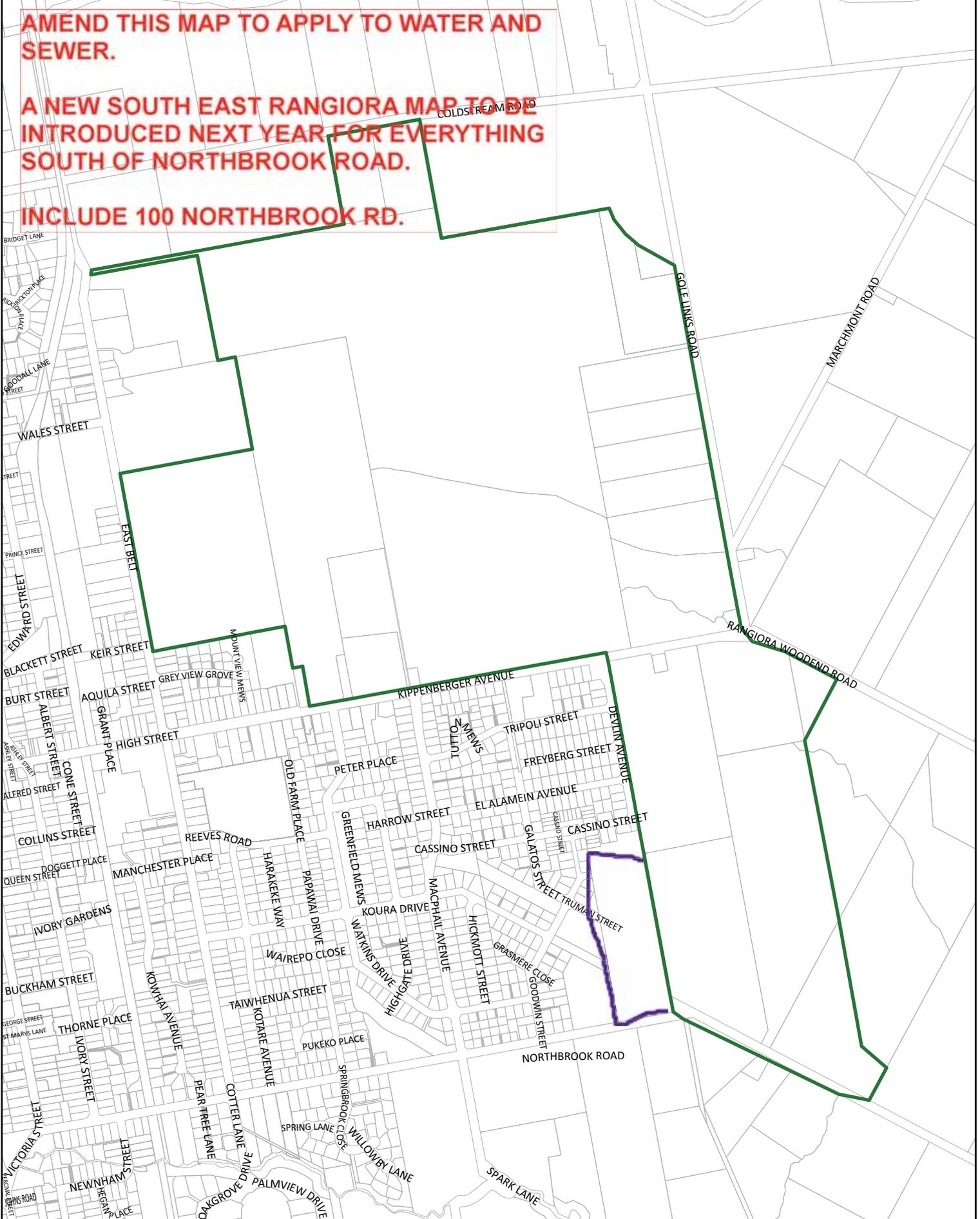
 WAIMAKARIRI DISTRICT COUNCIL	Development Contribution Area Water and Roading (Eastern Link Road) OUTER EAST RANGIORA		Map ID RG 15	Scale (A4) 1:14,000	
			GIS Ref 23-002	Date 16/02/2023	

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AMEND THIS MAP TO APPLY TO WATER AND SEWER.

A NEW SOUTH EAST RANGIORA MAP TO BE INTRODUCED NEXT YEAR FOR EVERYTHING SOUTH OF NORTHBROOK ROAD.

INCLUDE 100 NORTHBROOK RD.



Development Contribution Area
Sewer **AND WATER**
OUTER EAST RANGIORA

Map ID
RGA 17

Scale (A4)
1:11,000

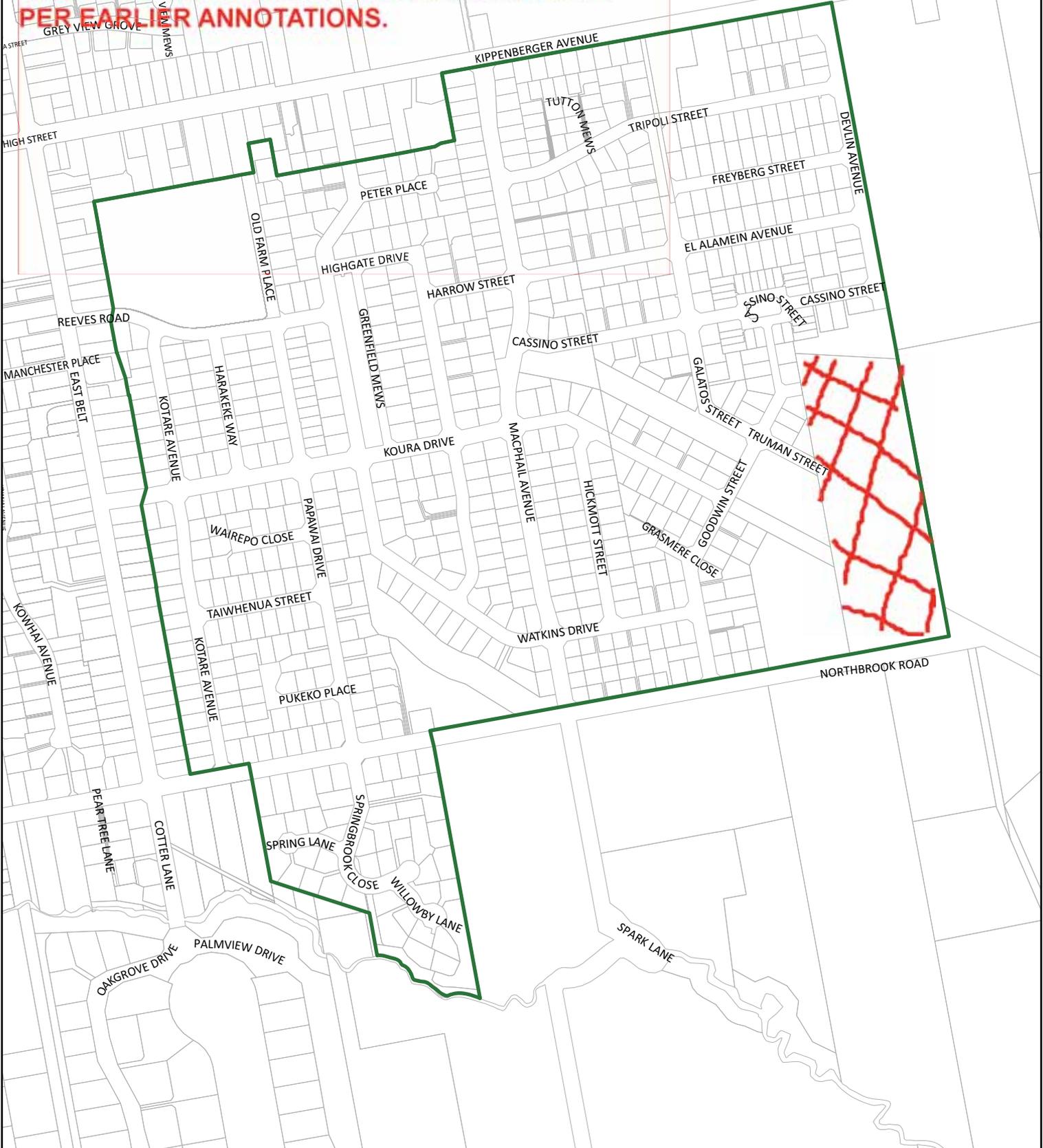
GIS Ref
23-002

Date
16/02/2023



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AMEND BOUNDARIES TO EXCLUDE 100 NORTHBROOK ROAD, WHICH WILL BE INCORPORATED INTO BELLGROVE SOUTH OF KIPPENBERGER. THIS PIECE OF LAND TO BE INCLUDED IN MAP RGA 17 WATER & SEWER AS PER EARLIER ANNOTATIONS.



**Development Contribution Area
Water and Sewer
EAST RANGIORA**

Map ID
RG4
GIS Ref
23-002

Scale (A4)
1:6,500
Date
16/02/2023

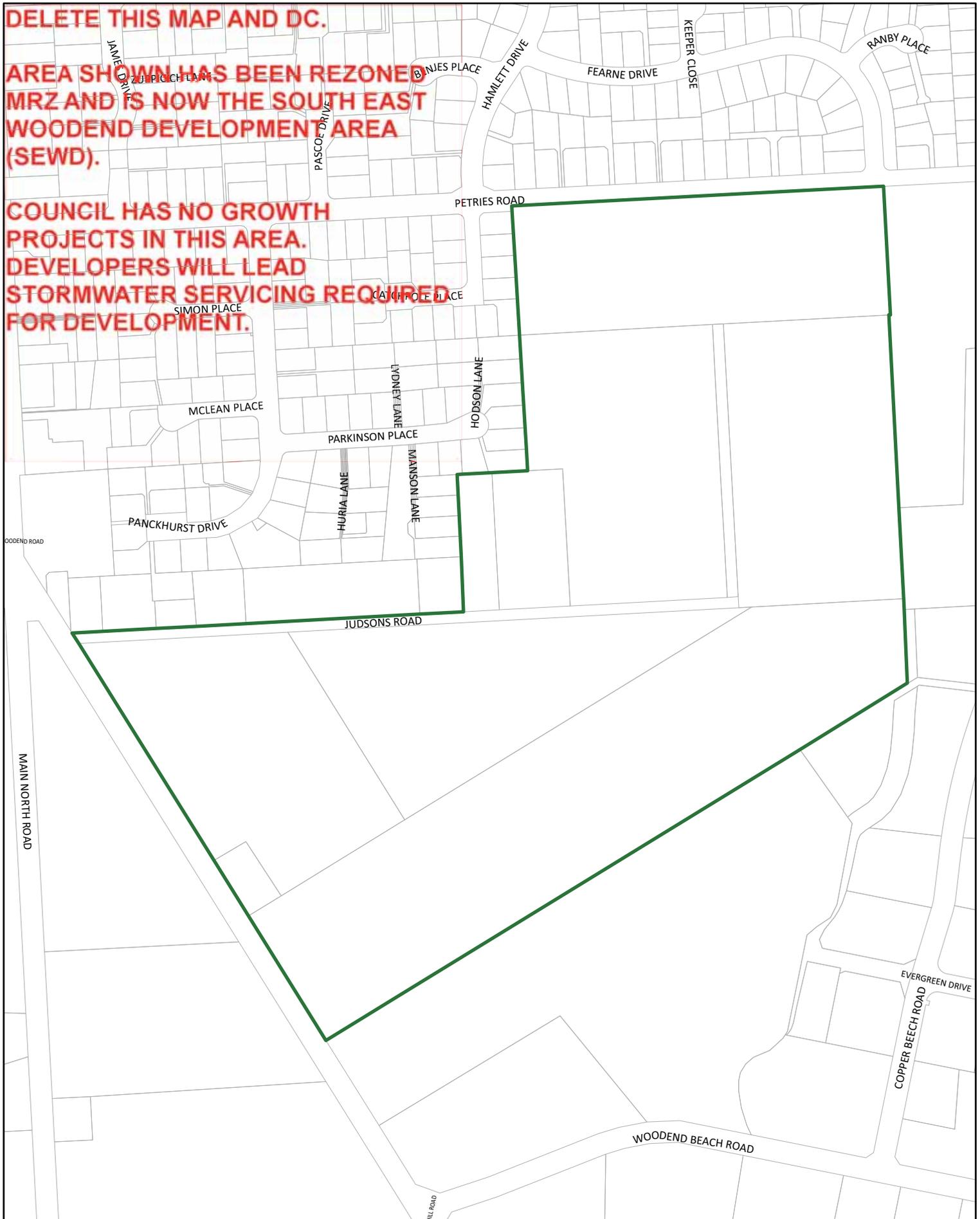


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DELETE THIS MAP AND DC.

AREA SHOWN HAS BEEN REZONED MRZ AND IS NOW THE SOUTH EAST WOODEND DEVELOPMENT AREA (SEWD).

COUNCIL HAS NO GROWTH PROJECTS IN THIS AREA. DEVELOPERS WILL LEAD STORMWATER SERVICING REQUIRED FOR DEVELOPMENT.



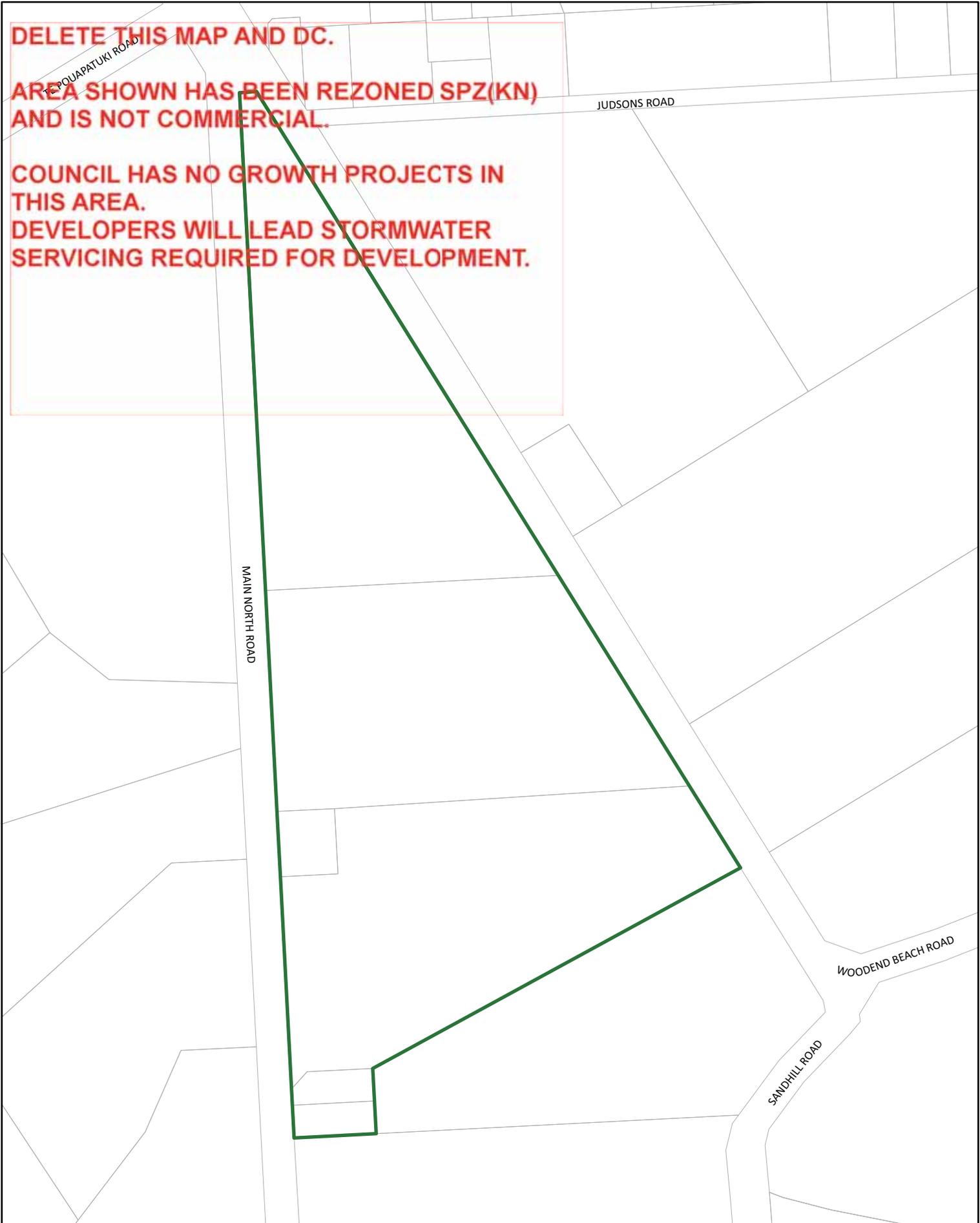
	Development Contribution Area Stormwater WOODEND	Map ID	Scale (A4)	
		WND 2	1:4,500	
		GIS Ref	Date	
		23-002	16/02/2023	

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DELETE THIS MAP AND DC.

**AREA SHOWN HAS BEEN REZONED SPZ(KN)
AND IS NOT COMMERCIAL.**

**COUNCIL HAS NO GROWTH PROJECTS IN
THIS AREA.
DEVELOPERS WILL LEAD STORMWATER
SERVICING REQUIRED FOR DEVELOPMENT.**



Development Contribution Area
Stormwater
WOODEND COMMERCIAL

Map ID
WND 3

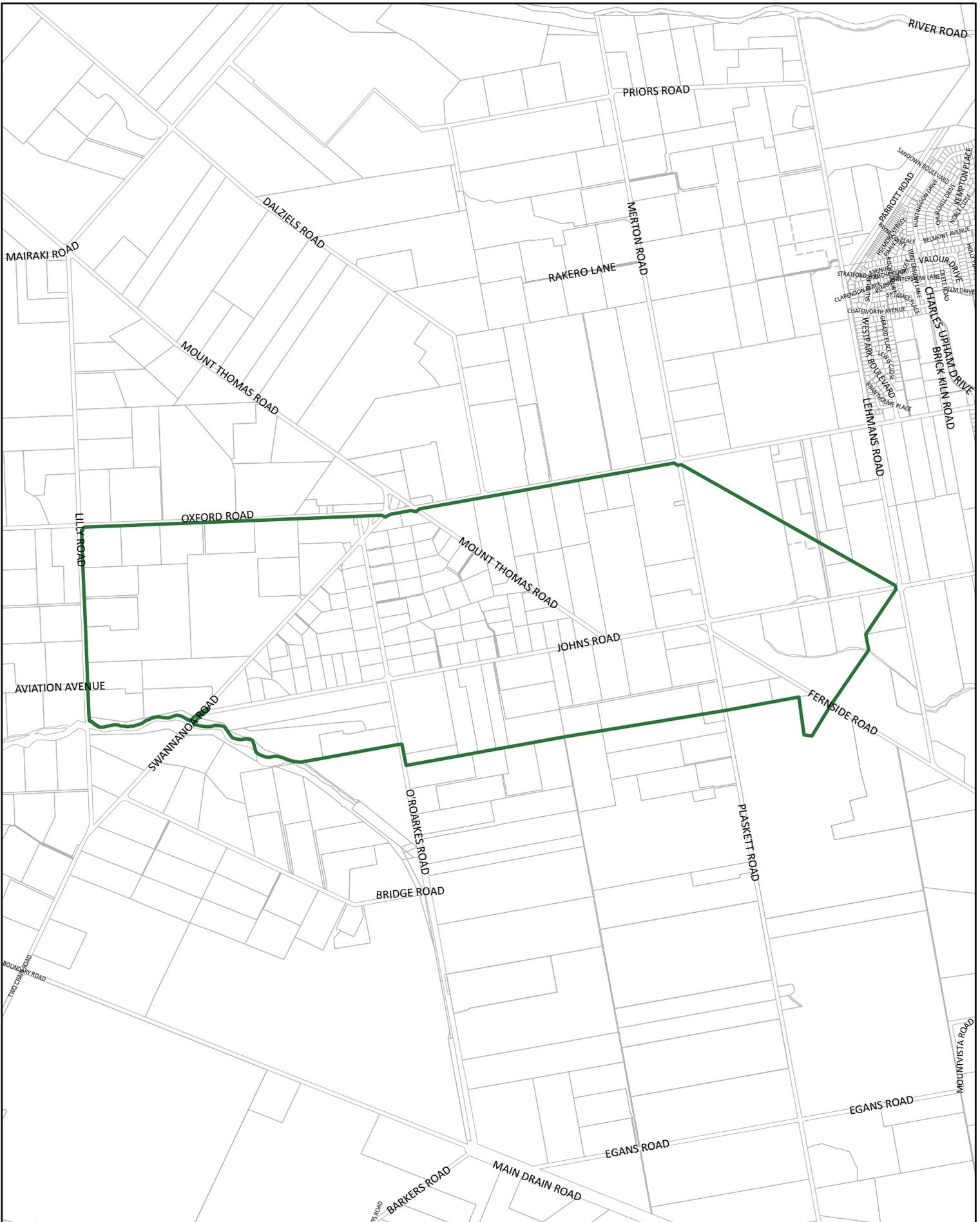
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GIS Ref
23-002

Date
16/02/2023

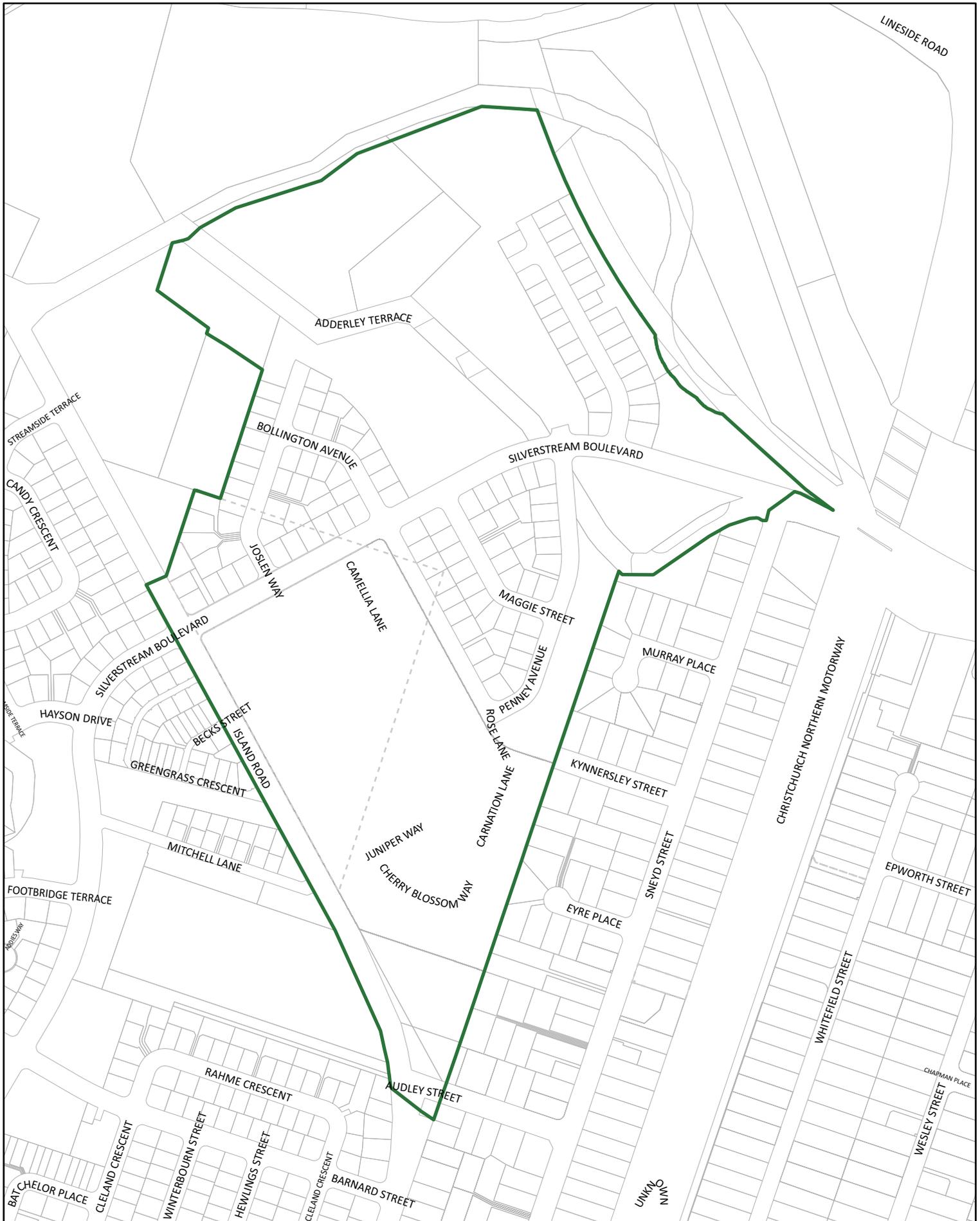


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	Development Contribution Area Sewer FERNSIDE		Map ID FRN 1	Scale (A4) 1:24,500	
			GIS Ref 23-002	Date 16/02/2023	

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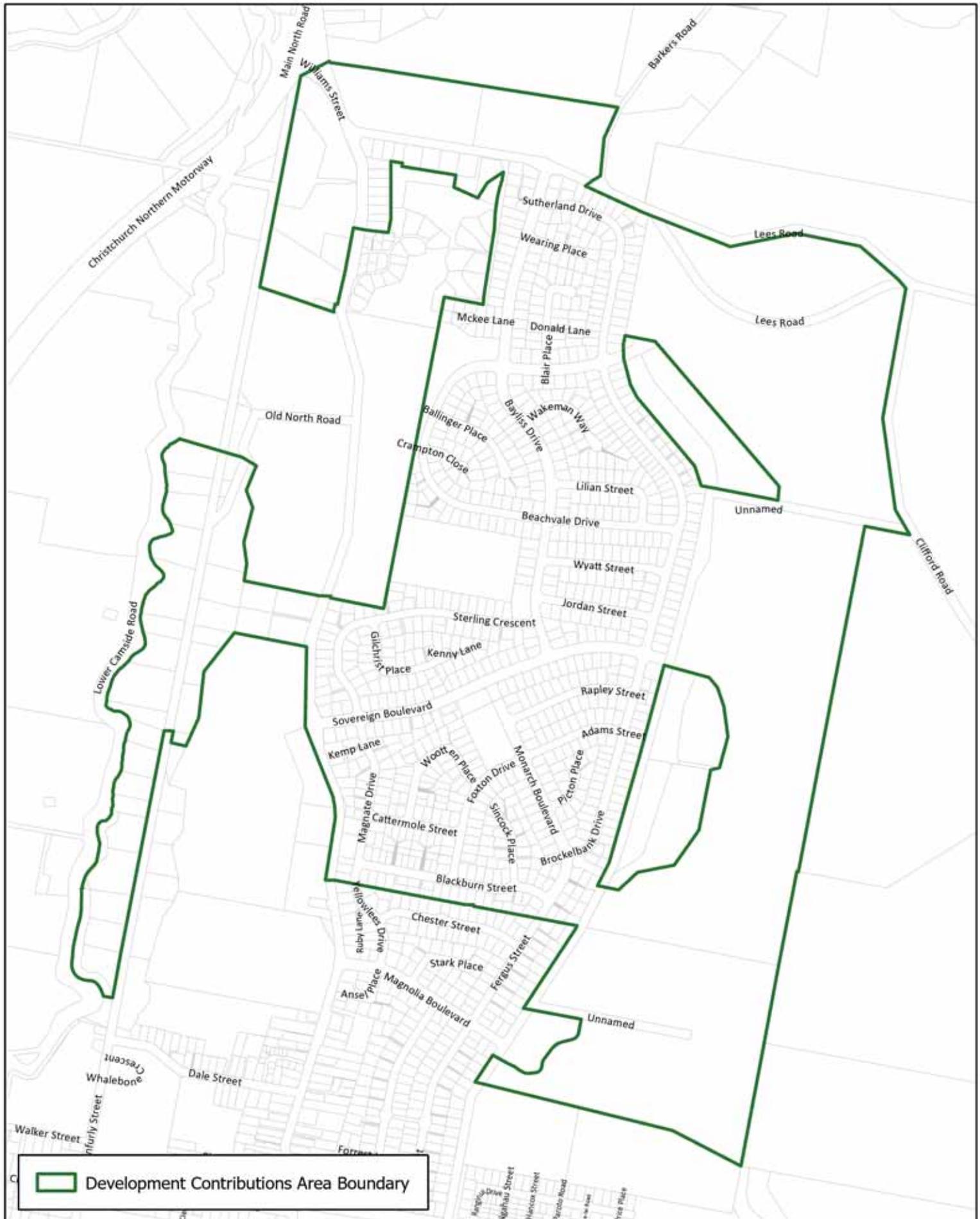
	Development Contribution Area Water, Sewer, Stormwater, New Collector Rd WEST KAIAPOI	Map ID KAI 2	Scale (A4) 1:4,500	
		GIS Ref 23-002	Date 16/02/2023	

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	Development Contribution Area Arterial Road WEST KAIAPOI ROADING ARTERIAL		Map ID KAI 3	Scale (A4) 1:7,000	
			GIS Ref 23-002	Date 16/02/2023	

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	Development Contribution Area Sewer EAST NORTH EAST KAIAPOI		Map ID KAI 5	Scale (A4) 1:10,786	
			GIS Ref 24-005	Date 15/01/2024	

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 Development Contributions Area Boundary



**Development Contribution Area
Drainage and Water
EAST NORTH EAST KAIAPOI**

Map ID
KAI 4

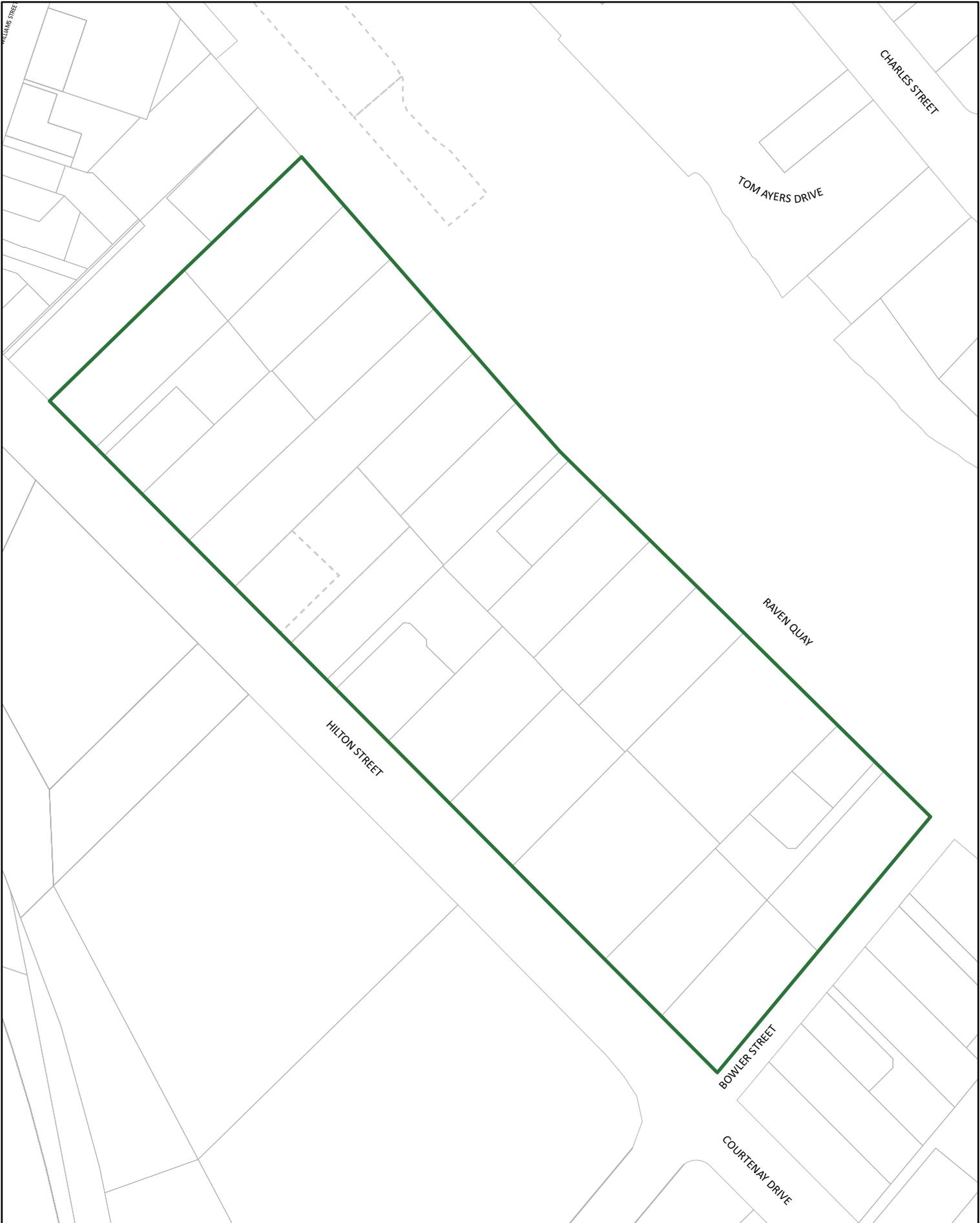
GIS Ref
24-005

Scale (A4)
1:9,745

Date
12/01/2024



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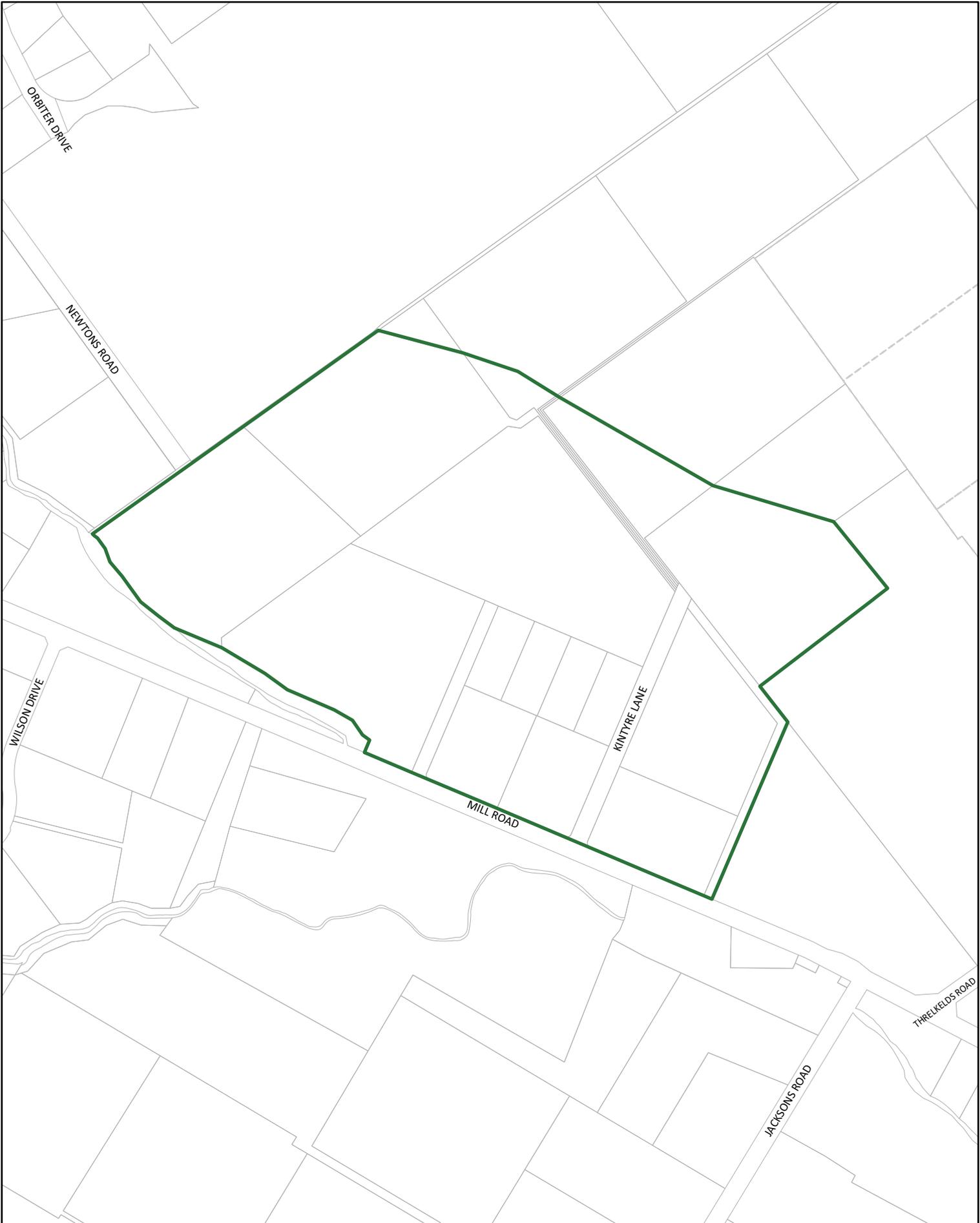
Development Contribution Area
 Rooding
KAIAPOI SOUTH MIXED USE BUSINESS AREA

Map ID
KAI 8
 GIS Ref
23-002

Scale (A4)
1:1,500
 Date
16/02/2023

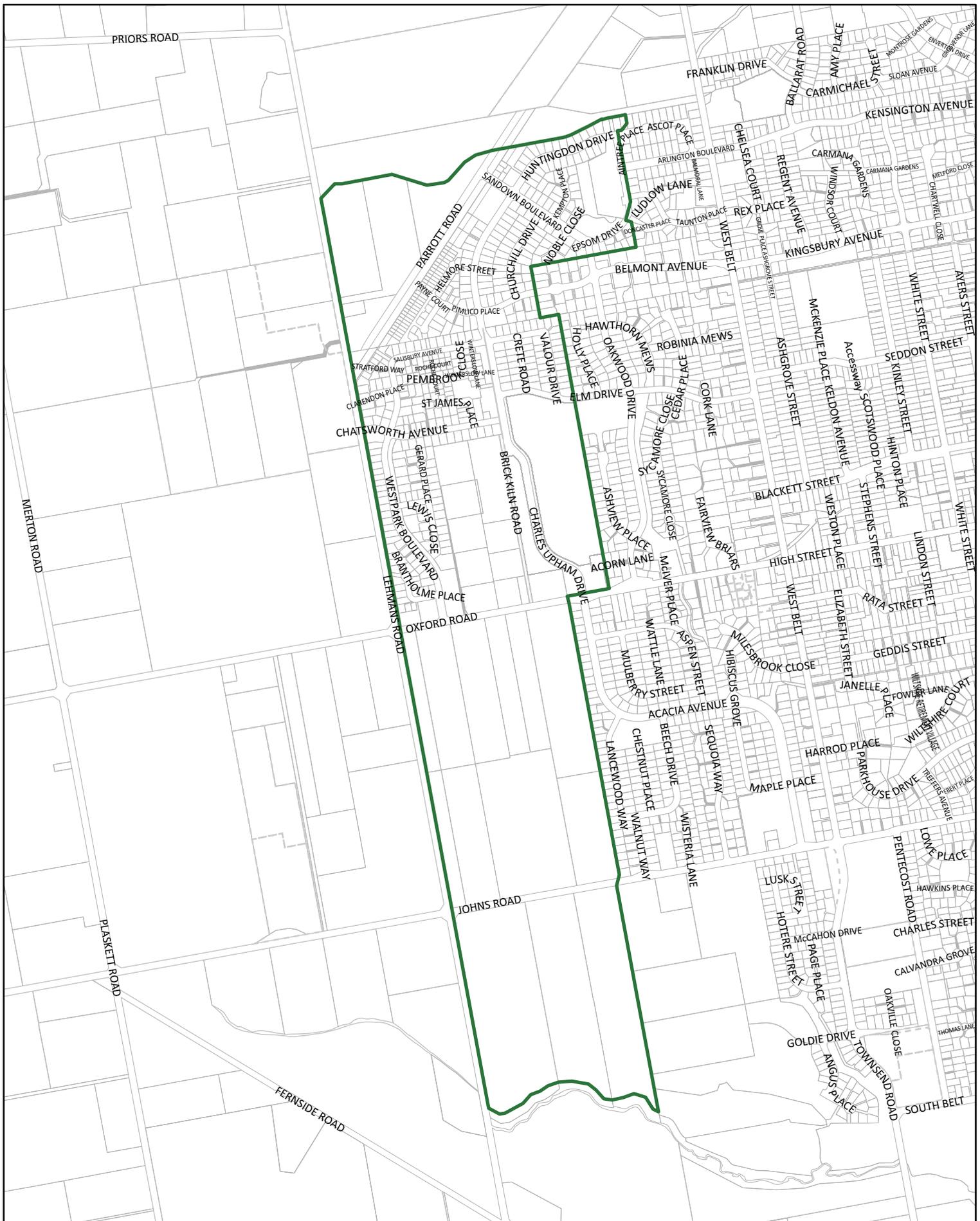


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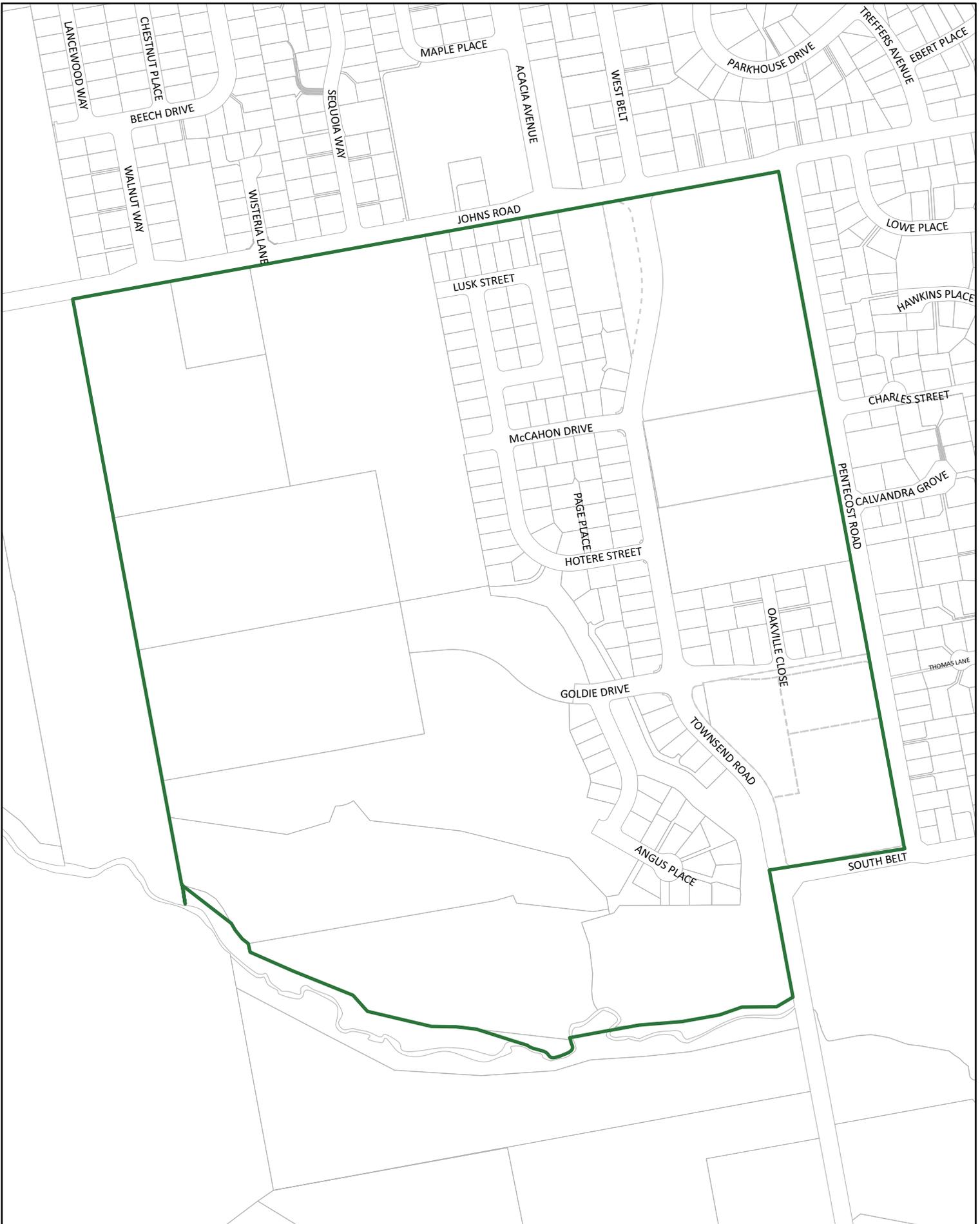
	<p>Development Contribution Area Stormwater MILL ROAD ODP</p>	Map ID OHO 2	Scale (A4) 1:5,500	
		GIS Ref 23-002	Date 16/02/2023	

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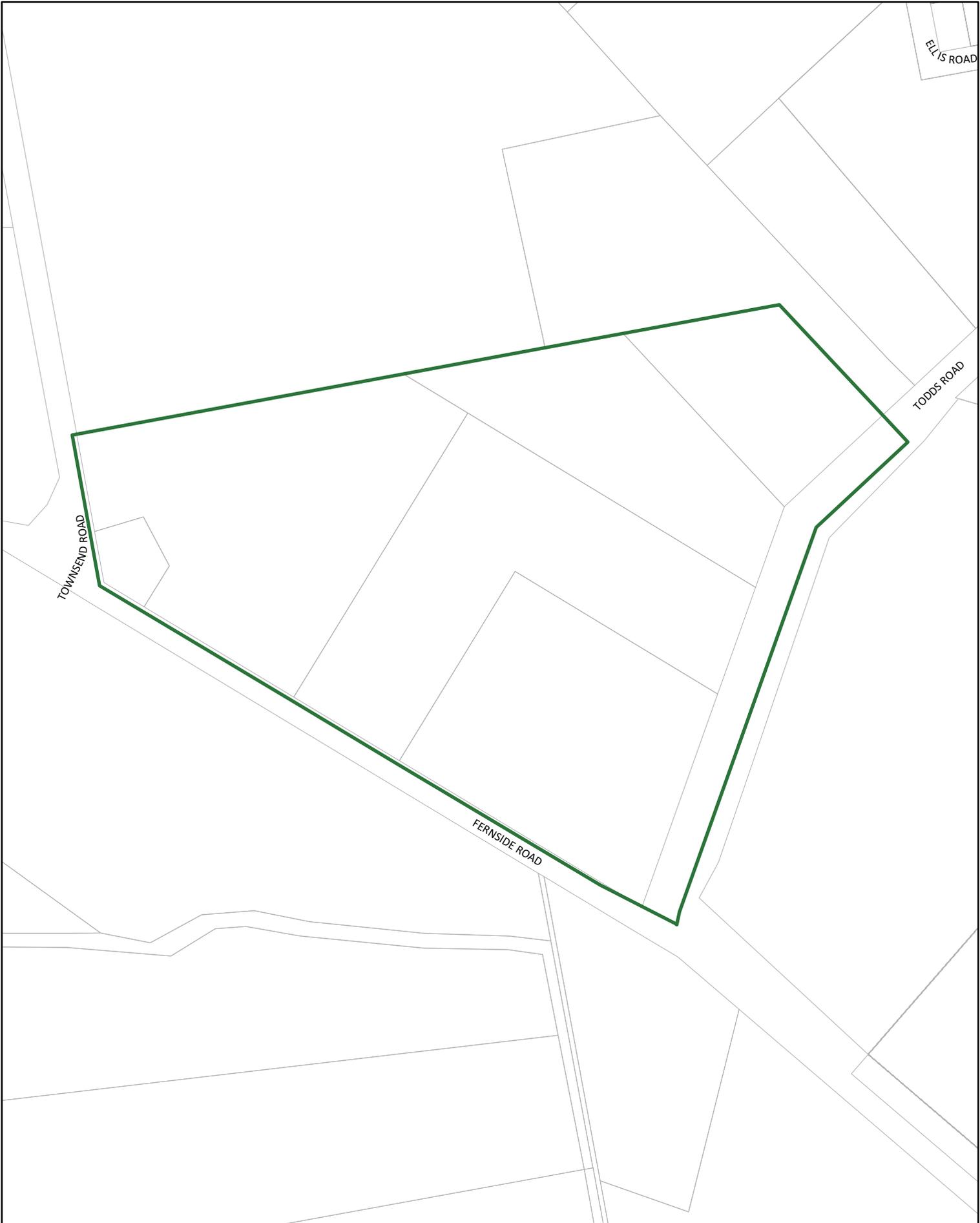


	Development Contribution Area Roading WEST RANGIORA		Map ID RG 10	Scale (A4) 1:14,000	
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	Development Contribution Area Stormwater and Roding SOUTH WEST RANGIORA		Map ID RG 11	Scale (A4) 1:5,500	
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	<p>Development Contribution Area Sewer and Stormwater TODDS RD BUSINESS ZONE</p>	<p>Map ID RGa 13</p>	<p>Scale (A4) 1:4,000</p>	
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Development Contribution Area
 Enverton Drive East Stormwater
NORTH RANGIORA

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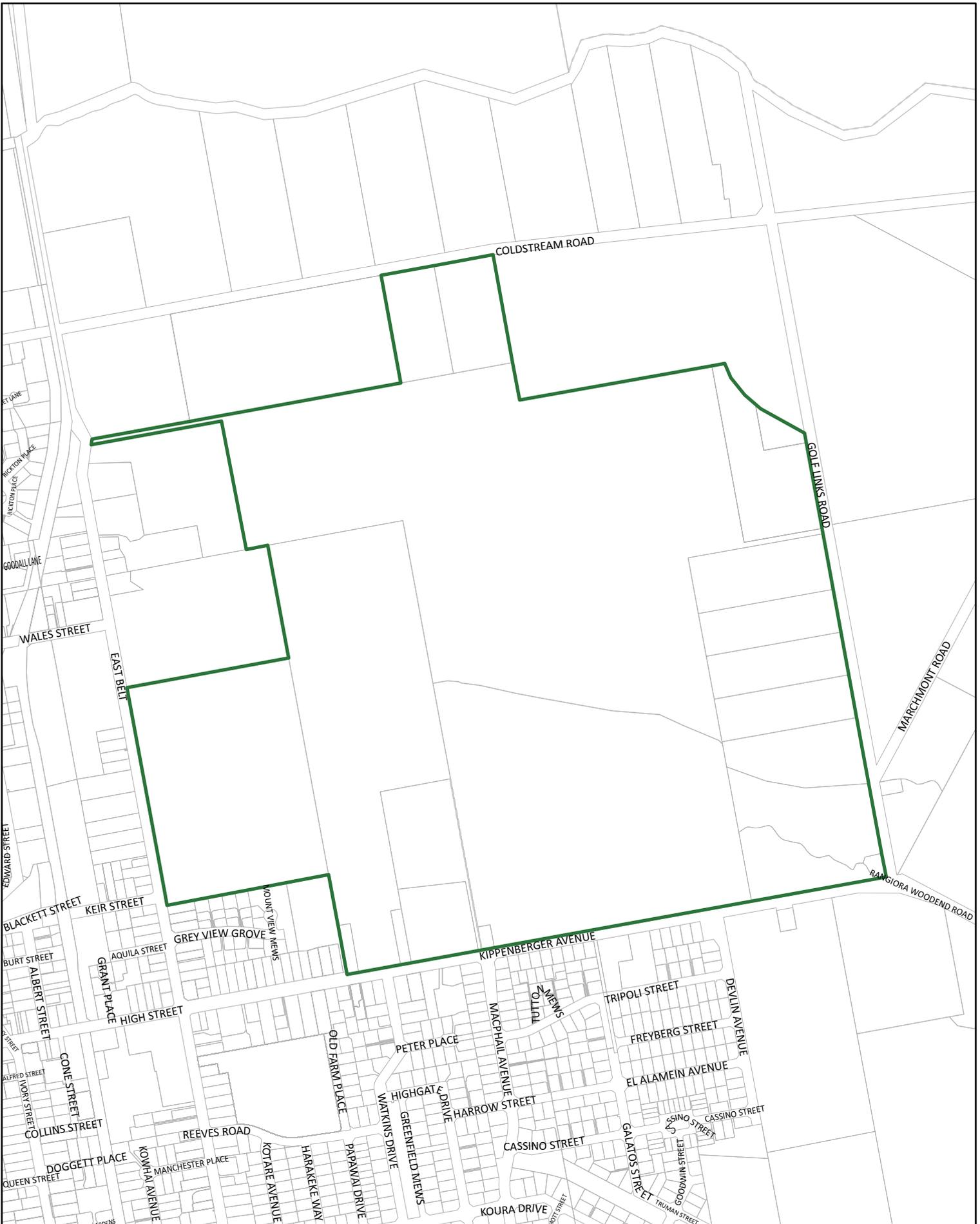
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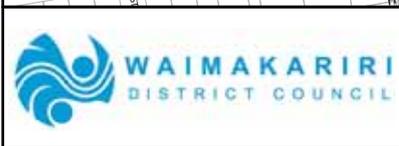
	Development Contribution Area Roading OUTER EAST RANGIORA		Map ID RGA 16	Scale (A4) 1:9,000	
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	<p align="center">Development Contribution Area Water, Sewer, Drainage WEST OF BELLGROVE (Kippenberger Ave)</p>	Map ID RGA 18	Scale (A4) 1:1,809	
		GIS Ref 24-001	Date 8/01/2024	

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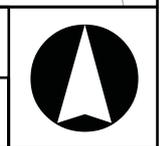
Development Contribution Area
Stormwater
EAST RANGIORA

Map ID
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GIS Ref
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Scale (A4)
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Date
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**Development Contribution Area
Water and Sewer
NORTH RANGIORA**

Map ID
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GIS Ref
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Scale (A4)
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Date
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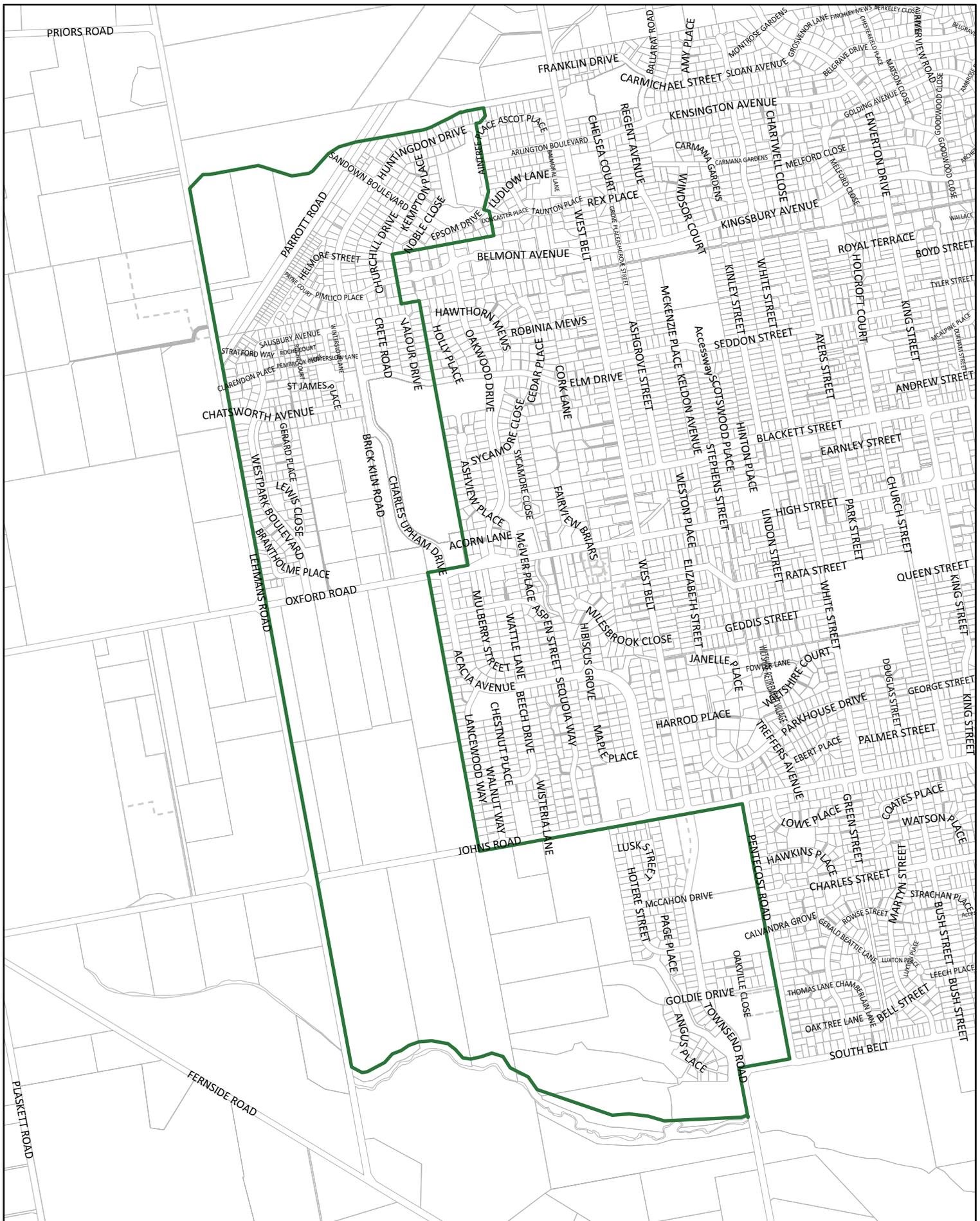


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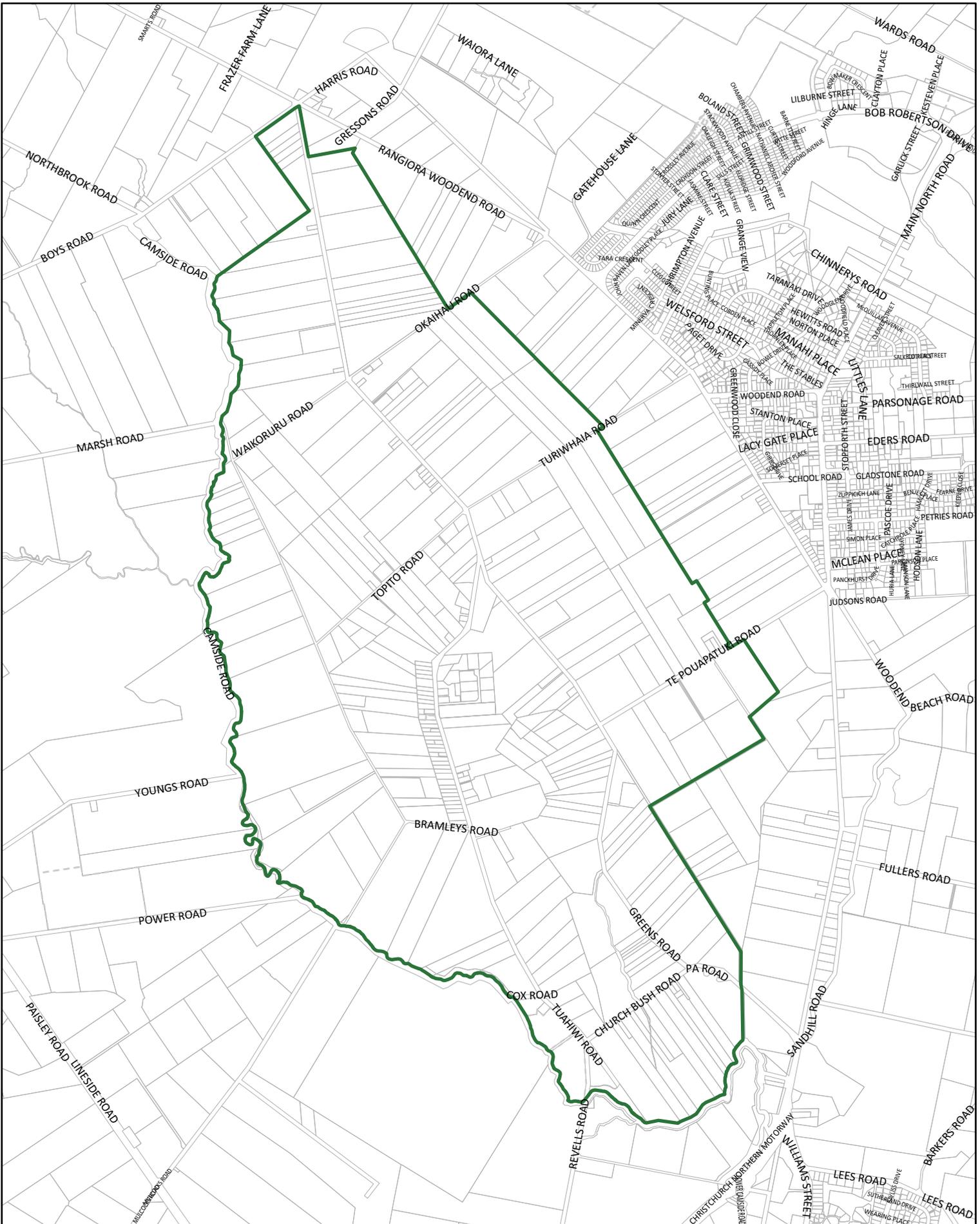
	Development Contribution Area Enverton Drive / Ballarat Road Stormwater NORTH RANGIORA	Map ID	Scale (A4)	
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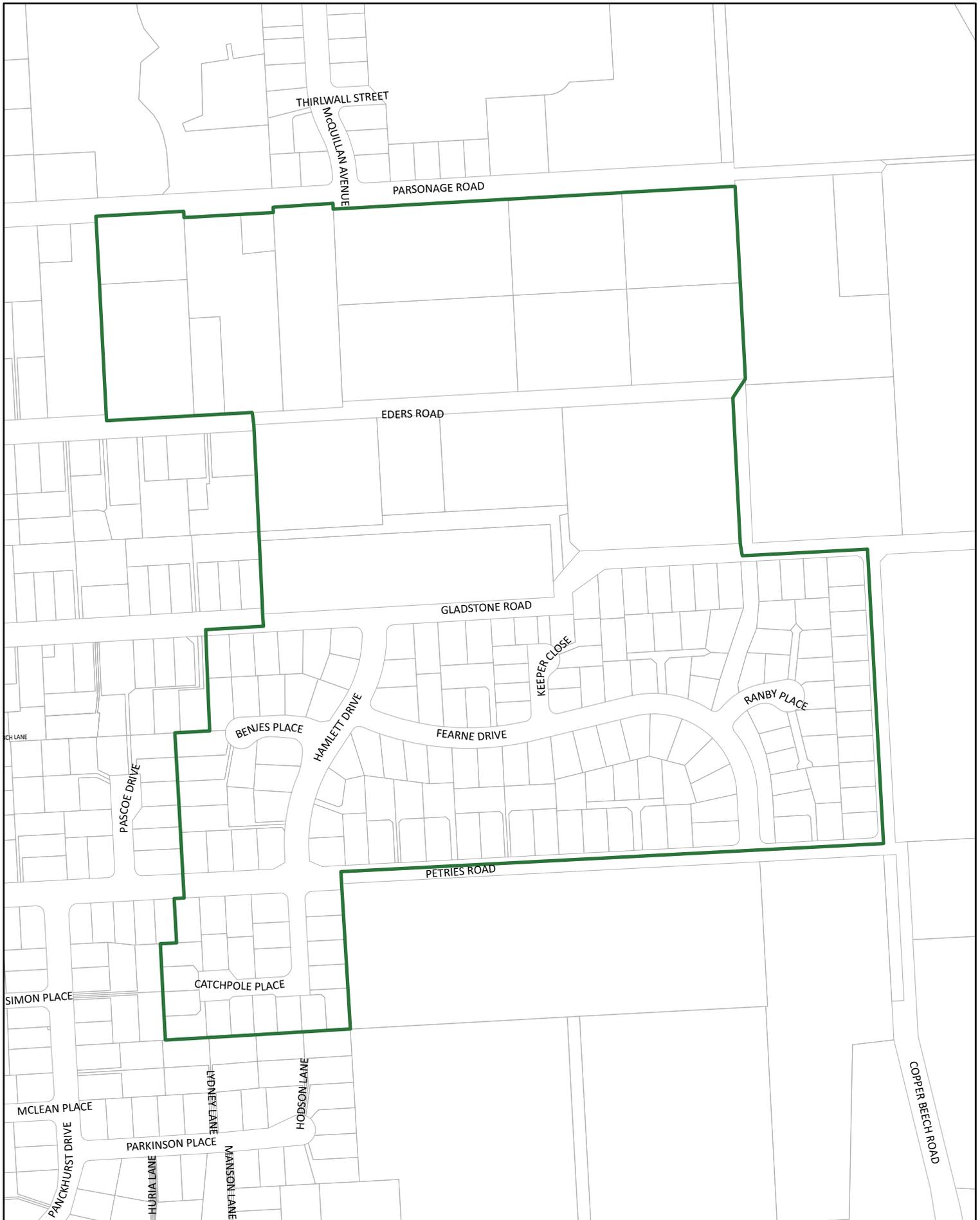
	<p align="center">Development Contribution Area Water and Sewer WEST RANGIORA</p>	<p>Map ID RG 9</p>	<p>Scale (A4) 1:14,500</p>	
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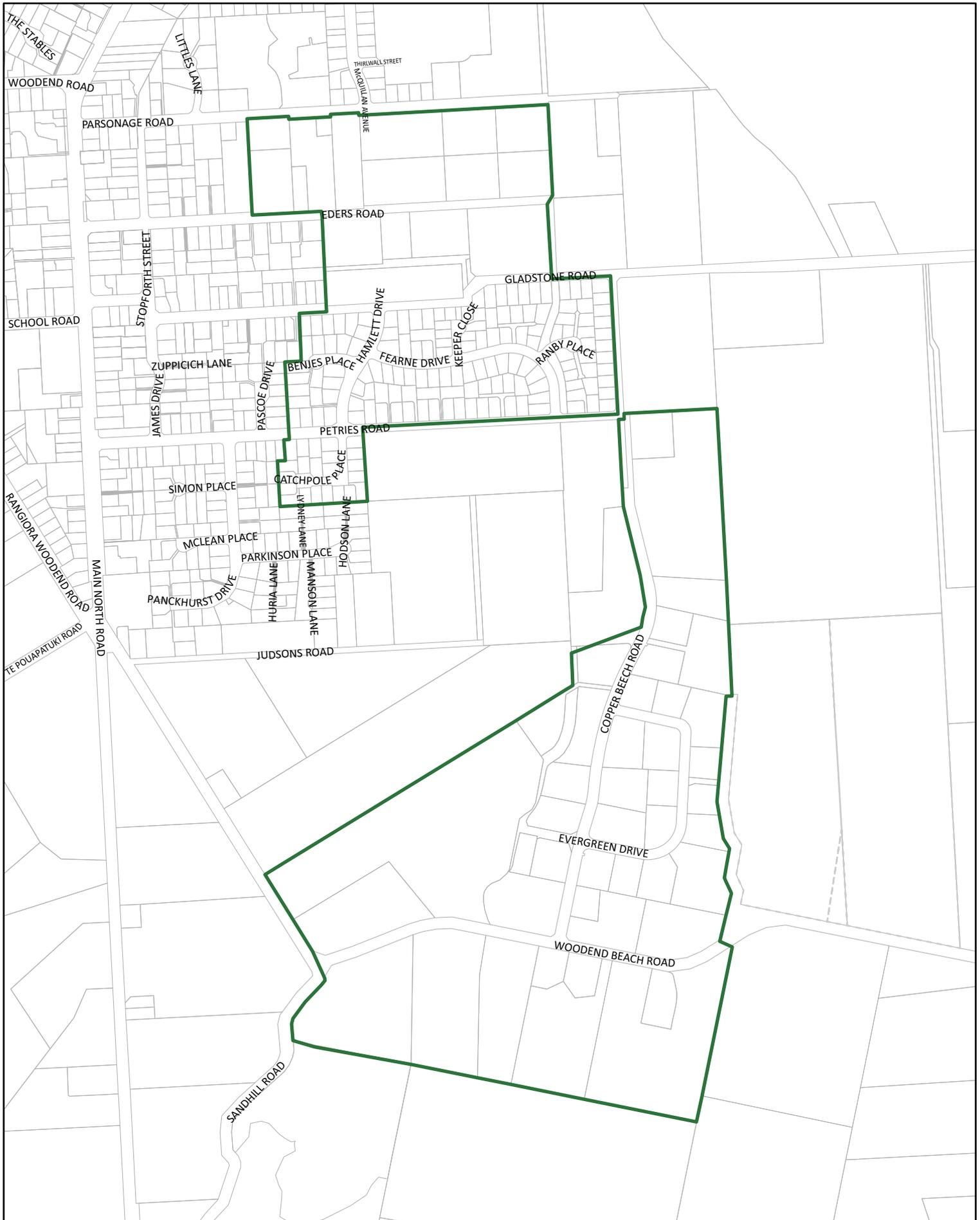


	<p style="text-align: center;">Development Contribution Area Water TUAHIWI</p>	<p>Map ID TUA 1</p>	<p>Scale (A4) 1:23,500</p>	
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	Development Contribution Area Stormwater and Roding EAST WOODEND		Map ID WND 1	Scale (A4) 1:4,000	
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	<p align="center">Development Contribution Area Sewer EAST WOODEND</p>	<p>Map ID WND 1A</p>	<p>Scale (A4) 1:8,500</p>	
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Development Contributions Policy (2025/26-2026/27)

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1. Introduction

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1. INTRODUCTION

Development contributions (DCs) are the contributions that the Council levies on the developers of new properties, and new development that placeplaces additional demand on infrastructure in the District. These funds are used to provide the additional reserves, community infrastructure, roads and/or water, sewer and stormwater (drainage) services needed to meet the demands generated by new residential and non-residential developments. Contributions, therefore, are used to cater for the growth in demand for infrastructure that comes from new properties or activities.

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This Development Contributions Policy (the Policy) sets out the basis on which development contributions will be charged. The aim of the Policy is to share the cost of infrastructure fairly between the owners of existing properties, and the owners and developers of new properties or developments.

This document provides the Council's policy base that states what it will do in relation to levying development contributions. Accompanying it are the appendices and related maps (for Development Contribution Areas).

The schedules provide the basis on which various development contributions are calculated, the amounts budgeted and the amounts payable for each contribution for each scheme area and development contribution area across the District.

Development contributions include those that relate to District-wide growth, scheme growth, and specific Development Contribution Areas (DCA). The location of any particular development will determine which development contributions apply.

2. POLICY CONTEXT

2. Policy Context

2.1 Statutory context

2.1.1 Development Contributions

The *Local Government Act 2002* (LGA 2002) provides powers to levy development contributions. The power to require contributions is set out in Section 198 of LGA 2002:

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A territorial authority may require a development contribution to be made to the territorial authority when —

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- (a) A resource consent is granted under the *Resource Management Act 1991* (RMA) for a development within its district
- (b) -A building consent is granted under the *Building Act 2004* for building work situated in its district (whether by the territorial authority or a building consent authority)
- (c) An authorisation for a service connection is granted.

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LGA 2002 Section 198(4A) also provides for the levying of development contributions when granting a certificate of acceptance (under the *Building Act 2004* Section 98), if a development contribution would have been payable on the building consent had one been

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obtained for the work that is the subject of the certificate of acceptance.

The principles that underpin this Policy with respect to development contributions are set out in LGA 2002 Section 197AB.

2.1.2 Financial Contributions

Financial contributions are contributions levied under the RMA. Section 108(10) of the RMA provides the conditions under which financial contributions can be imposed on resource consents.

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Financial contributions, imposed under the District Plan, can be taken to address environmental effects of activities irrespective of whether they result from growth, for example, to pay the costs of services such as roads, water supplies, sewerage and drainage systems that must be developed to address adverse effects on the environment.

Financial contributions can also be taken to offset adverse effects that may result from developments, as environmental compensation. Financial contributions will be used when the effect of development directly contributes to the need for physical works on Council services and when the effect of the development has not been foreseen in the Long Term Plan (LTP).

Financial contributions are based on actual expenditure. Council's ability to levy financial contributions is included in the District Plan. This Policy relates only to development contributions.

2.1.3 Legislation

References to a statute or a provision of a statute includes that statute or provision as amended, modified, substituted or re-enacted from time to time and any regulations, orders in council and other instruments issued or made under that statute from time to time.

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2.2 Assumptions

2.2.1 Introduction

This Policy uses a range of assumptions and forecasts about population growth, and the demand that will be placed on infrastructure by different types of development. These assumptions assist with planning for growth, and help determine how the cost of growth will be recovered for different types of development.

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2.2.2 Population forecasting

The key assumption underpinning this Policy is that the District's population will continue to grow. The household unit equivalents (HUEs) are the basis upon which development contributions will be assessed. For the purposes of calculating the additional residential HUEs for a given period, the estimated number of households that is anticipated at the end of the LTP period is determined by dividing the projected population by the anticipated average number of people per household across the District. The additional households

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required to accommodate the projected population is then determined by subtracting the number of households at the beginning of the period from the estimated number at the end of the period.

The 24/2526/27 Policy wasis, based on the District having a projected population of 81,74279,942 by 30 June 2033, and that an estimated 32,69631,977 HUEs based on the assumption of 2.5 people per household will be required to accommodate this projected population. The 2025/26 update was prepared by ensuring growth forecasts within each DC calculation were updated by extending the previously forecasted figures by a further year. These projections are consistent with Statistics New Zealand's high variant projection for the District for 2033.

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The following table sets out the anticipated population across the District based on the population projections for 30 June 2033. The Council uses its own growth model to produce high population projections as a balancing measure and to readjustread projections as necessary.

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	Estimated Resident Population 30 June 2028	Projected Resident Population 30 June 2033
Total	<u>76,04574,026</u>	<u>81,74279,942</u>

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2.2.3 Financial Assumptions included in Development Contributions

For future projects forecast to be undertaken in the period of the LTP, the Council may apply indexation based on the Producers Price Index Outputs for Construction as provided in LGA 2002 s 106(2B) and (2C). Council may also apply interest and financing costs to spread the future cost to Council of the debt across all developers, regardless of when they develop.

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For growth projects completed prior to the commencement of the current financial year, Council will apply holding costs. Council will annually increase the development contributions by the Council's cost of funding.

Development contribution projects may include the modelling and administrative costs of defining project scope and needs.

2.2.4 Holding costs

The Council will apply holding costs for growth-related expenditure that has been incurred prior to the commencement of the current financial year.

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(a) For past capital expenditure, other than for roading, where that expenditure contains a growth component, the Council will annually increase the relevant development contributions by the Council's cost of funding.

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(b) For past capital expenditure on roading, where the expenditure was incurred for the purposes of allowing development, the Council allocates the full interest cost and recovers the associated holding cost from the developers.

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(c) For past capital expenditure, where the expenditure is incurred for the purposes of allowing development in DCAs, the Council allocates the full interest cost to the development area and recovers the associated holding cost from the developers. The

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development contribution reflects both the capital cost and the holding cost.

(d) Where funding costs are added to development contributions for historical expenditure in accordance with this clause, the Council will review the level of development contributions at least once every three years with regard to the impact that the inclusion of holding costs may be having on the development of the DCA. On completion of this review, if it is considered in the best interests of the Council and the district to do so, then the Council may exclude some or all of the funding costs from the calculation of a contribution.

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(e) There are a small number of capital works for the purposes of enabling development in defined areas for which the Council has decided that the funding costs should not be funded by development contributions, for example Southbrook DCA drainage, where it is considered that there is district wide benefit arising from the works.

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2.2.3 Business Zones

~~New allotments in Business Zones will be treated for development contributions purposes as for any other new allotment created in any other Zone within the District. As a minimum, contributions equivalent to one HUE will be charged for any new allotment created by subdivision in a Business Zone, and prior to the release of the Section 224(c) certificate. Note however, a development contribution of greater than one HUE may be applied to a new allotment created within a Business Zone if the additional demand anticipated to be created from that allotment is assessed to be greater than one HUE.~~

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~~Further contributions may be levied on land use or building consents if the proposed activity will place additional demand on infrastructure.~~

2.2.4 District Wide Reserves assumption

~~A smaller contribution is required for Rural Zones, which is made on the assumption that people living in these areas will provide their own local open spaces but still generate demand for District-wide reserves of various categories.~~

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2.2.5 Residential Zones - Network infrastructure assumptions (GRZ, MRZ, SETZ, LLRZ)

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2.2.5

General

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- It is assumed that all Residential Zone allotments consume the same unit of demand, except as provided may be adjusted for under multi-unit developments and as provided for drainage.
- The District will continue to grow in line with population forecasts and new infrastructure assets designed to cater for additional growth-related capacity will be required.

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Water

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- As for the general network infrastructure above. The infrastructure includes costs of installing water sources, treatment and reticulation.
- A standard on-demand water connection is a 15mm internal diameter pipe, and that a
- A higher development contribution will be levied if a larger connection is requested.

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Sewer

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- The costs of reticulating, treating and disposing of sewage for lots connected to sewer systems are in proportion to the volume of sewage produced.

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- No adjustment is made for sewage strength or seasonal flow variations.
- Sewage disposal assessment is in relative proportion to the inflow of water to the lot, assuming the standard water connection is a 15mm internal diameter pipe.
- Adjustments Increases to development contributions payable will be made for connections where the pipe size exceeds the standard connection size.

Drainage

- The drainage from Residential 1, 2, 3, 5, 6GRZ, MRZ, SETZ and 6A ZoneLLRZ allotments will have the same volume of runoff.
- Exceptions may occur when developments are undertaken which provide for a significantly higher run-off co-efficient than is anticipated for residential development.

Roading

- The District's roading network is a single integrated network, and the components of upgrades and additions that represent improvements to strategic and arterial roads on network designed to cater for growth are separate from projects that cater solely for growth and relate to development contributions areas.
- Additional growth of allotments in the District will result in additional volumes of vehicle movements, and developers, therefore, should contribute to the cost of providing an appropriate roading network.
- For planning purposes, the number of vehicle movements per day will be the same regardless of lot size, for a single household unit.
- The growth-related component of projected expenditure of strategic and arterial roads as set out in the Council's Long-Term Plan will provide the basis for calculating the general roading contribution.
- Development contributions will only be sought for roads for the growth component of expenditure on strategic and arterial roads increases to capacity of the network, and DCA. Funds required for upgrading local roads will be obtained from other sources.

3. POLICY OBJECTIVE

2.2.6 Business, Commercial, Industrial Zones – network infrastructure assumptions (LCZ, MUZ, LFRZ, HIZ, LIZ, GIZ)

New allotments in Business Zones will be treated for development contributions purposes as for any other new allotment created in any other Zone within the District. As a minimum, contributions equivalent to one HUE will be charged for any new allotment created by subdivision in a Business Zone, and prior to the release of the Section 224(c) certificate. Note however, a development contribution of greater than one HUE may be applied to a new allotment created within a Business Zone if the additional demand anticipated to be created from that allotment is assessed to be greater than one HUE.

Further contributions may be levied on land-use or building consents if the proposed activity will place additional demand on infrastructure.

3. Policy Objective

The Council is levying development contributions to ensure that the growth-related capital

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expenditure identified in the LTP (future and past ~~expenditure~~) is appropriately recovered from those who are directly benefiting, rather than having existing ratepayers bear all of the costs.

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Development contributions will be levied when the effect of the development, or the cumulative effects of developments, contributes to the need for the development of physical works or Council services and when these works or services have been allowed for in the LTP.

While the greater part of capital expenditure included in the calculation of development contributions is recovered within the term of the LTP, Section 106 2(a) of the LGA 2002, and more specifically clause 1(2) of Schedule 13, notes capital expenditure occurs beyond the term of the LTP.

Clause 1(2) of Schedule 13 of the LGA 2002 states:–

A territorial authority may identify capital expenditure for the purposes of calculating development contributions in respect of assets or groups of assets that will be built after the period covered by the long-term plan and that are identified in the development contributions policy.

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3.1 Support the principles set out in the Preamble to Te Ture Whenua Māori Act 1993

The Tuahiwi Village area known as Kaiapoi Māori Reserve 873 was a Crown Grant to Ngāi Tūāhuriri people in 1848 following the Kemp's Deed purchase of the rights to most of the land and natural resources of the South Island. The purpose of the Tuahiwi Reserve MR873 area was to provide kāinga nohanga (a place of residence) and mahinga kai (cultivation and gathering of food).

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As part of the Crown Grants Act (No. 2) of 1862, each whanau group was assigned 14 acres of the land. Today there are many thousands of descendants of the original grantees who whakapapa to this land. While the land is currently held in both Māori and freehold property titles, most of it has been alienated through the acts and omissions of government agencies over more than 150 years.

The proposed zoning in the Proposed District Plan (notified in 2021) is Special Purpose Zone (Kāinga Nohoanga) that supports development of Māori land to fulfil the purpose of the Tuahiwi Reserve MR873 and commitments made as part of the Kemp's Deed purchase of the South Island.

It is considered that with the loss of opportunity for development came a lack of investment in infrastructure, which now means that investment in infrastructure is required to support development enabled by the operative and proposed District Plan zoning rules. Some of this required infrastructure has been constructed and is included in the 2025/26 draft development contribution schedules.

The Council believes it has a role to encourage owners of Māori land to retain that land and to develop it in ways that benefits its owners, their whanau, and their hapū.

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4. POLICY STATEMENT

4. Policy Statement

4.1 Definitions

Allotment - has the meaning given to it in Section 218(2) and (3), Resource Management Act 1991.

Capital Expenditure – means the cost of capital expenditure identified in the LTP, or capital expenditure for the purposes of calculating development contributions in respect of assets or groups of assets that will be built after the period. It may also include historical capital expenditure incurred.

Development Contribution Area (DCA) – means a mapped area within the District which defines an area for which specific Development Contributions will be payable. DCA maps are included with the schedules that accompany this Policy.

Eastern District Sewer Scheme (EDSS) – means the Ocean Outfall and all four wastewater treatment plants (Kaiapoi, Rangiora, Woodend and Waikuku Beach) that discharge directly or indirectly into the Ocean Outfall under one discharge consent. The sewer development contribution has an additional component if the development is connected to the Eastern Districts Sewer Scheme.

Developments connecting to the EDSS are assessed as an EDSS DC as well as a reticulation DC based on the geographical location within the EDSS. The EDSS DC includes expenditures for both the ocean outfall, the four wastewater treatment plants and associated connecting trunk pipelines.

The only reticulated sewer scheme in the district that is not part of the EDSS is the Oxford scheme.

Household unit equivalent (HUE) – means a “unit of demand” that equates to the typical demand for infrastructure by an average household unit assessed at 2.5 persons per household.

Household unit - means a building or part of a building intended to be used as an independent residence, including, but not limited to, apartments, semi-detached or detached houses, units, and town houses. This is inclusive of a minor residential unit constructed in conjunction with a residential unit.

In addition, a second independent residential unit will be treated as a household unit for the purposes of calculating development contributions. To avoid any doubt, visitor accommodation units that are separately unit-titled shall be considered as separate household units.

Kāinga Nohoanga – means residential dwellings and/or accommodation for members of iwi or hapū groups on Māori land within the Māori Purpose zone – Kāinga Nohoanga zone, and includes all forms of accommodation for visitors and short-term residents, communal

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buildings and facilities.

Kāinga Nohoanga developments will be treated for development contribution purposes as follows:

- Residential dwellings will be treated as a household unit.
- Communal buildings and facilities will be treated as a multi-unit non-residential development.
- Other accommodation (including visitor accommodation) will be treated as a multi-unit residential development.

Māori Land in relation to the Special Purpose Zone – Kāinga Nohoanga – means land:

a. that has been gazetted or determined by an order of the Māori Land court as having a particular land status as defined or provided for within Te Ture Whenua Māori Act 1993, which may apply to any form of ownership that is recognised or provided for under Te Ture Whenua Māori Act 1993; or

b. where one or more owners of the land provide written confirmation from Te Runanga o Ngāi Tahu Whakapapa Unit that they are a direct descendant of the original grantees of the land.

Minor Residential Unit - means a self-contained residential unit that is ancillary to the principal residential unit, and is held in common ownership with the principal residential unit on the same site (National Planning Standard definition).

The Where:
access to, the maximum floor area of a minor residential unit within each zone shall be no more than:

Zone	Maximum Floor Area
Residential Zones (excluding Medium Density Residential Zone)	80m ²
Medium Density Residential Zone	70m ²
Rural Zones (exclude Settlement Zone)	90m ²
Settlement Zone	80m ²
Special Purpose Zone - Kāinga Nohoanga (Non-Māori Land)	90m ²
Special Purpose Zone - Kāinga Nohoanga (Tuahiwi Precinct)	80m ²
Special Purpose Zone - Kāinga Nohoanga (Large Lot Residential Precinct)	80m ²
Mixed use Zone	70m ²

Note: achieved from the same vehicle crossing

1. For the Medium Density Residential and Mixed-Use Zones, the floor area is measured to the inside of the exterior walls.
 2. For all other Zones, the floor area is measured to the outside of the exterior walls.
- a)3. The minor residential unit may be constructed either, as an attached or detached structure in relation to the principal residential unit on the site;
- b) the maximum GFA of the minor residential unit shall be 80m² (residential zone) or 90m² (rural zone) (excluding any area required for a car vehicle garage or carport up to a maximum of 40m²);
 - c) there shall be only one minor residential unit per site in the residential zones;

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- d) ~~in the rural zones:~~
- ~~(i) there shall be only one minor residential unit per site; or~~
 - ~~(ii) there shall be only one minor residential unit per delineated area within a site; or~~
 - ~~(iii) for any site where there is a residential unit and a bonus residential unit there shall be a maximum of two minor residential units per site; and~~
 - ~~(iv) a minor residential unit shall only be erected on a site less than 4ha where the site exists and is a site or allotment that was created by subdivision and was on a subdivision consent between 1 October 1991 and 24 February 2001 (inclusive of both dates); and~~
- e) ~~in the Large Lot Residential Zone, a minor residential unit may only be established on a site where the average density of any minor residential unit and principal residential unit achieves an average site density of one residential unit per 5,000m² of site area.~~

~~Note: The above definition includes combines relevant information from the National Planning Standard Standards definition and is contained within the Proposed District Plan.~~

~~The above definition will apply once the appeals period closes in relation to decisions on the Proposed District Plan, providing no appeals are lodged that relate to minor residential units.~~

~~Until then, if the Dwellinghouse definition contained in the, the Partially Operative District Plan is complied with, the secondary dwelling will be considered a minor residential unit for the purpose of assessing development contributions. This means the secondary dwelling will need to be no more than 75m² in gross floor area and located within 30m of the primary dwellinghouse, and the Resource Management (National Environmental Standards for Detached Minor Residential Units) Regulations 2025.~~

Multi-unit residential development – means development involving more than one residential unit (excluding any minor residential unit) undertaken comprehensively over one or more sites, and may include zero lot development, townhouses, apartments or terrace housing.

~~For the purpose of calculating To calculate Development Contributions, a building with a number of several separate self-contained areas will be treated as that number of residential units within any Residential Zone, unless the proposal meets minor residential unit requirements.~~

Multi-unit non-residential development – means a development involving more than one self-contained structure, either attached or separate from other structures on the same allotment that is designed to be used for non-residential activity.

Multi-unit non-residential developments will be treated for development contribution purposes as if subdivision had occurred. Each unit will attract the contributions equivalent to those to be paid for one HUE for the district-wide, District Plan Zone and DCA-specific contributions, as well as relevant network infrastructure connections at the time building consents are lodged irrespective of location within the District. This includes unit title developments.

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Notional lot – means an area of land within a site that meets the minimum lot area and dimensions for the Zone, and is shown by defined boundaries, legal or otherwise, which encompasses a proposed building platform for a household unit or an existing, minor residential unit or subsequent residential unit.

PODP 2025 – means the Waimakariri District Council Partially Operative District Plan 2025.

Reserve – means land that is vested in and managed by the Waimakariri District Council, under the *Reserves Act 1977*.

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Residential non-standard activity – means a building or part of a building that is intended to be lived in that does not meet the definition of a household unit. This includes but is not limited to the portion of a retirement village or residential health care facility where 24-hour on-site medical support to residents is provided.

To assess the HUEs for residential non-standard activity, the number of people to be accommodated in the facility that meets this definition should be divided by the number of people per household that is used to determine the number of HUEs for Development Contributions purposes (2.5 people) for the 10 year time period under consideration.

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Residential Unit - means a building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities (National Planning Standard definition). A Residential Unit is ~~subject to~~ one Household Unit Equivalent (HUE).

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Residential Zones – means GRZ, MRZ, SETZ, LLRZ as shown in the PODP 2025.

Retirement village – means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities (National Planning Standard definition).

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Run-off coefficient – the anticipated proportion run-off from impervious surfaces from an allotment and is the basis for assessing the impact that a development will have on the stormwater infrastructure. ~~The average run-off coefficient for a 600m² Greenfields development is 55% and this is the basis for establishing the stormwater HUE.~~

Rural Zones – means GRUZ and RLZ as shown in the PODP 2025.

Section 224 (c) certificate – means the certificate that is issued under Section 224(c) of the RMA to formalise the establishment of a new allotment. New allotments may also be created by way of Section 226 of the RMA.

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Section 226 certificate – means the certificate that is issued under Section 226 of the RMA to allow an existing parcel defined on a deposited survey plan to be held under a separate record of title. For the purpose of this policy, where 224c is mentioned s.226 is also applicable.

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Subdivision – definition as per Section 218 of the RMA (*Meaning of subdivision of land*)

Vehicle crossing – means an area of land from the carriageway up to and including the road frontage of any site or allotment that is used by vehicles to access a site or allotment from the carriageway.

Zoned – means the ~~various areas identified as zones~~ shown on the Waimakariri Partially Operative District Plan: District Plan Maps 2025 maps.

4.2 Types of Development Contributions charged

4.2.1 Contributions levied on new allotments anywhere in the District

The District-wide development contributions are based on assumptions about the increase in population anticipated over the period covered by the Policy and the number of additional “units of demand” that will be needed to accommodate the increased population. District-wide contributions are collected for roading ~~and~~, reserves ~~and~~ community infrastructure.

When determining the amount to be paid in development contributions for roading to cater for growth, the Council also ~~takes into account~~ considers the amount of the total expenditure needed to meet any existing deficiency or shortcomings in the infrastructure. This means ~~that not all the whole cost of a particular project is not~~ necessarily collected from development contributions.

~~This~~ Under this policy ~~provides the~~ Council ~~with the ability to~~ will levy contributions for past growth-related expenditure incurred during the previous 10 years, and growth-related spending over the next 10 years, except where a longer period is explicitly noted in Appendix 3 ~~the table below~~ to allow for specific growth projects.

Project	Recovery time period
<u>DCA DCs & all projects listed in them</u>	<u>Until full development of the DCA has occurred and all costs are recovered</u>
<u>Water scheme new source projects</u>	<u>From date project is introduced to LTP until 35 years from date of completion of project have passed.</u>
<u>Sewer Ocean Outfall Project</u>	<u>From date project is introduced to LTP until 35 years from date of completion of project have passed.</u>
<u>Oxford Wastewater Treatment Plant Upgrade Project (partial growth)</u>	<u>From date project is introduced to LTP until 35 years from date of completion of project have passed.</u>
<u>Amalgamated Mandeville, Swannanoa, Ohoka Sewer</u>	<u>20 years from date of completion of the project</u>
<u>Mandeville Wastewater Pump Station (Bradleys Road Pump Station)</u>	<u>Services growth likely to occur over a period of greater than 10 years – project was completed with additional capacity for growth included.</u>
<u>Red Lion Corner Roading</u>	<u>25 years from completion of the project</u>
<u>Ashley Bridge Roading</u>	<u>25 years from completion of the project</u>

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Commented [JM2R1]: Checked the DC schedule, and Bradleys Road PS is listed separately from the Amalgamation, so these are two projects.

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4.2.2 Balance lots

Balance lots created are to be serviced and will be subject to development contributions when subdivided from the underlying lot, with or without the intention of further subdivision in the future. This is the same treatment as any other additional lot created. If a balance lot is further subdivided, underlying credits will be made available to reflect the development contributions previously paid and the additional demand already accounted for.

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4.2.3 Development Contribution Areas (DCA)

This Policy includes maps and details concerning the specific contributions that are payable for each of the DCAs. ~~These (previously known as ODAs, a term which is still used). The DCA~~ contributions relate to infrastructure ~~such as water, sewer, roading, and drainage that is provided~~ specifically for a particular ~~development~~ area, and are spread over the estimated number of new lots in ~~each that~~ area. Development contributions for DCAs are levied in addition to other ~~scheme or district-wide~~ contributions.

A DCA may correlate with an Outline Development Plan area included in the PODP 2025.

Schedules and DCA maps accompany this Policy. ~~Works~~The schedules identifying the projects to be funded or part funded by development contributions are posted on the Council's website.

Infrastructure required to service a DCA may or may not be located within the map area shown for the DCA.

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~~4.2.4 Outline Development Areas (ODA)~~

~~Development within an Outline Development Area (ODA) is subject to an additional contribution, in accordance with the maps included in this Policy. ODA's recognise the costs of the development of infrastructural services that are unique to that particular area. Infrastructure required for a particular ODA is not limited to infrastructure that is specifically located within that area (map) and may be located outside of the area shown.~~

~~In determining how credits for standard development contributions are applied, any underlying lot (that is, the original lot that existed prior to development) that by right was able to have a dwelling established upon it, is eligible for credits for standard DCs as well as any applicable roading or drainage ODA-DC upon further development.~~

~~If a proposed subdivision is located within a sewer or water ODA, and the underlying lot is not connected to either or both services prior to development, then upon connecting the underlying lot to reticulation, the subdivision is subject to standard DCs (e.g. Rangiora Water) and ODA-DCs (e.g. North Rangiora Water).~~

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4.2.5 Infill Development

Infill development is small scale development (generally 4 residential units/lots or less) or re-development within existing urban areas. Infill development is typically developed ~~under the~~

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Comprehensive Residential Development (CRD) rules in the District Plan or as a multi-unit residential development under the Medium Density Residential Standard (MDRS) in the MRZ areas. For water, sewer, drainage, roading and reserves infill development is regarded as being no different than any other type of development and is levied accordingly. One residential unit is treated as one HUE.

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4.2.6 Section 226

Development completed under Section 226 is subject to development contributions.

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4.2.7 Certificate of Acceptance (CoA)

Where a Certificate of Acceptance is issued for building work, where a Building Consent was not applied, development contributions will be payable in the same way if the works completed would have been subject to DC's had they been assessed under a Building Consent.

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4.2.8 Circumstances for refunds or reductions

If projects listed in development contribution schedules, or an alternative project which achieves the intentions of the original project, are not undertaken within a reasonable timeframe, then development contributions related to that project will be refunded, after allowing for the associated administrative costs.

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The Council may remove a project or projects, and replace them with alternative project/s to achieve the same outcome without being required to provide a refund on the original project.

For reserves, development contributions are being applied to general reserve purposes as specified under Section 205 of the LGA 2002 not for specific reserves under Section 210 of the LGA 2002.

If land is taken by the Council for the purpose of establishing a reserve, and the Council does not use the land for reserve purposes within ten years of acquiring the land that has been vested to Council, it will be returned to the developer.

Note: a reasonable timeframe is either the timeframe specified for completing the project in this policy or the LTP, or twenty years. It is noted that the Council may review this timeframe for any given project via its Annual Plan or Long Term Plan process where the timing and cost of projects are reviewed, which also results in the DC Schedule being updated accordingly.

4.3 Developer agreements

LGA 2002 s 207A(1) provides that territorial authorities may enter into a developer agreement if formally requested by a developer or the Council itself.

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When a DCA is established the Council will work with the developer or developers of the area concerned to establish which party or parties will undertake various works. The Council will only charge development contributions for that DCA for infrastructure work that is undertaken

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and funded by the Council. The extent of the infrastructure work undertaken by the Council in each DCA will vary according to the nature of the development and the type of work involved.

It is the responsibility of the developer to provide infrastructure solutions for the area of the proposed development. In the event that the Council requires the provision of additional capacity in the infrastructure to be provided or improvements to existing infrastructure affected by the development, Council will fund the extra-over portion of the work.

If a developer desires to enter into a developer agreement with Council, the developer shall make an application to Council in writing. This application shall include the following information for consideration by Council:

- a) Scale of the development. Typically, a development greater than 75 lots or with the value of infrastructure works exceeding \$250,000 will be considered for an agreement. Developments with fewer lots or lower value of infrastructure may be considered at Council's discretion;
- b) Ownership of the development (i.e. joint venture partners);
- c) Timeframe for development to be completed (all stages);
- d) Works to be included in the agreement; and
- e) Timeframe for the infrastructure works to be completed;

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In considering an application for a developer agreement, the Council will consider the following:

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- a) The value of the works to be completed by the developer that have a wider Council benefit;
- b) The degree of benefit to the wider community;
- c) Options for completing the work;
- d) Consideration of any increase in resilience to a Council infrastructure network;
- e) Alignment of works with Council's level of service requirements;
- f) Alignment of works with the Regional Policy Statement, Council's District Plan and strategic directions;
- g) Risk to Council of development not proceeding as intended by the Developer;
- h) Developer's credit worthiness; and
- i) Council's intended funding of the infrastructure works to be included in the agreement.

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If, as a result of these discussions, a decision is made to establish a formal development agreement under LGA 2002, this agreement shall set out the following as relating to shared works:

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- a) Methodology for determining the share of costs that are the responsibility of the Council;
- b) Methodology for valuing land;
- c) Effects of the completion of the proposed works on the Development Contributions payable under this Policy. Any departure(s) from the Council's Development Contributions Policy shall be explicitly stated within the agreement; and
- d) Timeframe for validity of agreement.

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Unless explicitly stated, developer agreements shall not alter the applications of development contributions under this Policy. Development contributions may be locked in for a period of 8 years from agreement to the issuance of the Section 224(c) certificate at the discretion of Council.

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4.3.1 Land in lieu of cash for reserve Development Contributions

The Council will generally take development contributions towards providing reserves for open space and recreation in cash. In some circumstances the Council may, at its sole discretion consider taking land in lieu of, or in addition to, cash. Where it does so, any land taken will be valued in accordance with the Council's land valuation policy, as described below.

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This can only be done when agreed by way of a Developer Agreement.

4.4 Reserves contributions

4.34.1 Introduction

The Council aims to develop a network of reserves network and community infrastructure within the district to enable recreation activities to be undertaken, ~~to~~ retain areas with conservation value and ~~to~~ develop sports surfaces for the purpose of encouraging physical as well as passive activity.

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4.34.2 Provision for reserves contributions

The use of reserves development contributions is for the land purchase and development of reserves.

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The two main types of reserves are those that are used by the whole community as a whole (District Wide), and those that are used more often by people living in the immediate vicinity of the reserve (neighbourhood). For this reason, the reserves schedule is divided into neighbourhood reserves and District-wide reserves.

The "Activity Management Plan - Community and Recreation" sets out the Level of Service provided by the Council for Reserves. If a development is deemed by the Council to trigger additional demand on ~~neighbourhood~~ neighbourhood reserves, it ~~may~~ will be subject to ~~neighbourhood~~ neighbourhood reserves development contributions as well as District-wide reserves development contributions.

Typically, residents in urban areas will likely make the most use of neighbourhood reserves, people living in rural areas will be likely to make use of District-wide reserves. Accordingly, the formula for calculating contributions will consider the zone in which the residential development lies, however the nature of the development and expected demand on reserves infrastructure will also be considered rather than land zoning alone.

Development contributions payable for reserves are ~~also~~ subject to the statutory maxima set out in LGA 2002 Section 203, namely that:

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“(1) Development contributions for reserves must not exceed the greater of –

- (a) 7.5% of the value of the additional allotments created by a subdivision; and
- (b) The value equivalent of 20m² of land for each additional household unit or accommodation unit created by the development.

For the purpose of Section 203(1)(a), the Council will assess the value of additional allotments created by a subdivision by reference to the land value recorded for similar allotments in the vicinity of the subdivision in the district valuation roll.

The Council will assess the value equivalent of 20 m² of land for the purposes of Section 203(1)(b) by reference to the value of reserve land (including all improvements thereon) in the vicinity of the subdivision. In each case, the assessment of value shall be the Council's discretion.

Open space within subdivisions that provides walkways/cycleways are regarded as road reserves and are excluded from calculations with respect to the development contributions payable for reserves.

~~4.4.3.3 Land in lieu of cash for reserve Development Contributions~~

~~The Council will generally take development contributions towards providing reserves for open space and recreation in cash. In some circumstances the Council may, at its sole discretion consider taking land in lieu of, or in addition to, cash. Where it does so, any land taken will be valued in accordance with the Council's land valuation policy, as described below.~~

4.3.4 Reserve land valuation policy

Land valuation for the purpose of assessing the value for land to be vested as reserves in lieu of cash development contributions will be determined by the Council on the basis of the market value of the land at the time the application for subdivision consent is lodged. A request for a reserve land valuation will be made by the Council to an independent valuer within 20 working days from the date the resource consent application is lodged with the Council.

The cost of the initial valuation will be met by the developer. The Council is not required to provide an updated valuation before the issue of a Section 224(c) certificate. The valuation of reserve land for vesting must be carried out according to the following principles:

- the value of any improvements to the land will be excluded;
- an appropriate adjustment will be made on account of any easements or other rights to which the land is subject;
- where there are different density zonings within a subdivision or outline development plan, the value will be based on the lowest density zoning;
- the value will include any rights and configuration given by the consents already granted; and
- the value of the land will be assessed taking into consideration all existing or future restrictions to be imposed e.g. those imposed under the Reserves Act and planning restrictions. However, the valuation should also account for the “chance” likelihood (if

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any) of removing these restrictions and using the land for its highest and best use.

Unless otherwise agreed in writing between the Council and developer, the valuation of reserve land will be based on evidence consistent with the *Public Works Act 1981* and relevant case law.

~~If the developer and the Council cannot agree on the valuation of the land to be vested, either party may, by written notice to the other party, refer the matter to independent valuation. If the parties do not agree on the valuer within five business days of either party giving a notice of valuation, either party may request that the Arbitrators' and Mediators' Institute of New Zealand appoint the valuer as soon as is reasonably practicable.~~

~~The onus on the independent valuer will be to seek the correct valuation rather than to mediate a mid-point answer. The findings of the independent valuation as to the value of the land will be the final determination of value for the purposes of this Policy.~~

~~The cost of this further valuation will be met equally by the developer and the Council.~~

~~The Council may notify the developer, at its discretion, that it chooses to take the development contribution for reserves in money rather than in land. If having received the final determination of the value of the land proposed to be vested, the Council determines that, at that price the land does not represent a prudent acquisition for the wider community and the Council's broader portfolio of open spaces.~~

~~If having received the final determination of the value of the land proposed to be vested, the developer determines that it does not wish to sell the land at that price, the developer may, at its discretion, notify the Council that it chooses to pay the development contribution for reserves in cash rather than in land.~~

~~Notices given by the Council or the developer, as referred to in the previous two paragraphs, must be given to the other party no later than 20 working days after the final determination of the value of land proposed to be vested is issued.~~

~~4.3.5 Circumstances for refunds or reductions for reserves contributions~~

~~In the event that planned reserve developments or alternative upgrades are not undertaken within a reasonable timeframe, then development contributions will be refunded, after allowing for the associated administrative costs.~~

~~Development contributions are being applied to general reserve purposes as specified under Section 205 of the LGA 2002 not for specific reserves under Section 210 of the LGA 2002.~~

~~If the Council does not use the land for reserve purposes within ten years of acquiring the land that has been vested to Council, it will be returned to the developer.~~

~~5. *Note: a reasonable timeframe is 20 years, to align with the collection of development contributions.*~~

4.4 Network infrastructure Development Contributions

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4.45.1 Introduction

There are separate schedules for the assessment of development contributions for water, sewerage, drainage and roading ~~but each schedule has been developed on the broad principle that costs associated with the development of assets, to meet the demands associated with growth of the population, should be spread as equitably as practicable among the beneficiaries of those developments.~~

~~The growth of the district and the resulting additional connections to the system will increase the demand on existing services.~~ The Council considers it should be developing long-term sustainable solutions to cater for users of today and tomorrow, therefore any scheme it develops or extends will generally have a planned growth component within it.

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4.45.2 Water

4.45.2.1 Introduction

The Council provides potable water to avoid or mitigate the risk of water-borne diseases affecting public health.

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The Council operates several different water supply schemes. While the policies and methodology for calculating development contributions are the same for each scheme, the actual level of contribution varies because of different growth, funding sources and planned expenditure.

The Policy differentiates between residential, non-residential and DCA developments and there is a different basis for assessing the development contribution payable for each type of development. Distinction is also made between those connected to restricted schemes, and those with a restricted supply connected to an on-demand scheme.

The Policy also provides for the levying of additional contributions where the size of the pipe, required to service a development, is larger than the standard 15mm water pipe. Provision is nevertheless made for the applicant to negotiate the connection rate where the applicant can show larger pipe size is required for firefighting or fire prevention.

Schedule 3 details the different amounts applicable to developments within each scheme.

4.45.2.2 Basis for assessment

Current users and future users benefit equally from the maximum capacity of a water supply system. Based on the assumption that one current user will consume the same amount of system capacity as a future user, they should equally share the cost of providing that maximum capacity.

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Residential Zones:

The unit of demand relating to the water systems is the average number of litres per day consumed by a residential unit. Each additional residential unit increases the consumption of water by approximately 750 litres per day.

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Growth in water consumption volumes and the system's maximum capacity has been translated into a HUE figure for the purposes of planning and calculating development

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contributions. Each new lot established with a standard sized connection will be charged one development contribution as per the accompanying [schedules](#).

Any additional [household residential](#) unit established on the same lot will be assessed as one HUE and charged a development contribution as per the attached schedule.

Rural Zones:

The contribution is assessed on the same basis as for residential zones. The exception is where rural properties abut urban areas, and [are able to can](#) connect to the urban water supply network.

In recognition of the reduced demand from a restricted supply as compared to a full on-demand connection, single unit (i.e. 1m³ per day) restricted connections are charged at 40% of the full residential development contribution, and a two unit restricted connection is charged at 80% of the full residential development contribution.

A minimum 2m³ of demand connection is required per lot, for restricted connections. [Applications can be made for additional units over and above an existing 2m³ supply.](#)

Business Zones (excluding Southbrook):

For these lots, the contribution is payable in two parts. Firstly, when each new lot is created, a contribution equal to the [standard 15mm ID Residential](#) contribution will be charged. If a larger [than standard 15mm pipe](#) connection is required, there will be an additional cost.

This contribution will be in direct relation to the size of the water inflow pipe. See Appendix 3 for the formula. [Where the pipe size table within Appendix 3 does not apply, a HUE based assessment will be undertaken based on expected usage of the proposed development.](#)

Southbrook:

For these lots, the contribution is assessed based on the area of the block being subdivided or developed less the area of land used for roading and stormwater utilities.

In calculating the area of lots being subdivided or developed, the total block being subdivided or developed shall be counted.

~~4.4.2.3 Circumstances for refunds or reductions for water contributions~~

~~In the event that planned system upgrades, or alternative upgrades, are not undertaken within a reasonable timeframe, then development contributions will be refunded, after allowing for the cost of investigating the upgrade options.~~

~~In the case of the Southbrook DCA development, where a subdivision results in a substantial balance block that is expected to be developed at a later date, the Council may defer charging water development contributions in respect of the balance block.~~

~~This would happen until such time further subdivision or building or connection occurs in respect of the balance block, whichever is the earlier. This discretion will only be available where the area of the balance block is at least 50% of the area of the original block as at 1 July 2007.~~

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Commented [CR4]: Similar to this, should we define which zones we define as rural?

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~~Other than as detailed above, there will be no postponements of payments, reductions or remissions of payments.~~

4.45.3 Sewer

4.45.3.1 Introduction

The Council provides reticulated sewer treatment and disposal systems to achieve high quality public health and to minimise adverse effects on the receiving environment. There is an expectation from tangata whenua and the community that high environmental standards will be met.

The Council operates two different sewerage schemes (areas) - Eastern Districts, and Oxford. While the policies and methodology for calculating development contributions are the same for each scheme (and sub-parts of the Eastern Districts scheme), the actual level of contribution varies, and the number of years it is calculated over because of different growth inputs and the level of planned expenditure.

Appendix 3 details the different amounts applicable to developments within each area.

4.45.3.2 Basis for assessment for treatment and disposal costs and reticulation costs

Current users and future users benefit equally from the maximum capacity of a sewerage system. Based on the assumption that one current user will consume the same amount of system capacity as a future user, they should equally share the cost of providing that maximum capacity.

Residential Zones:

The unit of demand relating to the sewerage system is the volume of sewage to be treated and disposed of off the site from which it is generated. Each additional residential household adds approximately 675 litres of sewage per day. Growth in sewage volumes and the system's maximum capacity has been translated into the equivalent demand for the typical household.

Each new residential lot established will be charged one sewerage development contribution as per the attached schedule. Any additional household unit, or multi-unit development established on the same lot, will be subsequently charged additional sewerage development contributions as per the attached schedule depending on the number of additional dwelling units involved.

Rural Zones:

The contribution is assessed on the same basis as for residential zones.

Business Zones (excluding Southbrook):

For these lots the contribution is payable in two parts:

- (i) When each new lot is created, a contribution according to the formula for residential zone contribution will be charged.
- (ii) If a larger water inflow pipe is requested then a further contribution will be sought for sewage disposal. This contribution will be in direct relation to the size of the water inflow pipe – see attached schedule for the formula. Where the pipe size table within Appendix 3 does not apply, a HUE based assessment will be undertaken based on

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expected usage of the proposed development.

Mandeville, Ohoka, Swannanoa Sewer:

For avoidance of doubt, additional lots developed within the Mandeville, Ohoka, Swannanoa Sewer Scheme area (Map MSO 1) wishing to connect to Council sewer, are subject to the Mandeville, Swannanoa, Ohoka 'new' development contribution charge. Any existing lot that is required to connect to the scheme (e.g. an existing dwelling upgrading from septic tank to a reticulated connection) that is within the 'existing' area mapped on Map MSO 1, is subject to the Mandeville, Swannanoa, Ohoka 'existing' development contribution charge.

Southbrook:

For these lots, the contribution is assessed based on the area of the block being subdivided or developed less the area of land used for roading and stormwater utilities.

In calculating the area of lots being subdivided or developed, the total block being subdivided or developed shall be counted.

The funding costs associated with the Southbrook DCA sewer scheme development are met from drainage rates.

~~**4.4.3.3 Circumstances for refunds or reductions for sewer contributions**~~

~~In the case of the Southbrook DCA development, where a subdivision results in a substantial balance block which is expected to be developed at a later date, the Council may defer charging sewer development contributions in respect of the balance block until such time as further subdivision or building or connection occurs in respect of the balance block (whichever is the earlier).~~

~~This discretion will only be available where the area of the balance block is at least 50% of the area of the original block as at 1 July 2007. Other than as detailed above, there will be no postponements of payments, reductions or remissions of payments.~~

4.45.4 Drainage

4.45.4.1 Introduction

The Council provides drainage systems to achieve high quality public health and to minimise adverse effects on the receiving environment. Effective drainage systems and networks remove a constraint on land development.

There is an expectation from tangata whenua and the community for high environmental standards to be met.

The Council operates five urban drainage areas and eight rural drainage areas. The methodology for calculating development contributions are the same for each scheme, but the actual level of contribution varies depending on the growth component. Appendix 3 details the different amounts applicable to developments within each area.

4.45.4.2 Basis for assessment

Current users and future users benefit equally from the maximum capacity of a drainage system. Based on the assumption that one current user will need the same amount of system

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capacity as a future user, they should equally share the cost of providing that maximum capacity.

Residential 1, 2, 3, 5, 6 and 6A Zones:

The unit of demand relating to drainage systems is the peak run off. ~~Lots within and adjacent to Council drainage schemes contribute towards the projects required to meet growth demands, measured in m³/s, needed to cope with a 1-in-5 year storm. Each additional household increases the potential run off into the reticulated drainage network by approximately 8L/s.~~

Growth in the system's maximum capacity has been translated into a 'per lot' equivalent for the purposes of planning and calculating development contributions. Each new lot established will be charged one HUE as per the accompanying schedule.

Rural and Residential 4 Zones:

No development contribution for drainage is being sought from new subdivisions in these zones on the basis that development will not significantly affect the level of run-off from the land.

Business Zones (excluding Southbrook DCA):

For these lots, the contribution is payable when each new lot is created, a contribution equal to the residential zone contribution will be charged.

Southbrook DCA:

For these lots, the contribution is calculated based on the area of the block being subdivided or developed, but excludes that part of a block that is assessed as having been developed.

~~4.4.4.3 Circumstances for refunds or reductions for drainage contributions~~

~~In the event that planned system upgrades, or alternative upgrades, are not undertaken within a reasonable timeframe, development contributions will be refunded, after allowing for the costs of investigating the upgrade options and associated administrative costs.~~

~~Other than as detailed above, there will be no postponements of payments, reductions or remissions of payments.~~

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4.4.5.5 Rooding

4.4.5.5.1 Introduction

The Council provides for growth of the district roading network to ensure people have access, and to contribute to a healthy community.

The growth-related component of ~~projected expenditure on strategic and arterial roads~~ projects to increase the capacity of the Council's roading network to cater for development as set out in the Council's Long-Term Plan will provide the basis for calculating the general roading contribution.

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4.4.5.5.2 Basis for assessment

There are two types of roading developments identified which will be funded by development contributions. These are for the general contribution and developments in DCAs.

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In recognition of the fact that some of these works will assist in remedying some existing deficiencies in the roading network and that there is a renewal component to some of these works, the Council has apportioned only part of the costs of each project to growth.

Appendix 3 details the different amounts applicable to developments within each DCA.

Business Zones (excluding Southbrook DCA):

For these lots, the contribution is payable when each new lot is created, a contribution equal to the residential zone contribution will be charged, ~~this~~. This is known as the district roading development contribution.

Circumstances for refunds or reductions for roading contributions:

~~In the event that planned transport network upgrades, or alternative upgrades, are not undertaken within a reasonable timeframe, Development contributions will be refunded, after allowing for the costs of investigating the upgrade options and associated administrative costs.~~

~~Other than as detailed above, there will be no postponement of payments, reductions or remission of payments.~~

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4.65 Community infrastructure Development Contributions

4.65.1 Introduction

Community infrastructure is essential to the ongoing economic, social, cultural and environmental wellbeing of the community. This infrastructure provides opportunities for members of the community and visitors to the district to participate in activities and recreation, to provide service to others and to participate in life-long learning experiences.

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Community infrastructure for which development contributions may be levied is defined in LGA 2002 Section 197(2) as:

- (a) means land, or development assets on land, owned or controlled by the territorial authority for the purpose of providing public amenities; and
- (b) includes land that the territorial authority will acquire for that purpose.

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Community infrastructure is those services under the control and management of the Waimakariri District Council, ~~however~~. However, the levying of development contributions includes but is not limited to:

- community centres and halls
- play equipment on neighbourhood reserves; public toilets
- cemeteries.

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4.65.2 Basis for assessment

Community Infrastructure provides benefits for future residents and the existing community. ~~It is therefore equitable to share these between the owners of future and existing properties and the costs will be allocated on a per household basis.~~

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Each project has been assessed to ascertain the amount attributable to growth and the amount attributed to current household units.

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~~4.5.2.1 Circumstances for refunds or reductions~~

~~In the event that planned community infrastructure upgrades are not undertaken, or alternative upgrades are not completed, then development contributions will be refunded, after allowing for the costs of investigating the upgrade options and associated administrative costs. Other than as detailed above, there will be no postponements of payments or remissions of payments.~~

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Where the Council and a developer agree to the transfer of community infrastructure assets to the Council (which will have benefits to the community and which would have otherwise been provided for by way of community infrastructure development contributions), the Council may agree to a reduction in the community infrastructure contribution to acknowledge the benefit.

4.76 Administration

4.76.1 Basis for assessment

The detailed basis for assessment for development contributions is explained in the formula for each contribution (refer to Appendices 2, 3 and 4). There are two broad groups of formula:

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- Those that apply to services and facilities for which benefit will accrue to the occupants of new allotments and/or new household units anywhere in the District. Costs are then apportioned across the whole district including roading and reserves.
- The second group has benefits for a defined group of users, for which the costs are apportioned to the direct beneficiary and includes sewer, water and drainage. These are set out in the respective schedules accompanying this Policy.

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4.76.2 The application of household equivalent units

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All new allotments irrespective of zone will attract development contributions payable for one household equivalent unit (HUE) at the time that the subdivision occurs. Assessments will be made of all development proposals either at the time that a resource consent or building consent is granted or a new or enlarged connection to an infrastructure service is approved.

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This will ascertain if further development contributions are payable to take account of the additional demand that the development will place on one or more of the Council's infrastructure services. The basis for these assessments for water, sewer, drainage, roading and community infrastructure is set out in the respective schedules to this Policy.

Each new lot created, irrespective of zone and proposed activity, will attract the district-wide development contributions payable at the time of creation. Each lot in a DCA will attract the development contributions payable for the DCA in which it is located. New lots in an area serviced by water, sewerage and/or drainage systems will attract the development contributions or connection charges payable for each of these systems.

Any additional dwelling on an allotment that does not comply with the definition of a minor

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residential unit will attract development contributions, as will any minor residential unit that is subsequently subdivided off from its original allotment.

Any allotment, which is created as the result of a boundary adjustment involving an allotment the size of which is below the threshold to qualify for the construction of a household unit will attract development contributions. Specifically, the creation of such an allotment of a size that allows the construction of a household unit as a permitted activity under the District Plan will attract development contributions.

4.76.3 Reductions in Development Contributions

The developers of multi-unit residential developments may apply to the Council to seek a reduction in payment of roading and reserves development contributions. The matters that the Council will ~~take into account~~ consider when making its decision as to whether any reduction relief will be granted, will include (but are not limited to) the:

- number of units;
- size of the units;
- purpose of the development;
- future ownership arrangements proposed for the development and;
- anticipated vehicle movements confirmed by an independent traffic assessment.

No reduction relief will be granted that reduces the amount of development contributions payable for roading below the level equivalent of 0.5 HUE for each of these development contributions at the time that the application seeking a reduction is received by the Council. A maximum of 0.5 HUE reduction may be applied by staff where appropriate, based on the criteria set out in this Policy to an already adjusted HUE.

No reduction relief will be granted for water, sewer and stormwater development contributions. An assessment for the liability for stormwater development contribution will be made based on the anticipated proportion run-off from the site.

4.76.4 Remissions of Development Contributions

No remission relief will normally be granted for development contributions, however, elected members have delegated authority to grant a ~~DC~~ remission in appropriate circumstances. While Council staff currently have delegation to reduce a roading and reserves ~~DC~~ contribution to 0.5 HUE, they do not have delegation to offer a wider remission without formal Council resolution.

Application for remission should be made by the Applicant, including justification as to why the remission is warranted, irrespective of zone. This will be followed by a formal deputation where the Applicant can present to Elected Members; a staff report will also be prepared.

4.76.5 Development of Māori land within Tuahiwi Reserve MR873 (Special Purpose Zone (Kāinga Nohoanga in the Proposed District Plan))

The Tuahiwi Reserve MR873 was granted to Te Ngāi Tūāhuriri iwi during the 1840's as part of the Kemp's Deed purchase of the South Island. The purpose of the reserve was for the

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mana whenua to have kāinga nohanga (a place of residence) and mahinga kai (cultivation and gathering of food). The Council believes it has a role to encourage owners of Māori land to retain that land and to develop it in ways that benefit its owners, their whanau, and their hapū.

The Council has established a development contributions remission scheme which applies to residential development on Māori land within the Tuahiwi Reserve MR873, which falls within the Special Purpose Zone (Kāinga Nohoanga) in the proposed District Plan. The remission provides that qualifying developments (those with descendancy based development rights and that meet District Plan requirements as a permitted or consented activity) do not pay development contributions.

The remission is funded through each specific development contribution scheme (e.g., the Woodend water scheme funds the Tuahiwi water and Woodend-Tuahiwi water development contribution remission).

This remission was originally based on projects that are in the 2023/24 development contribution schedules. Funding for additional infrastructure introduced later than 2023/24 required to service specific development areas will be subject to separate consideration. This remission ~~is further based on~~ assumes infill cluster housing type development ~~and allows for~~ approximately 20 units (or HUEs) to be developed over 5 years, ~~and once. Once~~ these 20 HUEs of remissions are granted, further remissions will only be available upon specific decision by the Council who may revisit the volume of remissions beyond this initial allocation for developments of greater scale or density.

Staff are responsible for tracking the uptake of these remissions against the allowance made within this Policy. This information and the number of remissions remaining can be made available on request. The remissions are tracked in Council's system at Trim 241121206404.

No application is required to be made to receive this remission other than demonstration of a qualifying development where one or more owners of the land provide written confirmation from Te Runanga o Ngāi Tahu Whakapapa Unit, confirming that they are a direct descendant of the original grantees of the land.

4.76.6 Timing of payment of contributions

Development contributions are levied on subdivision, resource consents, building consents and on requests for connection or upgrades to infrastructure services.

Development contribution charges are invoiced in the following cases:

- a) A Section 224(c) application is received for a subdivision consent.
- b) When a building consent for a new residential or non-residential unit is uplifted.
- c) An application to connect to a Council network service is made, or an application to increase the size of an existing connection.
- d) Council deems a change of property use has occurred resulting in an increased demand for network services.
- e) A Section 226 application is received for a subdivision consent.

Development contribution charges are payable by the earlier of:

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- a) The 20th of the month following the invoice date; or
- b) Prior to the issuance of the Section 224(c) Certificate, Code Compliance Certificate, or approved connection application.

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If an invoice remains unpaid outside of the terms of the invoice, Council will undertake normal legal action to enforce payment. In addition, if development contributions have not been paid, Council is able to withhold the following:

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- a) A Code of Compliance Certificate;
- b) A connection to a Council network;
- c) A certificate issued under Section 224 (c) of the RMA; and
- d) Commencement of a resource consent under the RMA;

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Development contributions assessed and advised on a subdivision consent shall have a lapsing period of 5 years to give effect to the consent [i.e. Section 223 certificate] and then 3 years to plan deposit [i.e. Section 224(c) certificate].

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If a consent holder is granted an extension or a lapse period of greater than 5 years to give effect to the consent, the development contributions shall be re-assessed at the time a Section 224(c) certificate application is made if this occurs outside of the timeframes as stated above.

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The LGA (s 198), provides for a development contribution assessment to be made at multiple points within the development process (subdivision consent, land use consent, building consent, certificate of acceptance or authorisation for service connection). The Council intends to make an assessment at the first opportunity, however, if there is demand created and an assessment is not made at the first opportunity, the Council reserves the right to make an assessment at a later opportunity, based on the year rate applicable at the time considered to have been the first opportunity under this policy. The Council's right to assess at a later opportunity is limited to the demand created at the first opportunity and any increase in demand between the first opportunity and later opportunity based on the development proposed.

4.7.7 4.6.7 Price indexation

~~For work that is forecast to be undertaken in the period of the LTP, the Council may apply indexation to the development contribution calculations based on the Producers Price Index Outputs for Construction as provided in LGA 2002 s 106(2B) and (2C). These provisions, however, exclude interest and financing costs from the adjustments for increases in this producer price index.~~

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4.6.8 Holding costs

~~The Council will apply holding costs for growth related expenditure that has been incurred prior to the commencement of the current financial year.~~

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~~(a) For past capital expenditure, other than for roading, where that expenditure contains a growth component, the Council will annually increase the relevant development contributions by the Council's cost of funding.~~

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~~(b)(a) For past capital expenditure on roading, where the expenditure was incurred for the purposes of allowing development, the Council allocates the full interest cost and recovers the associated holding cost from the developers.~~

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~~(c)(a) For past capital expenditure, where the expenditure is incurred for the purposes of~~

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~~allowing development in DCAs, the Council allocates the full interest cost to the development area and recovers the associated holding cost from the developers. The development contribution reflects both the capital cost and the holding cost.~~

~~(d)(a) Where funding costs are added to development contributions for historical expenditure in accordance with this clause, the Council will review the level of development contributions at least once every three years with regard to the impact that the inclusion of holding costs may be having on the development of the DCA. On completion of this review, if it is considered in the best interests of the Council and the district to do so, then the Council may exclude some or all of the funding costs from the calculation of a contribution.~~

~~(e)(a) There are a small number of capital works for the purposes of enabling development in defined areas for which the Council has decided that the funding costs should not be funded by development contributions, for example Southbrook DCA drainage, where it is considered that there is district wide benefit arising from the works.~~

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4.6.9 Historical capital expenditure

Where provided for in this Policy, development

Development contributions may be charged in respect of historical capital expenditure, as well as for projected capital expenditure. This includes the calculation of development contributions incurred for capital expenditure beyond the term of the LTP as allowed for under Schedule 13 of the LGA 2002.

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In determining when development contributions will no longer be charged for historical capital expenditure, a distinction is made between various types of historical expenditure with a growth-related component:

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1. DCA-related expenditure;
2. General growth-related expenditure;
3. Very large projects where the denominator used for calculating development contributions in the LTP reflects growth which is likely to occur beyond the LTP period.

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With DCA expenditure, it is possible to identify when historical costs have been fully funded. Development contributions will no longer be charged where the costs have been fully recovered or the asset has come to the end of its useful life (whichever is the earlier). Recovery for DCA expenditure will continue until such time as all costs are collected.

With general growth-related expenditure, development contributions will be collected for future expenditure within the period of the LTP and for historical expenditure incurred in the previous 10-12 years. The number of years of historical expenditure to be included will be 20 years less the number of years covered by the LTP.

Accordingly, in Year 1 of the LTP, development contributions will be charged for growth-related expenditure for both the next 10 years and the past 10 years. In Year 2, development contributions will be charged for growth-related expenditure for the next 9 years and the past 11 years, and so on.

The growth that has occurred in the DCA may also be considered to estimate costs, and may include historical expenditure and adjusted life expediency to differing collection.

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The third category of expenditure identified above will continue to be part of the development contributions charge until the growth provided for in the development contributions denominator has eventuated, e.g. a certain number of household units have been developed. However, contributions will not be charged beyond the useful life of the asset.

4.6.10 ~~Developer agreements.~~

~~LGA 2002 s 207A(1) provides that territorial authorities may enter into a developer agreement if formally requested by a developer or the Council itself.~~

~~When a DCA is established the Council will work with the developer or developers of the area concerned to establish which party or parties will undertake various works. The Council will only charge development contributions for that DCA for infrastructure work that is undertaken and funded by the Council. The extent of the infrastructure work undertaken by the Council in each DCA will vary according to the nature of the development and the type of work involved.~~

~~It is the responsibility of the developer to provide infrastructure solutions for the area of the proposed development. In the event that the Council requires the provision of additional capacity in the infrastructure to be provided or improvements to existing infrastructure affected by the development, Council will fund the extra over portion of the work.~~

~~If a developer desires to enter into a developer agreement with Council, the developer shall make an application to Council in writing. This application shall include the following information for consideration by Council:-~~

- ~~1.a) Scale of the development. Typically, a development greater than 75 lots or with the value of infrastructure works exceeding \$250,000 will be considered for an agreement. Developments with fewer lots or lower value of infrastructure may be considered at Council's discretion;~~
- ~~2.a) Ownership of the development (i.e. joint venture partners);~~
- ~~3.a) Timeframe for development to be completed (all stages);~~
- ~~4.a) Works to be included in the agreement; and~~
- ~~5.a) Timeframe for the infrastructure works to be completed;~~

~~In considering an application for a developer agreement, the Council will consider the following:-~~

- ~~1.a) The value of the works to be completed by the developer that have a wider Council benefit;~~
- ~~2.a) The degree of benefit to the wider community;~~
- ~~3.a) Options for completing the work;~~
- ~~4.a) Consideration of any increase in resilience to a Council infrastructure network;~~
- ~~5.a) Alignment of works with Council's level of service requirements;~~
- ~~6.a) Alignment of works with the Regional Policy Statement, Council's District Plan and strategic directions;~~
- ~~7.a) Risk to Council of development not proceeding as intended by the Developer;~~
- ~~8.a) Developer's credit worthiness; and~~
- ~~9.a) Council's intended funding of the infrastructure works to be included in the agreement.~~

~~If, as a result of these discussions, a decision is made to establish a formal development~~

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agreement under LGA 2002, this agreement shall set out the following as relating to shared works:-

- ~~1. a) Methodology for determining the share of costs that are the responsibility of the Council;~~
- ~~2. a) Methodology for valuing land;~~
- ~~3. a) Effects of the completion of the proposed works on the Development Contributions payable under this Policy. Any departure(s) from the Council's Development Contributions Policy shall be explicitly stated within the agreement; and~~
- ~~4. a) Timeframe for validity of agreement.~~

~~Unless explicitly stated, developer agreements shall not alter the applications of development contributions under this Policy. Development contributions may be locked in for a period of 8 years from agreement to the issuance of the Section 224(c) certificate at the discretion of Council.~~

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4.7.8 Land in lieu of cash for reserve Development Contributions

The Council will generally take development contributions towards providing reserves for open space and recreation in cash. In some circumstances the Council may, at its sole discretion consider taking land in lieu of, or in addition to, cash. Where it does so, any land taken will be valued in accordance with the Council's land valuation policy, as described below.

4.7.96.11 Requests for reconsideration of Development Contributions

LGA 2002 s 199A establishes the right for developers on whom the Council is proposing to levy Development Contributions to request a reconsideration of the amounts involved. The bases on which such requests can be based are that:

- The amount was incorrectly calculated or assessed under the Council's Development Contributions Policy;
- The Council has incorrectly applied its Development Contributions Policy; or
- The information used to assess the development contributions payable by the person seeking reconsideration was incorrect, has been recorded or used incorrectly, or was incomplete or contained errors.

LGA 2002s 202A(2) requires the Council's Development Contributions Policy to establish a process for addressing requests for reconsideration, which must indicate how these are to be lodged, and the steps that the Council will take in making its determination regarding the request for reconsideration.

The reconsideration process established under this policy will involve the delegation of responsibility for the determination of the outcome of the reconsideration to the Chief Executive. The process to be used to reach this determination is set out in Appendix A to this Policy.

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5. Links to OTHER POLICIES Other Policies and COMMUNITY OBJECTIVES Community Objectives

The Development Contributions Policy links to the following outcomes:

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- There is a safe environment for all;
- Transport is accessible, convenient, reliable affordable and sustainable;
- There is sufficient clean water to meet the needs of communities and ecosystems;
- Businesses in the District are diverse, adaptable, and growing;
- Core utility services are provided in a timely, sustainable and affordable manner; and
- Public spaces and facilities are plentiful, accessible and high quality.

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6. POLICY ADOPTION

6. Policy Adoption

The Development Contributions Policy was adopted by Waimakariri District Council on ~~3 June 2025~~.TBC

7. REVIEW

A review is made every year in preparation for the Annual Plan or Long-Term Plan. A full review is undertaken every three years.

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2026/27 DEVELOPMENT CONTRIBUTIONS POLICY → APPENDICES

APPENDIX A: RECONSIDERATION PROCESS

1. Requests for reconsideration of the development contribution which the Council requires must follow within 10 working days of the formal receipt of a notice of the sums involved from the Council. The Council will give formal notice of the development contributions payable as soon as it is practicable after:

- 4.
- the decisions have been made with respect to the servicing of a new subdivision, for contributions payable prior to the release of RMA Section 224(c) certificates;
 - the decision have been released with respect to the impact on Council infrastructure assets for contributions triggered by a land use consent; or
 - the plans for a new building have been assessed for a Project Information Memorandum (PIM).

2. Applications for reconsideration must be lodged on the prescribed form attached to this schedule, and must state which ground(s) for requests for reconsideration set out in LGA 2002 s199A apply to the application.

3. The Council will only accept applications for reconsideration that provide sufficient information to allow Council officers to fully evaluate the basis on which the reconsideration is sought, and the concerns of the applicant with respect to the Council's original process in assessing the contributions payable.

4. The Council reserves the right to suspend the time of 15 working days required to provide determination of its response to a request for a reconsideration set out in LGA 2002 s 199B(1) if, in order to ensure natural justice, further information is required from the applicant regarding the basis for the request for reconsideration.

5. The Council will make its determination of the application for reconsideration based on the information provided by the applicant and the original Council documentation setting out the basis for the original decision regarding the development contributions applicable and the sums to be levied.

6. The reconsideration decision will be made by the Chief Executive on advice from staff.

7. The Council's reconsideration process will not involve formal hearings or other representations in person for the applicant or parties representing the applicant.

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2025/26 DEVELOPMENT CONTRIBUTIONS POLICY

**Waimakariri District Council
Notice of request for a reconsideration of Development Contributions
Under S199A Local Government Act 2002**

Name of person/company requesting reconsideration.....

Address.....

Phone.....

E-mail.....

Development contribution(s) for which reconsideration is sought

Please quote the relevant notice number

Reasons for request for reconsideration (please tick the appropriate statutory reason(s))

(a) *Incorrect calculation or assessment*

(b) *Development Contributions Policy incorrectly applied*

(c) *Information used incomplete or contains errors*

Please provide further information relevant to your request for reconsideration:

.....

.....

.....

..... (use additional paper if necessary)

Relief sought

.....

(To be signed by or on behalf of person/company making the request)

• *Signature* *Date:*.....

• *Name of signatory* *(Please print)*

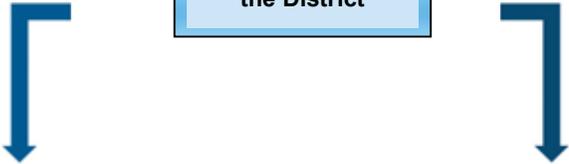
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APPENDIX 1: FRAMEWORK FOR RECOVERING FINANCIAL AND DEVELOPMENT CONTRIBUTIONS

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Development occurring within the District



Levied under the *Local Government Act 2002*

Levied under the *Resource Management Act 1991*

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A development contribution (for projects identified in the LTP) to cater for the planned growth of:

- Sewer, water & drainage services
- Roading
- Reserves
- Community Infrastructure

Levied at the time of:

- Subdivision or Land Use or
- Building Consent or
- (If applicable) connection to services and
- (If applicable) connection to the roading network

A financial contribution to:

Enable the adverse effects of each development proposal to be offset e.g. land to vest as road, or money to enable the local capacity of services to be increased.

Levied at the time of:

- subdivision or land use consent

A works & services condition for:

Physical works to be undertaken, e.g. construction of a new road

Levied at the time of:

- subdivision or land

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APPENDIX 2: RESERVES DEVELOPMENT CONTRIBUTIONS

2.1 Calculation of contributions

There are two reserves contributions – one for District-wide reserves applicable to all residential and rural developments and the other for neighbourhood reserves, which is only applicable to residential zoned subdivisions, and any other development which generates demand on ~~neighbourhood~~neighbourhood reserves when assessed against the Activity Management Plan – Community and Recreation.

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The capital expenditure is divided into two categories:

1. Growth-related development: this applies to new developments that are needed to cater for the growth of the District.
2. Development of reserves: this category covers development of existing reserves to cater for future residents and for the changing needs of the community. It is therefore equitable to share these costs between future property owners and existing owners.

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District and neighbourhood reserve contributions are levied at the lesser of either the maximum allowable contribution or the per lot contribution calculated on the cost of the capital expenditure associated with the development of reserves. The maximum allowable contribution is the greater of:

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- 7.5% of the values of the additional lots created by a subdivision; or
- The market value equivalent of 20m² of land for each additional residential unit or accommodation unit created the development.

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2.1.1 Charges are levied

A charge is levied either:

- On each new residential or rural allotment, or
- On each second or subsequent dwelling, or
- On each residential or rural resource consent or building consent.

Accompanying this policy are the Schedules and related maps. The Schedules provide the basis on which various development contributions are calculated, the amounts budgeted and the amounts payable for each contribution for each scheme area and development contribution area across the District.

2.1.2 Rural and Residential 4 Zoned – subdivisions and second and subsequent household units

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Where:

- cg = capital expenditure relating to growth for district-wide reserves
- cd = capital expenditure relating to the development of existing reserves and facilities
- s = subsidies, if any
- h = total estimated number of additional household units in the District at the end of the LTP period
- th = total estimated household units at the end of the LTP period
- r_{-a} = funding rate applied in respect of each year from the time of the works being carried out

Contribution per lot equals the lesser of:

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i. the greater of 7.5% of the land value of the additional lot or notional lot or the value equivalent of 20m² of land or

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ii. For future expenditure:

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$$((cg - s) \times (1 / h)) + ((cd - s) \times (1 / th))$$

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Plus in respect of historical expenditure, for each year in which capital expenditure including a growth component has been incurred:

$$((cg - s) \times (1 / h)) + ((cd - s) \times (1 / th)) \times (\text{a multiplier reflecting funding costs})$$

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Where the multiplier is calculated along the following lines for each year in which historical expenditure occurred:

$$(1 + r_{t-1}) \times (1 + r_{t-2}) \times \dots (1 + r_{t-x})$$

2.1.3 Residential 1, 2, 3, 5, 6, 6A (GRZ, MRZ, SETZ, LLRZ) Zoned Subdivisions, and Rural and Residential 4 (GRUZ, RLZ) Zoned Subdivisions, where additional demand on neighbourhood reserves is generated

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Where:

- cg = capital expenditure relating to growth for district-wide reserves
- cn = capital expenditure relating to growth for neighbourhood reserves
- cd = capital expenditure relating to the development of existing reserves and facilities
- s = subsidies, if any
- h = total estimated number of additional household units in the District at the end of the LTP period
- hi = total estimated number of additional residential zone household units in the District at the end of the LTP period
- th = total estimated households at the end of the LTP period
- r_{t-a} = funding rate applied in respect of each year from the time of the works being carried out

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Contributions per lot equals the lesser of:

i. The greater of 7.5% of the land value of the additional lot or the value equivalent of 20m² of land created by the development or

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ii. For future expenditure:

$$((cg - s) \times (1 / h)) + ((cn - s) \times (1 / hi)) + ((cd - s) \times (1 / th))$$

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Plus in respect of historical expenditure, for each year in which capital expenditure including a growth component has been incurred:

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$$((cg - s) \times (1 / h)) + ((cn - s) \times (1 / hi)) + ((cd - s) \times (1 / th)) \times (\text{a multiplier reflecting funding costs})$$

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Where the multiplier is calculated along the following lines for each year in which historical expenditure occurred:

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$$(1 + r_{t-1}) \times (1 + r_{t-2}) \times \dots (1 + r_{t-x})$$

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2.1.4 Increased densities and multi-unit residential developments

Where:

vm = the value of 20m² of land

h = total household unit equivalents created by the development.

Contribution = vm x h

Multi-unit residential includes, but is not limited to, flats, town houses, retirement villages and traveller accommodation. As set out in LGA 2002 s 203, the formula may be applied at the discretion of the Council.

The formula is based upon the value equivalent of 20m² of land for each additional residential unit or accommodation unit created by the development, instead of 7.5% of the total land value.

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APPENDIX 3: NETWORK INFRASTRUCTURE DEVELOPMENT CONTRIBUTIONS

3.1

3.1 Water

3.1.1 Calculation of contributions

The contribution is calculated on the cost of the capital expenditure associated with increasing the capacity of the system, subtracting:

- Any subsidies
- The total of the replacement cost of the existing asset (if any)
- The depreciation cost of the existing asset, then dividing by the number of household units that the area is planned to be capable of servicing, or the number of units of water that the scheme is planned to deliver within the LTP assessment period.

3.1.2 Charges are levied

A charge is levied either:

- On each new lot and/or connection granted, or
- On each second or subsequent residential unit or connection on a pre-existing lot
- Or resource consent, building consent or application for a larger service which will lead to additional demand on the water network, or
- On each second or subsequent connection or application for consent which will lead to additional demand on the water network.

Note: Developments in DCAs incur development contributions for the particular DCA area they are in, and in addition, incur development contributions for the large scheme area.

Accompanying this policy are the Schedules and related maps. The Schedules provide the basis on which various development contributions are calculated, the amounts budgeted and the amounts payable for each contribution for each scheme area and development contribution area across the District.

3.1.3 Calculation of contribution for water scheme projects other than new source projects:

Where:

- c = capital expenditure that includes a growth component
- s = subsidies, if any
- r = replacement cost of any infrastructure replaced
- d = depreciated replacement cost of any infrastructure replaced
- n = total estimated number of household units in the area planned to be serviced as at the end of the LTP period.
- W = water connection size factor (for calculating water development contributions)
- r_{t-a} = funding rate applied in respect of each year from the time of the works being carried out.

Contribution per lot equals:
In respect of future expenditure:

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$$((c - s) - (r - d)) \times (1 / n) \times w$$

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Plus in respect of historical expenditure, for each year in which capital expenditure including a growth component has been incurred:

$$((c - s) - (r - d)) \times ((1 / n) \times w) \times a \text{ multiplier reflecting funding costs}$$

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Where the multiplier is calculated along the following lines for each year in which historical expenditure occurred:

$$(1 + r_{t-1}) \times (1 + r_{t-2}) \times \dots \times (1 + r_{t-x})$$

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The significance of the adjustment for replacement cost and depreciated replacement cost is that some assets have years of useful life left but are only being replaced to cope with the demand for extra capacity resulting from new subdivisions.

The effect of this adjustment is that if a new asset is to be replaced, those causing the growth should pay for the cost of upgrading the asset as the existing asset would provide many years of future benefit and it is only being replaced because of the growth.

3.1.4 The water scheme development contribution (100% growth projects)

3.1.4.1 Developments outside DCAs:

Where:

c = growth component of capital

s = subsidies, if any

r = replacement cost of any infrastructure replaced

d = depreciated replacement cost of any infrastructure replaced

h = total estimated number of additional household units in the area planned to be serviced by the end of the LTP period.

W = water connection size factor (for calculating water development contributions)

r_{t-a} = the funding rate applied in respect of each year from the time of the works being carried out.

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Contribution per lot equals:

In respect of future expenditure:

$$((c - s) - (r - d)) \times (1 / h) \times w$$

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Plus in respect of historical expenditure, for each year in which capital expenditure including a growth component has been incurred:

$$((c - s) - (r - d)) \times (1 / h) \times w \times a \text{ multiplier reflecting funding costs}$$

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Where the multiplier is calculated along the following lines for each year in which historical expenditure occurred:

$$(1 + r_{t-1}) \times (1 + r_{t-2}) \times \dots \times (1 + r_{t-x})$$

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3.1.5 The Water Scheme Development Contribution

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3.1.5.1 Water scheme new source projects

These include any water supply scheme with a water supply source upgrade and shall be levied over 35 years as below.

Where:

- c = capital expenditure that includes a growth component
- s = subsidies, if any
- r = replacement cost of any infrastructure replaced
- d = depreciated replacement cost of any infrastructure replaced
- n = total estimated number of household units in the area planned to be serviced as at the end of a period of 35 years from the date of completion of the project.
- w = water connection size factor (for calculating water development contributions)
- r_{t-a} = funding rate applied in respect of each year from the time of the works being carried out

Contribution per lot equals:

In respect of future expenditure:

$$((c - s) - (r - d)) \times ((1 / n) \times w)$$

Plus in respect of historical expenditure, for each year in which capital expenditure including a growth component has been incurred:

$$((c - s) - (r - d)) \times ((1 / n) \times w) \times (\text{a multiplier reflecting funding costs})$$

Where the multiplier is calculated along the following lines for each year in which historical expenditure occurred:

$$(1 + r_{t-1}) \times (1 + r_{t-2}) \times \dots \times (1 + r_{t-x})$$

For an existing asset, which is at the end of its useful life and due for replacement, people who connect in the future will only pay for the cost of increasing the system's size, not the full cost of replacing the existing asset.

3.1.6 Outline Development Contribution Areas

In addition to the above water scheme development contribution calculation, the DCAs have an additional contribution, ~~for Outline Development Areas (ODA)~~, which recognises the costs of the development of infrastructural services that are unique to that particular development.

3.1.6.1 The ODADCA Water Scheme Development Contribution (except Southbrook)

Where:

- co = capital expenditure relating to growth in the DCA
- f = funding costs in respect of historical expenditure, if any
- s = subsidies, if any
- pc = development contributions previously received, if any
- r = replacement cost of any infrastructure replaced
- d = depreciated replacement cost of any infrastructure replaced
- dca = estimated number of additional lots planned to be serviced in the development

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contribution area
 w = water connection size factor (for calculating water development contributions)

Contribution per lot equals:
 $((co + f - s - pc) - (r - d)) \times (1 / dca) \times w$

The schedule details the actual costs relating to each DCA.

3.1.6.2 The Southbrook DCA Water Scheme Development Contribution

Where:

- co = capital expenditure that includes a growth component
- f = funding costs in respect of historical expenditure, if any
- s = subsidies or income received from other sources, if any
- r = replacement cost of any infrastructure replaced
- d = depreciated replacement cost of any infrastructure replaced
- m = area (m²) of lot(s) being subdivided or developed
- a = total area of the Southbrook DCA area (m²) less the area dedicated to the stormwater retention pond less a 15% allowance for roading and reserves
- w = water connection size factor (for calculating water development contributions)

Contribution per lot equals:
 $((co + f - s) - (r - d)) \times (1 / a) \times m \times w$

The schedule details the actual costs relating to this Scheme.

3.1.7 Water Connection Size Factor (for calculating Water Development Contributions)

Water Connection Size (mm)	Development contribution multiplication factor
15mm	1.0 x Standard D.C.
20mm	1.5 x Standard D.C.
25mm	2.1 x Standard D.C.
32mm	3.2 x Standard D.C.
40mm	4.9 x Standard D.C.
50mm	7.8 x Standard D.C.

The connection rate may be negotiated where the applicant can show larger pipe size is required for fire-fighting or fire prevention.

3.1.8 Restricted Connections Supplied from On-demand Networks

Restricted connections supplied from on demand networks will pay a reduced development contribution in accordance with the following table.

Restricted connection demand	Development contribution reduction factor
1 Unit (1 m ³ per day)	0.4 x Standard D.C.
2 Units (2 m ³ per day)	0.8 x Standard D.C.

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3.2 Sewer

3.2.1 Calculation of Contribution

The contribution is calculated on the cost of the capital expenditure associated with increasing the capacity of the system, less any subsidies, less the difference between the total of the replacement cost of the existing asset (if any), the depreciated cost of the existing asset, with the total then divided by the number of lots that are planned to be serviced by the scheme. For historical costs, an adjustment is made to reflect funding costs. The result is the cost that will apply to each new lot.

For the purposes of calculating the sewer development contribution the volume flows are calculated on the size of the water inflow pipe as the outflow of sewage from a property is proportional to the inflow of water.

3.2.2 Charges are levied

A charge is levied either on each:

- New lot and/or connection granted, or
- Second or subsequent dwelling or connection on a pre-existing lot, or
- Resource consent or application for a larger service which will lead to additional demand on the sewer network, or
- Second or subsequent connection or application for consent that will lead to additional demand on the sewer network.

Note: Developments in DCAs incur development contributions for the particular DCA area they are in, and in addition, incur development contributions for the large scheme area.

Accompanying this policy are the Schedules and related maps. The Schedules provide the basis on which various development contributions are calculated, the amounts budgeted and the amounts payable for each contribution for each scheme area and development contribution area across the District.

3.2.2.1 Sewer Scheme Development Contributions other than the Ocean Outfall Project and Oxford Wastewater Treatment Plant Upgrade Project (Partial Growth)

Where:

- c = capital expenditure that includes a growth component
- s = subsidies, if any
- r = replacement cost of any infrastructure replaced
- d = depreciated replacement cost of any infrastructure replaced
- n = total estimated number of lots in the area planned to be serviced as at the end of the LTP period
- w = water connection size factor (for developing sewer development contributions)
- r_{t-a} = the funding rate applied in respect of each year from the time of the works being carried out

Contribution per lot equals:

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In respect of future expenditure:

$$((c - s) - (r - d)) \times (1 / n) \times w$$

Plus in respect of historical expenditure, for each year in which capital expenditure including a growth component has been incurred:

$$((c - s) - (r - d)) \times (1 / n) \times w \times (\text{a multiplier reflecting funding costs})$$

Where the multiplier is calculated along the following lines for each year in which historical expenditure occurred:

$$(1 + r_{t-1}) \times (1 + r_{t-2}) \times \dots \times (1 + r_{t-x})$$

3.2.3 The Sewer Scheme Development Contribution (100% growth projects)

3.2.3.1 Sewer Scheme Development Contributions

Where:

- c = growth component of capital
- s = subsidies, if any
- r = replacement cost of any infrastructure replaced
- d = depreciated replacement cost of any infrastructure replaced
- h = total estimated number of additional lots in the area planned to be serviced by the end of the LTP period
- w = water connection size factor (for calculating sewer development contributions)
- r_{t-a} = the funding rate applied in respect of each year from the time of the works being carried out

Contribution per lot equals:

For future expenditure:

$$((c - s) - (r - d)) \times (1 / h) \times w$$

Plus in respect of historical expenditure, for each year in which capital expenditure including a growth component has been incurred:

$$((c - s) - (r - d)) \times (1 / h) \times w \times \text{a multiplier reflecting funding costs}$$

Where the multiplier is calculated along the following lines for each year in which historical expenditure occurred:

$$(1 + r_{t-1}) \times (1 + r_{t-2}) \times \dots \times (1 + r_{t-x})$$

3.2.3.2 Ocean Outfall Project and Oxford Wastewater Treatment Plant Upgrade Project

Where:

- c = loan outstanding amount that includes the growth component relating to capital expenditure
- s = subsidies, if any
- r = replacement cost of any infrastructure replaced
- d = depreciated replacement cost of any infrastructure replaced

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n = total estimated number of household units in the area planned to be serviced as at the end of a period of 35 years from the date of completion of the project.
 w = water connection size factor (for calculating water development contributions)
 r_{t-a} = the funding rate applied in respect of each year from the time of the works being carried out

Contribution per lot equals:

$$((c - s) - (r - d)) \times (1 / n) \times w$$

Plus in respect of historical expenditure, for each year in which capital expenditure including a growth component has been incurred:

$$((c - s) - (r - d)) \times (1 / n) \times (w) \times (\text{a multiplier reflecting funding costs})$$

Where the multiplier is calculated along the following lines for each year in which historical expenditure occurred:

$$(1 + r_{t-1}) \times (1 + r_{t-2}) \times \dots \times (1 + r_{t-x})$$

The significance of the adjustment for replacement cost and depreciated replacement cost is that some assets have years of useful life left but are only being replaced to cope with the demand for extra capacity resulting from new subdivisions.

The effect of this adjustment is that if a new asset is to be replaced those causing the growth should pay for the cost of upgrading the asset as the existing asset would provide many years of future benefit and it is only being replaced because of the growth.

Conversely, for an existing asset, which is at the end of its useful life and due for replacement, people who connect in the future will only pay for the cost of increasing the system's size, not the full cost of replacing the existing asset.

3.2.4 Amalgamated Mandeville, Swannanoa, Ohoka Sewer

Where:

c = loan outstanding amount that includes the growth component relating to capital expenditure
 s = subsidies, if any
 r = replacement cost of any infrastructure replaced
 d = depreciated replacement cost of any infrastructure replaced
 n = total estimated number of additional household units in the area planned to be serviced as at the end of a period of 20 years from the date of completion of the project.
 w = water connection size factor (for calculating water development contributions)
 r_{t-a} = the funding rate applied in respect of each year from the time of the works being carried out

Contribution per lot equals:

$$((c - s) - (r - d)) \times (1 / n) \times w$$

The Mandeville Wastewater Pump Station (also known as Bradleys Road Pump Station, pipeline to Rangiora) Project services growth that is likely to occur over a period of greater than 10 years. This

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project was completed in response to growth with additional capacity for growth included.

3.2.5 Outline Development Contribution Areas

In addition to the above sewer scheme development contribution calculation, the DCAs have an additional contribution, for ODAs, which recognises the costs of the development of infrastructural services that are unique to that particular development.

There are two formulae – one for Southbrook and the other for all other DCAs.

3.2.4.1 The ODADCA Sewer Scheme Development Contribution (except Southbrook):

Where:

- co = capital expenditure relating to growth in DCA
- f = funding costs in respect of historical expenditure, if any
- s = subsidies, if any
- pc = development contributions previously received, if any
- r = replacement cost of any infrastructure replaced
- d = depreciated replacement cost of any infrastructure replaced
- dca = estimated number of additional lots planned to be serviced in the development contribution area
- w = water connection size factor (for calculating sewer development contributions)

Contribution per lot equals

$$((co + f - s - pc) - (r - d)) \times (1 / dca) \times w$$

The schedule details the actual costs relating to each Scheme.

3.2.4.2 The Southbrook DCA Sewer Scheme Development Contribution:

Where:

- co = capital expenditure which includes a growth component
- f = funding costs in respect of historical expenditure, if any (Council's current policy is to fund these from rates rather than development contributions)
- s = subsidies or income received from other sources, if any
- r = replacement cost of any infrastructure replaced
- d = depreciated replacement cost of any infrastructure replaced
- m = area (m²) of lot(s) being subdivided or developed
- a = [total area of the Southbrook DCA area (m²) less the area dedicated to the stormwater retention pond] less a 15% allowance for roading and reserves
- w = water connection size factor (for calculating sewer development contributions)

Contribution per lot equals:

$$((co + f - s) - (r - d)) \times (1 / a) \times (m) \times (w)$$

3.2.6 Water Connection Size Factor (for calculating Sewer Development Contributions)

Water Connection Size (mm)	Development Contribution Multiplication Factor
15mm	1.0 x Standard D.C.
20mm	1.2 x Standard D.C.

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25mm	1.6 x Standard D.C.
32mm	2.1 x Standard D.C.
40mm	2.9 x Standard D.C.
50mm	4.4 x Standard D.C.

The connection rate may be negotiated where the applicant can show larger pipe size is required for fire-fighting or fire prevention.

3.3 Drainage

3.3.1 Calculation of Contribution

The contribution is calculated on the cost of the capital expenditure associated with increasing the capacity of the system, less any subsidies, less the total of: the replacement cost of the existing asset (if any) less the depreciated cost of the existing asset and then divided by the number of properties that the area is capable of servicing. For historical costs, an adjustment is made for funding costs. The result is the cost that will apply to each new lot.

3.3.2 Charges are levied

(Exemptions: Utility Lots and Boundary Adjustments):

Residential Zones

On subdivision creating additional allotment/s and subsequently for each additional household unit on the same lot (when either resource consent or building consent is granted).

Business Zones

For business properties, on subdivision creating additional allotment/s or on additional connection or network load on the same lot (when either a resource consent or a building consent is granted or at the time of connection).

Note: developments in DCAs incur development contributions for the particular DCA area they are in, and in addition, incur development contributions for the large scheme area.

Accompanying this policy are the Schedules and related maps. The Schedules provide the basis on which various development contributions are calculated, the amounts budgeted and the amounts payable for each contribution for each scheme area and development contribution area across the District.

3.3.3 Drainage Contribution

Where:

- c = capital expenditure including a growth component
- s = subsidies, if any
- r = replacement cost of any infrastructure replaced
- d = depreciated replacement cost of any infrastructure replaced
- n = total estimated number of lots in the area planned to be serviced as at the end of LTP period
- r_{t-a} = the funding rate applied in respect of each year from the time of the works being carried out

Contribution per lot equals:

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For future expenditure:

$$((c - s) - (r - d)) \times (1 / n)$$

Plus in respect of historical expenditure, for each year in which capital expenditure including a growth component has been incurred:

$$((c - s) - (r - d)) \times (1 / n) \times \text{a multiplier reflecting funding costs}$$

Where the multiplier is calculated along the following lines for each year in which historical expenditure occurred:

$$(1 + r_{t-1}) \times (1 + r_{t-2}) \times \dots \times (1 + r_{t-x})$$

3.3.4 The Drainage Scheme Development Contribution

3.3.4.1 Drainage Scheme Development Contributions:

Where:

c = growth component of capital

s = subsidies, if any

r = replacement cost of any infrastructure replaced

d = depreciated replacement cost of any infrastructure replaced

h = total estimated number of additional lots in the area planned to be serviced at the end of the LTP period

r_{t-a} = the funding rate applied in respect of each year from the time of the works being carried out

Contribution per lot equals:

For future expenditure:

$$((c - s) - (r - d)) \times (1 / h)$$

Plus in respect of historical expenditure, for each year in which capital expenditure including a growth component has been incurred:

$$((c - s) - (r - d)) \times (1 / h) \times \text{a multiplier reflecting funding costs}$$

Where the multiplier is calculated along the following lines for each year in which historical expenditure occurred:

$$(1 + r_{t-1}) \times (1 + r_{t-2}) \times (1 + r_{t-x})$$

The significance of the adjustment for replacement cost and depreciated replacement cost is that some assets have years of useful life left but are only being replaced to cope with the demand for extra capacity resulting from new subdivisions.

The effect of this adjustment is that if a new asset is to be replaced those causing the growth should pay for the cost of upgrading the asset as the existing asset would provide many years of future benefit and it is only being replaced because of the growth.

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Conversely, for an existing asset, which is at the end of its useful life and due for replacement, people who connect in the future will only pay for the cost of increasing the system's size, not the full cost of replacing the existing asset.

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3.3.5 Outline Development Contribution Areas

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In addition to the above drainage scheme development contribution calculation, the DCAs have an additional contribution, for ODAs, which recognises the costs of the development of infrastructural services that are unique to that particular development.

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3.3.5.1 The ODADCA Drainage Scheme Development Contribution (except Southbrook)

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Where:

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co = capital expenditure relating to growth in the DCA

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f = funding costs in respect of historical expenditure, if any

s = subsidies, if any

pc = development contributions previously received, if any

r = replacement cost of any infrastructure replaced

d = depreciated replacement cost of any infrastructure replaced

dca = estimated number of additional lots planned to be serviced in the development contribution area

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Contribution per lot equals:

$$((co + f - s - pc) - (r - d)) \times (1 / dca)$$

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The schedule details the actual costs relating to each DCA.

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3.3.5.2 Rangiora / Southbrook Stormwater DCS Drainage Scheme Development Contribution

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Where:

co = capital expenditure due to growth

m = area (m²) of that part of the lot(s) to be subdivided or developed less the area which is assessed as having been developed as at 1 July 2007

a = 0.85X + 0.1 (Z-0.85X)

X = area (m²) of all lots identified as Area X lots on Plan 2878, (those that are largely undeveloped) less the area of each of those lots assessed as developed at 1 July 2007

Z = gross area (m²) of all lots within the DCA, less that area contributing to pond B shown on Plan 2878.

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For **Subdivision** within the Southbrook Industrial Area, the m² development contribution rate is calculated as follows:

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$$co \times m/a$$

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3.3.6 Drainage Adjustment Factor

The stormwater HUE is based on the expected runoff from impermeable surfaces. A typical Greenfields residential development on a 600m² allotment is assumed to have a run-off coefficient (or anticipated proportion of run-off) of 55 %. Runoff coefficient assessments are based on the Compliance Document for New Zealand Building Code Clause E1 Surface Water, which provides a

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list of typical runoff coefficients. Adjustments for drainage contributions for non-residential activity will be made on resource consent or building consent.

In the case of developments outside of DCAs and special stormwater management areas such as Southbrook, the stormwater development contribution will be calculated on the basis of the run-off coefficient. ~~If the run-off coefficient is greater than 55%, additional development contributions will be charged for development serviced by the District's reticulated stormwater collection systems.~~

3.4 Rooding

3.4.1 Calculation of contribution

The contribution is calculated on the cost of the capital expenditure associated with increasing the capacity of the network, less any subsidies. The value of any financial contribution taken with respect to a particular development and rooding project is subtracted also, so the contribution relates to extra work in the system.

This value is then divided by the number of projected new household units in the District. For historical costs, an adjustment is made for funding costs. The result is the cost that will apply to each new lot.

The calculation of rooding contributions for DCAs relates to the cost of construction of collector roads (if any) that are required to connect the DCA to the District-wide rooding network. The development contribution payable for these DCAs is based on the estimated cost of the collector road divided by the number of new allotments to be created in that DCA.

3.4.2 Charges are levied

A charge is levied either on each:

- New residential or non-residential allotment, or
- Second or subsequent dwelling, or
- Residential land use resource consent or building consent.

3.4.3 Outline Development Contribution Areas

In addition to the above rooding development contribution calculation, the DCAs have an additional contribution, ~~for ODAs,~~ which apportions the costs of the development of main trunk roads that are unique to that particular development.

3.4.3.1 The District Rooding Development Contribution

Where:

- c = capital expenditure related to growth for that project
- f = funding costs in respect of historical expenditure, if any
- s = subsidies associated with the growth portion of the project, if any
- pc = development contributions previously received in respect of that project
- fc = financial contribution applicable to that rooding project, if any
- h = total estimated number of additional household units in the District over the remainder of the LTP period

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Contribution per lot equals:

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The sum of the following for each identified district roading project:

$$((c + f - s - pc) - fc) \times (1 / h)$$

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3.4.3.2 The ODADCA Roading Development Contribution (excluding Southbrook)

Where:

- co = capital expenditure relating to growth in DCA
- f = funding costs in respect of historical expenditure, if any
- s = subsidies associated with the growth portion of the project, if any
- pc = development contributions previously received in respect of that project
- fc = financial contribution applicable to roading developments
- dca = estimated number of additional lots planned to be serviced in the development contribution area

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Contribution per lot equals:

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$$((co + f - s - pc) - fc) \times (1 / dca)$$

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3.4.3.3 The Southbrook DCA Roading Scheme Development Contribution:

Where:

- co = capital expenditure which includes a growth component
- f = funding costs in respect of historical expenditure, if any (Council's current policy is to fund these from rates rather than development contributions)
- s = subsidies or income received from other sources, if any
- r = replacement cost of any infrastructure replaced
- d = depreciated replacement cost of any infrastructure replaced
- m = area (m²) of lot(s) being subdivided or developed
- a = [total area of the Southbrook DCA area (m²) less the area dedicated to the stormwater retention pond less a 15% allowance for roading and reserves

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Contribution per lot equals:

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$$((co + f - s) - (r - d)) \times (1 / a) \times m$$

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3.4.3.4 The Red Lion Corner and Ashley Bridge Roading Development Contribution:

Where:

- c = capital expenditure related to growth for that project
- f = funding costs in respect of historical expenditure, if any
- s = subsidies associated with the growth portion of the project, if any
- pc = development contributions previously received in respect of that project
- fc = financial contribution applicable to that roading project, if any
- h = total estimated number of additional household units in the District over 25 years

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Contribution per lot equals:

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The sum of the following for each identified district roading project:

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$((c + f - s - pc) - fc) \times (1 / h)$

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3.4.4 Rooding adjustment factor

The Council calculated the HUE for rooding based on the typical number of vehicle movements generated by a development. A typical household is assumed to generate eight vehicle trips a day.

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APPENDIX 4: COMMUNITY INFRASTRUCTURE DEVELOPMENT CONTRIBUTIONS

4.1 Calculation of contribution

The contribution is calculated on the cost of the capital expenditure relating to the development of community infrastructure to cope with growth of the District, less:

- Any subsidies
- The total of the replacement cost of the existing asset (if any)
- The depreciated replacement cost of the existing asset, and then divided by the total estimated number of household units in the District at the end of the LTP period.

For historical expenditure, an adjustment is made for funding costs. For 100% growth project, the calculation is based on the estimated number of additional household units projected for the LTP period.

4.2. Community Infrastructure Development Contribution:

Where:

- c = growth component of capital expenditure
s = subsidies, if any
r = replacement cost of any infrastructure replaced
d = depreciated replacement cost of any infrastructure replaced
n = total estimated number of rating units in the District as at the end of the LTP period.
 r_{t-a} = the funding rate applied in respect of each year from the time of the works being carried out.

Contribution per lot equals:

For future expenditure:

$$((c - s) - (r - d)) \times (1 / n)$$

Plus in respect of historical expenditure, for each year in which capital expenditure including a growth component has been incurred:

$$((c - s) - (r - d)) \times (1 / n) \times \text{a multiplier reflecting funding costs}$$

Where the multiplier is calculated along the following lines for each year in which historical expenditure occurred:

$$(1 + r_{t-1}) \times (1 + r_{t-2}) \times \dots (1 + r_{t-x})$$

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