

# Waimakariri District Council Proposed Waimakariri District Plan

## Recommendations of the PDP Hearings Panel

### Recommendation Report 23

#### Hearing Stream 7A – Variation 2 Part 2: District-wide matters – FC Financial Contributions

This report should be read in conjunction with **Report 1** and **Recommendation Reports 2 and 3**.

**Report 1** contains an explanation of how the recommendations in all subsequent reports have been developed and presented, along with a glossary of terms used throughout the reports, a record of all Panel Minutes, a record of the recommendation reports and a summary of overarching recommendations. It does not contain any recommendations per se.

**Recommendation Report 2** contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - SD Strategic directions objectives and policies.

**Recommendation Report 3** contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - UFD Urban Form and Development objectives and policies.

**Appendix 1:** Schedule of attendances

**Appendix 2:** Recommended amendments to the Proposed Plan - Tracked from notified version (provisions not consequentially renumbered)

The Hearings Panel for the purposes of **Hearing Stream 7A** comprised Commissioners Gina Sweetman (Chair), Allan Cubitt, Gary Rae, Megen McKay, Neville Atkinson and Niki Mealings.

# 1. Introduction

## Report outline and approach

1. This is Report 23 of 37 Recommendation Reports prepared by the PDP Hearings Panel appointed to hear and make recommendations on submissions on Variation 2 to the Proposed Waimakariri District Plan (PDP).
2. The report addresses the objective, policies, rules and standards relating to Variation 2 to the FC – FINANCIAL CONTRIBUTIONS Chapter and the submissions received on those provisions. The relevant provisions are:
  - Introduction
  - Objectives FC-O1 and FC-O2
  - Policies FC-P1 and FC-P2
  - Rules FC-R1 and FC-R2
  - Financial Contribution Standards FC-S1 to FC-S4
3. We have structured our discussion on this topic as follows:
  - (a) **Section 2** summarises key contextual matters, including relevant provisions and key issues/themes in submissions;
  - (b) **Sections 3 - 7** contains our evaluation of key issues and recommended amendments to provisions; and
  - (c) **Section 8** contains our conclusions.
4. This Recommendation Report contains the following appendices:
  - (a) **Appendix 1: Schedule of attendances** at the hearing on this topic. We refer to the parties concerned and the evidence they presented throughout this Recommendation Report, where relevant.
  - (b) **Appendix 2: Recommended amendments to the Proposed Plan – Tracked from notified version.** This sets out the final amendments we recommend be made to the PDP provisions relating to this topic. The amendments show the specific wording of the amendments we have recommended and are shown in a 'tracked change' format showing changes from the notified version of the PDP for ease of reference. Where whole provisions have been deleted or added, we have not shown any consequential renumbering, as this method maintains the integrity of how the submitters and s42A Report authors have referred to specific provisions, and our analysis of these in the Recommendation Reports. New whole provisions are prefaced with the term 'new' and deleted provisions are shown as struck out, with no subsequential renumbering in either case.
5. We record that we have taken into account all submissions on the provisions relating to the FC – Financial Contributions chapter in our deliberations. In general, submissions in support of the PDP have not been discussed but are accepted or accepted in part. More detailed descriptions of the submissions and key issues can be found in the relevant s42A

Reports, Responses to Preliminary Questions and written Reply Reports, which are available on the Council's website. As stated above, our decision on each submission point is set out in Appendix 2.

6. In accordance with the approach set out in Report 1, this Report focuses only on 'exceptions', where we do not agree fully or in part with the s42A report author's recommendations and / or reasons, and / or have additional discussion and reasons in respect to a particular submission point, evidence at the hearing, or another matter. Original submissions have been accepted or rejected as recommended by the s42A report author unless otherwise stated in our Recommendation Reports. Further submissions are either accepted or rejected in conformance with our recommendations on the original submission to which the further submission relates.
7. The requirements in clause 10 of the First Schedule of the Act and s32AA are relevant to our considerations of the PDP provisions and the submissions received on those provisions. These are outlined in full in Report 1. In summary, these provisions require among other things:
  - (a) our evaluation to be focussed on changes to the proposed provisions arising since the notification of the PDP and its s32 reports;
  - (b) the provisions to be examined as to whether they are the most appropriate way to achieve the objectives; and
  - (c) as part of that examination, that:
    - i. reasonable alternatives within the scope afforded by submissions on the provisions and corresponding evidence are considered;
    - ii. the efficiency and effectiveness of the provisions is assessed;
    - iii. the reasons for our recommendations are summarised; and
    - iv. our report contains a level of detail commensurate with the scale and significance of the changes recommended.
8. We have not produced a separate evaluation report under s32AA. Where we have adopted the recommendations of Council's s42A report authors, we have adopted their reasoning, unless expressly stated otherwise. This includes the s32AA assessments attached to the relevant s42A Reports and/or Reply Reports. Those reports are part of the public record and are available on the Council website. Where our recommendation differs from the s42A report authors' recommendations, we have incorporated our s32AA evaluation into the body of our report as part of our reasons for recommended amendments, as opposed to including this in a separate table or appendix.
9. A fuller discussion of our approach in this respect is set out in Section of Report 1.

## **2. Summary of provisions and key issues**

### **Outline of matters addressed in this section**

10. In this section, we provide relevant context around which our evaluation of the notified provisions and submissions received on them is based. Our discussion includes:
  - (a) summary of relevant provisions;
  - (b) themes raised in submissions; and

- (c) identification of key issues for our subsequent evaluation.

### **Submissions**

11. Seventy-eight original submissions and five further submissions were received on the FC – Financial Contributions Chapter. The 78 submissions raised 137 submission points.

### **Key issues**

12. The issues in contention on this chapter addressed in this report are:
- (a) Relationship with development contributions and proportionality
  - (b) FC-P1 Provision of Infrastructure
  - (c) FC-R1 New Residential Units and FC-R2 Subdivision
  - (d) Financial contributions in the SPZ(KN) – Special Purpose Zone Kainga Nohoanga.

## **3. Relationship with development contributions and proportionality**

### **Overview**

13. The Panel's recommended amendments to the Introduction of the FC – Financial Contributions Chapter, over and above the amendments recommended by the reporting officer, is summarised below:

Provision	Panel recommendations
Introduction	Include the following words at the end of paragraph 1 "where such costs are not otherwise addressed by the Council's Development Contribution Policy under the Local Government Act 2002 or through separate agreements with the Council".

### **Amendments and reasons**

14. The submissions we consider here are those that sought consistency with the LGA development contributions policy, the removal of duplication with development contributions, and changes to wording. The Kainga Ora submission<sup>1</sup> considered that the plan provisions need to provide greater transparency about costs and how these are calculated and implemented. In respect of the introduction, Kainga Ora sought that it clearly state that financial contributions are required where the costs of development are not otherwise covered by development contributions or other funding sources available to the District Council.
15. Mr Wilson did not recommend any amendments in respect to this particular submission point, considering that the wording in the third paragraph under bullet point 4 was

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<sup>1</sup> 77.1, 77.12 to 77.19

sufficient. In his evidence and at the hearing Mr Neville, for Kainga Ora, retained the position that the introduction should be clear.

16. We do note the reference in the third paragraph does cover the relationship with development contributions. However, we consider that this is a key potential overlap matter between the District Plan and the Council's Development Contributions Policy, and we accept Kainga Ora's position that this should also be made clear in the first paragraph. We noted that Mr Neville sought "any other funding source"; however, we were unclear as to what these other sources may be, noting financial contributions can only be attributed to anything new or upgraded. However, in his evidence for FC-P1, Mr Neville did explain the reference was to developer agreements or developed funded infrastructure. We find this clarity useful as well.
17. We therefore recommend that the Kainga Ora submission be accepted in part and reference be included to Development Contributions and separate agreements with the Council.

## 4. FC-P1 – Provision of Infrastructure

### Overview

18. The Panel's recommended amendment to FC-P1, over and above the amendments recommended by the reporting officer, is summarised below:

Provision	Panel recommendations
FC-P1	Include the following words at the end of the policy "where funding of the works is not otherwise addressed by the Council's Development Contribution Policy or through separate agreements with the Council".

### Amendments and reasons

19. The submissions we consider here are those that sought the FC-P1 be amended to ensure it is clear that financial contributions are only required:
  - (a) where there is an adverse environmental effect on existing infrastructure requiring capacity increases, modifications, or upgrades that are outside of the scheduled maintenance/replacement programme that is also not covered by a development contribution<sup>2</sup>.
  - (b) Where funding is not available from other sources<sup>3</sup>
20. Mr Wilson did not consider that the policy need be amended, as this was a matter better addressed at a standards level.

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<sup>2</sup> Bellgrove Rangiora Ltd [66.4] and Kainga Ora [77.4]

<sup>3</sup> Kainga Ora [77.4]

21. Mr Neville for Kainga Ora maintained the view that the amendment was necessary for clarity to ensure other sources of funding were considered when imposing a financial contribution.
22. We agree with the submitters that having the added clarity will assist in plan administration. We therefore recommend that submissions be accepted in part and reference be included to Development Contributions and separate agreements with the Council.

## 5. FC-R1 New Residential Units and FC-R2 Subdivision

### Overview

23. The Panel's recommended amendments to FC-R1 and FC-R2, over and above the amendments recommended by the reporting officer, is summarised below:

Provision	Panel recommendations
FC-R1	That clause 1 of the rule be amended to refer to "there are three or more new residential units" to make it consistent with FC-R2 and to provide clarity where it applies.
FC-R2	That clause 1 of the rule be amended to refer to "there are three or more new allotments" to make it consistent with FC-R1 and to provide clarity where it applies.

### Amendments and reasons

24. There were several submissions that sought amendment to FC-R1, including:
- (a) Greater clarity on when a financial contribution must be paid and the process for a fair and reasonable assessment to occur<sup>4</sup>.
  - (b) That financial contributions should only apply to more than three residential units and a contribution should be paid prior to the issue of a code of compliance certificate under the Building Act<sup>5</sup>
  - (c) That the Variation be withdrawn and a new variation notified<sup>6</sup>
  - (d) That the rule be retained as notified.<sup>7</sup>
25. Mr Wilson recommended amendments to FC-R1 in response to the submissions, and then also in response to our preliminary questions, evidence presented at the hearing and in his final reply report. We were generally comfortable with Mr Wilson's final position as articulated in his reply report, which included changing the activity status to controlled and introducing two new matters of control. We agree with Mr Wilson that

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<sup>4</sup> Bellgrove Rangiora Ltd [66.5]

<sup>5</sup> Kainga Ora [77.6]

<sup>6</sup> Martin Pinkham [70.5]

<sup>7</sup> Ashley Industrial Services [29.4]

the change in activity status comes within the scope of what was sought by the submitters for increased clarity and certainty on how the Rules are applied. In addition to Mr Wilson’s recommended amendments, we have also recommended the addition of the word “new” in front of residential units in clause 1, to make it clear that financial contributions can only be taken when there are three or more new residential units proposed. We amended the wording to “three or more” in line with the request from Kainga Ora and Mr Wilson’s evidence in his reply report.

26. Accordingly, we recommend that the submissions from Bellgrove Rangiora Ltd and Kainga Ora be accepted in part.
27. There were also a number of submissions in respect to FC-R2 Subdivision, including:
  - (a) amendments to make the financial contributions assessment timing clearer and that it should apply to more than three new allotments<sup>8</sup>.
  - (b) that the rule only applies to where the medium density residential standards apply.
  - (c) that Variation 2 be withdrawn and a new variation notified<sup>9</sup>.
  - (d) that FC-R2 be retained as notified<sup>10</sup>.
28. As with FC-R1, we accept Mr Wilson’s recommended amendments, for the same reasons. We also recommend that the wording of clause 1 be amended so that it is clear that the rule applies to three or more new allotments, for the same reasons articulated for FC-R1.

## 6. Financial Contributions in the SPZ(KN) – Special Purpose Zone – Kainga Nohoanga

### Overview

29. The Panel’s recommended amendments to FC-R2, over and above the amendments recommended by the reporting officer, is summarised below:

Provision	Panel recommendations
FC-R2 SPZ(KN) and new matter of control FC-SPZ(KN)-MCD1	That the new matters of control be made more specific to provide better direction to those administering the Plan on what needs to be considered as to whether to impose a financial contribution or not.  A minor edit to the start of the rule to be consistent with the other rules.

<sup>8</sup> Bellgrove Rangiora Lrd [66.6] and Kainga Ora [77.7]

<sup>9</sup> Martin Pinkham [70.6]

<sup>10</sup> Ashley Industrial Services [29.6]



### **Amendments and reasons**

30. There were 67 submissions<sup>11</sup> that expressed concern about how financial contribution rules could disadvantage Māori landowners by increasing barriers for development of their land. They identified that development of their land may be hampered through the lack of available infrastructure and priority being given to other developing areas. Unfortunately, none of the submitters provided evidence at the hearing.
31. Mr Wilson addressed these submissions in his s42A report, his answers to our preliminary questions and in his final reply report. He proposed amendments to FC-R2 to separate out the SPZ(KN) and add in a specific matter of control for consideration as to whether a financial contribution would be applied or not. Mr Wilson outlined the engagement that has been and is still going with Te Ngāi Tūāhuriri Rūnanga on this matter.
32. We found ourselves in a difficult place with this matter and in addressing these submissions. We agree that Mr Wilson's amendments improve the notified version of the rule and go in some way to address the submitters' concerns. However, we have recommended that the content of the matter of control be replaced with more specific matters for consideration as to whether a financial contribution should be imposed or not, which includes land tenure, the purpose of the subdivision and allotments and reference to the SPZ(KN) objective and policies. We have also made a minor edit to the recommended new rule to make it consistent in format with the other two rules. In our view, these amendments will go some way in addressing the submitters' concerns, and therefore we recommend these submissions are accepted in part. However, we recommend that the Council needs to give this matter wider consideration as part of a future plan change, and in its wider infrastructure funding policy.

## **7. Other matters and consequential changes**

33. We made a minor edit to FC-P1 for grammatical purposes.

## **8. Conclusion**

34. For the reasons summarised above, we recommend the adoption of a set of changes to the PDP provisions relating to Part 2: District-Wide Matters – FC – Financial Contributions. Our recommended amendments are shown in Appendix 2.
35. Overall, we find that these changes will ensure the PDP better achieves the statutory requirements, national and regional direction, and our recommended Strategic Directions, and will improve its useability.

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<sup>11</sup> We have collectively referred to these as the Ngai Tūāhuriri V2 submitters

**Appendix 1: Submitter attendance and tabled evidence for PDP Residential, Large Lot Residential and Variation 2 – Financial Contributions, Hearing Stream 7A**

<b>Attendee</b>	<b>Speaker</b>	<b>Submitter No.</b>
Council reporting officer	• Mr Peter Wilson	
Ken Fletcher	• Mr Ken Fletcher	99, V2 29
Carolina Homes Limited, Allan Downs Limited, Townsend Fields Limited (199 Johns Road Limited)	• Ms Claire McKeever	266, V2 68
<b>Tabled Evidence</b>		
Summerset Retirement Villages (Rangiora) Limited	• Ms Stephanie Styles	207
Kiwirail Holdings Limited	• Evidence of Kiwirail Holdings Limited	373
Fire and Emergency NZ	• Ms Kate Oranje	303, V2 67
Kainga Ora	• Ms Clare Dale • Mr Joshua Neville	55

**Appendix 2:** Recommended amendments to the Proposed Plan - Tracked from notified version  
(provisions not consequentially renumbered)

## FC - Koha pūtea - Financial Contributions

~~Section 108 of the Resource Management Act 1991 empowers a Council to impose financial contributions on resource consents in accordance with the purposes specified in a plan and at a level determined in a manner described by the plan.~~

~~Council is proposing to work through a review process to determine whether financial contributions will be required going forward. As part of this process Council will consult with key stakeholders and community, review funding options and look at amending this chapter at a later date as part of a variation to the District Plan.~~

Financial contributions are collected by councils to address adverse effects of development that cannot be otherwise avoided, remedied or mitigated. Financial contributions can be used to cover the proportioned cost of the provision of infrastructure, such as upgrading or replacement of infrastructure to service higher capacity; and/or to offset adverse effects on the environment, [where such costs are not otherwise addressed by the Council's Development Contribution Policy under the Local Government Act 2002<sup>1</sup> or through separate agreements with the Council.](#)

Financial contributions may be imposed for the purpose of promoting the sustainable management of natural and physical resources. Section 77E of the RMA enables a council to require a financial contribution for any class of activity other than prohibited.

The general circumstances where financial contributions may be required include:

- to address the statutory exemption of the Crown from the provisions of the Local Government Act 2002 by taking financial contributions for subdivision and/or development by the Crown;
- To enable the ongoing collection of, and potential review, of existing consent conditions that require a financial contribution;
- To take financial contributions for reserves, other than esplanade reserves;
- To offset the adverse effects of subdivision and development on infrastructure not otherwise addressed by Council's Development Contribution Policy under the Local Government Act 2002; and
- To offset any adverse effects on the environment from intensive development and new subdivisions.

In section 108(9) of the RMA, financial contributions mean a contribution of:

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

The provisions in this chapter are consistent with the matters in Part 2 — District Wide Matters - Strategic Directions and give effect to matters in Part 2 — District Wide Matters - Urban Form and Development.

<b>Objectives</b>	
<b>FC-O1</b>	<b>Infrastructure Impacts</b>
	<u>Residential intensification, new subdivision, and development equitably contribute towards remedying or mitigating effects on Council infrastructure.</u>

<sup>1</sup> Kainga Ora [77.1, 77.12, 77.13]

<b>FC-O2</b>	<b>Environmental Effects</b>
	<u>Residential intensification, new subdivision, and development contribute towards mitigating their impact on the environment.</u>
<b>Policies</b>	
<b>FC-P1</b>	<b>Provision of Infrastructure</b>
	<u>Financial contributions are required where housing intensification, subdivision, and development <del>or both</del><sup>2</sup> have an adverse environmental effect on existing infrastructure, which requires capacity increases, upgrades or other modification to the infrastructure ahead of the scheduled maintenance/replacement program, or outside the scope of scheduled maintenance/replacement programme, and where funding of the works is not otherwise addressed by the Council's Development Contributions Policy or through separate agreements with the Council<sup>3</sup>.</u>
<b>FC-P2</b>	<b>Acquisition and Vesting of Land</b>
	<u>Consider the need for land to be acquired and vested for the purpose of road reserve, stormwater reserve, the location of council infrastructure, and to mitigate the effects on the environment.</u>

## Activity Rules

<b>FC-R1</b>	<b>New Residential Units</b>	
<b>Medium Density Residential Zone</b>	<p><b>Activity status: PER CON<sup>4</sup></b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>there are <del>more than two</del><sup>5</sup> <u>three or more new</u><sup>6</sup> residential units per site;</li> <li>a financial contributions assessment has been completed in accordance with FC-S1; and</li> <li>all monies calculated under FC-S2 to FC-S4 are paid.</li> </ol> <p><b>Matters of control</b></p> <ul style="list-style-type: none"> <li>SUB-MCD2 – Subdivision design</li> <li>SUB-MCD6 – Infrastructure<sup>7</sup></li> </ul>	<b>Activity status when compliance is not achieved: DIS</b>
<b>FC-R2</b>	<b>Subdivision</b>	
<b>All Zones except SPZ(KN)<sup>8</sup></b>	<p><b>Activity status: PER CON<sup>9</sup></b></p> <p>Where:</p> <ol style="list-style-type: none"> <li><del>more than two</del> there are <u>three</u><sup>10</sup> or more new allotments are created;</li> </ol>	<b>Activity status when compliance is not achieved: DIS</b>

<sup>2</sup> RMA Schedule 1 Clause 16(2)

<sup>3</sup> Kainga Ora [77.4], Bellgrove Rangiora Ltd [66.4]

<sup>4</sup> Bellgrove Rangiora Ltd [V2 66.5], Kainga Ora [V2 77.6].

<sup>5</sup> Kainga Ora [V2 77.6].

<sup>6</sup> Kainga Ora [V2 77.6]. Consequential amendment

<sup>7</sup> Ngai Tūāhuriri V2 submitters.

<sup>8</sup> Ngai Tūāhuriri V2 submitters.

<sup>9</sup> Bellgrove Rangiora Ltd [V2 66.6], Kainga Ora [V2 77.7].

<sup>10</sup> Kainga Ora [V2 77.6].

	<p>2. <u>a financial contributions assessment has been completed in accordance with FC-S1;</u>  <u>and</u>  3. <u>all monies calculated under FC-S2 to FC-S4 are paid.</u></p> <p><b><u>Matters of control</u></b></p> <ul style="list-style-type: none"> <li>• <u>SUB-MCD2 – Subdivision design</u></li> <li>• <u>SUB-MCD6 – Infrastructure</u><sup>11</sup></li> </ul>	
<b><u>SPZ(KN)</u></b>	<p><b><u>Activity status: CON</u></b><sup>12</sup>  <u>Where:</u></p> <ol style="list-style-type: none"> <li>1. <u>There are three or more</u><sup>13</sup> <u>new allotments created;</u></li> <li>2. <u>a financial contributions assessment has been completed in accordance with FC-S1;</u>  <u>and</u></li> <li>3. <u>all monies calculated under FC-S2 to FC-S4 are paid prior to the issue of a completion certificate under s224c of the Resource Management Act 1991.</u><sup>14</sup></li> </ol> <p><b><u>Matters of control</u></b></p> <ul style="list-style-type: none"> <li>• <u>SUB-MCD2 – Subdivision design</u></li> <li>• <u>SUB-MCD6 – Infrastructure</u><sup>15</sup></li> <li>• <u>FC-SPZ(KN)-MCD1</u><sup>16</sup></li> </ul>	<b><u>Activity status when compliance is not achieved: DIS</u></b> <sup>17</sup>

### **Matters of Control**

<b><u>FC-SPZ(KN)-MCD1</u></b> <sup>18</sup>	<ol style="list-style-type: none"> <li>1. <u>Whether it is appropriate to impose a financial contribution, taking into account:</u> <ol style="list-style-type: none"> <li>a. <u>The tenure of the land being subdivided</u></li> <li>b. <u>The purpose of the subdivision and the intended ownership of the resultant allotments</u></li> <li>c. <u>The Waimakariri District Council's Development Contributions Policy</u></li> </ol> </li> <li>2. <u>Consistency with SPZ(KN)-O1, SPZ(KN)-P2 and SPZ(KN)-P3.</u><sup>19</sup></li> </ol>
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## **Financial Contribution Standards**

<sup>11</sup> Ngai Tūāhuriri V2 submitters.

<sup>12</sup> Bellgrove Rangiora Ltd [V2 66.6], Kainga Ora [V2 77.7].

<sup>13</sup> Kainga Ora [V2 77.6].

<sup>14</sup> Ngai Tūāhuriri V2 submitters

<sup>15</sup> Bellgrove Rangiora Ltd [V2 66.6], Kainga Ora [V2 77.7].

<sup>16</sup> Ngai Tūāhuriri V2 submitters.

<sup>17</sup> Ngai Tūāhuriri V2 submitters

<sup>18</sup> Ngai Tūāhuriri V2 submitters.

<sup>19</sup> Ngai Tūāhuriri V2 submitters.

<b>FC-S1: Assessment Methodology</b>	
<p>1. <u>The District Council will issue a Financial Contribution Calculation Assessment (which will be valid for three years from the date of issue) that specifies:</u></p> <ul style="list-style-type: none"> <li>a. <u>all reasonable costs incurred or to be incurred in providing the service, utility or facility (including but not limited to; any legal, survey, design, planning, engineering costs and disbursements);</u></li> <li>b. <u>any reasonable costs to <del>avoid</del><sup>20</sup> remedy or mitigate any effects on the environment from intensification, and subdivision;</u></li> <li>c. <u>the value of and/or the costs of acquiring any or interest in any land required for the service, utility, facility or reserve;</u></li> <li>d. <u>an allowance or adjustment for inflation; and</u></li> <li>e. <u>an allowance for the overhead costs of the Council and/or any costs associated with servicing Council expenditure in providing or upgrading a service or facility.</u></li> </ul>	<p><b><u>Activity status when compliance is not achieved: N/A</u></b></p>
<b>FC-S2: Financial Contribution Calculation for Water, Wastewater and Stormwater</b>	
<p>1. <u>As part of the District Council Financial Contribution Calculation Assessment for drinking water, wastewater and stormwater <del>firstly an assessment will be undertaken to the following calculation methodology will be used</del><sup>21</sup> assess whether the upgrade, extension or new infrastructure required already accounted for in growth component allowed for in the Development Contributions <del>policy and then</del><sup>22</sup>;</u></p> <ul style="list-style-type: none"> <li>a. <u>assess the increase in capacity of the upgrade, extension or new infrastructure required and only charge the proportion needed to service the proposed development;</u></li> <li>b. <u>where required to be installed on Council land and agreed to by the Council, the 100% estimated cost of all</u></li> </ul>	<p><b><u>Activity status when compliance is not achieved: N/A</u></b></p>

<sup>20</sup> 199 Johns Rd et al [V2 68.5], Eliot Sinclair and Partners [V2 69.4].

<sup>21</sup> Bellgrove Rangiora Ltd [V2 66.11], Kainga Ora [V2 77.9].

<sup>22</sup> Bellgrove Rangiora Ltd [V2 66.11], Kainga Ora [V2 77.9].

<p>materials, installation and commissioning of a water supply booster pump and associated infrastructure to maintain water pressure in any building three or more stories in height; and</p> <p>c. <u>assess provision of on-site stormwater management, and if sufficient to manage a 10 year storm, either no or a reduced financial contribution will be required.</u></p>	
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### **FC-S3: Financial Contribution Calculation for Acquisition and Vesting of Land**

<p>1. <u>As part of the District Council Financial Contribution Calculation Assessment for acquisition and vesting of land the following calculation methodology will be used:</u></p> <ol style="list-style-type: none"> <li><u>the extent of any land to be acquired or vested for use by Council shall be assessed and only the area necessary to provide the infrastructure, service or amenity will be acquired or vested;</u></li> <li><u>the location and area of the land shall be identified;</u></li> <li><u>the purpose for which the land is to be acquired or vested and it's classification under the Reserves Act 1977 will be specified;</u></li> <li><u>how the land is to be acquired or vested will be agreed, and the valuation of the land will be determined by a certified third party valuer:</u> <ol style="list-style-type: none"> <li><u>where the land value is more than the equivalent financial contribution value, the difference in value shall be a credit.</u></li> </ol> </li> </ol>	<p><b><u>Activity status when compliance is not achieved: N/A</u></b></p>
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### **FC-S4: Financial Contribution Calculation for Rooding**

<p>1. <u>As part of the District Council Financial Contribution Calculation Assessment for rooding <del>firstly an assessment will be undertaken to the following calculation methodology will be used</del><sup>23</sup> assess whether the upgrade of extension to or new rooding infrastructure required is already accounted for in the growth component allowed for in the Development Contributions policy; <del>and then:</del><sup>24</sup></u></p>	<p><b><u>Activity status when compliance is not achieved: N/A</u></b></p>
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<sup>23</sup> Bellgrove Rangiora Ltd [V2 66.11], Kainga Ora [V2 77.9].

<sup>24</sup> Bellgrove Rangiora Ltd [V2 66.11], Kainga Ora [V2 77.9].



<p>a. <u>if not provided for in the Development Contributions policy, the cost of the upgrade extension or new roading infrastructure will be calculated by Council;</u></p> <p>b. <u>the percentage contribution required to be paid by the development will be calculated as follows: vehicle movements per day generated by the development divided by vehicle movements <del>likely to be generated</del><sup>25</sup> per day of the development plus vehicle movements per <del>day of any potential additional lots that could develop</del><sup>26</sup> plus average daily traffic: % contribution = vmpd development/ (vmpd development + vmpd potential new lots + current average daily traffic);</u></p> <p>c. <u>where new roads are required, the financial contribution will be based on a unit rate per kilometre of new road multiplied by the number of new lots divided by the existing lots plus proposed new lots; and</u></p> <p>d. <u>where land is required to be vested for roading purposes, the area of land, the value of the land, and <del>it's</del> <sup>its</sup><sup>27</sup> proposed classification, shall be specified by Council.</u></p>	
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<sup>25</sup> Eliot Sinclair and Partners [V2 69.5]

<sup>26</sup> Eliot Sinclair and Partners [V2 69.5]

<sup>27</sup> RMA Schedule 1 Clause 16(2).