

Waimakariri District Council

Agenda

Tuesday 20 June 2023

1.00pm

Council Chambers
215 High Street
Rangiora

Members:

Mayor Dan Gordon

Cr Neville Atkinson

Cr Al Blackie

Cr Robbie Brine

Cr Brent Cairns

Cr Tim Fulton

Cr Jason Goldsworthy

Cr Niki Mealings

Cr Philip Redmond

Cr Joan Ward

Cr Paul Williams

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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 20 JUNE 2023** commencing at **1pm**.

Sarah Nichols
GOVERNANCE MANAGER

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

BUSINESS

Page No

1. **APOLOGIES**

2. **CONFLICTS OF INTEREST**

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

3. **ACKNOWLEDGEMENT**

Clare Williams – Te Ngāi Tūāhuriri Rūnanga

4. **CONFIRMATION OF MINUTES**

4.1 **Minutes of a meeting of the Waimakariri District Council held on Tuesday 30 May 2023**

RECOMMENDATION

THAT the Council:

- (a) **Confirms** as a true and correct record the minutes of a meeting of the Waimakariri District Council held on Tuesday 30 May 2022.

(minutes to be circulated separately)

5. **MATTERS ARISING FROM THE MINUTES**

6. REPORTS

6.1 2023/24 Development Contribution Policy for Adoption with Annual Plan – K LaValley (General Manager Planning, Regulation and Environment)

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RECOMMENDATION

THAT the Council:

- (a) **Receives** Report No. 230608084300.
- (b) **Approves** the 2023/24 Development Contributions Policy and Maps.
- (c) **Notes** the development contributions MR873 remission in the Development Contributions Policy will apply to all applicable development contributions for qualifying developments of up to 20 dwellings over 5 years as infill type development.
- (d) **Notes** the remission scheme to be retroactively applied to RC195034 and RC185168 as qualifying developments.
- (e) **Notes** that the remission provisions of the Policy can be reviewed annually with the Policy review.

6.2 Adoption of Final 2023/24 Development Contribution Schedule – C Roxburgh (Project Delivery Manager)

169 - 177

RECOMMENDATION

THAT the Council:

- (a) **Receives** Report No. 230601080800.
- (b) **Approves** the attached 2023/24 Development Contribution Schedule to be effective from 1 July 2023, at the start of the new financial year (Attachment I TRIM number 230601080792).
- (c) **Approves** the following changes to the Development Contributions Schedule relative to the figures within the Draft 2023/24 Annual Plan consultation document, noting that all Development Contributions not listed below have not changed from the consultation document:

• Water – Cust	\$ 7,486
• Water – Summerhill	\$ 11,016
• Sewer – North East Kaiapoi SPA	\$ 410
• Roading – District	\$ 12,062
- (d) **Notes** that any consent any/or connection applications received prior to 1 July 2023 will include the 2022/23 Development Contribution rate, in accordance with the Development Contributions Policy.

6.3 **Adoption of the Annual Plan 2023 - 2024 – J Millward (Chief Executive)**

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RECOMMENDATION

THAT the Council:

- (a) **Receives** report N° 230613086682.
- (b) **Adopts** the 2023-2024 Annual Plan (*Trim document 230526077785*) commencing 1 July 2023;
- (c) **Authorises** the Chief Executive to make necessary minor edits and corrections to the 2023-2024 Annual Plan prior to printing.

6.4 **Rates Resolution 2023-2024 –L Palmer (Credit Controller)**

182 - 193

RECOMMENDATION

THAT the Council:

- (a) **Receives** Report No.230607083206
- (b) **Resolves** to set and assess the following rates under the Local Government (Rating) Act 2002 and in accordance with the relevant provisions of the Annual Plan 2023/2024 and Funding Impact Statement for the 2023-2024 year, on rating units in the Waimakariri District for the financial year commencing on 1 July 2023 and ending on 30 June 2024. Rates are inclusive of the Goods and Services Tax (GST). All section references are to the Local Government (Rating) Act 2002. Targeted rating area boundaries are available at waimakariri.govt.nz

1. **GENERAL RATES**

- (a) a general rate set under Section 13 as a rate in the dollar on the rateable capital value for all rateable land; and
- (b) a uniform annual general charge set under Section 15 as a fixed amount per rateable rating unit.

Uniform annual general charge per rateable rating unit	\$135.00
General rate in the dollar on rateable capital value	\$0.000396

2. **EARTHQUAKE RECOVERY RATE**

A targeted rate set under Sections 16-18 as a fixed amount per rateable rating unit in the District.

Fixed amount per rateable rating unit	\$139.31
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3. **ROADING RATES**

Targeted rates set under Section 16-18 comprising a fixed amount per rateable rating unit in the District; and a rate in the dollar on the rateable capital value for all rateable land in the District.

Fixed amount per rateable rating unit	\$122.81
Roading rate in the dollar on rateable capital value	\$0.000513

4. NORTH EYRE ROAD & BROWNS ROAD SEAL EXTENSION LOAN RATE

A targeted rate set under section 16-18 as a fixed amount per rateable rating unit in the North Eyre Road and Browns Road Seal Extension rating area where a lump sum contribution has not been previously been paid.

Fixed amount per rateable rating unit	\$1,206.91
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5. THONGCASTER ROAD & BROWNS ROCK ROAD SEAL EXTENSION LOAN RATE

A targeted rate set under sections 16-18 as a fixed amount per rateable rating unit in the Thongcaster Road & Browns Rock Road Seal Extension rating area where a lump sum contribution has not previously been paid.

Fixed amount per rateable rating unit	\$342.60
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6. BARKERS ROAD SEAL EXTENSION LOAN RATE

A targeted rate set under Sections 16-18 as a fixed amount per rateable rating unit in the Barkers Road Seal Extension rating area where a lump sum contribution has not previously been paid

Fixed amount per rateable rating unit	\$232.19
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7. COMMUNITY PARKS AND RESERVES, BUILDINGS AND GRANTS RATES

Targeted rates set under Sections 16-18 on a differential basis according to where the land is situated and the use to which the land is put, and targeted to each rateable rating unit or separately used or inhabited part of a rateable rating unit as follows:

Fixed amount per separately used or inhabited part of a rateable rating unit in the Town Residential category	\$589.70
Fixed amount per rateable rating unit in the Town Commercial category	\$589.70
Fixed amount per rateable rating unit in the Town Vacant category	\$85.00
Fixed amount per separately used or inhabited part of a rateable rating unit in the Rural Residential category	\$504.70
Fixed amount per rateable rating unit in the Rural Commercial category	\$504.70

A full explanation of the differential categories is contained in the Funding Impact Statement.

8. COMMUNITY LIBRARY AND MUSEUMS RATE

A targeted rate set under Sections 16-18 as a fixed amount per rateable rating unit in the District that is used for business purposes; and each separately used or inhabited part of a rateable rating unit in the District that is used for residential purposes.

Fixed charge per rateable rating unit used for business purposes	\$199.29
Fixed charge per separately used or inhabited part of a rateable rating unit used for residential purposes	\$199.29

9. COMMUNITY SWIMMING POOLS RATE

A targeted rate set under Sections 16-18 as a fixed amount per rateable rating unit in the District that is used for business purposes; and per separately used or inhabited part of a rateable rating unit in the District that is used for residential purposes.

Fixed charge per rateable rating unit used for business purposes	\$173.33
Fixed charge per separately used or inhabited part of a rateable rating unit used for residential purposes	\$173.33

10. CANTERBURY MUSEUM OPERATIONAL LEVY RATE

A targeted rate set under Sections 16-18 as a fixed amount per rateable rating unit in the District that is used for business purposes; and per separately used or inhabited part of a rateable rating unit in the District that is used for residential purposes.

Fixed charge per rateable rating unit used for business purposes	\$31.40
Fixed charge per separately used or inhabited part of a rateable rating unit used for residential purposes	\$31.40

11. CANTERBURY MUSEUM REDEVELOPMENT LEVY RATE

A targeted rate set under Sections 16-18 as a fixed amount per rateable rating unit in the District that is used for business purposes; and per separately used or inhabited part of a rateable rating unit in the District that is used for residential purposes.

Fixed charge per rateable rating unit used for business purposes	\$7.90
Fixed charge per separately used or inhabited part of a rateable rating unit used for residential purposes	\$7.90

12. PEGASUS SERVICES RATE

Targeted rate set under Sections 16-18 as a fixed amount per rateable rating unit situated in the Pegasus Town boundary.

Fixed amount per rateable rating unit	\$72.53
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13. 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 Residential 4A, Residential 4B and rural zones in the Waimakariri District Council District Plan.

Rate in the dollar on rateable capital value	\$0.000006
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14. COMMUNITY BOARD RATES

Targeted rates set Under Sections 16-18 as a fixed amount per rateable rating unit plus a rate in the dollar on the rateable capital value in each of the Community Board areas.

Rate in the dollar on rateable capital value on each rating unit situated in the Kaiapoi-Tuahiwi Community Board area	\$0.000007
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Fixed amount per rateable rating unit situated in the Kaiapoi-Tuahiwi Community Board area	\$21.46
Rate in the dollar on rateable capital value on each rating unit situated in the Rangiora-Ashley Community Board area	\$0.000005
Fixed amount per rateable rating unit situated in the Rangiora-Ashley Community Board area	\$19.50
Rate in the dollar on rateable capital value on each rating unit situated in the Woodend-Sefton Community Board area	\$0.000008
Fixed amount on per rateable rating unit situated in the Woodend-Sefton Community Board area	\$25.42
Rate in the dollar on rateable capital value on each rating unit situated in the Oxford-Ohoka Community Board area	\$0.000005
Fixed amount per rateable rating unit situated in the Oxford-Ohoka Community Board area	\$29.18

15. PROMOTION AND ECONOMIC DEVELOPMENT RATE

A targeted rate set under Sections 16-18 as a rate in the dollar on rateable capital value on each rating unit that is used primarily for business purposes.

Rate in the dollar on rateable capital value	\$0.00014
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16. RANGIORA CBD AREA MAINTENANCE AND STREET WORKS RATE

A targeted rate set under Sections 16-18 as a rate in the dollar on rateable capital value on rating units situated in the Rangiora Central Business District rating area that are used for business purposes.

Rate in the dollar on rateable capital value	\$0.0001046
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17. KAIAPOI CBD AREA MAINTENANCE AND STREET WORKS RATE

A targeted rate set under Sections 16-18 as a rate in the dollar on rateable capital value on rating units in the Kaiapoi Central Business District rating area that are used for business purposes.

Rate in the dollar on rateable capital value	\$0.0002109
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18. KERBSIDE RUBBISH AND RECYCLING COLLECTION RATE

A targeted rate set under Sections 16-18 as a fixed amount per separately used or inhabited part of a rating unit within the Kerbside Collection Contract areas excluding the Ohoka Kerbside recycling area to which the rubbish and recycling service is available.

Fixed charge per separately used or inhabited part of a rating unit to which the Kerbside Rubbish and Recycling Collection service is available	\$113.00
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19. OHOKA KERBSIDE RECYCLING COLLECTION RATE

A targeted rate set under Sections 16-18 as a fixed amount on each separately used or inhabited part of a rating unit in the Ohoka Kerbside Recycling Area.

Fixed charge per separately used or inhabited part of a rating unit in the Ohoka Kerbside Recycling Area	\$103.00
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20. KERBSIDE BIN RUBBISH COLLECTION

A targeted rate set under Sections 16-18 as a fixed amount per rubbish wheelie bin provided to rating units within the Kerbside Collection Contract areas including the Ohoka Kerbside Recycling Area.

Fixed charge per 80 litre rubbish wheelie bin	\$108.00
Fixed charge per 140 litre rubbish wheelie bin	\$144.00

21. KERBSIDE ORGANICS BIN COLLECTION

A targeted rate set under Sections 16-18 as a fixed amount per organics wheelie bin provided to rating units within the Kerbside Collection Contract areas (excluding the Ohoka Kerbside Recycling Area).

Fixed charge per 80 litre organics wheelie bin	\$90.00
Fixed charge per 140 litre organics wheelie bin	\$122.00
Fixed charge per 240 litre organics wheelie bin	\$174.00

22. WATER RATES

Targeted rates for water supply set under Sections 16-19

On a differential basis according to the provision or availability of the service, a fixed amount per separately used or inhabited part of a rating unit that is provided with an unrestricted connection to the Cust, Rangiora, Kaiapoi, Waikuku Beach, Woodend-Tuahiwi-Pegasus, Oxford Township water supplies. A fixed amount (40% of the rate for an unrestricted connection) for each unit of water supplied is set on rating units provided with a restricted connection to the above named water supplies.

A fixed amount per rating unit connected to the Summerhill, West Eyreton, Poyntz Road, Garrymere and Ohoka restricted water supplies together with a fixed amount for each unit of water supplied.

A fixed amount per unit of water supplied from Oxford Rural No. 1, Oxford Rural No. 2 and Mandeville (including the Fernside extension) water supplies.

(1 unit of water = 1,000 litres/day)

Targeted rate for Water UV Treatment set as a fixed amount per rating unit on all rating units connected to a Waimakariri water supply.

Targeted loan rates set under Sections 16-18 on a differential basis according to the provision or availability of a service, on rating units in the Tuahiwi residential area that are serviced by the Woodend-Tuahiwi-Pegasus Water Supply, where a lump sum contribution has not been paid. Loan rates are set as a fixed amount on each rating unit that is connected to the Woodend-Tuahiwi-Pegasus Water Supply, with a reduced amount payable on rating units that are not connected (pipeline share). The lower differential reflects the cost of installing the main pipeline and does not include the cost of property connections.

Targeted loan rate set as a fixed amount per rating unit in the rural land adjacent to the Tuahiwi residential area that have a restricted connection to the Woodend-Tuahiwi-Pegasus Water supply, where a lump sum contribution has not been paid.

Targeted loan rate set as a fixed amount per unit of water in the Fernside Water Loan area.

Cust	\$1,376.50
Cust – restricted supply per unit of water	\$550.60
Summerhill – per unit of water	\$119.10
Summerhill – per rating unit	\$1,001.40
Fernside Loan Rate per unit of water	\$86.00
Rangiora	\$379.40
Rangiora – restricted supply per unit of water	\$151.76
Kaiapoi	\$278.80
Kaiapoi – restricted supply per unit of water	\$111.52
Waikuku Beach	\$483.00
Waikuku Beach – restricted supply per unit of water	\$193.20
Woodend-Tuahiwi-Pegasus	\$435.20
Woodend-Tuahiwi– Pegasus restricted supply per unit of water	\$174.08
Tuahiwi rural water loan rate	\$778.30
Tuahiwi residential area water connection loan rate	\$667.11
Tuahiwi residential area water pipeline loan rate	\$489.22
West Eyreton—per unit of water	\$85.80
West Eyreton—per rating unit	\$868.80
Oxford Township	\$618.90
Oxford Township – restricted supply per unit of water	\$247.56
Oxford Rural Water No 1 per unit of water	\$454.60
Oxford Rural Water No 2 per unit of water	\$412.40
Water UV Treatment rate – per rating unit	\$35.30
Mandeville – per unit of water	\$306.50
Ohoka – per unit of water	\$24.64
Ohoka – per rating unit	\$1,267.11
Poyntzs Road – per unit of water	\$71.00
Poyntzs Road – per rating unit	\$846.00
Garrymere – per unit of water	\$39.00
Garrymere – per rating unit	\$1,556.08
Ashley Rural Water- per unit of water	\$951.74

23. WAIMAKARIRI WATER RACE RATES

Targeted rates set under Sections 16-18 as a fixed amount per rateable rating unit where the Waimakariri water race system is available assessed on a differential basis according to the area of land within each rating unit; together with a targeted rate per hectare of land area.

Small holdings for which special arrangements have been made to pipe water from this scheme are charged the special fixed charge only.

Area Rate (per Hectare)	\$8.28
Fixed amount per rateable rating unit (properties of over .4046 ha land area)	\$132.00
Fixed amount per rateable rating unit (properties less than or equal to .4046 ha)	\$127.00
Special fixed amount per rateable rating unit for piped supply	\$132.00

24. 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.

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 and as a rate per hectare of land area in each rating unit located in the Southbrook Services (Sewer) Extension Stage 1 area where a lump sum contribution has not been paid.

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) per WC or urinal.	\$549.90
Ohoka Utilities Sewer Connection Loan Rate fixed amount per rateable rating unit	\$326.71
Loburn Lea Sewer Loan Rate fixed amount per rateable rating unit	\$1,155.75
Oxford Sewer Operating Rate fixed amount per rateable rating unit	\$1,051.10
Fernside Sewer Loan Rate fixed amount per rateable rating unit	\$978.21

25. URBAN STORMWATER DRAINAGE RATES

Targeted rates set under Sections 16-18 as a rate in the dollar on the rateable land value on each rating unit situated in the Rangiora, Oxford, Pegasus and Coastal Urban (Woodend, Waikuku and Pines/Kairaki) urban drainage rating areas.

Targeted rate set under Sections 16-18 as a rate in the dollar on the rateable land value on each rating unit situated in the Kaiapoi urban drainage rating area on a differential basis according to where the land is situated.

A targeted rate set under Sections 16-18 as a fixed amount per rating unit on the properties in Alexander Lane that benefit directly from the private stormwater pump, to be charged in addition to the Kaiapoi urban drainage rate.

Rate in the dollar on rateable land value in the Kaiapoi urban drainage rating area excluding the Island Road rural extension	\$0.001077
Fixed amount per rating unit in the Alexander Lane Drainage Rating area	\$120.00
Rate in the dollar on rateable land value in the Kaiapoi urban drainage rating area Island Road Extension	\$0.000539
Rate in the dollar on rateable land value in Rangiora urban drainage rating area	\$0.0007521
Rate in the dollar on rateable land value in Coastal Urban (Woodend, Waikuku and Pines/Kairaki) urban drainage rating areas	\$0.0005125
Rate in the dollar on rateable land value in the Oxford urban drainage rating area	\$0.0007406
Rate in the dollar on rateable land value in the Pegasus urban drainage rating area	\$0.0007231

26. RURAL LAND DRAINAGE RATES

Targeted rates for Rural drainage set under Sections 16-18 on all rating units situated within the separate rural drainage targeted rating areas:

Waimakariri Coastal Rural	20% collected as a fixed amount per rateable rating unit and 80% by a rate per hectare of land
Cust	Rate per hectare of land
Clarkville	50% collected as a fixed amount per rateable rating unit and 50% as a rate per hectare of land
Oxford, Ohoka & Waimakariri Central Rural	20% collected as a fixed amount per rateable rating unit and 80% as a rate in the dollar on the rateable land value
Loburn Lea	Rate in the dollar on rateable land value

Ohoka fixed amount per rateable rating unit	\$70.00
Ohoka rate in the dollar on rateable land value	0.0004124
Loburn Lea rate in the dollar on rateable land value	0.0014867
Oxford fixed amount per rateable rating unit	\$44.00
Oxford rate in the dollar on rateable land value	0.0001960
Clarkville fixed amount per rateable rating unit	\$166.00
Clarkville rate on land area (per hectare)	\$43.12
Waimakariri Coastal Rural fixed amount per rateable rating unit	\$68.00
Waimakariri Coastal Rural rate on land area (per hectare)	\$39.64
Waimakariri Central Rural fixed amount per rateable rating unit	\$55.00
Waimakariri Central Rural rate in the dollar on rateable land value	0.0002076
Cust rate on land area (per hectare)	\$53.91

- (c) **Resolves** that rates are due and payable by four equal instalments on the dates listed below and resolves pursuant to Sections 57 and 58 that a penalty amounting to 10% of the amount unpaid will be added to any amount of the current instalment remaining unpaid seven days after the due date of that instalment. No penalty will be applied where a ratepayer has entered into an arrangement by way of a direct debit authority and honours that arrangement so that all current years rates will be paid in full by 30th June in that rating year or such other date agreed to by the Council.

Instalment	Due Date	Penalty Charge Applies
1	20 August 2023	27 August 2023
2	20 November 2023	27 November 2023
3	20 February 2024	27 February 2024
4	20 May 2024	27 May 2024

- (d) **Resolves** pursuant to Sections 57 and 58 a penalty charge amounting to 10% of the amount of unpaid rates from previous financial years, remaining unpaid at 3 July 2023 will be added on 3 July 2023 and a further penalty charge of 10% will be added on 3 January 2024 to rates for previous years still remaining unpaid as at 3 January 2024.
- (e) **Resolves** pursuant to Section 55 and the Discount for the Early Payment of Rates Policy, a discount amounting to 4% of the General Rate, Uniform Annual General Charge, Rooding Rates, Community Parks and Reserves, Buildings and Grants rate, Community Library & Museums Rate, Community Swimming Pools Rate, Pegasus Services Rate, Canterbury Museum Operational Levy rate and Canterbury Museum Redevelopment Levy Rate, will be allowed if the total year's rates and charges assessed, including those rates collected on behalf of the Canterbury Regional Council are paid in full by 27 August 2023.

- (f) **Resolves** that rates shall be payable by cash or eftpos (debit card) at any of the following places during office opening hours:

Rangiora Service Centre, 215 High Street, Rangiora
 Kaiapoi Service Centre, 176 Williams Street, Kaiapoi
 Oxford Service Centre, 34 Main Street, Oxford

Or online at waimakariri.govt.nz, by a direct debit facility established by the Council, internet banking or direct credit.

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:

(a) That the public is excluded from the following parts of the proceedings of this meeting

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.
7.1	Confirmation of Council public excluded minutes 30 May 2023 meeting	Good reason to withhold exists under section 7	To protect the privacy of natural persons, including that of deceased natural persons (s7(2)(a) and to carry on without prejudice or disadvantage, negotiations (including commercial and industrial negotiations) as per LGOIMA Section 7(2)(i).

8. **QUESTIONS (UNDER STANDING ORDERS)**

9. **URGENT GENERAL BUSINESS (UNDER STANDING ORDERS)**

10. **NEXT MEETING**

The next scheduled ordinary meeting of the Council is on Tuesday 4 July 2023 commencing at 1.00pm, to be held in the Council Chamber, Rangiora Service Centre, 215 High Street, Rangiora.

WAIMAKARIRI DISTRICT COUNCIL

REPORT FOR DECISION

FILE NO and TRIM NO: POL-08-39 / 230608084300


REPORT TO: COUNCIL

DATE OF MEETING: 20 June 2023

AUTHOR(S): Kelly LaValley, General Manager Planning, Regulation & Environment

SUBJECT: 2023/24 Development Contribution Policy for Adoption with Annual Plan

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


Department Manager


Chief Executive

1. SUMMARY

- 1.1. This report seeks Council approval of the 2023/24 Development Contribution Policy as part of the 2023-24 Annual Plan (AP).
- 1.2. The Policy includes a remission scheme that applies to Māori development in Tuahiwi Reserve MR873. The remission will be for all applicable development contributions for qualifying developments, defined as those with decendancy based development rights and that meet district plan requirements. This remission is based on projects that are in the 2023/24 development contribution schedules. Funding for additional infrastructure required to service specific development areas will be subject to separate consideration. This remission is further based on cluster housing type development (approximately 20 units over 5 years) and may be revisited for developments of greater density.
- 1.3. The maps have been updated to include a new development contribution area for Outer East Rangiora (Eastern Link Road). This development contribution was included in the 2023/24 Development Contribution Schedules that will accompany the 2023-24 draft Annual Plan for consultation.
- 1.4. The draft Policy and maps were included in the 2023/24 Annual Plan consultation document, as previously approved by Council.
- 1.5. There were three submissions on the draft policy from the consultation process. The Council accepted recommendations on these submissions with no required changes to the 2023/24 Development Contribution Policy or maps.

Attachments:

- i. Report to Council 2023/24 Development Contribution Policy for Consultation with Draft Annual Plan (230215020550[v2])
- ii. 2023/24 Final Development Contribution Policy (230215020551)
- iii. 2023/24 Final Development Contribution Maps (230320038583)
- iv. Māori Reserve 873 (MR873) – Full Timeline of District Plan Changes/Provisions/Decisions to enable Kāinga Nohoanga (210115004660[v2])

2. RECOMMENDATION

THAT the Council:

- (a) **Receives** Report No. 230608084300.
- (b) **Approves** the 2023/24 Development Contributions Policy and Maps.

- (c) **Notes** the development contributions MR873 remission in the Development Contributions Policy will apply to all applicable development contributions for qualifying developments of up to 20 dwellings over 5 years as infill type development.
- (d) **Notes** the remission scheme to be retroactively applied to RC195034 and RC185168 as qualifying developments.
- (e) **Notes** that the remission provisions of the Policy can be reviewed annually with the Policy review.

3. **BACKGROUND**

3.1. General

- 3.2. The cumulative effects 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, have an additional demand put on Council's roading infrastructure.
- 3.3. The Development Contributions Policy has a series of schedules that set out the basis for the various development contributions. 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.
- 3.4. 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.
- 3.5. The development contributions maps that are included in the Policy set out the geographical area of each DCA. Only properties within the extents of the area shown on the map are assessed DCA contributions. Note that there are not maps for scheme development contributions.

3.6. Tuahiwi Reserve MR873

- 3.7. The attached Māori Reserve 873 (MR873) Full Timeline of District Plan Changes/Provisions/Decisions to enable Kāinga Nohoanga provides a detailed account of events relating to the Tuahiwi Village area. A brief summary is below.
- 3.8. 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).
- 3.9. 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.
- 3.10. District planning changes in the 1960s under the Town and Country Planning Act by the then Rangiora County Council had the effect of the loss of the opportunity for development and fulfilment of the purpose of the reserve area. Planning schemes required that development within Tuahiwi Village and the land use in the wider Reserve area follow similar rules to other small settlements and rural areas, while also receiving similar low levels of Council investment in drinking water, wastewater, and community facilities infrastructure.

- 3.11. 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.
- 3.12. 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 2023/24 draft development contribution schedules.
- 3.13. 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.
- 3.14. To support the owners of Māori land in development of that land, relief will be given towards costs associated with development within Tuahiwi Reserve MR873 through development contributions.
- 3.15. A development contribution relief scheme is included as a remission in the Development Contributions Policy. This is full relief of all development contributions applicable and is on the basis of primarily infill type development of approximately 20 dwellings over 5 years that meets requirements of the proposed District Plan for the Kāinga Nohoanga Special Purpose Zone and is developed by those with decendancy based development rights.
- 3.16. Any large-scale developments that require additional infrastructure to support the development will be subject to separate consideration. Agreements on cost-sharing of infrastructure could be included in Private Developer Agreements subject to Council approval.
- 3.17. The remission scheme would apply to all qualifying developments up to a maximum of 20 dwellings over 5 years. If interest in developing exceeds 20 qualifying developments over 5 years, specific approval from Council would be sought.
- 3.18. The remission scheme will also apply to two developments (RC195034 and RC185168) that have had specific discussions with Council staff regarding development contributions. RC195034 (6 new dwellings) has progressed with the development contributions invoiced but not paid. RC185168 (6 new dwellings) has not progressed.

4. ISSUES AND OPTIONS

- 4.1. The draft 2023/24 Development Contribution Policy and Maps were approved for consultation on 14 March 2023.
- 4.2. There were three submission points on the Policy that were received through the Annual Plan consultation process.
 - 4.2.1. One submission related to a waiver of development contributions for Abbeyfield Waimakariri in development of an Abbeyfield House that provides affordable living service for older people. The Policy already allows for this type of waiver through the elected members in granting a remission in appropriate and compelling circumstances.
 - 4.2.2. One submission related to discounted development contributions for developers to keep more trees and greenspaces on their development sites to enhance environmental outcomes. Staff recommendations is that specific programmes to enhance environmental outcomes be considered through the preparation of the Natural Environment Strategy. Sustainability, climate change, and biodiversity are also considered as part of the design of new developments.
 - 4.2.3. One submission was in opposition to the development contribution remission for development within the MR873 area on the basis that the remission only applies to qualifying developments and is therefore unfair. It is intended that the Policy is limited in scope with specific language in the Policy tying the remission to the

purpose of the reserve area and restricting the remission to only qualifying developments.

- 4.3. On the basis of the above submission points, there are no changes recommended to the Development Contribution Policy as a result of the consultation process.

4.4. Options

4.4.1. The Council can approve the 2023/24 Development Contributions Policy as consulted on with the draft Annual Plan. This is the recommended option.

4.4.2. The Council can decline to approve the 2023/24 Development Contributions Policy and request further changes to be made. This is not recommended. There is a risk that if the Policy is not approved, the ability to levy development contributions on resource consents, building consents, and service connections is compromised.

Implications for Community Wellbeing

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

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

5. COMMUNITY VIEWS

5.1. Mana whenua

Te Ngāi Tūāhuriri hapū are likely to be affected by or have an interest in the subject matter of this report.

It is understood that Te Ngāi Tūāhuriri hapū support the 2023/24 Development Contributions Policy including retroactively applying the proposed remission to the two developments referenced above. These two specific developments have had previous discussions with the Council regarding contributions for the developments and have been made aware of a decision to be made by the Council on the matter.

5.2. Groups and Organisations

There are groups and organisations likely to be affected by, or to have an interest in the subject matter of this report.

Community groups and organisations, including developers, had an opportunity to review the Draft 2023/24 Development Contribution Policy as part of the AP 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 is not likely to be affected by, or to have an interest in the subject matter of this report.

The wider community also had an opportunity to review the Draft 2023/24 Development Contribution Schedules and Policy as part of the AP consultation process.

6. OTHER IMPLICATIONS AND RISK MANAGEMENT

6.1. Financial Implications

There are financial implications of the decisions sought by this report.

6.1.1. The current funding policy, excluding ring fenced outline development areas, is to fund capital works until growth occurs. The development contribution amount is

amended each year to reflect the cost of funds and any changes to the programme.

- 6.1.2. 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.
- 6.1.3. The legislation 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.
- 6.1.4. In accordance with the above, Council's Policy allows for some larger infrastructure projects such as the Ocean Outfall and new water source projects to be recovered over a 35-year period. Development contributions for specific Development Contribution Areas are generally recovered until the development area is completely developed.
- 6.1.5. The recommended remission for full development contributions in the Tuahiwi Reserve MR873 area is proposed to be loan funded by each development contribution scheme. Each year, \$13,500 will be loan funded over 25-years. This has the effect of a 0.015% increase on rates.

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.

- 6.2.1. There is a risk that there will be increased development demand in Tuahiwi Reserve MR873 that exceeds what is intended by the Policy. This has been mitigated by the specific wording in the Policy to exclude large and high-density developments and also limit the remission to 20 dwellings over 5 years. The Council would have the option to extend this scheme each year with the review of the Policy.
- 6.2.2. There is also a risk that the remission scheme will be viewed as unfair by other developers. This risk is mitigated by the specific language in the Policy tying the remission to the purpose of the reserve area and restricting the remission to only qualifying developments.
- 6.2.3. The key general 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.
- 6.2.4. This risk is managed through careful programming of work and collaboration with developers on timing of developments.
- 6.2.5. 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.

6.3 **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 not 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 197 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.

7.3.1. Transport is accessible, convenient, reliable and sustainable.

7.3.2. Core utility services are provided in a timely and sustainable manner.

7.3.3. There is a healthy and sustainable environment for all.

7.3.4. Public spaces and facilities are plentiful, accessible and high quality.

7.3.5. Businesses in the District are diverse, adaptable and growing.

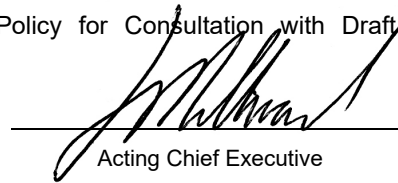
7.4. **Authorising Delegations**

7.4.1. Council has delegation to make any changes to the Development Contribution Policy including maps.

7.4.2. Council staff may only apply development contributions in accordance with the Development Contributions Policy including the schedules.



Kelly LaValley
General Manager Planning Regulation and Environment

WAIMAKARIRI DISTRICT COUNCIL**REPORT FOR DECISION****FILE NO and TRIM NO:** POL-08-39 / 230215020550**REPORT TO:** COUNCIL**DATE OF MEETING:** 14 March 2023**AUTHOR(S):** Kelly LaValley, Project Delivery Manager**SUBJECT:** 2023/24 Development Contribution Policy for Consultation with Draft Annual Plan**ENDORSED BY:**
(for Reports to Council,
Committees or Boards)
Department Manager
Acting Chief Executive**1. SUMMARY**

- 1.1. This report seeks Council approval of the Draft 2023/24 Development Contribution Policy for consultation as part of the 2023-24 Annual Plan (AP).
- 1.2. The Policy includes a rebate scheme that applies to Māori development in Tuahiwi Reserve MR873. The rebate will be for all applicable development contributions for qualifying developments, defined as those with decendancy based development rights and that meet district plan requirements. This rebate is based on projects that are in the 2023/24 development contribution schedules. Funding for additional infrastructure required to service specific development areas will be subject to separate consideration. This rebate is further based on cluster housing type development (approximately 20 units over 5 years) and may be revisited for developments of greater density.
- 1.3. The maps have been updated to include a new development contribution area for Outer East Rangiora (Eastern Link Road). This development contribution was included in the 2023/24 Development Contribution Schedules that will accompany the 2023-24 draft Annual Plan for consultation.
- 1.4. The Development Contribution Policy will be included with the supporting information to the Draft 2023/24 Annual Plan Consultation Document.

Attachments:

- i. 2023/24 Draft Development Contribution Policy (230215020551)
- ii. 2023/24 Draft Development Contribution Maps
- iii. Māori Reserve 873 (MR873) – Full Timeline of District Plan Changes/Provisions/Decisions to enable Kāinga Nohoanga (210115004660)

2. RECOMMENDATION**THAT** the Council:

- (a) **Receives** Report No. 230215020550.
- (b) **Approves** an addition to the Draft 2023/24 Development Contributions Policy, as per attachment i, establishing a proposed rebate for the Tuahiwi Reserve MR873.
- (c) **Approves** the development contributions rebate in the Development Contributions Policy to apply to all applicable development contributions for qualifying developments of up to 20 dwellings over 5 years as infill type development.

- (d) **Approves** the rebate scheme to be retroactively applied to RC195034 and RC185168 as qualifying developments.
- (e) **Notes** that the rebate provisions of the Policy can be reviewed annually with the Policy review.
- (f) **Notes** that although the proposed rebate for the Tuahiwi Reserve MR873 in the Draft 2023/24 Development Contributions Policy is significant in terms of relationship outcomes, the financial effect is considered minimal.
- (g) **Approves** the development contribution maps including the map for the new development contribution area of Outer East Rangiora (Eastern Link Road) and amended Outer East Rangiora sewer map.
- (h) **Notes** that the proposed Draft 2023/24 Development Contributions Policy and maps will be consulted on along side the 2023/24 Annual Plan.

3. **BACKGROUND**

3.1. General

- 3.2. The cumulative effects 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, have an additional demand put on Council's roading infrastructure.
- 3.3. The Development Contributions Policy has a series of schedules that set out the basis for the various development contributions. 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.
- 3.4. Development Contributions have two primary components: the growth rate 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.
- 3.5. 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.
- 3.6. 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 in the 10-year planning period.
- 3.7. 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.
- 3.8. DCA servicing requirements are identified through structure plans and investigations into the requirements to service specific growth areas. Through the structure plan process, infrastructure projects are subject to a cost benefit analysis. DCAs are typically solely growth related and therefore all of the costs are divided among the number of properties anticipated to develop in the area.

- 3.9. The District's Roding network is considered a single integrated network in the Development Contribution Policy, and the components of upgrades and additions represent improvements to strategic and arterial 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.
- 3.10. 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.
- 3.11. Tuahiwi Reserve MR873
- 3.12. The attached Māori Reserve 873 (MR873) Full Timeline of District Plan Changes/Provisions/Decisions to enable Kāinga Nohoanga provides a detailed account of events relating to the Tuahiwi Village area. A brief summary is below.
- 3.13. 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).
- 3.14. 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.
- 3.15. District planning changes in the 1960s under the Town and Country Planning Act by the then Rangiora County Council had the effect of the loss of the opportunity for development and fulfilment of the purpose of the reserve area. Planning schemes required that development within Tuahiwi Village and the land use in the wider Reserve area follow similar rules to other small settlements and rural areas, while also receiving similar low levels of Council investment in drinking water, wastewater, and community facilities infrastructure.
- 3.16. 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.
- 3.17. 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 2023/24 draft development contribution schedules.
- 3.18. 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.

4. ISSUES AND OPTIONS

- 4.1. To support the owners of Māori land in development of that land, it is proposed that relief be given towards costs associated with development within Tuahiwi Reserve MR873 through development contributions.
- 4.2. A development contribution relief scheme would be included as a rebate in the Development Contributions Policy. This would be full relief of all development contributions applicable and would be on the basis of primarily infill type development of

approximately 20 dwellings over 5 years that meets requirements of the proposed District Plan for the Kāinga Nohoanga Special Purpose Zone and is developed by those with decendancy based development rights.

- 4.3. Any large-scale developments that require additional infrastructure to support the development will be subject to separate consideration. Agreements on cost-sharing of infrastructure could be included in Private Developer Agreements subject to Council approval.
- 4.4. The rebate scheme would be included in the 2023/24 Development Contributions Policy. No application would be required, however, in order for the rebate to apply, decendancy based development rights would need to be provided and the development must conform to the planning rules of the operative and proposed District Plan.
- 4.5. The rebate scheme would apply to all qualifying developments up to a maximum of 20 dwellings over 5 years. If interest in developing exceeds 20 qualifying developments over 5 years, specific approval from Council would be sought.
- 4.6. Options
- 4.7. Relief through a development contribution rebate scheme in the Development Contributions Policy.
 - 4.7.1. This is the recommended option and would apply to all qualifying developments up to 20 dwellings over 5 years.
 - 4.7.2. A sub-option is to grant relief retrospectively to development contributions already paid or invoiced.
 - Two developments (RC195034 and RC185168) have had specific discussions with Council staff regarding development contributions. RC195034 has progressed with the development contributions invoiced but not paid. RC185168 has not progressed. It is recommended that both of these developments (which meet requirements of a qualifying development) are offered the rebate scheme.
 - Outside of the two developments noted above, there are approximately \$189,000 (including GST) of development contributions that have been invoiced and/or paid since 2020. A majority of these were part of the Tuahiwi village pump station upgrade where property owners took advantage of the opportunity to connect. It is not known how many of these property owners have decendancy based development rights that would qualify the development for the rebate.
 - 4.7.3. A further sub-option to the development contributions relief would be to have the rebate only apply to a portion of the applicable development contributions (e.g. only water and sewer or 50% of total contributions). This option is not recommended as a partial reduction does not support the objective of enabling development of Māori land.
- 4.8. Maps associated with specific development contribution areas have also been updated based on changes to the budgets and schedules (230119006153). The two changes are to the area of the Outer East Rangiora sewer map, which has been adjusted based on the projects included in the budget, and the addition of a development contribution area for the Outer East Rangiora (Eastern Link Road).

Implications for Community Wellbeing

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

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

5. **COMMUNITY VIEWS**

5.1. **Mana whenua**

Te Ngāi Tūāhuriri hapū are likely to be affected by or have an interest in the subject matter of this report.

It is understood that Te Ngāi Tūāhuriri hapū support the approach proposed in Option 1 with the sub-option of retroactively applying the proposed rebate to the two developments referenced above. These two specific developments have had previous discussions with the Council regarding contributions for the developments and have been made aware of a decision to be made by the Council on the matter.

5.2. **Groups and Organisations**

There are groups and organisations likely to be affected by, or to have an interest in the subject matter of this report.

Community groups and organisations, including developers, have an opportunity to review the Draft 2023/24 Development Contribution Policy as part of the AP 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 is not likely to be affected by, or to have an interest in the subject matter of this report.

The wider community also have an opportunity to review the Draft 2023/24 Development Contribution Schedules and Policy as part of the AP consultation process.

6. **OTHER IMPLICATIONS AND RISK MANAGEMENT**

6.1. **Financial Implications**

There are financial implications of the decisions sought by this report.

6.1.1. The current funding policy, excluding ring fenced outline development areas, is to fund capital works until growth occurs. The development contribution amount is amended each year to reflect the cost of funds and any changes to the programme.

6.1.2. 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.

6.1.3. The legislation 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.

6.1.4. In accordance with the above, Council's Policy allows for some larger infrastructure projects such as the Ocean Outfall and new water source projects to be recovered over a 35-year period. Development contributions for specific Development Contribution Areas are generally recovered until the development area is completely developed.

6.1.5. The recommended rebate for full development contributions in the Tuahiwi Reserve MR873 area is proposed to be loan funded by each development

contribution scheme. Each year, \$13,500 will be loan funded over 25-years. This has the effect of a 0.015% increase on rates.

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.

6.2.1. There is a risk that there will be increased development demand in Tuahiwi Reserve MR873 that exceeds what is intended by the Policy. This has been mitigated by the specific wording in the Policy to exclude large and high-density developments and also limit the rebate to 20 dwellings over 5 years. The Council would have the option to extend this scheme each year with the review of the Policy.

6.2.2. There is also a risk that the rebate scheme will be viewed as unfair by other developers. This risk is mitigated by the specific language in the Policy tying the rebate to the purpose of the reserve area and restricting the rebate to only qualifying developments.

6.2.3. The key general 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.

6.2.4. This risk is managed through careful programming of work and collaboration with developers on timing of developments.

6.2.5. 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.

6.3 **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 not 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 197 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.

7.3.1. Transport is accessible, convenient, reliable and sustainable.

7.3.2. Core utility services are provided in a timely and sustainable manner.

7.3.3. There is a healthy and sustainable environment for all.

7.3.4. Public spaces and facilities are plentiful, accessible and high quality.

7.3.5. Businesses in the District are diverse, adaptable and growing.

7.4. **Authorising Delegations**

7.4.1. Council has delegation to make any changes to the Development Contribution Policy including maps.

7.4.2. Council staff may only apply development contributions in accordance with the Development Contributions Policy including the schedules.



Kelly LaValley
Project Delivery Manager

Development Contributions Policy (2023/24)

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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 place additional demand on infrastructure in the District. These funds are used to provide the additional reserves, 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.

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

2.1 Statutory context

2.1.1 Development Contributions

The *Local Government Act 2002* (LGA2002) provides powers to levy development contributions. The power to require contributions is set out in Section 198 of LGA2002:

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

- (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.

LGA2002 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 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 LGA2002 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.

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 drawn from Section 108(2)(a) of the RMA. These sections were repealed by the *Resource Legislation Amendment Act 2017* and financial contributions will be phased out by 2022 by which time a single regime for recovery of all contribution costs will need to be in place.

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.

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 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 2023/24 Policy is based on the District having a projected population of 77,700 by 30 June 2031, and that an estimated 31,080 HUEs based on the assumption of 2.5 people per household will be required to accommodate this projected population. This projection is consistent with Statistics New Zealand's medium to high variant projection for the District for 2031.

The following table sets out the anticipated population across the District based on the population projections for 30 June 2031. The Council uses its own growth model to produce medium-to-high population projections as a balancing measure and to readjust projections as necessary.

	Estimated Resident Population 30 June 2021	Projected Resident Population 30 June 2031
Total	66,900	77,700

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. 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.

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.

2.2.5 Network infrastructure assumptions

General

- It is assumed that all Residential Zone allotments consume the same unit of demand, except as provided 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.

Water

- As for the general network infrastructure above.
- A standard water connection is a 15mm pipe, and that a higher contribution will be levied if a larger connection is requested

Sewer

- The costs of reticulating, treating and disposing of sewage for lots connected to sewer systems are in proportion to the volume of sewage produced.
- 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 pipe.
- Adjustments to 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, 6 and 6A Zone 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 and DCA. Funds required for upgrading local roads will be obtained from other sources.

3. POLICY OBJECTIVE

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

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 LGA2002, 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 LGA2002 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.

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

“Whereas the Treaty of Waitangi established the special relationship between the Maori people and the Crown: And whereas it is desirable that the spirit of the exchange of kawanatanga for the protection of rangatiratanga embodied in the Treaty of Waitangi be reaffirmed: And whereas it is desirable to recognise that land is a taonga tuku iho of special significance to Maori people and, for that reason, to promote the retention of that land in the hands of its owners, their whanau, and their hapu, and to protect wahi tapu: and to facilitate the occupation, development, and utilisation of that land for the benefit of its owners, their whanau, and their hapu: And whereas it is desirable to maintain a court and to establish mechanisms to assist the Maori people to achieve the implementation of these principles.”

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.

Dwellinghouse - means any lot, or habitable structure on that lot, occupied or intended to be occupied in part or in whole as a residence and may include one additional physically separated dwellinghouse (or secondary dwelling) that is no more than 75m² in gross floor area and is located within 30m of the primary dwellinghouse.

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.

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. For the purposes of calculating Development Contributions, a dwellinghouse with two separate self-contained areas consented for family use only will be treated as one household unit.

In addition, a secondary independent dwellinghouse 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.

Note: a development contribution is not subsequently charged where the secondary dwelling ends up being on a separate lot.

If a subdivision results in the principal dwellinghouse on one lot and a secondary dwellinghouse on a separate lot, development contributions will apply to the secondary dwellinghouse as if it were a new principal dwellinghouse.

Multi-unit residential development – means any development involving more than one household unit (as defined above) per allotment including flats, townhouses, retirement villages and traveller's accommodation. Contributions will be levied on the increase in the number of dwellinghouses over those already existing at the commencement of the development.

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.

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 dwellinghouse or an existing, second or subsequent dwellinghouse.

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

Residential 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 or visitor accommodation. 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 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 for the 10 years under consideration.

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.

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.

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 District Plan: District Plan 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.

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

This Policy provides the Council with the ability to levy contributions for past growth related expenditure incurred during the previous 10 years, and growth-related spending over the next 10 years.

4.2.2 Development Contribution Areas (DCA)

This Policy includes maps and details concerning the specific contributions that are payable for each of the DCAs. These contributions relate to infrastructure such as water, sewer, roading, and drainage that is provided specifically for a particular area, and are spread over the estimated number of new lots in each area. Development contributions for DCAs are levied in addition to other contributions.

Schedules and DCA maps accompany this Policy. Works 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 not be located within the map area shown for the DCA.

4.2.3 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).

4.2.4 Infill Development

Infill development is small scale development (generally 4 lots or less) or re-development within existing urban areas. Infill development is typically developed under the Comprehensive Residential Development rules in the District Plan. 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.

4.3 Reserves contributions

4.3.1 Introduction

The Council aims to develop a reserves network 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.

4.3.2 Provision for reserves contributions

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

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

While 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 recognises the zone in which the residential development lies.

Development contributions payable for reserves are also subject to the statutory maxima set out in *LGA2002* Section 203, namely that:

“(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.

The LGA2002 Section 198A (3) also specifies “...reserves does not include land that forms or is to form part of any road or is used or is to be used for stormwater management purposes.”

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.

4.3.3 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.

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 will be based on the highest and best use for the particular parcel of land valued (based on the lowest density zoning).*

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 LGA2002 not for specific reserves under Section 210 of the LGA2002.

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.

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

4.4 Network infrastructure Development Contributions

4.4.1 Introduction

There are separate schedules for the assessment of development contributions for water, sewerage, drainage and roading but each policy 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 have a planned growth component within it.

4.4.2 Water

4.4.2.1 Introduction

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

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 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.

4.4.2.2 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.

Residential Zones:

The unit of demand relating to the water systems is the average number of litres per day consumed by a household. Each additional household increases the consumption of water by approximately 2,000 litres per day.

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

Any additional dwellinghouse established (except a secondary dwelling as permitted under the District Plan) 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 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.

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 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.

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.

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

4.4.3 Sewer

4.4.3.1 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 four different sewerage schemes (areas) - Eastern District, Oxford, Fernside and Loburn Lea - and 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 and the level of planned expenditure.

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

4.4.3.2 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 1,380 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 dwellinghouse, 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.

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.

4.4.4 Drainage

4.4.4.1 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.

4.4.4.2 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 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, 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.

4.4.5 Rooding

4.4.5.1 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 as set out in the Council's Long-Term Plan will provide the basis for calculating the general roading contribution.

4.4.5.2 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.

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.

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.

4.5 Community infrastructure Development Contributions

4.5.1 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.

Community infrastructure for which development contributions may be levied is defined in LGA2002 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.*

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

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

4.5.2 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.

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

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.

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.

4.6 Administration

4.6.1 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:

- 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.

4.6.2 The application of household equivalent units

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.

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 secondary dwelling will attract development contributions, as will any secondary dwelling 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 dwellinghouse will attract development contributions. Specifically, the creation of such an allotment of a size that allows the construction of a dwellinghouse as a permitted activity under the District Plan will attract development contributions.

4.6.3 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 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; and

- future ownership arrangements proposed for the development.

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. 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.

4.6.4 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 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.

4.6.5 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 tangata 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 rebate scheme which applies to residential development for social or cultural purposes on Māori land within the Tuahiwi Reserve MR873, which falls within the Special Purpose Zone (Kāinga Nohoanga) in the proposed District Plan. The rebate provides that qualifying developments (those with decendancy based development rights and that meet district plan requirements) do not pay development contributions.

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

This rebate is based on projects that are in the 2023/24 development contribution schedules. Funding for additional infrastructure required to service specific development areas will be subject to separate consideration. This rebate is further based on infill cluster housing type development (approximately 20 units over 5 years) and may be revisited for developments of greater scale or density.

No application is required to be made to receive this rebate other than demonstration of a qualifying development.

4.6.6 Timing of payment of contributions

Development contributions are levied on subdivision, resource consents, building consents and on requests for connection 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.
- d) Council deems a change of property use has occurred resulting in an increased demand for network services.

Development contribution charges are payable by the earlier of:

- 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.

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:

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

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].

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.

4.6.6-7 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 LGA2002 Sections 106 (2B) and (2C). These provisions, however, exclude interest and financing costs from the adjustments for increases in this producer price index.

4.6.7-8 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.

- (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.

- (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.
- (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 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.
- (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.

4.6.8-9 Historical capital expenditure

Where provided for in this Policy, 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 LGA2002.

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:

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.

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).

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.

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 dwellinghouses have been developed. However, contributions will not be charged beyond the useful life of the asset.

4.6.9-10 Developer agreements

Section 207A(1) of the LGA2002 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. 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. Ownership of the development (i.e. joint venture partners);
3. Timeframe for development to be completed (all stages);
4. Works to be included in the agreement; and
5. Timeframe for the infrastructure works to be completed;

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

1. The value of the works to be completed by the developer that have a wider Council benefit;
2. The degree of benefit to the wider community;
3. Options for completing the work;
4. Consideration of any increase in resilience to a Council infrastructure network;
5. Alignment of works with Council's level of service requirements;

6. Alignment of works with the Regional Policy Statement, Council's District Plan and strategic directions;
7. Risk to Council of development not proceeding as intended by the Developer;
8. Developer's credit worthiness; and
9. 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 agreement under *LGA2002*, this agreement shall set out the following as relating to shared works:

1. Methodology for determining the share of costs that are the responsibility of the Council;
2. Methodology for valuing land;
3. 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. 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.

4.6.10-11 Requests for reconsideration of Development Contributions

Section 199A in the *LGA2002* 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.*

LGA2002 Section 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.

5. LINKS to OTHER POLICIES and COMMUNITY OBJECTIVES

The Development Contributions Policy links to the following outcomes:

- 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.

6. **POLICY ADOPTION**

The Development Contributions Policy was adopted by Waimakariri District Council on 1 December 2020.

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.

2020/21 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:
 - 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 LGA2002 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 LGA2002 Section 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.

2020/21 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

.....

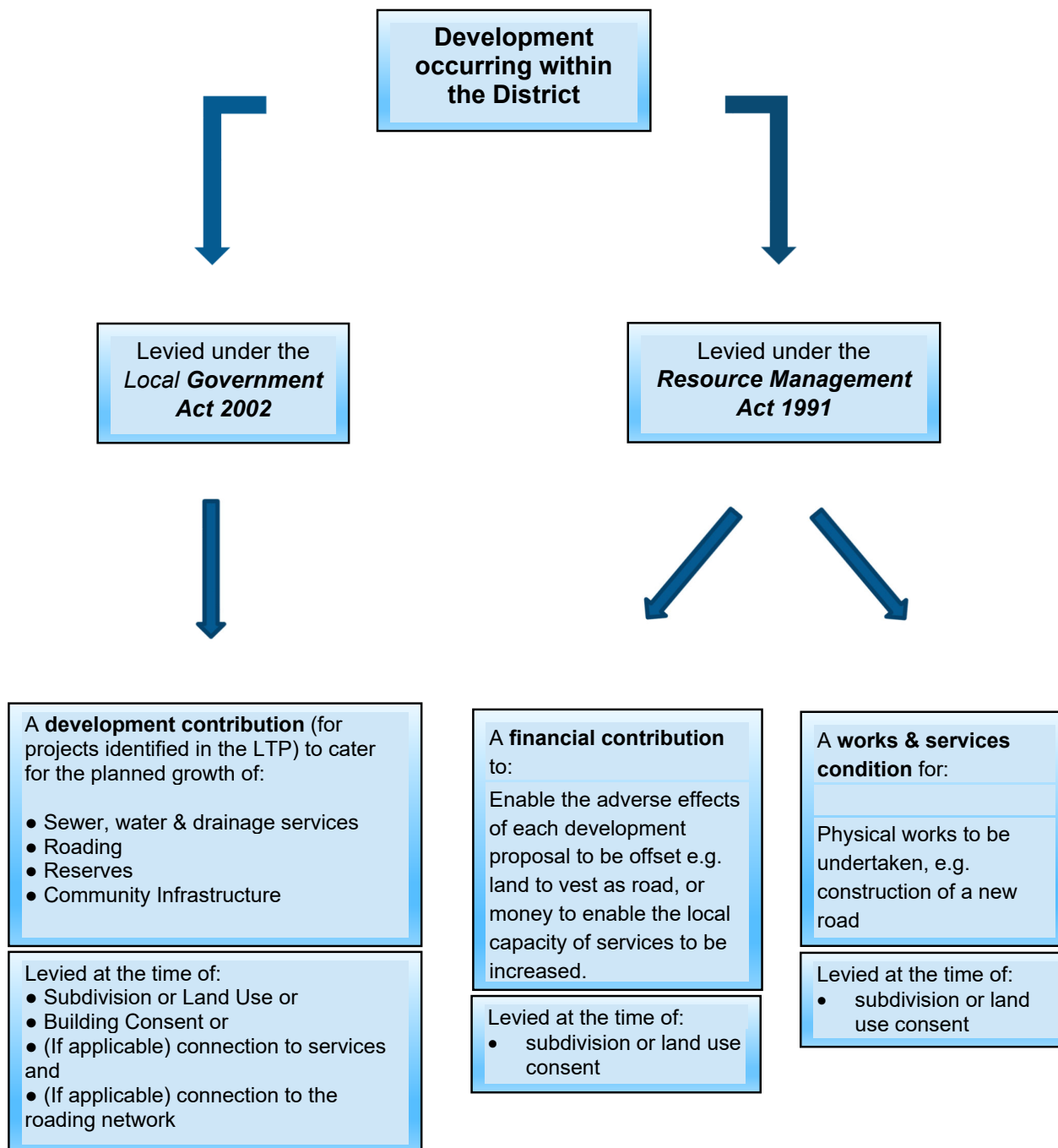
(To be signed by or on behalf of person/company making the request)

• *Signature* *Date:*.....

• *Name of signatory**(Please print)*

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

APPENDIX 1: FRAMEWORK FOR RECOVERING FINANCIAL AND DEVELOPMENT CONTRIBUTIONS



APPENDIX 2: RESERVES DEVELOPMENT CONTRIBUTIONS

2.1 Calculation of contributions

There are two reserves contributions – one for District-wide reserves applicable to all residential developments and the other for neighbourhood reserves, which is only applicable to residential zoned subdivisions.

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.

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:

- 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 household unit or accommodation unit created the development.

2.1.1 Charges are levied

A charge is levied either:

- On each new residential allotment, or
- On each second or subsequent dwelling, or
- On each residential 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 dwellinghouses

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 dwellinghouses in the District at the end of the LTP period
 th = total estimated dwellinghouses 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

Contribution per lot equals the lesser of:

- 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**

ii. *For future expenditure:*

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

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

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

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 and 6A Zoned Subdivisions

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 dwellinghouses in the District at the end of the LTP period
- hi = total estimated number of additional residential zone dwellinghouses 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

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**

ii. *For future expenditure:*

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

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

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

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

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

2.1.4 Increased densities and multi-unit residential developments

Where:

vm = the value of 20m² of land

h = total dwellinghouse 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 Section 203 of the LGA2002, 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.

APPENDIX 3: NETWORK INFRASTRUCTURE DEVELOPMENT CONTRIBUTIONS

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 dwellinghouses that the area is capable of servicing, or the number of units of water that the scheme can deliver.

The schemes that the latter applies to are Summerhill, Poyntzs Road, Oxford Rural 1 and 2 and West Eyreton.

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 dwelling 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 dwellinghouses 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:

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

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

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

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

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

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 dwellinghouses 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.

Contribution per lot equals:

In respect of 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:

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

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

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

3.1.5 The Water Scheme Development Contribution

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 dwellinghouses 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:

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

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

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

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 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 ODA 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 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.

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 (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:

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:

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

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:

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

3.2.3.2 Ocean Outfall 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
- n = total estimated number of dwellinghouses 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:

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

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 Outline Development 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 ODA 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:

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

3.2.5 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.
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 dwellinghouse 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:

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:

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

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.

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.

3.3.5 Outline Development Areas

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.

3.3.5.1 The ODA Drainage 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 contribution area

Contribution per lot equals:

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

The schedule details the actual costs relating to each DCA.

3.3.5.2 Rangiora / Southbrook Stormwater DCS Drainage Scheme Development Contribution

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.

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

co x m/a

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 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 roading 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 dwellinghouses 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 roading 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 roading 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 allotment, or
- Second or subsequent dwelling, or
- Residential land use resource consent or building consent.

3.4.3 Outline Development Areas

In addition to the above roading 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 Roding Development Contribution

Where:

- c = capital expenditure for that project
- f = funding costs in respect of historical expenditure, if any
- s = subsidies, 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 dwellinghouses in the District over the remainder of the LTP period

Contribution per lot equals:

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

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

3.4.3.2 The ODA Roding 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, 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

Contribution per lot equals:

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

3.4.3.3 The Southbrook DCA Roding 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

Contribution per lot equals:

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

3.4.4 Roading adjustment factor

The Council calculated the HUE for roading based on the typical number of vehicle movements generated by a development. A typical household is assumed to generate eight vehicle trips a day.

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 dwellinghouses 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 dwellinghouses 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:

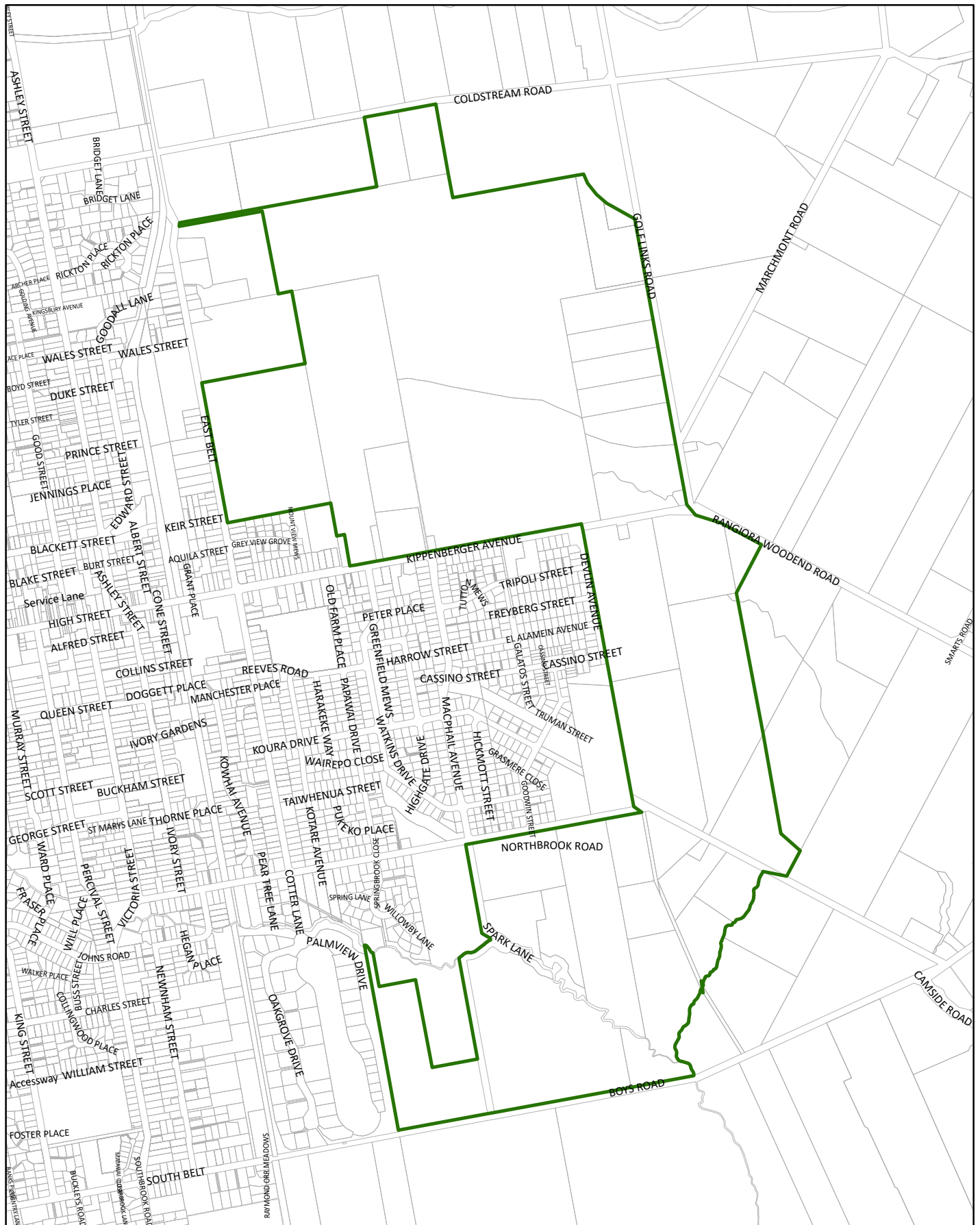
$$((c - s) - (r - d)) \times (1 / n)$$

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

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

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

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



Development Contribution Area
Water and Roding (Eastern Link Road)
OUTER EAST RANGIORA

Map ID
RGA 15

Scale (A4)
1:14,000

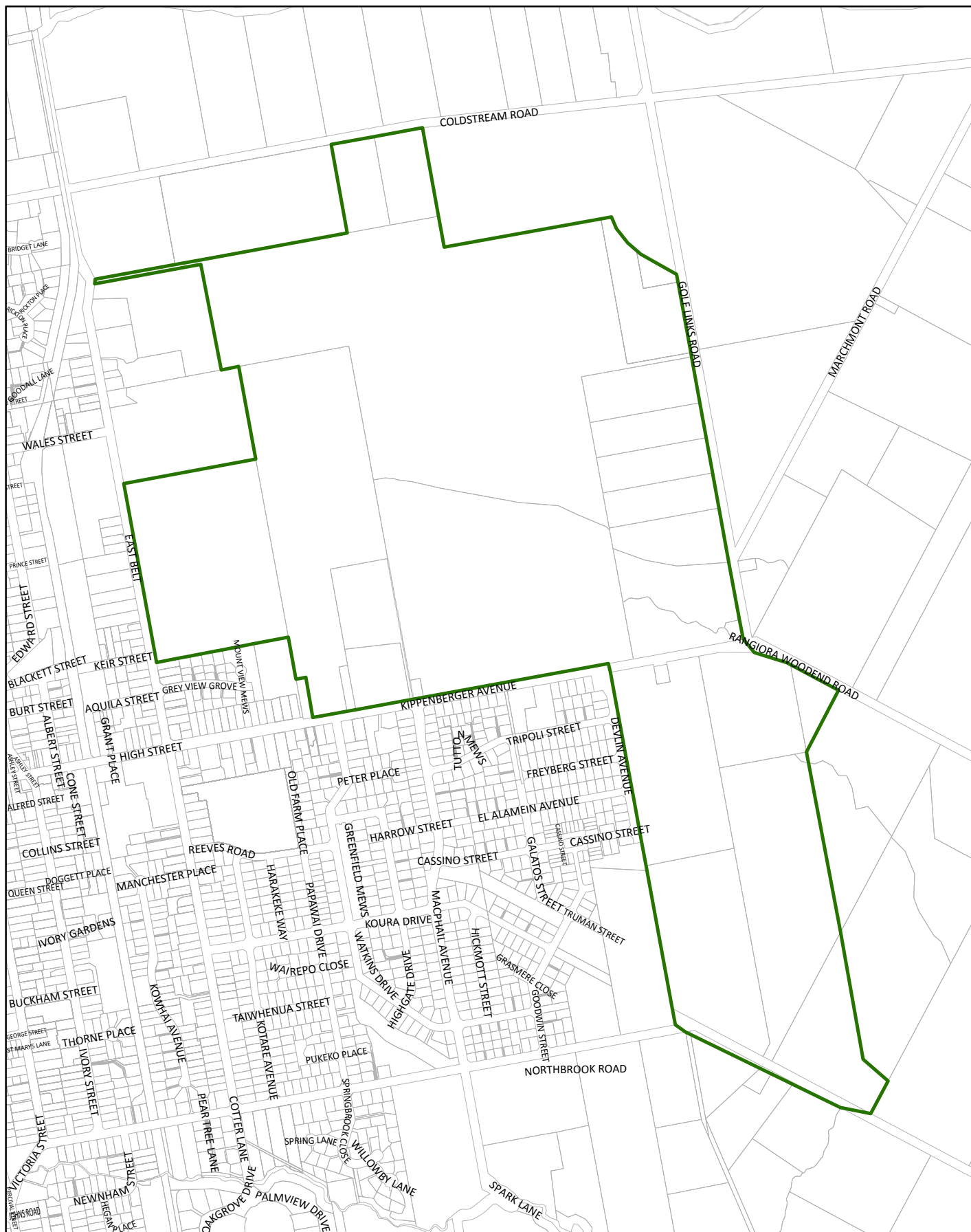
GIS Ref
23-002

Date
16/02/2023



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Development Contribution Area
Sewer
OUTER EAST RANGIORA

Map ID
RGA 17

GIS Ref
23-002

Scale (A4)
1:11,000

Date
16/02/2023



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Timeline as WDC understands it

- The Tuahiwi Village area, known as Kaiapoi Maori Reserve 873 (MR873) was a Crown Grant to Ngāi Tūāhuriri people in 1848, following from the Kemps Deed purchase of rights to most, but not all, of the natural resources of the South Island.
- The purpose of the Reserve was for mana whenua to establish and retain as Kāinga Nohoanga (a place of residence) and mahinga kai (cultivation and gathering of food) area with an emphasis on fresh flowing water.
- The Crown Grants Act (No 2) of 1862 created a special status for Maori Reserve 873 and its title holders. Each whanau group was assigned 14 acres and today there are many thousands of descendants of the original grantees who whakapapa to this land
- Reserve land totals 1056ha that today is mainly farm land, with Tuahiwi village and the important Tuahiwi Marae at its centre.
- The land is held in a combination of both Māori and freehold property titles and most of it has been alienated through the acts and omissions of government agencies over more than 150 years.
- Prior to 1980 successive Government Planning Acts and Council District Plans (the land use rulebook) by default and design made it harder for whanau to remain living on their land or partition/acquire reserve land for residential purposes.
- Successive District Planning Schemes required development within Tuahiwi Village and the land use in the wider Reserve to follow similar rules to other small settlements and rural areas, while also receiving similar low levels of Council drinking and waste water infrastructure and community facilities.
- The significance of Kemps Deed had been recognised by the then Rangiora County Council from 1980. The Rangiora District Planning Scheme provided for a “Rural D Zone” the purpose of which was to recognise the special interest of the Maori people with regard to their ancestral land and to facilitate the continued occupation and use of Maori land in the zone by the descendants of the original grantees.
- The Rural D Zone enabled people who could demonstrate that they were descendants of original grantees to build houses and/or subdivide land in circumstances not available to other applicants, but subject to limiting conditions. The “Rural D” approach had a number of shortcomings, but did enable small numbers of descendants to build and live on ancestral land.
- The Waimakariri District Council was formed in October 1989, (including Rangiora District, following a prior amalgamation with the Eyre County); and in the 1990s set about preparing a wholly new District Plan under the then brand new Resource Management Act .
- When finally made operative in 2005, the first Waimakariri District Plan under the RMA, by omission did not include any tangible expression - by way of zoning or development opportunities - for the Objectives and Policies underpinning ‘Rural D’ zoning.
- In 2008 Council staff and the then Ngāi Tūāhuriri Upoko, Rik Tau agreed the Council should seek a legal opinion regarding the rights of descendant land owners. This was commissioned in 2010, after a search to find an appropriately qualified legal counsel, given the unique title situation in and history of the reserve.
- In 2011 the Council received a legal opinion that the rights of descendant land owners of the reserve should be affirmed by the Council, and should be recognised in the District Plan zoning of MR873.
- This opinion and accompanying report was considered by the Council in November 2011. The Council accepted the report recommendations and requested the Manager of Planning and Regulation to amend the District Plan to recognise the rights and duties arising from the Kemps Deed.

- At the time Councillors commented:
 - “This is an important issue for the District and a very important one for those in the reserve. This is about the right of people to settle on their own land and this is an important step in this way forward. It has been ongoing since 1860 and there have been numerous attempts through the 19th and 20th centuries to resolve these issues.” – Mayor David Ayers
 - “This will rectify the failing of central and local government over previous years.” - Councillor Peter Allen
- Officially Council accepted:

‘... that the rights of the owners of Kaiapoi Maori Reserve 873 as stemming from Kemps Deed 1848 and recognised by the Crown Grants Act (No 2) 1862 as a “Ceding in good faith” still exists and should have been affirmed by the Council, and that the ongoing right should have been recognised and accepted by the Council in zoning of Kaiapoi Maori Reserve 873, and in its administration of other legislation.’
- On March 6 2012, during the annual Hui of Te Ngāi Tūāhuriri Runanga and Waimakariri District Council, the matter was raised as an item of business. This was a significant step in addressing this issue in partnership.
- The minutes recorded Te Ngāi Tūāhuriri Upoko Rik Tau as saying:
 - *‘Justice has now been done from the three generations of waiting for this matter to be resolved. This law is an expression of hope. The Kemps Deed of Purchase was understood by former Mayor Trevor Inch and Country Clerk Hamish McKenzie. The matter was not being understood by the Canterbury United Council and Mayor Trevor Inch assisted with the discussions. The matter was taken to the Environment Court and former Mayor Ron Keating asked staff to have the matter interpreted and this has now come into being. On 1 November 2011, the Council adopted the plan which placed on the Crown the duty of a trustee and as the law of the Crown is also within local authorities, then the Waimakariri District Council was required to adopt the rights of the owners. There is now the opportunity to make tremendous progress. This Council is ahead of the Christchurch City Council following the earthquakes. Christchurch was a suburb of Kaiapoi and the area is the centre of Ngai Tahu in the Southern Island. A scope report is being developed for MR873 and the deed gives rise for dense residential development in the areas.’*
- On 20 November, 2012, the Council approved a report proposing consultation on development possibilities and District Plan Change options relating to MR873.
- During the consultation period the Land Use Recovery Plan (LURP), a statutory document prepared under the Canterbury Earthquake Recovery Act 2011 which directed Councils to make changes to their District Plans following the Canterbury Earthquakes, was tabled and came into effect in December 2013. Action 21 required Waimakariri District Council to:
 - *Provide methods to give effect to the objectives and policies for Maori Reserve 873*
- The Council was given 12 months to complete the task but sought an extension until 30 April 2015 (the due date was Dec 2014) from the Minister for Canterbury Earthquake Recovery to complete further investigations and allow for additional public consultation.
- Council’s own objectives and the objectives of the LURP were looking to solve the same issue.
- Consultation was extensive and involved Ngāi Tūāhuriri Rūnanga, Mana-Waitaha Charitable Trust, as well as the wider community and private land owners in MR873.

- On 21 April 2015 a report went to Council seeking changes be made to the District Plan which would allow more flexibility for development of/provision for Kāinga Nohoanga in line with the intentions of the Kamps Deed.
- Te Maire Tau was present at that meeting and said while the group he represented were not completely satisfied they were happy to move forward.
- The report was approved and changes made to the District Plan which updated rules for the development of land in MR873. The changes would allow Ngāi Tūāhuriri descendants to develop land in line with the outcomes proposed in Kamps Deed as well as provide clarity for development undertaken by non-descendants.
- In the District Plan this was determined as:
 - *“Policy 2.1.3.4 addresses the importance to tangata whenua of the area known as Maori Reserve 873. The area of 1056 hectares was part of Kamps Deed purchased in 1848 on behalf of the Crown. The land was surveyed and individual sites were issued by 1863. The Transitional District Plan recognised the renewed interest from some Maori owners in returning to live on ancestral land at Tuahiwi with the creation of the Rural D Zone. This facilitated the continued occupation and use of Maori land.”*
- Since approval of the LURP Action 21, provisions enabling development were directly inserted into the District Plan on decision by the then Minister for Earthquake Recovery.
- Some, but not a lot of development has occurred. The provisions have proved to be more prescriptive and less enabling than initially envisaged.
- In 2016 following extended delay as a result of the earthquakes disruption effects, the Council resolved to accelerate a full review of the District Plan, including further enabling provisions for the Reserve for both descendant and non-descendant land owners. New rules are primarily designed to address boundary to boundary and reverse sensitivity issues. There is no residential density control per se, this being as with other aspects of development feasibility and pattern, determined by the ‘utility serviceability’ of the area.
- In 2019 the new Council convened the Mahi Tahi Joint Development Committee. This committee is an expression of Council partnership with Te Ngāi Tūāhuriri Rūnanga to further develop the working together relationship between the Council and Ngāi Tūāhuriri iwi.
- It builds on a Memorandum of Understanding between the two parties first signed in 2003. Committee Membership includes the Mayor and two Councillors alongside three nominated representatives of Te Ngāi Tūāhuriri Rūnanga
- Beyond the now further agreed changes to the District Plan to be included in a notified proposed Reviewed District Plan in 2021, the Mahi Tahi Committee are proposing they work on a broader strategic plan for MR873 that seeks to progress development of Kāinga Nohoanga in a manner that addresses hapū frustrations and works towards their aspirations in the spirit of the Kamps Deed
- Currently the Council is undertaking a \$3.6M project to extend the Tuahiwi wastewater and freshwater system connections which will reduce infrastructural constraints/barriers for further development.

Questions

What does WDC understand has been the issue for local Māori trying to build within the reserve?

When the Kemps Deed was confirmed and MR873 assigned to Ngāi Tūāhuriri iwi the purpose of the Reserve was for grantees and their whanau to have an area for Kāinga Nohoanga (a place of residence) and mahinga kai (cultivation and gathering of food) on a sustainable basis.

Successive acts of omission in and observance of legislation, and, default and design in district planning made it harder for whanau to remain living on their land or partition/acquire reserve land for residential purposes. A persistent lack of infrastructure accompanied this so that for those who whakapapa from the Reserve it became impractical to stay, develop or return.

This 'microcosm' of loss of community and Māori urbanisation processes that in different ways played out for over 150 years across Aotearoa didn't affirm the intention of the Kemps Deed and many years passed until there was an understanding, acknowledgement and desire to redress this decision.

What has WDC been involved with in regards to these battles?

The history of under realisation over many decades of the potential for the Reserve to be a place of residence and community for Ngai Tūāhuriri people is now better understood by Waimakariri District Council and the community.

While efforts from 1980 began the process of redress, they were not consistently and substantially applied by successive Councils.

The more enduring and now unstoppable Council redress process began in 2008. A significant milestone was reached in 2011 with formal acknowledgement by the Council:

'... that the rights of the owners of Kaiapoi Maori Reserve 873 as stemming from Kemps Deed 1848 and recognised by the Crown Grants Act (No 2) 1862 as a "Ceding in good faith" still exists and should have been affirmed by the Council, and that the ongoing right should have been recognised and accepted by the Council in zoning of Kaiapoi Maori Reserve 873, and in its administration of other legislation.'

Two rounds of review and reform of planning provisions have been completed and now extensive opportunity for descendant land owners and their whanau to express their living rights over their land are being implemented.

This has been accompanied by increasing provision of infrastructure and services by the Waimakariri District Council to enable this aspiration to be practically realised.

That said, we as an organisation are still in our infancy in understanding the impacts over time of the acts of omission and design that have given rise to these grievances but are now moving quickly and in good faith to address issues where we can.

We believe in working in partnership with Te Ngāi Tūāhuriri Runanga and all land owners in the reserve, and have listened and learnt a lot through our ongoing engagement with them.

The Mahi Tahi Joint Development Committee is a further expression of partnership progress and working together. The Mahi Tahi Committee are considering working on a strategic plan for MR873 that seeks to progress development of Kāinga Nohoanga in a manner that addresses hapū frustrations and works towards their aspirations in the spirit of the Kamps Deed.

Which has created the most issues, outdated local body legislation, or central government legislation?

In regards to residential building on land within the Reserve it has been local government rules through District Planning that didn't acknowledge the intention of the Kamps Deed which has probably been the most significant barrier for Ngai Tūāhuriri people to stay, develop and return to their land.

While we have worked in partnership with the Rūnanga in recent years to address their rightful grievances and change planning to enable Kāinga Nohoanga, there is additional work underway to build on this understanding through more partnership.

However, we are making changes which will enable these aspiration to return to their land and currently significant infrastructure investment is going into the Reserve that will enable more dense development than has historically been planned for.

Does WDC believe legislation should change to allow Māori to build easier on Māori land?

The 2015 District Plan Change was a step in the right direction. But we're taking further planning steps through the District Plan Review. As well the Mahi Tahi Committee will in 2021 be working on a strategic plan for MR873 that seeks to progress development of Kāinga Nohoanga in a manner that addresses hapū frustrations and works towards their aspirations across all aspects of wellbeing.

This, coupled with enabling infrastructure investment, we believe these efforts will enable the potential for the Reserve to be a place of residence and community for Ngai Tūāhuriri people into the future, noting they have been here for 40 generations.

Any other comments on the issue.

Development Contributions Policy (2023/24)

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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 place additional demand on infrastructure in the District. These funds are used to provide the additional reserves, 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.

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

2.1 Statutory context

2.1.1 Development Contributions

The *Local Government Act 2002* (LGA2002) provides powers to levy development contributions. The power to require contributions is set out in Section 198 of LGA2002:

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

- (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.

LGA2002 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 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 LGA2002 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.

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.

2.2 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.

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 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 2023/24 Policy is based on the District having a projected population of 77,700 by 30 June 2031, and that an estimated 31,080 HUEs based on the assumption of 2.5 people per household will be required to accommodate this projected population. This projection is consistent with Statistics New Zealand's medium to high variant projection for the District for 2031.

The following table sets out the anticipated population across the District based on the population projections for 30 June 2031. The Council uses its own growth model to produce medium-to-high population projections as a balancing measure and to readjust projections

as necessary.

	Estimated Resident Population 30 June 2021	Projected Resident Population 30 June 2031
Total	66,900	77,700

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. 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.

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.

2.2.5 Network infrastructure assumptions

General

- It is assumed that all Residential Zone allotments consume the same unit of demand, except as provided 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.

Water

- As for the general network infrastructure above.
- A standard water connection is a 15mm pipe, and that a higher contribution will be levied if a larger connection is requested

Sewer

- The costs of reticulating, treating and disposing of sewage for lots connected to sewer systems are in proportion to the volume of sewage produced.
- 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 pipe.
- Adjustments to 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, 6 and 6A Zone 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 and DCA. Funds required for upgrading local roads will be obtained from other sources.

3. POLICY OBJECTIVE

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

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 LGA2002, 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 LGA2002 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.

3.1 Support the principles set out in the Preamble to Te Ture Whenua Maori 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).

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 2023/24 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.

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.

Dwellinghouse - means any lot, or habitable structure on that lot, occupied or intended to be occupied in part or in whole as a residence and may include one additional physically separated dwellinghouse (or secondary dwelling) that is no more than 75m² in gross floor area and is located within 30m of the primary dwellinghouse.

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.

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. For the purposes of calculating Development Contributions, a dwellinghouse with two separate self-contained areas consented for family use only will be treated as one household unit.

In addition, a secondary independent dwellinghouse 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.

Note: a development contribution is not subsequently charged where the secondary dwelling ends up being on a separate lot.

If a subdivision results in the principal dwellinghouse on one lot and a secondary dwellinghouse on a separate lot, development contributions will apply to the secondary dwellinghouse as if it were a new principal dwellinghouse.

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 buildings and facilities.

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

- Residential dwellings will be treated as a dwellinghouse.
- 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 Maori Act 1993, which may apply to any form of ownership that is recognised or provided for

- under Te Ture Whenua Maori 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.*

Multi-unit residential development – means any development involving more than one household unit (as defined above) per allotment including flats, townhouses, retirement villages and traveller’s accommodation. Contributions will be levied on the increase in the number of dwellinghouses over those already existing at the commencement of the development.

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.

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 dwellinghouse or an existing, second or subsequent dwellinghouse.

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

Residential 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 or visitor accommodation. 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 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 for the 10 years under consideration.

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.

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.

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 District Plan: District Plan 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.

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

This Policy provides the Council with the ability to levy contributions for past growth related expenditure incurred during the previous 10 years, and growth-related spending over the next 10 years.

4.2.2 Development Contribution Areas (DCA)

This Policy includes maps and details concerning the specific contributions that are payable for each of the DCAs. These contributions relate to infrastructure such as water, sewer, roading, and drainage that is provided specifically for a particular area, and are spread over the estimated number of new lots in each area. Development contributions for DCAs are levied in addition to other contributions.

Schedules and DCA maps accompany this Policy. Works 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 not be located within the map area shown for the DCA.

4.2.3 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. ODAs 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).

4.2.4 Infill Development

Infill development is small scale development (generally 4 lots or less) or re-development within existing urban areas. Infill development is typically developed under the Comprehensive Residential Development rules in the District Plan. 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.

4.3 Reserves contributions

4.3.1 Introduction

The Council aims to develop a reserves network 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.

4.3.2 Provision for reserves contributions

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

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

While 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 recognises the zone in which the residential development lies.

Development contributions payable for reserves are also subject to the statutory maxima set out in LGA2002 Section 203, namely that:

- “(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.

The LGA2002 Section 198A (3) also specifies “...reserves does not include land that forms or is to form part of any road or is used or is to be used for stormwater management purposes.”

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.

4.3.3 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.

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 will be based on the highest and best use for the particular parcel of land valued (based on the lowest density zoning).*

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 LGA2002 not for specific reserves under Section 210 of the LGA2002.

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.

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

4.4 Network infrastructure Development Contributions

4.4.1 Introduction

There are separate schedules for the assessment of development contributions for water, sewerage, drainage and roading but each policy 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 have a planned growth component within it.

4.4.2 Water

4.4.2.1 Introduction

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

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 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.

4.4.2.2 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.

Residential Zones:

The unit of demand relating to the water systems is the average number of litres per day consumed by a household. Each additional household increases the consumption of water by approximately 2,000 litres per day.

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

Any additional dwellinghouse established (except a secondary dwelling as permitted under the District Plan) 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 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.

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 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.

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.

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

4.4.3 Sewer

4.4.3.1 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 four different sewerage schemes (areas) - Eastern District, Oxford, Fernside and Loburn Lea - and 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 and the level of planned expenditure.

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

4.4.3.2 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 1,380 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 dwellinghouse, 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.

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.

4.4.4 Drainage

4.4.4.1 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.

4.4.4.2 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 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, 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.

4.4.5 Roothing

4.4.5.1 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 as set out in the Council's Long-Term Plan will provide the basis for calculating the general roading contribution.

4.4.5.2 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.

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.

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.

4.5 Community Infrastructure Development Contributions

4.5.1 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.

Community infrastructure for which development contributions may be levied is defined in LGA2002 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.*

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

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

4.5.2 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.

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

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.

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.

4.6 Administration

4.6.1 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:

- 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.

4.6.2 The application of household equivalent units

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.

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 secondary dwelling will attract development contributions, as will any secondary dwelling 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 dwellinghouse will attract development contributions. Specifically, the creation of such an allotment of a size that allows the construction of a dwellinghouse as a permitted activity under the District Plan will attract development contributions.

4.6.3 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 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; and
- future ownership arrangements proposed for the development.

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.

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.

4.6.4 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 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.

4.6.5 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 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 is based on projects that are in the 2023/24 development contribution schedules. Funding for additional infrastructure required to service specific development areas will be subject to separate consideration. This remission is further based on infill cluster housing type development (approximately 20 units over 5 years) and may be revisited for developments of greater scale or density.

No application is required to be made to receive this remission other than demonstration of a qualifying development.

4.6.6 Timing of payment of contributions

Development contributions are levied on subdivision, resource consents, building consents and on requests for connection 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.

- d) Council deems a change of property use has occurred resulting in an increased demand for network services.

Development contribution charges are payable by the earlier of:

- 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.

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:

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

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].

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.

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 LGA2002 Sections 106 (2B) and (2C). These provisions, however, exclude interest and financing costs from the adjustments for increases in this producer price index.

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.

- (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.
- (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.
- (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 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.

- (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.

4.6.9 Historical capital expenditure

Where provided for in this Policy, 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 LGA2002.

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:

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.

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).

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.

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 dwellinghouses have been developed. However, contributions will not be charged beyond the useful life of the asset.

4.6.10 Developer agreements

Section 207A(1) of the LGA2002 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. 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. Ownership of the development (i.e. joint venture partners);
3. Timeframe for development to be completed (all stages);
4. Works to be included in the agreement; and
5. Timeframe for the infrastructure works to be completed;

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

1. The value of the works to be completed by the developer that have a wider Council benefit;
2. The degree of benefit to the wider community;
3. Options for completing the work;
4. Consideration of any increase in resilience to a Council infrastructure network;
5. Alignment of works with Council's level of service requirements;
6. Alignment of works with the Regional Policy Statement, Council's District Plan and strategic directions;
7. Risk to Council of development not proceeding as intended by the Developer;
8. Developer's credit worthiness; and
9. 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 agreement under LGA2002, this agreement shall set out the following as relating to shared works:

1. Methodology for determining the share of costs that are the responsibility of the Council;
2. Methodology for valuing land;
3. 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. 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.

4.6.11 Requests for reconsideration of Development Contributions

Section 199A in the LGA2002 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.*

LGA2002 Section 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.

5. LINKS to OTHER POLICIES and COMMUNITY OBJECTIVES

The Development Contributions Policy links to the following outcomes:

- 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.

6. ***POLICY ADOPTION***

The Development Contributions Policy was adopted by Waimakariri District Council on 1 December 2020.

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.

2020/21 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:
 - 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 LGA2002 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 LGA2002 Section 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.

2020/21 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

.....

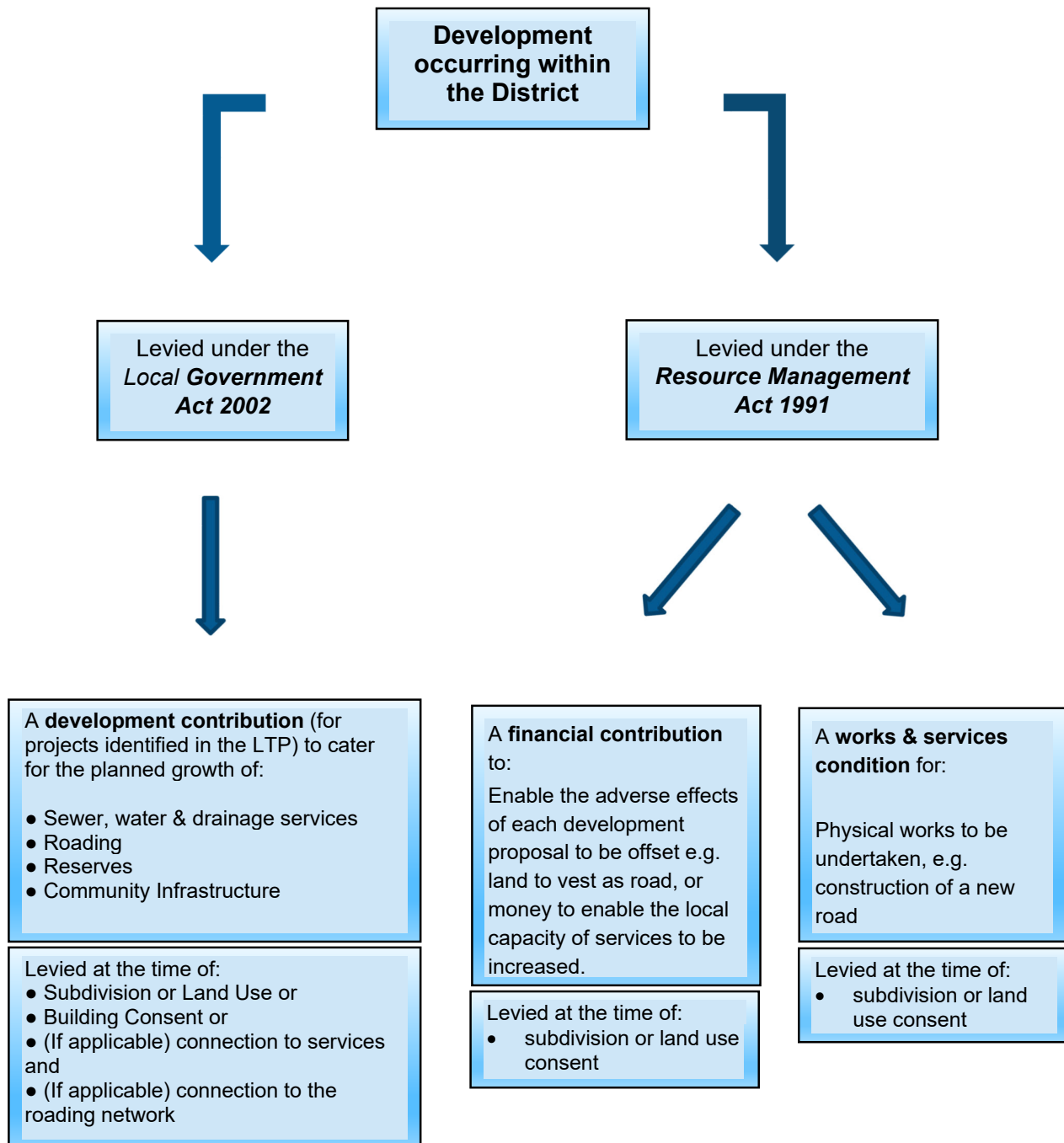
(To be signed by or on behalf of person/company making the request)

• Signature Date:.....

• Name of signatory(Please print)

• Status of signatory(Please print)

APPENDIX 1: FRAMEWORK FOR RECOVERING FINANCIAL AND DEVELOPMENT CONTRIBUTIONS



APPENDIX 2: RESERVES DEVELOPMENT CONTRIBUTIONS

2.1 Calculation of contributions

There are two reserves contributions – one for District-wide reserves applicable to all residential developments and the other for neighbourhood reserves, which is only applicable to residential zoned subdivisions.

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.

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:

- 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 household unit or accommodation unit created the development.

2.1.1 Charges are levied

A charge is levied either:

- On each new residential allotment, or
- On each second or subsequent dwelling, or
- On each residential 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 dwellinghouses

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 dwellinghouses in the District at the end of the LTP period
 th = total estimated dwellinghouses 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

Contribution per lot equals the lesser of:

- 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**

ii. *For future expenditure:*

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

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

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

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 and 6A Zoned Subdivisions

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 dwellinghouses in the District at the end of the LTP period
- hi = total estimated number of additional residential zone dwellinghouses 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

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**

ii. *For future expenditure:*

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

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

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

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

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

2.1.4 Increased densities and multi-unit residential developments

Where:

vm = the value of 20m² of land

h = total dwellinghouse 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 Section 203 of the LGA2002, 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.

APPENDIX 3: NETWORK INFRASTRUCTURE DEVELOPMENT CONTRIBUTIONS

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 dwellinghouses that the area is capable of servicing, or the number of units of water that the scheme can deliver.

The schemes that the latter applies to are Summerhill, Poyntzs Road, Oxford Rural 1 and 2 and West Eyreton.

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 dwelling 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 dwellinghouses 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:

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

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

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

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

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

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 dwellinghouses 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.

Contribution per lot equals:

In respect of 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:

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

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

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

3.1.5 The Water Scheme Development Contribution

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 dwellinghouses 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:

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

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

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

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 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 ODA 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 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.

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 (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:

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:

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

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:

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

3.2.3.2 Ocean Outfall 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
- n = total estimated number of dwellinghouses 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:

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

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 Outline Development 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 ODA 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:

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

3.2.5 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.
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 dwellinghouse 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:

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:

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

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.

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.

3.3.5 Outline Development Areas

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.

3.3.5.1 The ODA Drainage 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 contribution area

Contribution per lot equals:

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

The schedule details the actual costs relating to each DCA.

3.3.5.2 Rangiora / Southbrook Stormwater DCS Drainage Scheme Development Contribution

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.

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

co x m/a

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 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 roading 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 dwellinghouses 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 roading 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 roading 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 allotment, or
- Second or subsequent dwelling, or
- Residential land use resource consent or building consent.

3.4.3 Outline Development Areas

In addition to the above roading 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 Roding Development Contribution

Where:

- c = capital expenditure for that project
- f = funding costs in respect of historical expenditure, if any
- s = subsidies, 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 dwellinghouses in the District over the remainder of the LTP period

Contribution per lot equals:

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

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

3.4.3.2 The ODA Roding 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, 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

Contribution per lot equals:

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

3.4.3.3 The Southbrook DCA Roding 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

Contribution per lot equals:

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

3.4.4 Roading adjustment factor

The Council calculated the HUE for roading based on the typical number of vehicle movements generated by a development. A typical household is assumed to generate eight vehicle trips a day.

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 dwellinghouses 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 dwellinghouses 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:

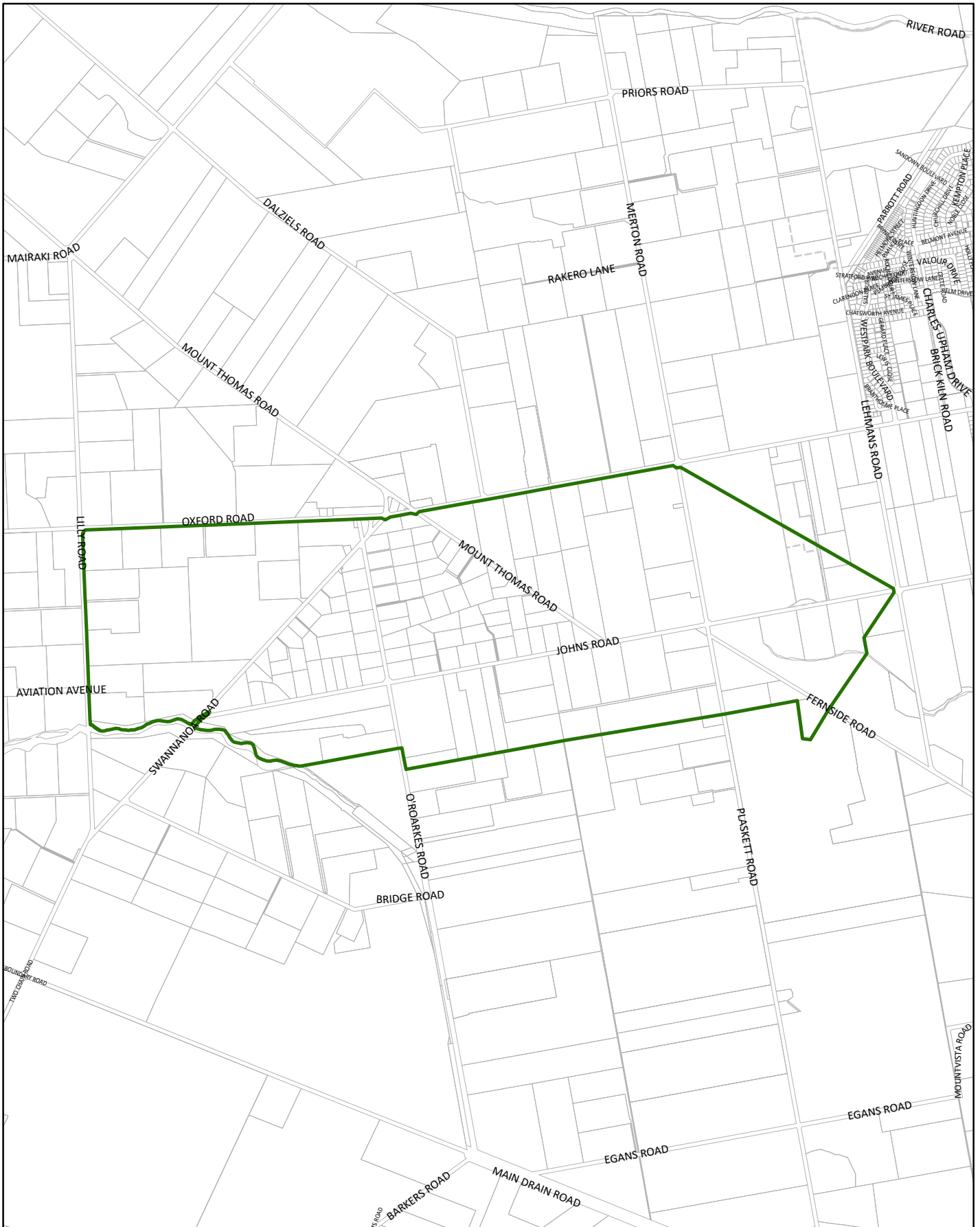
$$((c - s) - (r - d)) \times (1 / n)$$

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

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

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

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



Development Contribution Area
Sewer
FERSIDE

Map ID
FRN 1

GIS Ref
23-002

Scale (A4)
1:24,500

Date
16/02/2023



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Development Contribution Area
Water, Sewer and Stormwater
NORTH EAST KAIAPO

Map ID
KAI 1

GIS Ref
23-002

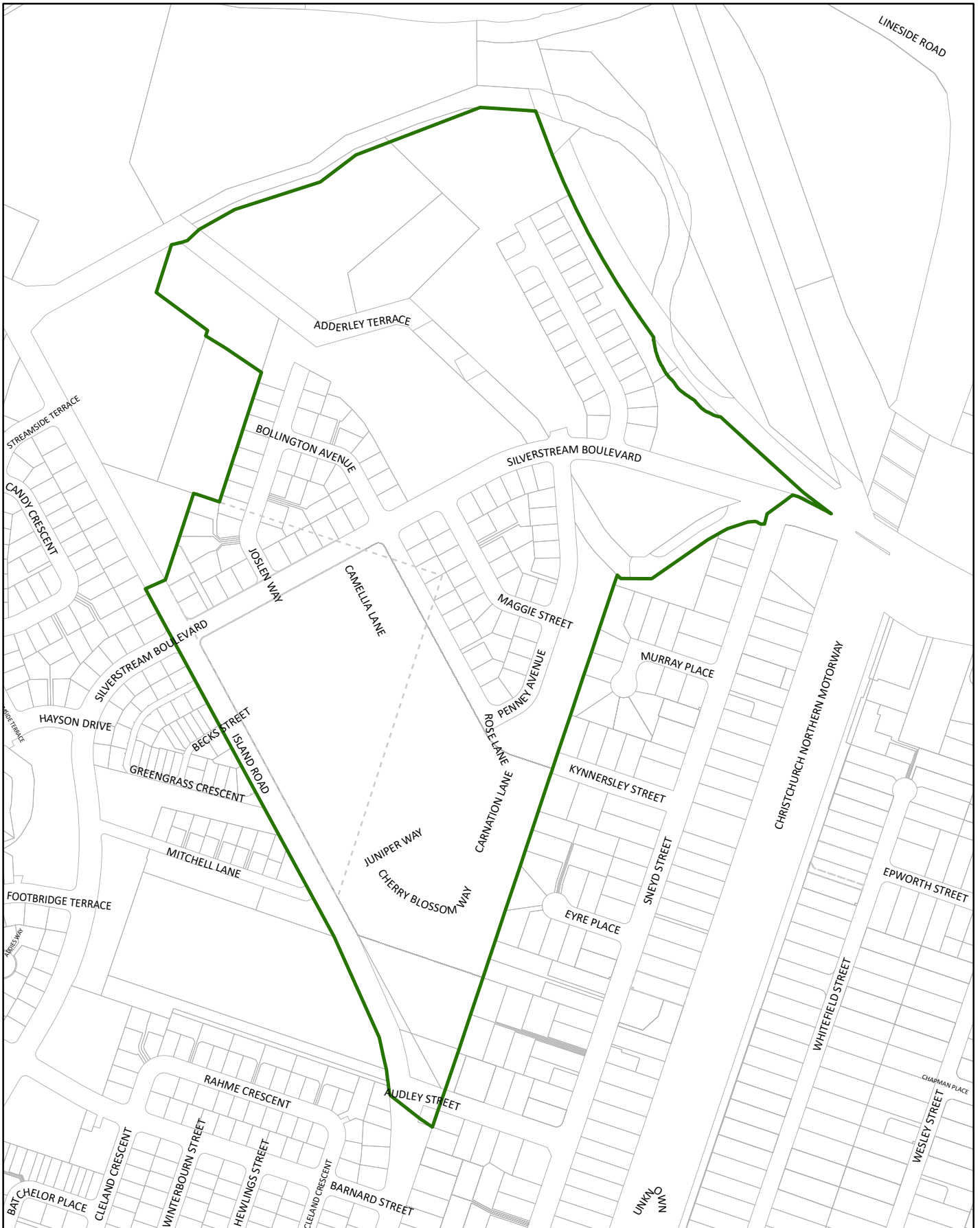
Scale (A4)
1:8,000

Date
16/02/2023



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WAIMAKARIRI
DISTRICT COUNCIL

Development Contribution Area
Water, Sewer, Stormwater, New Collector Rd
WEST KAIAPOI

Map ID
KAI 2

GIS Ref
23-002

Scale (A4)
1:4,500

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, Drainage and Water
EAST NORTH EAST KAIAPOI**

Map ID
KAI 4

GIS Ref
23-002

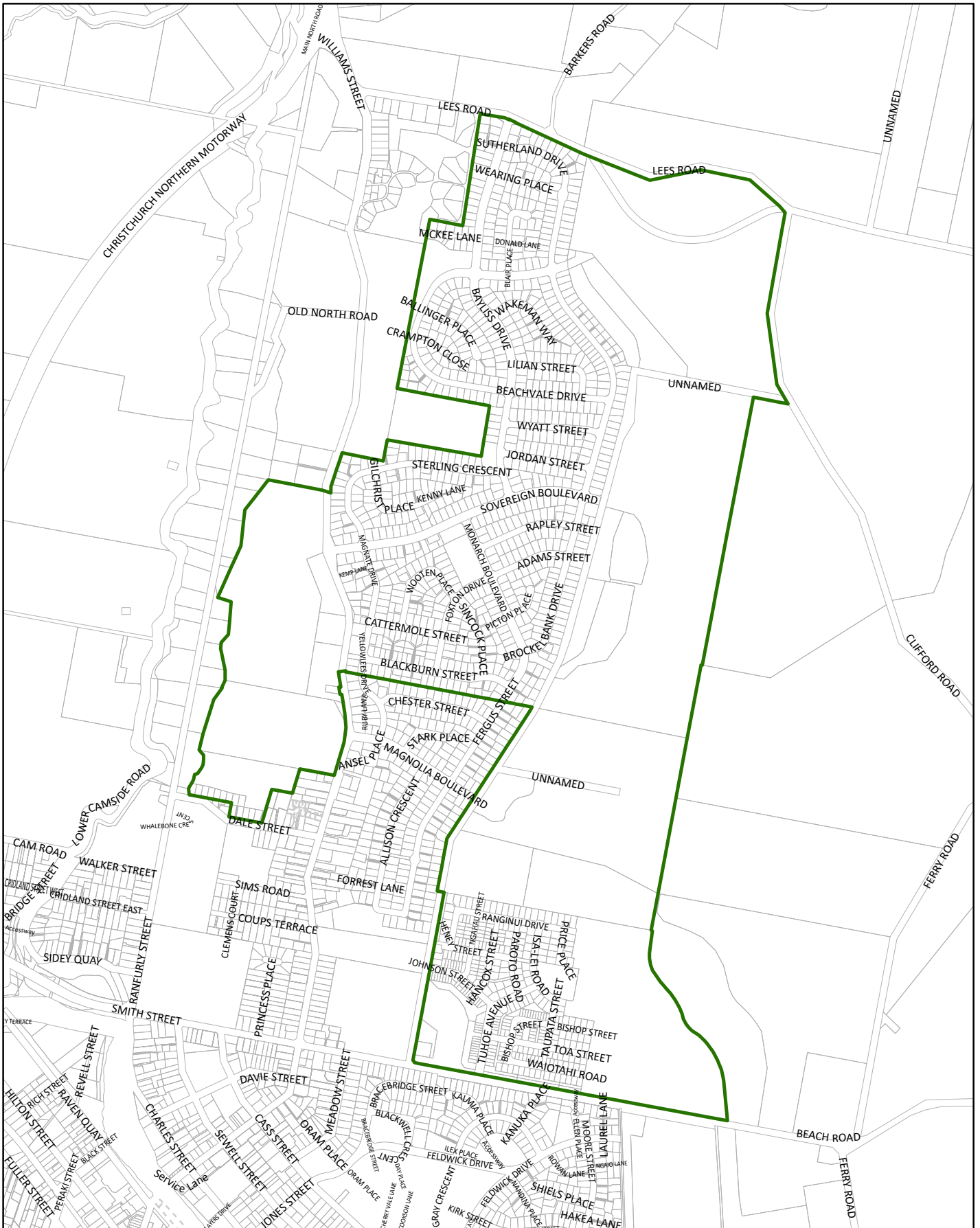
Scale (A4)
1:10,500

Date
16/02/2023



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WAIMAKARIRI
DISTRICT COUNCIL

Development Contribution Area
Roading
KAIAPOI NORTH

Map ID
KAI 6

GIS Ref
23-002

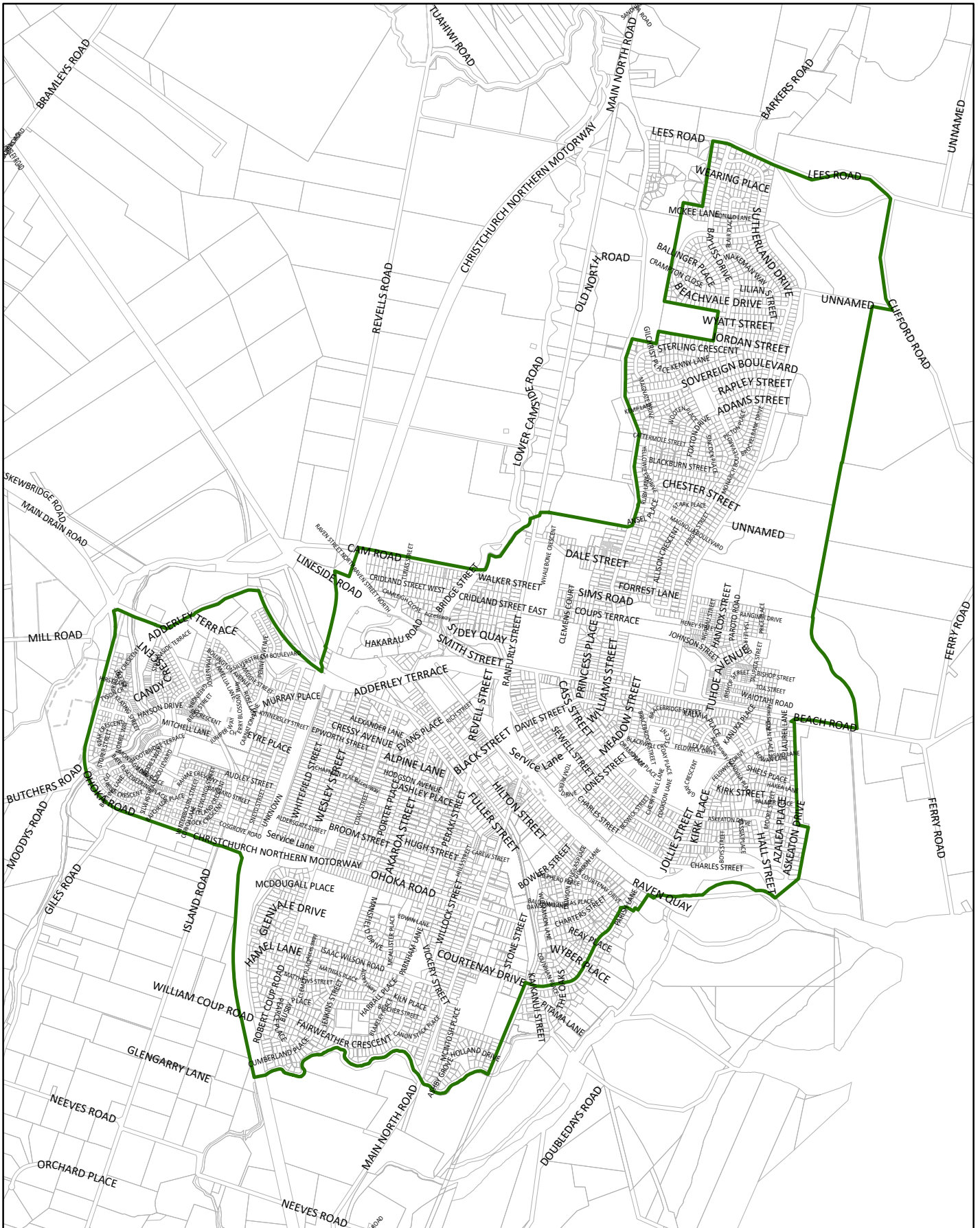
Scale (A4)
1:14,000

Date
16/02/2023



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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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Development Contribution Area
Rooding
KAIAPOI SOUTH MIXED USE BUSINESS AREA

Map ID
KAI 8

GIS Ref
23-002

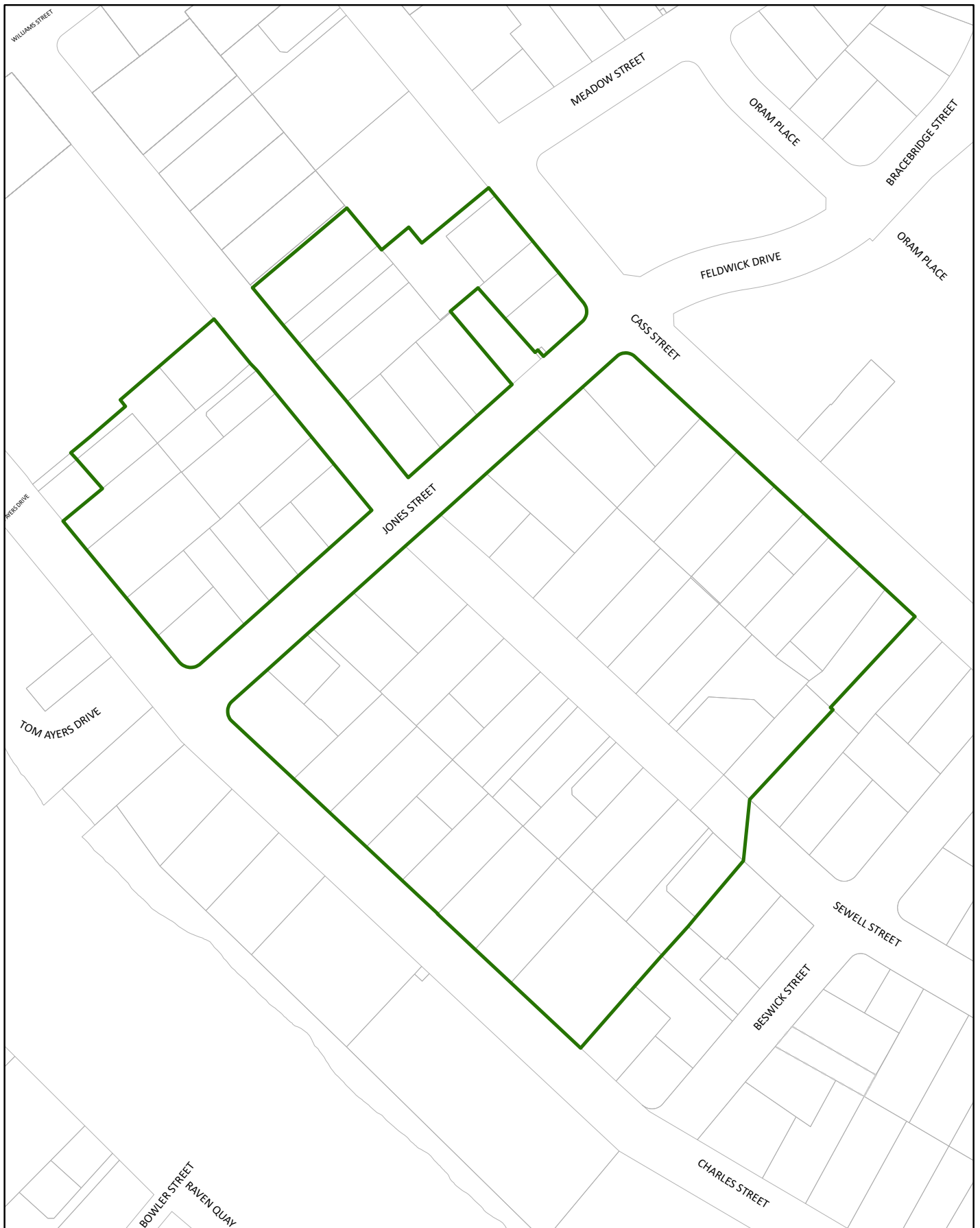
Scale (A4)
1:1,500

Date
16/02/2023



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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

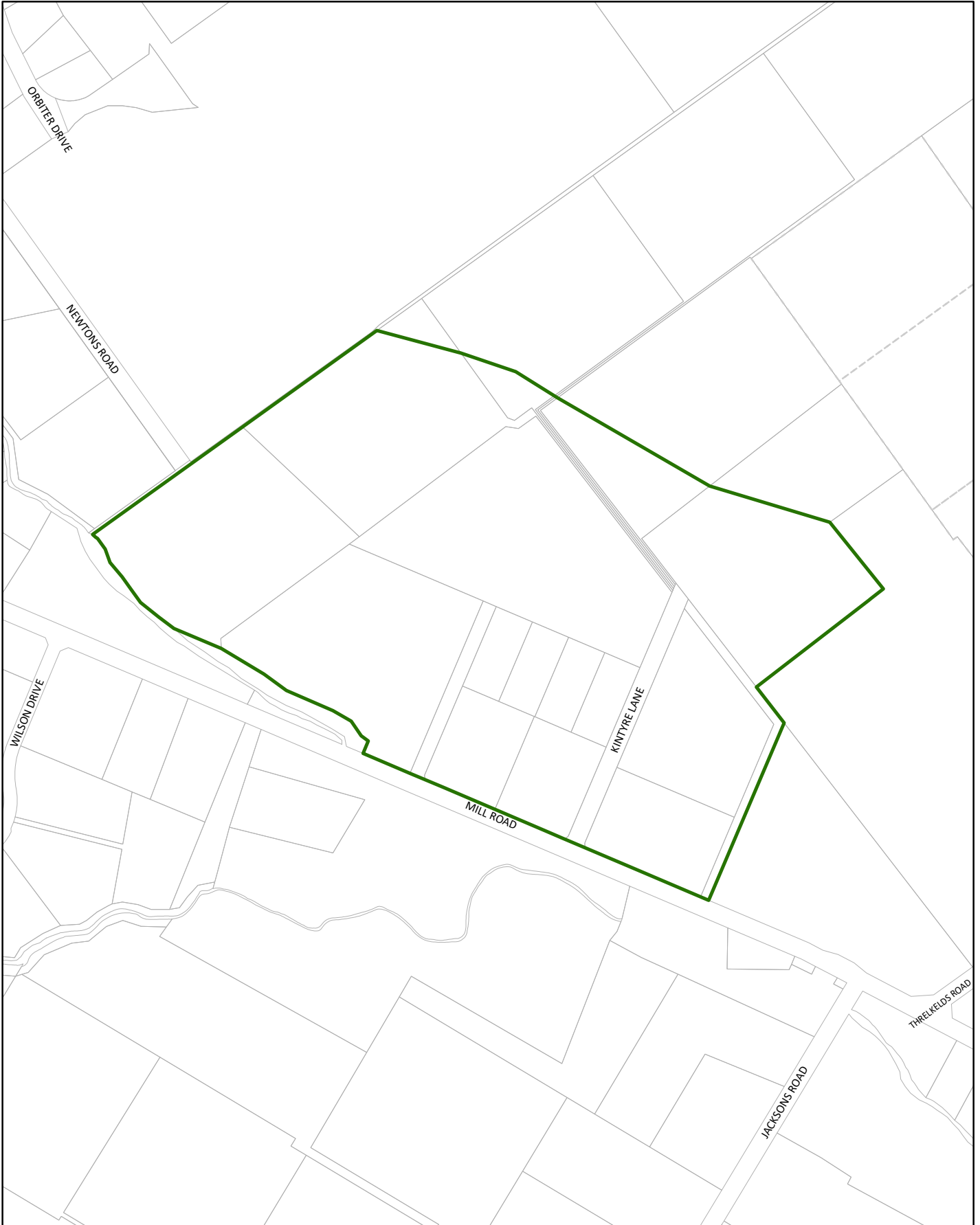


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Development Contribution Area
Stormwater
MILL ROAD ODP

Map ID
OHO 2

Scale (A4)
1:5,500

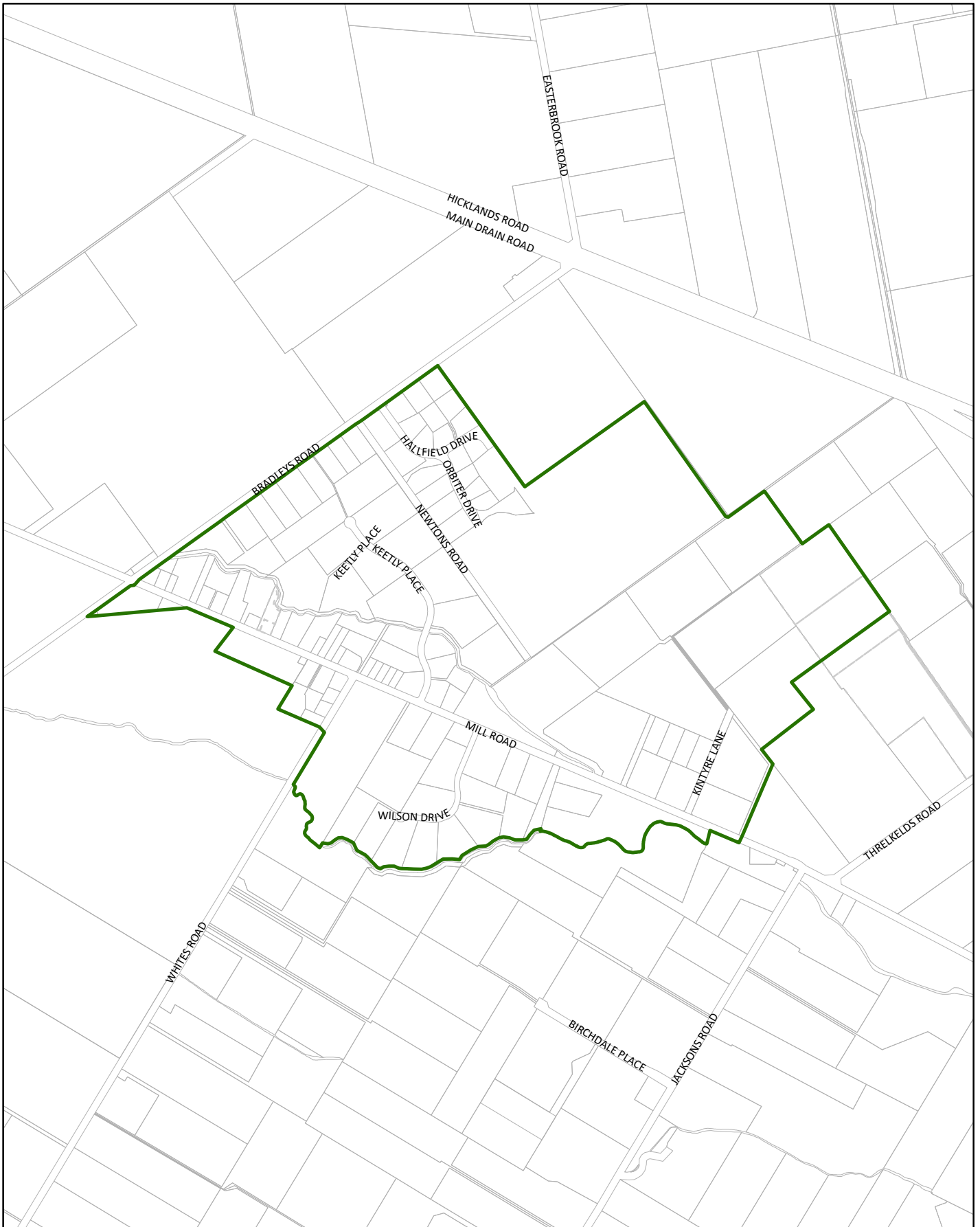
GIS Ref
23-002

Date
16/02/2023



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Development Contribution Area
Water
OHOKA

Map ID
OKA 1

Scale (A4)
1:13,500

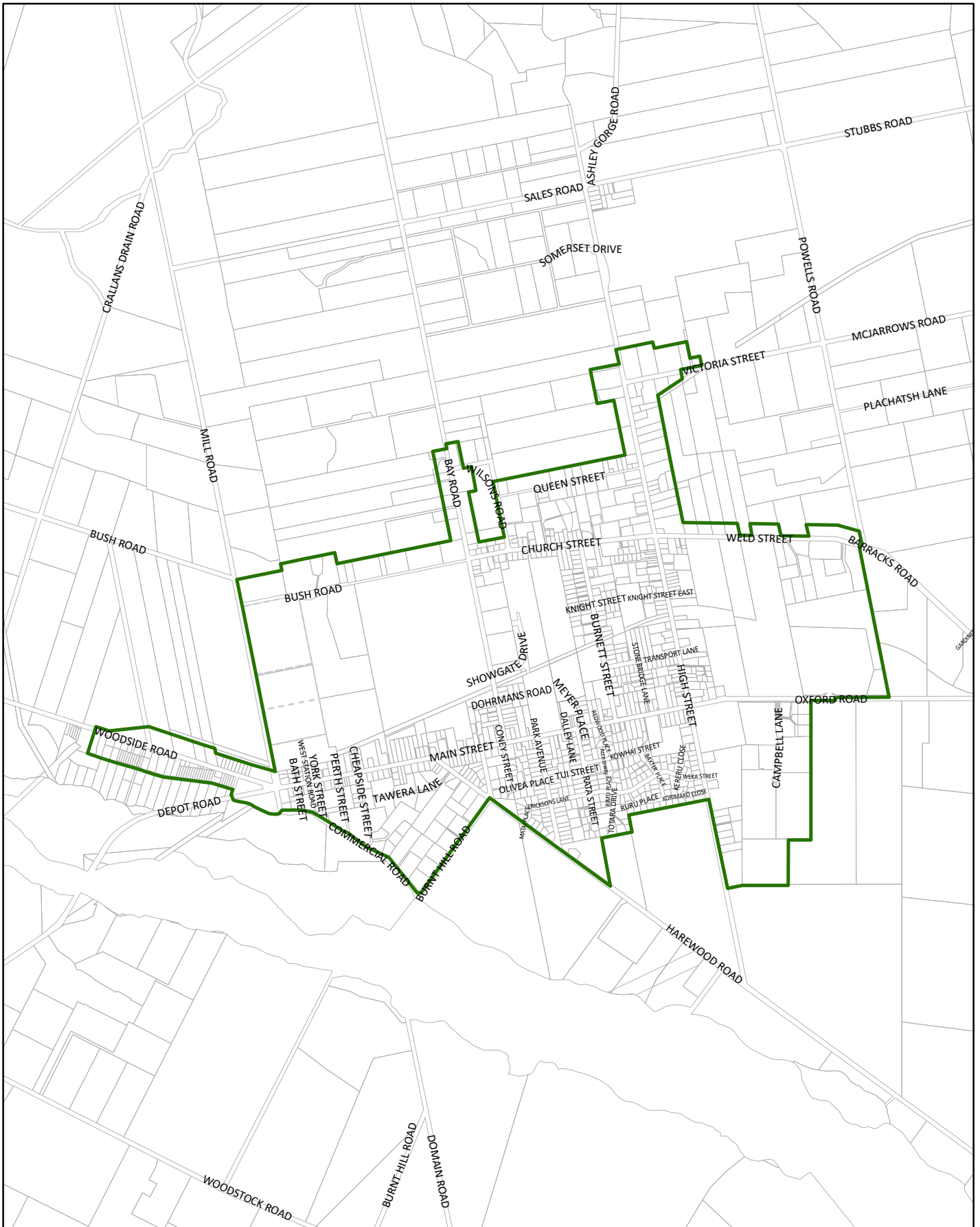
GIS Ref
23-002

Date
16/02/2023



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Development Contribution Area
Sewer
OXFORD

Map ID
OXF 1

GIS Ref
23-002

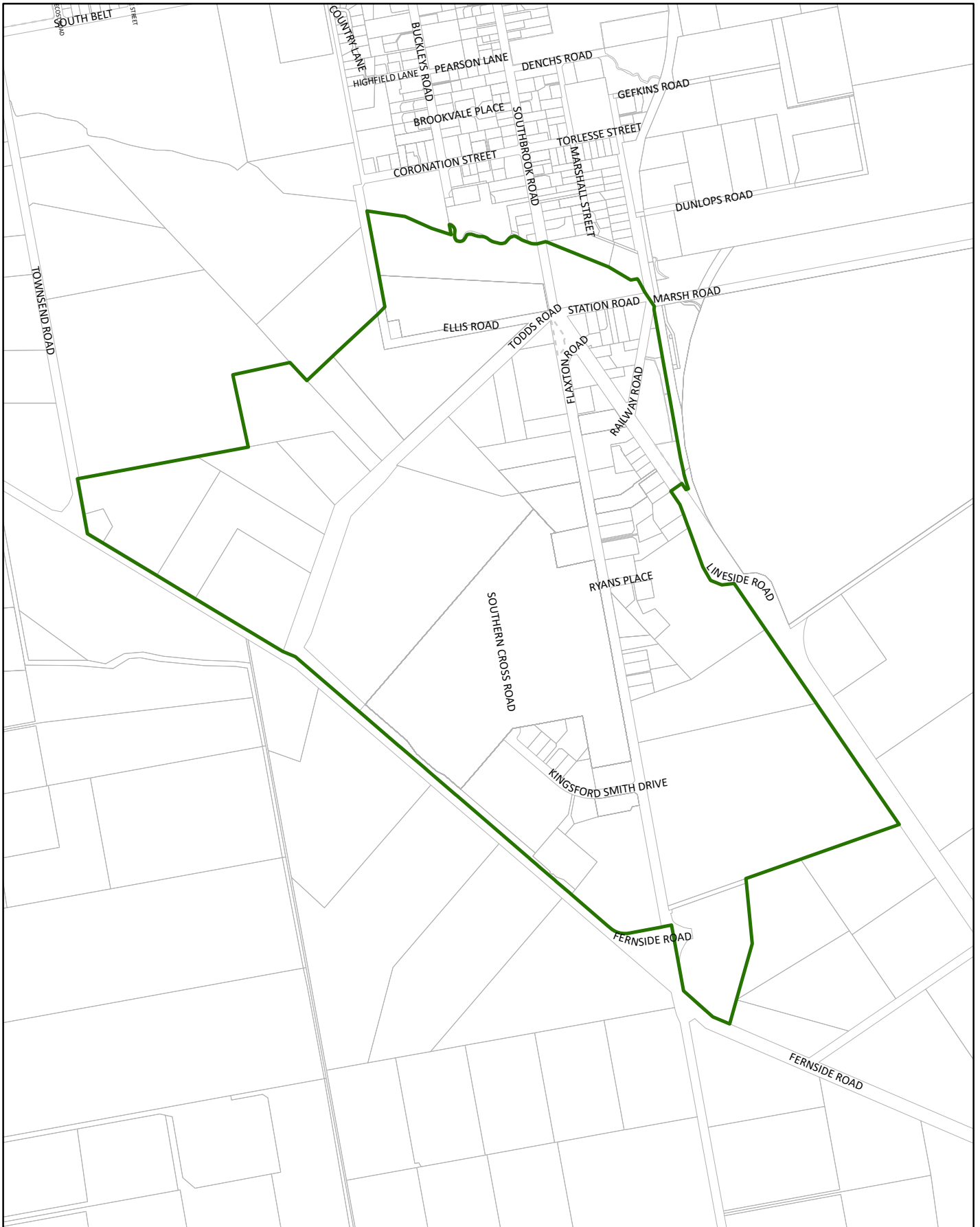
Scale (A4)
1:21,500

Date
16/02/2023



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Development Contribution Area
Water
SOUTHBROOK

Map ID
RGA 1

Scale (A4)
1:11,000

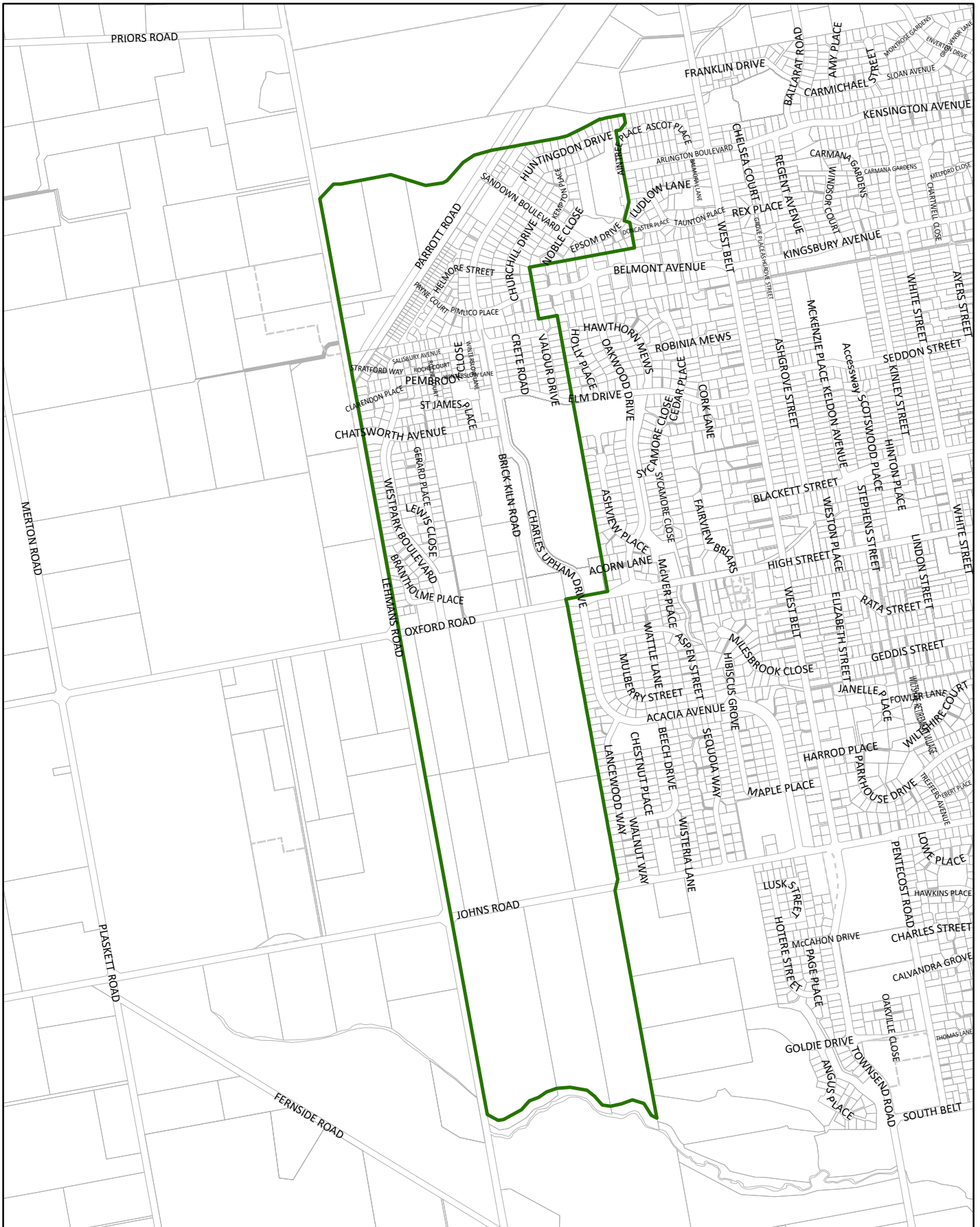
GIS Ref
23-002

Date
16/02/2023



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Development Contribution Area
Roading
WEST RANGIORA

Map ID
RGA 10

GIS Ref
23-002

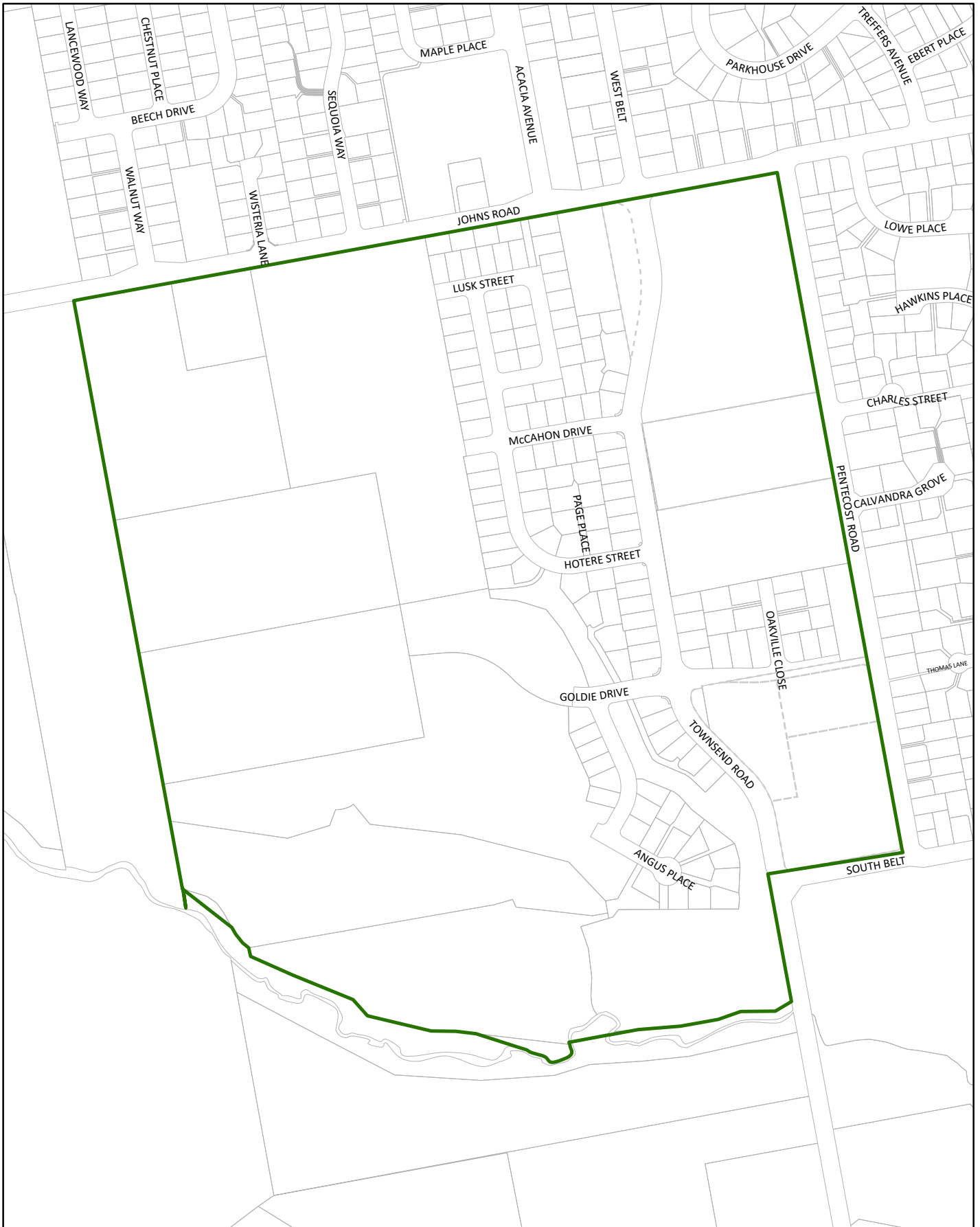
Scale (A4)
1:14,000

Date
16/02/2023



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**Development Contribution Area
Stormwater and Rooding
SOUTH WEST RANGIORA**

Map ID
RGA 11

GIS Ref
23-002

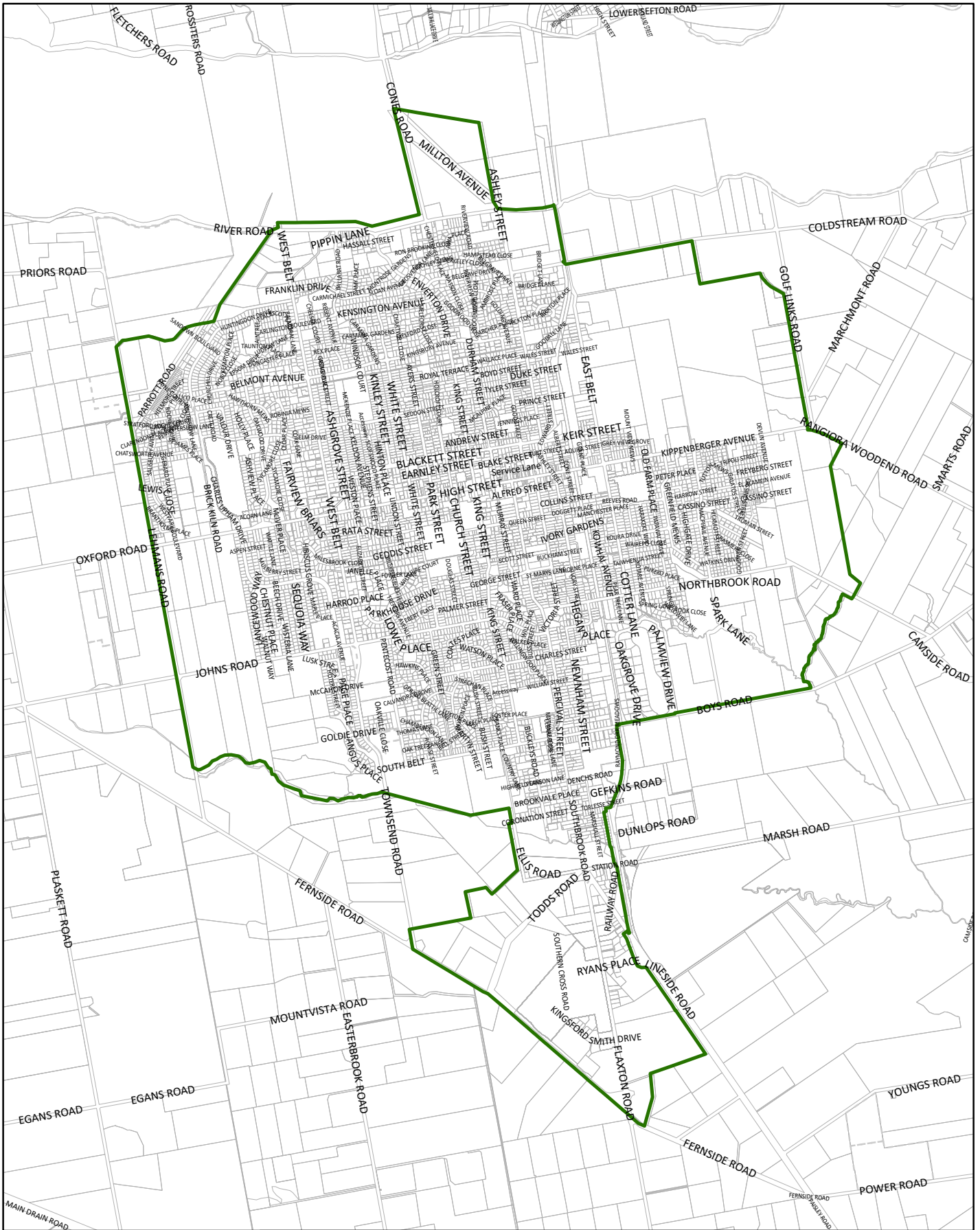
Scale (A4)
1:5,500

Date
16/02/2023



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**Development Contribution Area
Drainage
RANGIORA**

Map ID
RGA 12

Scale (A4)
1:30,500

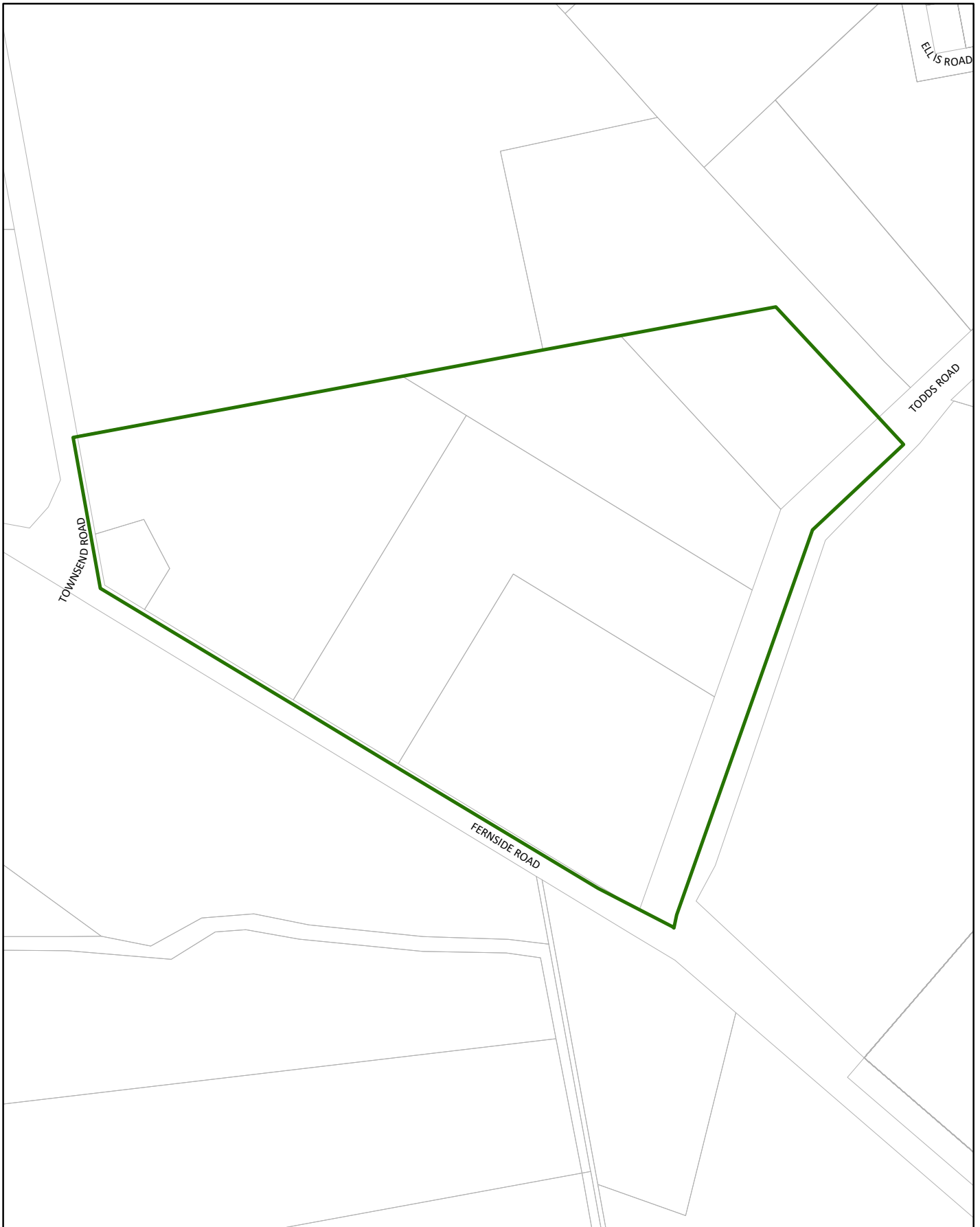
GIS Ref
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Date
16/02/2023



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Development Contribution Area
Sewer and Stormwater
TODDS RD BUSINESS ZONE

Map ID
RGA 13

GIS Ref
23-002

Scale (A4)
1:4,000

Date
16/02/2023



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Development Contribution Area
Enverton Drive East Stormwater
NORTH RANGIORA

Map ID
RGA 14

Scale (A4)
1:1,500

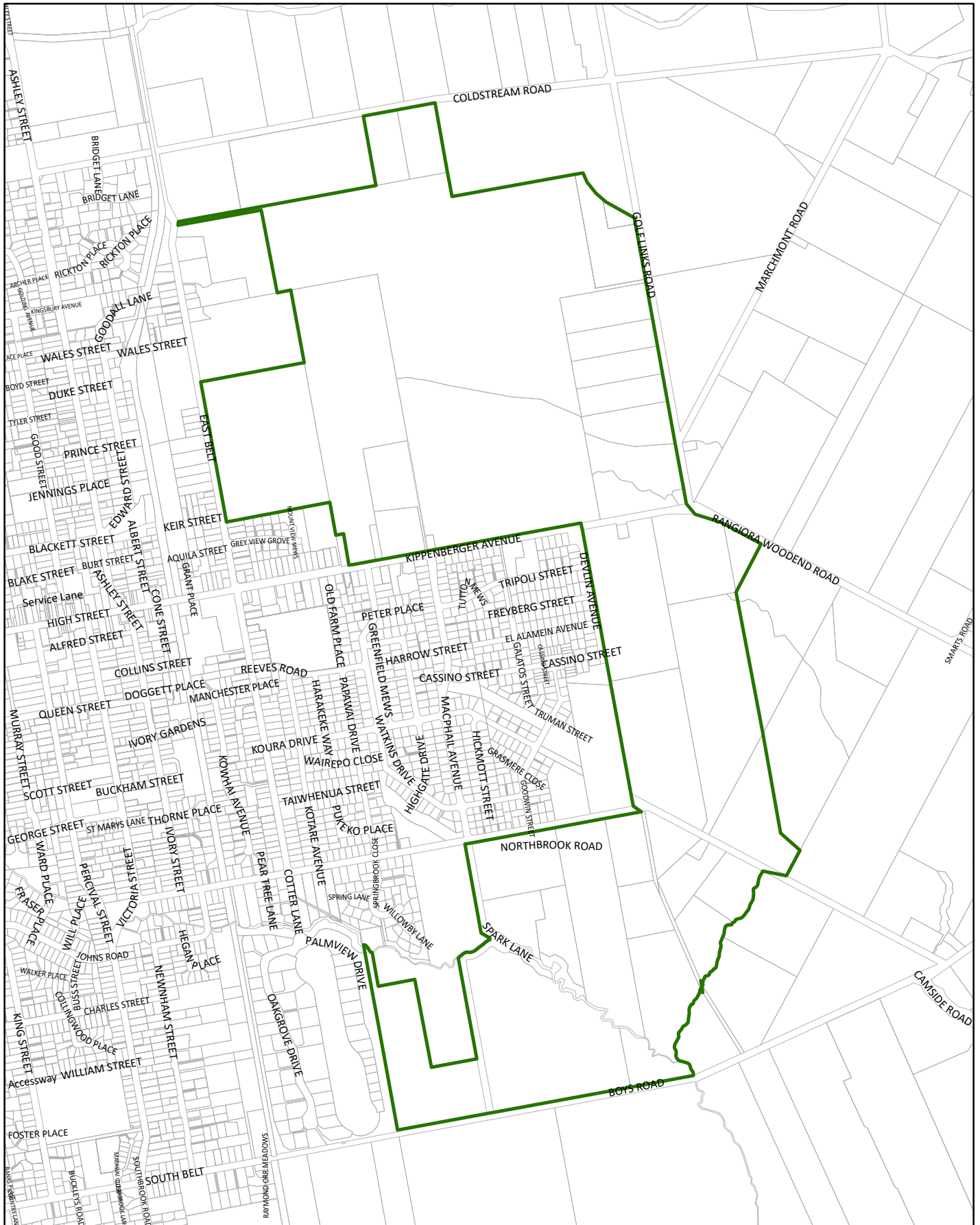
GIS Ref
23-002

Date
16/02/2023



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Development Contribution Area
Water and Roding (Eastern Link Road)
OUTER EAST RANGIORA

Map ID
RGA 15

Scale (A4)
1:14,000

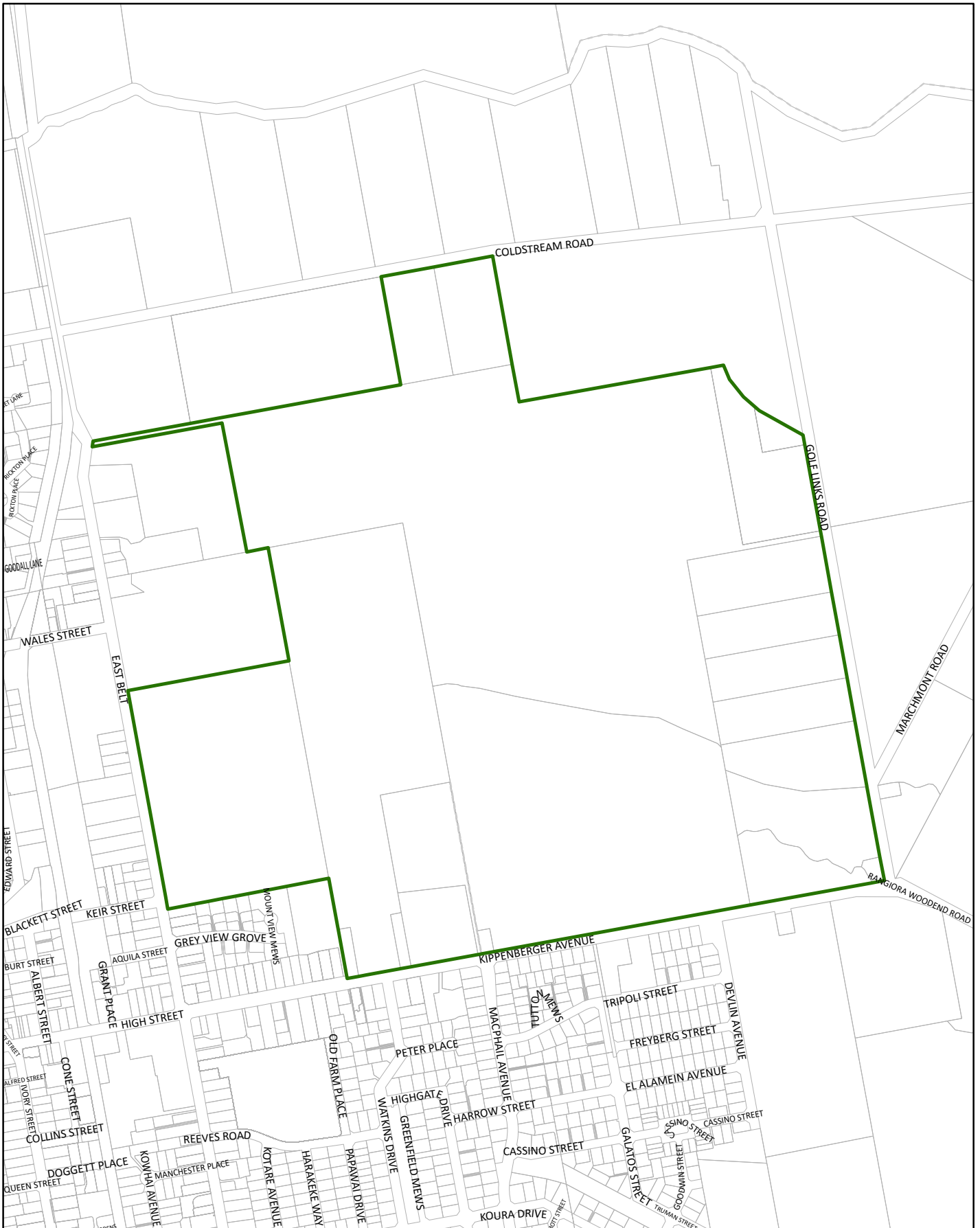
GIS Ref
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Date
16/02/2023



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Development Contribution Area
Roading
OUTER EAST RANGIORA

Map ID
RGA 16

Scale (A4)
1:9,000

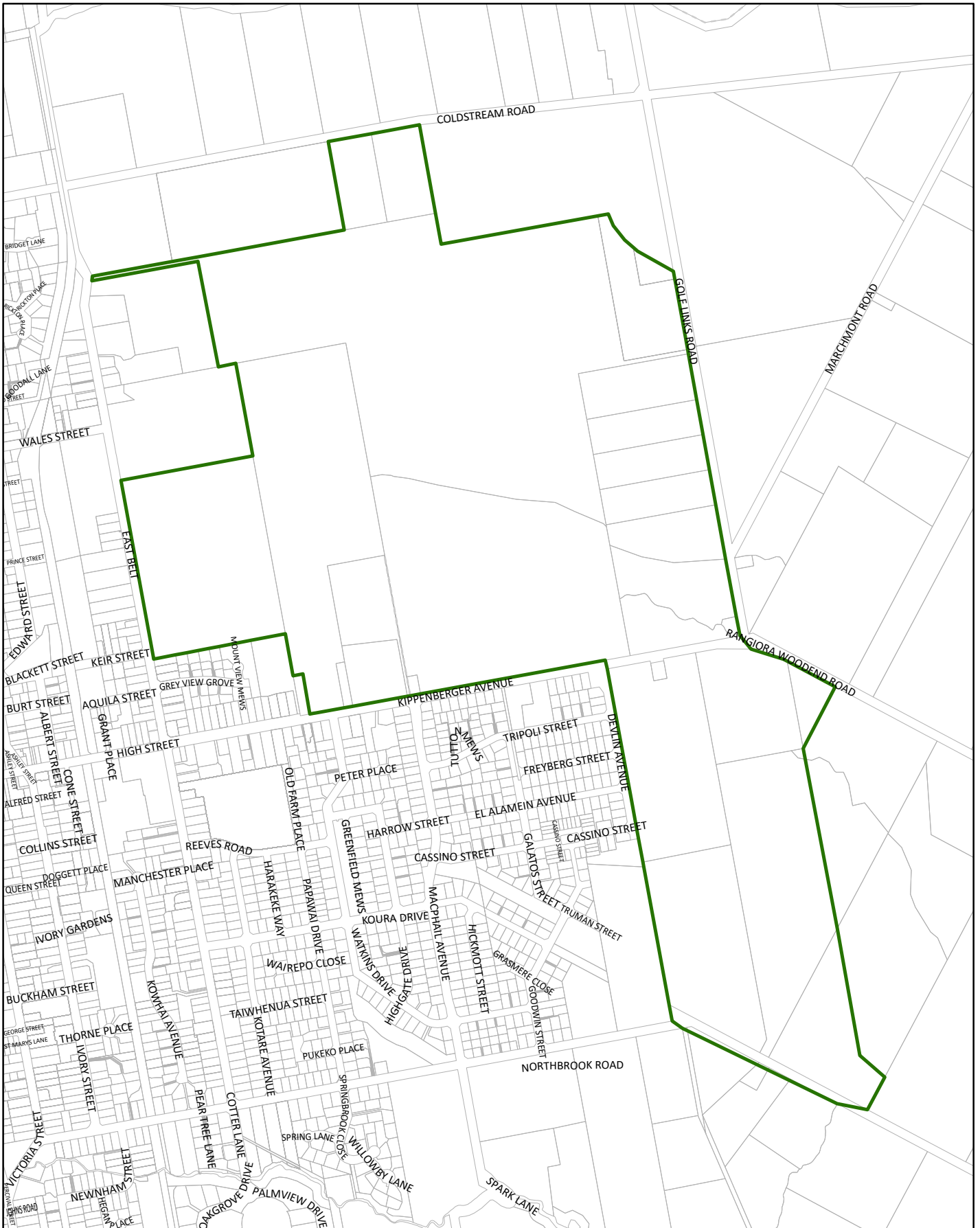
GIS Ref
23-002

Date
16/02/2023



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Development Contribution Area
Sewer
OUTER EAST RANGIORA

Map ID
RGA 17

Scale (A4)
1:11,000

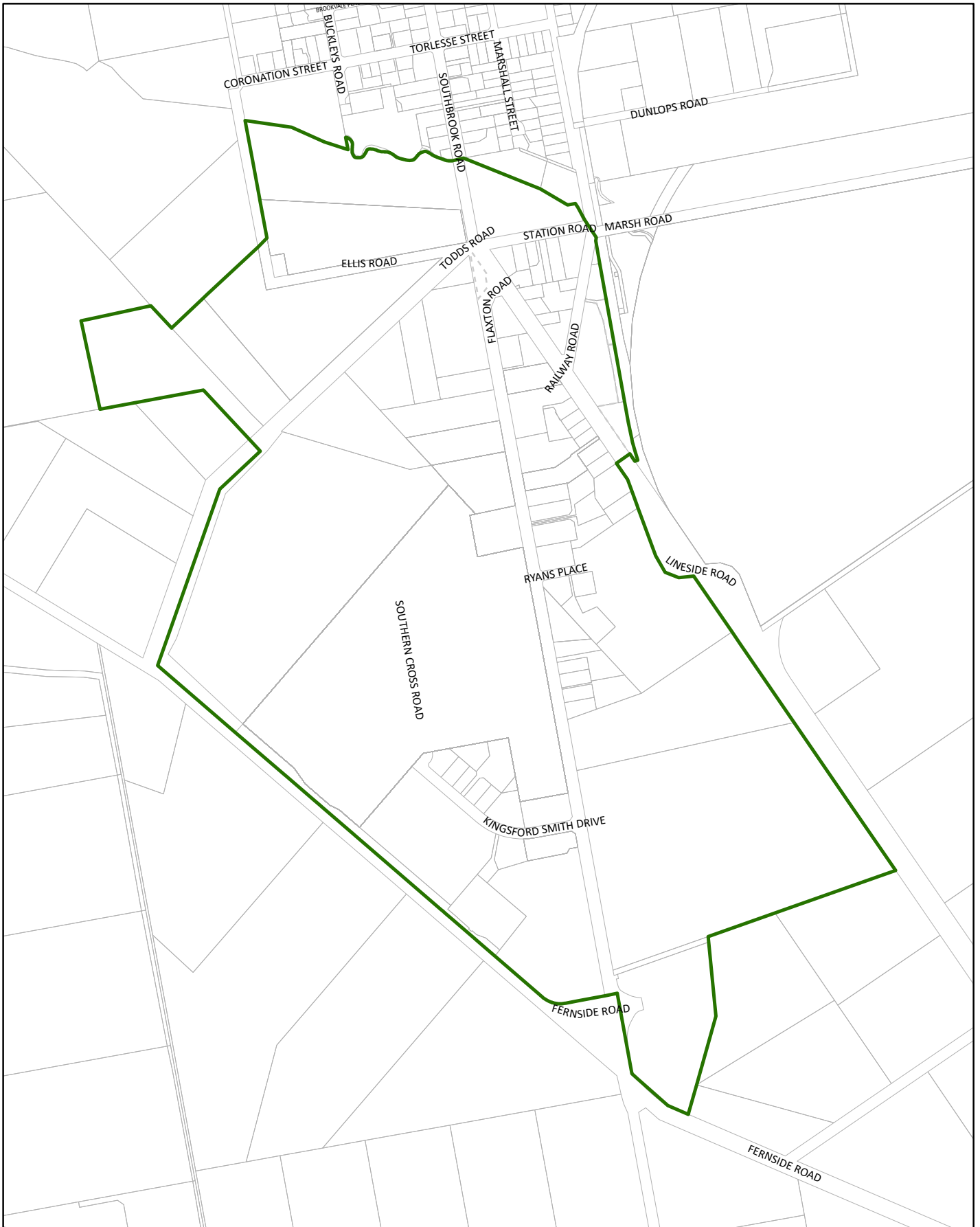
GIS Ref
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Date
16/02/2023



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Development Contribution Area
Roading
SOUTHBROOK

Map ID
RGA 1A

Scale (A4)
1:9,000

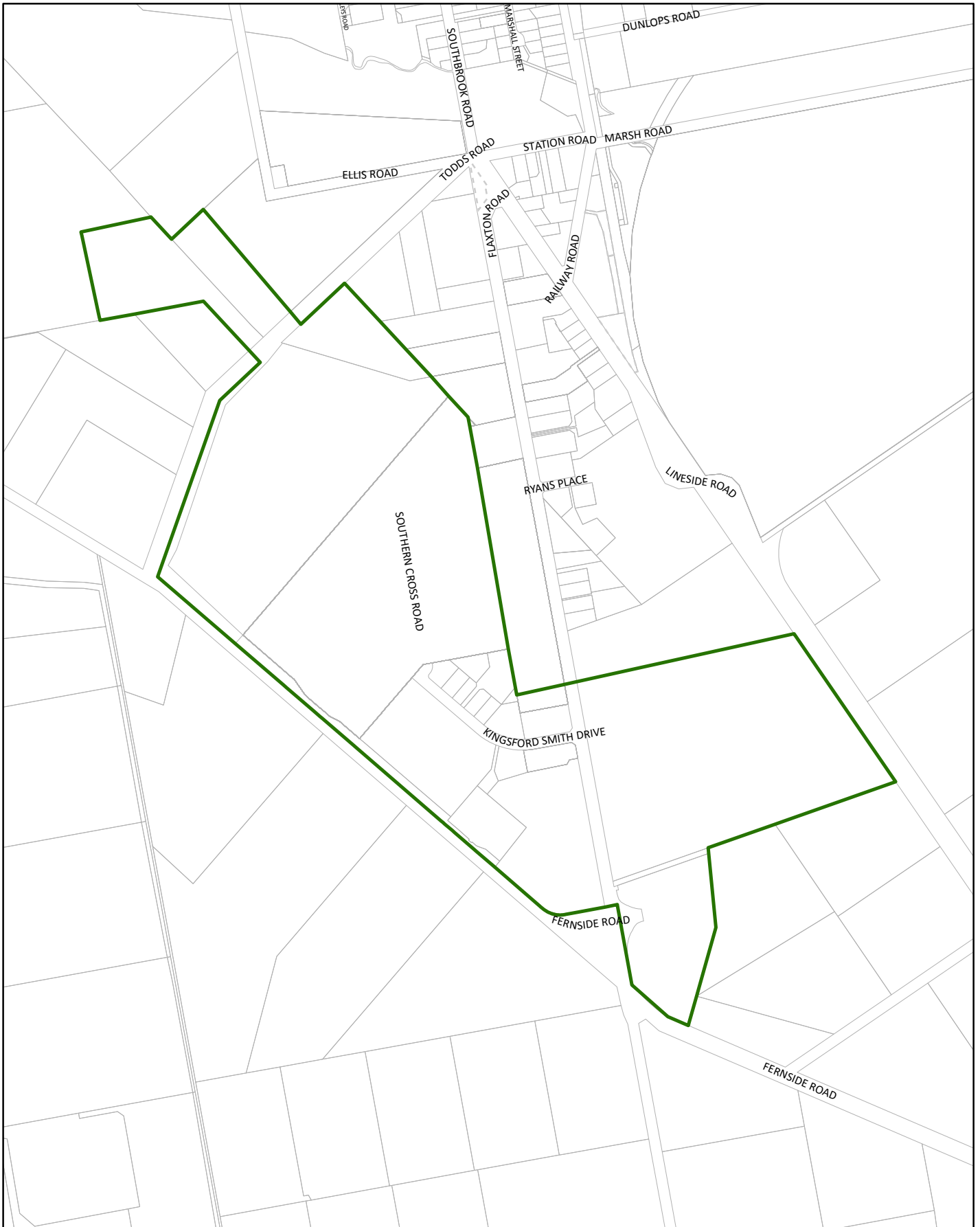
GIS Ref
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Date
16/02/2023



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Development Contribution Area
Sewer
SOUTHBROOK

Map ID
RGA 2

Scale (A4)
1:9,000

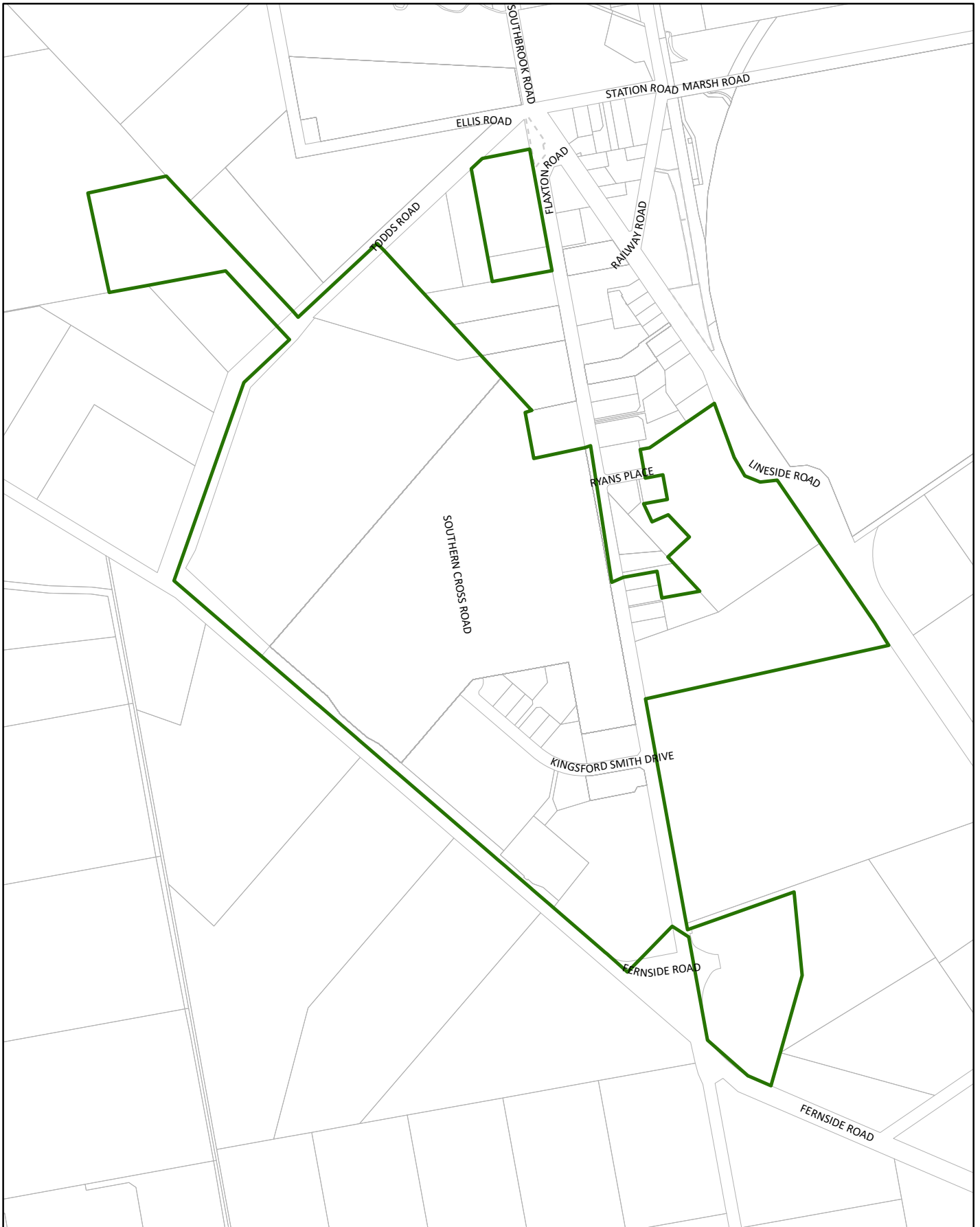
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Date
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Development Contribution Area
Stormwater
SOUTHBROOK

Map ID
RGA 3

Scale (A4)
1:8,000

GIS Ref
23-002

Date
16/02/2023

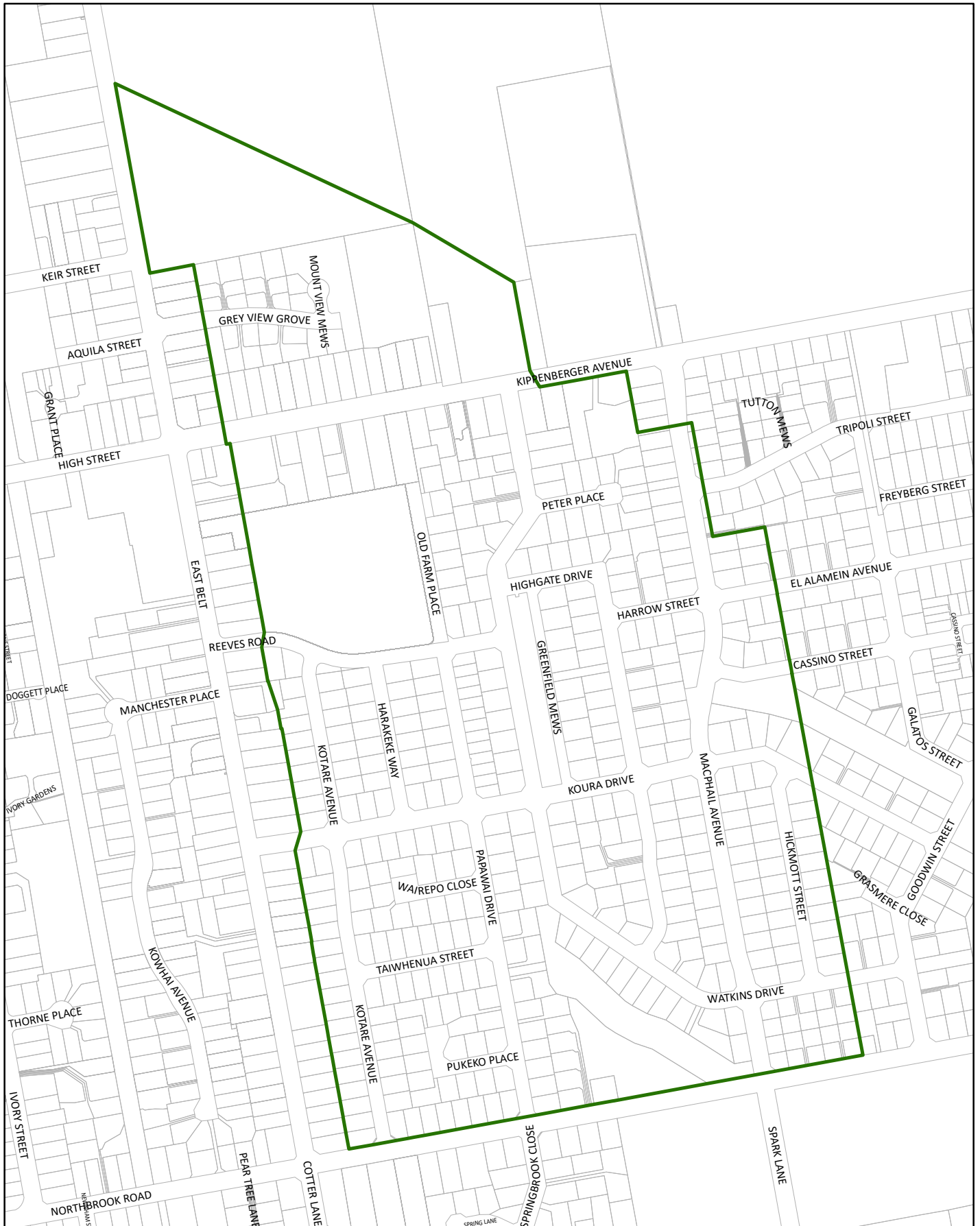


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**Development Contribution Area
Stormwater
EAST RANGIORA**

Map ID
RGA 5

GIS Ref
23-002

Scale (A4)
1:5,500

Date
16/02/2023



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Development Contribution Area
Enverton Drive / Ballarat Road Stormwater
NORTH RANGIORA

Map ID
RGA 7

GIS Ref
23-002

Scale (A4)
1:1,500

Date
16/02/2023

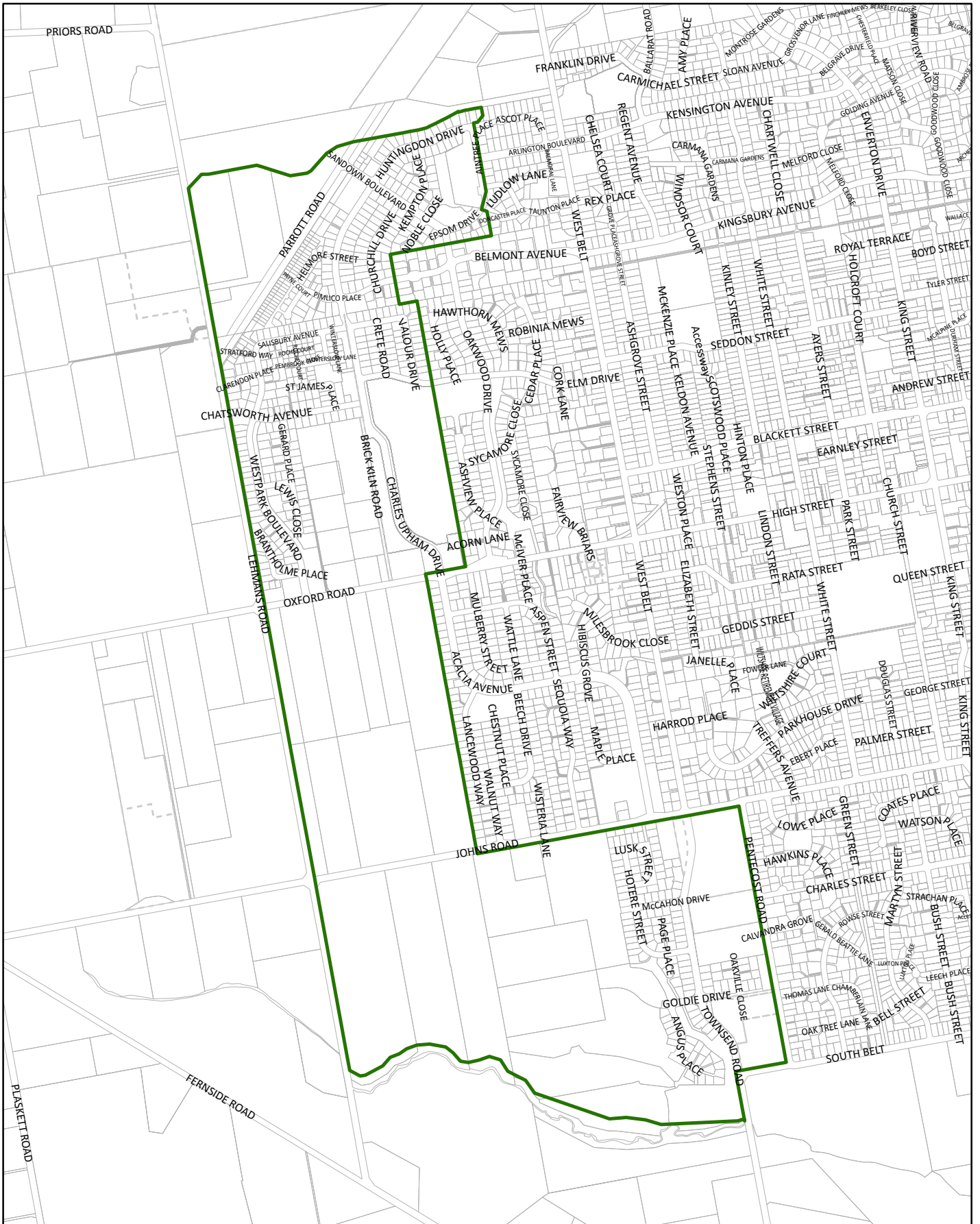


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Development Contribution Area
Water and Sewer
WEST RANGIORA

Map ID
RGA 9

GIS Ref
23-002

Scale (A4)
1:14,500

Date
16/02/2023



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**Development Contribution Area
Stormwater
WEST RANGIORA**

Map ID
RGA 9A

Scale (A4)
1:7,000

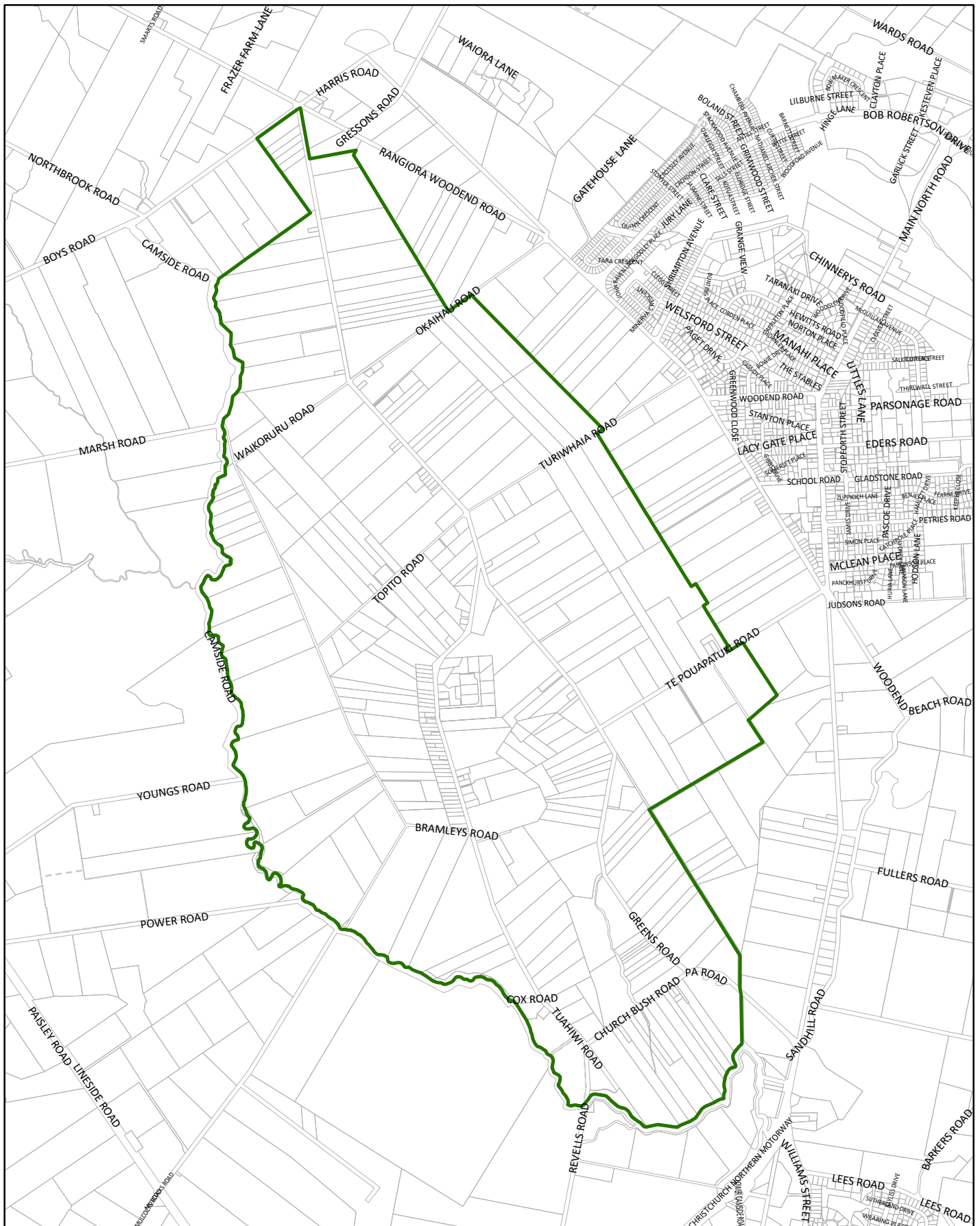
GIS Ref
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Date
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Development Contribution Area
Water
TUAHIWI

Map ID
TUA 1

GIS Ref
23-002

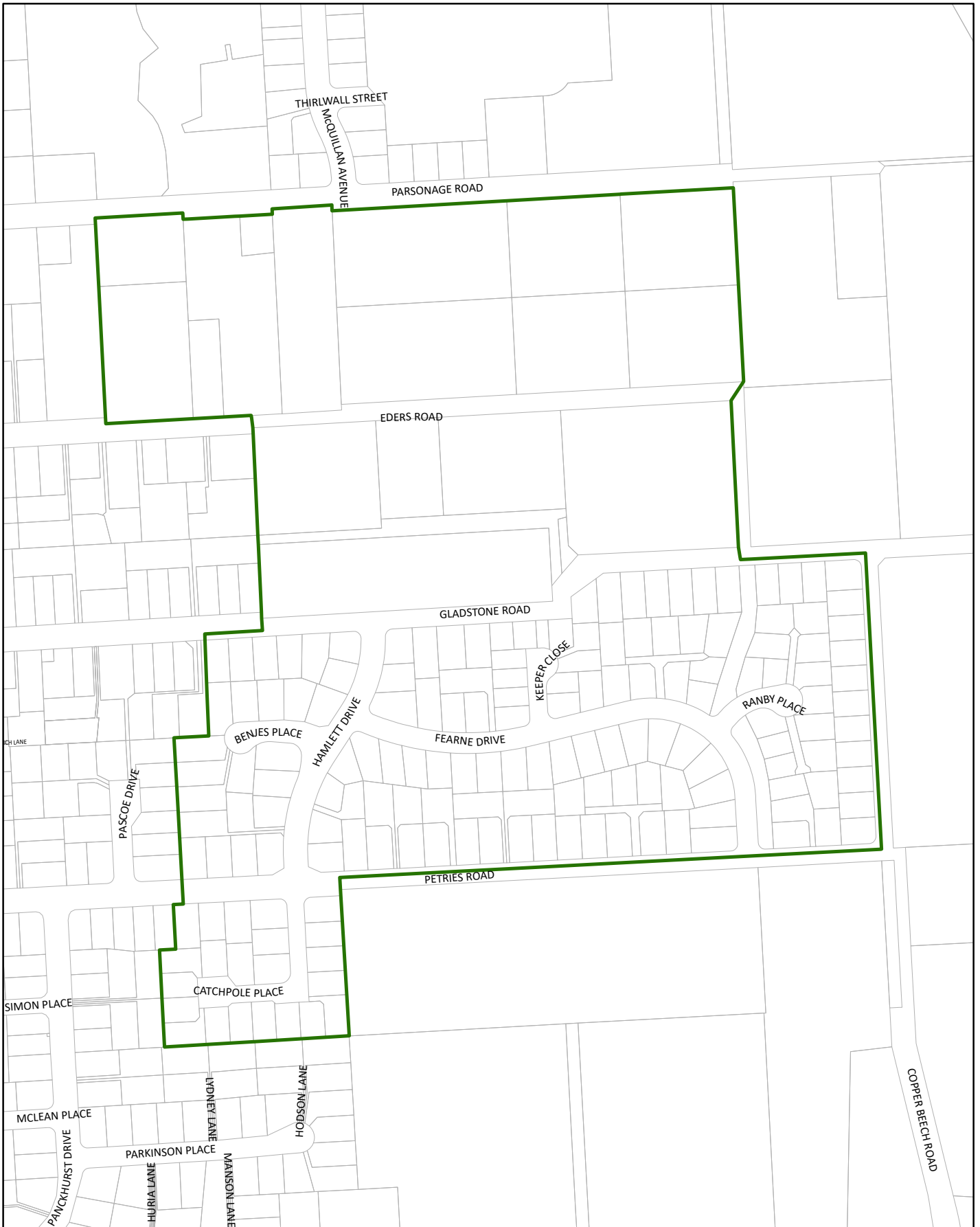
Scale (A4)
1:23,500

Date
16/02/2023



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**Development Contribution Area
Stormwater and Roading
EAST WOODEND**

Map ID
WND 1

GIS Ref
23-002

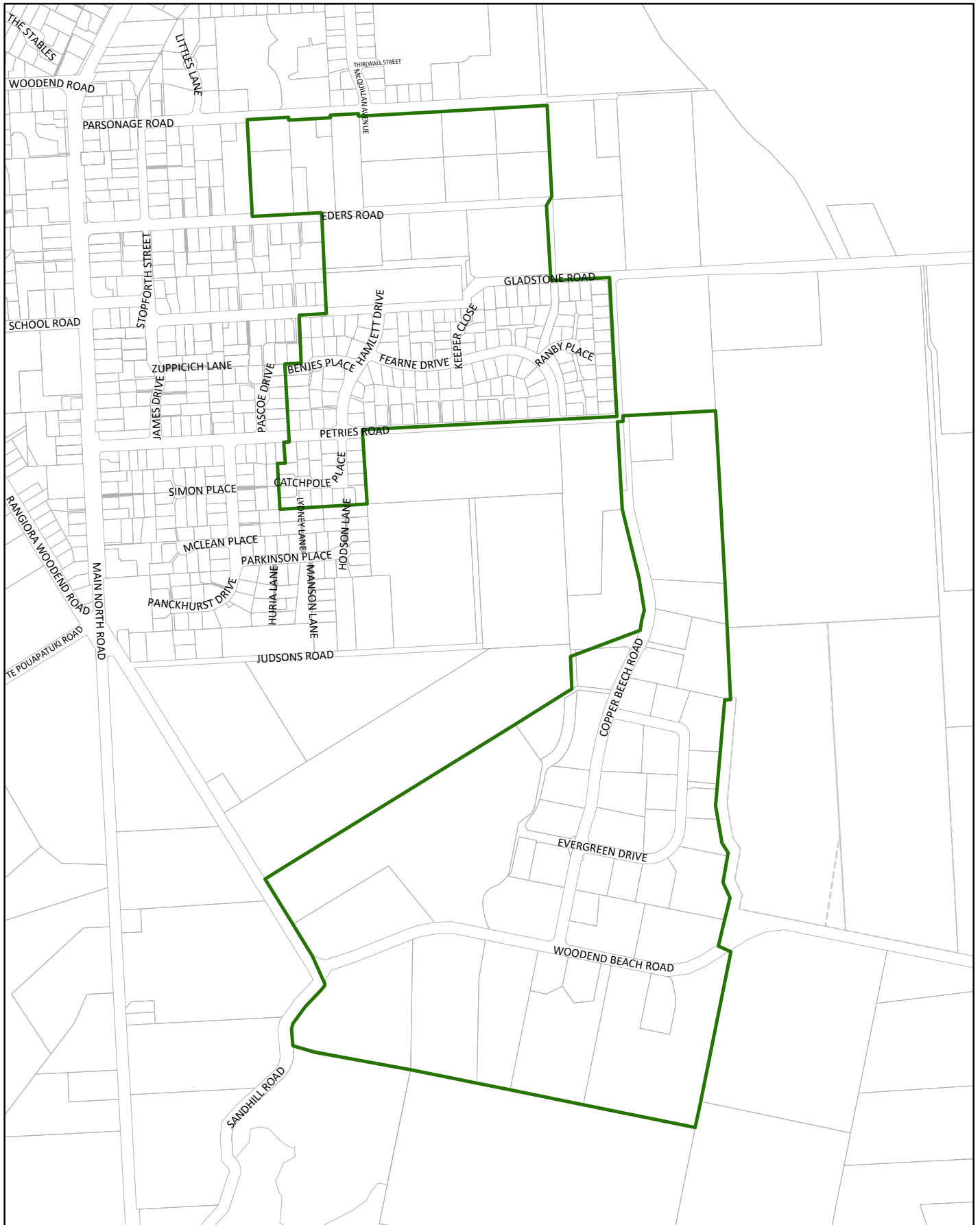
Scale (A4)
1:4,000

Date
16/02/2023



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Development Contribution Area
Sewer
EAST WOODEND

Map ID
WND 1A

Scale (A4)
1:8,500

GIS Ref
23-002

Date
16/02/2023



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Development Contribution Area
Stormwater
WOODEND COMMERCIAL

Map ID
WND 3

GIS Ref
23-002

Scale (A4)
1:3,000

Date
16/02/2023



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Timeline as WDC understands it

- The Tuahiwi Village area, known as Kaiapoi Maori Reserve 873 (MR873) was a Crown Grant to Ngāi Tūāhuriri people in 1848, following from the Kems Deed purchase of rights to most, but not all, of the natural resources of the South Island.
- The purpose of the Reserve was for mana whenua to establish and retain as Kāinga Nohoanga (a place of residence) and mahinga kai (cultivation and gathering of food) area with an emphasis on fresh flowing water.
- The Crown Grants Act (No 2) of 1862 created a special status for Maori Reserve 873 and its title holders. Each whanau group was assigned 14 acres and today there are many thousands of descendants of the original grantees who whakapapa to this land
- Reserve land totals 1056ha that today is mainly farm land, with Tuahiwi village and the important Tuahiwi Marae at its centre.
- The land is held in a combination of both Māori and freehold property titles and most of it has been alienated through the acts and omissions of government agencies over more than 150 years.
- Prior to 1980 successive Government Planning Acts and Council District Plans (the land use rulebook) by default and design made it harder for whanau to remain living on their land or partition/acquire reserve land for residential purposes.
- Successive District Planning Schemes required development within Tuahiwi Village and the land use in the wider Reserve to follow similar rules to other small settlements and rural areas, while also receiving similar low levels of Council drinking and waste water infrastructure and community facilities.
- The significance of Kems Deed had been recognised by the then Rangiora County Council from 1980. The Rangiora District Planning Scheme provided for a "Rural D Zone" the purpose of which was to recognise the special interest of the Maori people with regard to their ancestral land and to facilitate the continued occupation and use of Maori land in the zone by the descendants of the original grantees.
- The Rural D Zone enabled people who could demonstrate that they were descendants of original grantees to build houses and/or subdivide land in circumstances not available to other applicants, but subject to limiting conditions. The "Rural D" approach had a number of shortcomings, but did enable small numbers of descendants to build and live on ancestral land.
- The Waimakariri District Council was formed in October 1989, (including Rangiora District, following a prior amalgamation with the Eyre County); and in the 1990s set about preparing a wholly new District Plan under the then brand new Resource Management Act .
- When finally made operative in 2005, the first Waimakariri District Plan under the RMA, by omission did not include any tangible expression - by way of zoning or development opportunities - for the Objectives and Policies underpinning 'Rural D' zoning.
- In 2008 Council staff and the then Ngāi Tūāhuriri Upoko, Rik Tau agreed the Council should seek a legal opinion regarding the rights of descendant land owners. This was commissioned in 2010, after a search to find an appropriately qualified legal counsel, given the unique title situation in and history of the reserve.
- In 2011 the Council received a legal opinion that the rights of descendant land owners of the reserve should be affirmed by the Council, and should be recognised in the District Plan zoning of MR873.
- This opinion and accompanying report was considered by the Council in November 2011. The Council accepted the report recommendations and requested the Manager of Planning and Regulation to amend the District Plan to recognise the rights and duties arising from the Kems Deed.

- At the time Councillors commented:
 - “This is an important issue for the District and a very important one for those in the reserve. This is about the right of people to settle on their own land and this is an important step in this way forward. It has been ongoing since 1860 and there have been numerous attempts through the 19th and 20th centuries to resolve these issues.” – Mayor David Ayers
 - “This will rectify the failing of central and local government over previous years.” - Councillor Peter Allen
- Officially Council accepted:

‘... that the rights of the owners of Kaiapoi Maori Reserve 873 as stemming from Kemps Deed 1848 and recognised by the Crown Grants Act (No 2) 1862 as a “Ceding in good faith” still exists and should have been affirmed by the Council, and that the ongoing right should have been recognised and accepted by the Council in zoning of Kaiapoi Maori Reserve 873, and in its administration of other legislation.’
- On March 6 2012, during the annual Hui of Te Ngāi Tūāhuriri Runanga and Waimakariri District Council, the matter was raised as an item of business. This was a significant step in addressing this issue in partnership.
- The minutes recorded Te Ngāi Tūāhuriri Upoko Rik Tau as saying:
 - *‘Justice has now been done from the three generations of waiting for this matter to be resolved. This law is an expression of hope. The Kemps Deed of Purchase was understood by former Mayor Trevor Inch and Country Clerk Hamish McKenzie. The matter was not being understood by the Canterbury United Council and Mayor Trevor Inch assisted with the discussions. The matter was taken to the Environment Court and former Mayor Ron Keating asked staff to have the matter interpreted and this has now come into being. On 1 November 2011, the Council adopted the plan which placed on the Crown the duty of a trustee and as the law of the Crown is also within local authorities, then the Waimakariri District Council was required to adopt the rights of the owners. There is now the opportunity to make tremendous progress. This Council is ahead of the Christchurch City Council following the earthquakes. Christchurch was a suburb of Kaiapoi and the area is the centre of Ngai Tahu in the Southern Island. A scope report is being developed for MR873 and the deed gives rise for dense residential development in the areas.’*
- On 20 November, 2012, the Council approved a report proposing consultation on development possibilities and District Plan Change options relating to MR873.
- During the consultation period the Land Use Recovery Plan (LURP), a statutory document prepared under the Canterbury Earthquake Recovery Act 2011 which directed Councils to make changes to their District Plans following the Canterbury Earthquakes, was tabled and came into effect in December 2013. Action 21 required Waimakariri District Council to:
 - *Provide methods to give effect to the objectives and policies for Maori Reserve 873*
- The Council was given 12 months to complete the task but sought an extension until 30 April 2015 (the due date was Dec 2014) from the Minister for Canterbury Earthquake Recovery to complete further investigations and allow for additional public consultation.
- Council’s own objectives and the objectives of the LURP were looking to solve the same issue.
- Consultation was extensive and involved Ngāi Tūāhuriri Rūnanga, Mana-Waitaha Charitable Trust, as well as the wider community and private land owners in MR873.

- On 21 April 2015 a report went to Council seeking changes be made to the District Plan which would allow more flexibility for development of/provision for Kāinga Nohoanga in line with the intentions of the Kamps Deed.
- Te Maire Tau was present at that meeting and said while the group he represented were not completely satisfied they were happy to move forward.
- The report was approved and changes made to the District Plan which updated rules for the development of land in MR873. The changes would allow Ngāi Tūāhuriri descendants to develop land in line with the outcomes proposed in Kamps Deed as well as provide clarity for development undertaken by non-descendants.
- In the District Plan this was determined as:
 - *“Policy 2.1.3.4 addresses the importance to tangata whenua of the area known as Maori Reserve 873. The area of 1056 hectares was part of Kamps Deed purchased in 1848 on behalf of the Crown. The land was surveyed and individual sites were issued by 1863. The Transitional District Plan recognised the renewed interest from some Maori owners in returning to live on ancestral land at Tuahiwi with the creation of the Rural D Zone. This facilitated the continued occupation and use of Maori land.”*
- Since approval of the LURP Action 21, provisions enabling development were directly inserted into the District Plan on decision by the then Minister for Earthquake Recovery.
- Some, but not a lot of development has occurred. The provisions have proved to be more prescriptive and less enabling than initially envisaged.
- In 2016 following extended delay as a result of the earthquakes disruption effects, the Council resolved to accelerate a full review of the District Plan, including further enabling provisions for the Reserve for both descendant and non-descendant land owners. New rules are primarily designed to address boundary to boundary and reverse sensitivity issues. There is no residential density control per se, this being as with other aspects of development feasibility and pattern, determined by the ‘utility serviceability’ of the area.
- In 2019 the new Council convened the Mahi Tahi Joint Development Committee. This committee is an expression of Council partnership with Te Ngāi Tūāhuriri Rūnanga to further develop the working together relationship between the Council and Ngāi Tūāhuriri iwi.
- It builds on a Memorandum of Understanding between the two parties first signed in 2003. Committee Membership includes the Mayor and two Councillors alongside three nominated representatives of Te Ngāi Tūāhuriri Rūnanga
- Beyond the now further agreed changes to the District Plan to be included in a notified proposed Reviewed District Plan in 2021, the Mahi Tahi Committee are proposing they work on a broader strategic plan for MR873 that seeks to progress development of Kāinga Nohoanga in a manner that addresses hapū frustrations and works towards their aspirations in the spirit of the Kamps Deed
- Currently the Council is undertaking a \$3.6M project to extend the Tuahiwi wastewater and freshwater system connections which will reduce infrastructural constraints/barriers for further development.

Questions

What does WDC understand has been the issue for local Māori trying to build within the reserve?

When the Kemps Deed was confirmed and MR873 assigned to Ngāi Tūāhuriri iwi the purpose of the Reserve was for grantees and their whanau to have an area for Kāinga Nohoanga (a place of residence) and mahinga kai (cultivation and gathering of food) on a sustainable basis.

Successive acts of omission in and observance of legislation, and, default and design in district planning made it harder for whanau to remain living on their land or partition/acquire reserve land for residential purposes. A persistent lack of infrastructure accompanied this so that for those who whakapapa from the Reserve it became impractical to stay, develop or return.

This 'microcosm' of loss of community and Māori urbanisation processes that in different ways played out for over 150 years across Aotearoa didn't affirm the intention of the Kemps Deed and many years passed until there was an understanding, acknowledgement and desire to redress this decision.

What has WDC been involved with in regards to these battles?

The history of under realisation over many decades of the potential for the Reserve to be a place of residence and community for Ngai Tūāhuriri people is now better understood by Waimakariri District Council and the community.

While efforts from 1980 began the process of redress, they were not consistently and substantially applied by successive Councils.

The more enduring and now unstoppable Council redress process began in 2008. A significant milestone was reached in 2011 with formal acknowledgement by the Council:

'... that the rights of the owners of Kaiapoi Maori Reserve 873 as stemming from Kemps Deed 1848 and recognised by the Crown Grants Act (No 2) 1862 as a "Ceding in good faith" still exists and should have been affirmed by the Council, and that the ongoing right should have been recognised and accepted by the Council in zoning of Kaiapoi Maori Reserve 873, and in its administration of other legislation.'

Two rounds of review and reform of planning provisions have been completed and now extensive opportunity for descendant land owners and their whanau to express their living rights over their land are being implemented.

This has been accompanied by increasing provision of infrastructure and services by the Waimakariri District Council to enable this aspiration to be practically realised.

That said, we as an organisation are still in our infancy in understanding the impacts over time of the acts of omission and design that have given rise to these grievances but are now moving quickly and in good faith to address issues where we can.

We believe in working in partnership with Te Ngāi Tūāhuriri Runanga and all land owners in the reserve, and have listened and learnt a lot through our ongoing engagement with them.

The Mahi Tahi Joint Development Committee is a further expression of partnership progress and working together. The Mahi Tahi Committee are considering working on a strategic plan for MR873 that seeks to progress development of Kāinga Nohoanga in a manner that addresses hapū frustrations and works towards their aspirations in the spirit of the Kamps Deed.

Which has created the most issues, outdated local body legislation, or central government legislation?

In regards to residential building on land within the Reserve it has been local government rules through District Planning that didn't acknowledge the intention of the Kamps Deed which has probably been the most significant barrier for Ngai Tūāhuriri people to stay, develop and return to their land.

While we have worked in partnership with the Rūnanga in recent years to address their rightful grievances and change planning to enable Kāinga Nohoanga, there is additional work underway to build on this understanding through more partnership.

However, we are making changes which will enable these aspiration to return to their land and currently significant infrastructure investment is going into the Reserve that will enable more dense development than has historically been planned for.

Does WDC believe legislation should change to allow Māori to build easier on Māori land?

The 2015 District Plan Change was a step in the right direction. But we're taking further planning steps through the District Plan Review. As well the Mahi Tahi Committee will in 2021 be working on a strategic plan for MR873 that seeks to progress development of Kāinga Nohoanga in a manner that addresses hapū frustrations and works towards their aspirations across all aspects of wellbeing.

This, coupled with enabling infrastructure investment, we believe these efforts will enable the potential for the Reserve to be a place of residence and community for Ngai Tūāhuriri people into the future, noting they have been here for 40 generations.

Any other comments on the issue.

WAIMAKARIRI DISTRICT COUNCIL**REPORT FOR DECISION****FILE NO and TRIM NO:** POL-08-39 / 230601080800**REPORT TO:** COUNCIL**DATE OF MEETING:** 20 June 2023**AUTHOR(S):** Colin Roxburgh, Project Delivery Manager**SUBJECT:** Adoption of Final 2023/24 Development Contribution Schedule**ENDORSED BY:**
(for Reports to Council,
Committees or Boards)
General Manager
Chief Executive**1. SUMMARY**

- 1.1. This report is to request Council approval to adopt the proposed 2023/24 Development Contribution Schedule.
- 1.2. The draft 2023/24 Development Contribution Schedule was included in the Draft 2023/24 Annual Plan consultation document, as previously approved by Council.
- 1.3. As a result of changes either to budgets or rating units in the time since the adoption of the Draft Annual Plan in February and June 2023, some changes to development contributions are recommended to ensure the Development Contribution schedule is up to date. These changes are summarised below:

Table 1: Summary of Proposed Changes to Development Contributions (incl. GST).

	Adopted LTP 2022/23	Draft Annual Plan 2023/24	Proposed Final 2023/24 Annual Plan	Change from Draft AP to Final AP	Comment
WATER					
Cust	7,246	7,448	7,486	- 2	Update to rating units made marginal difference in DC calculation
Summerhill	10,737	11,080	11,016	- 64	
SEWER					
North East Kaiapoi SPA	401	378	410	+ 32	Cost of funding (interest) within development contribution updated.
ROADING					
District	8,963	12,055	12,062	+ 7	Some increases to budgets via Staff Submission to Annual Plan (refer 230518072670 for details on budget revisions).

- 1.4. As is demonstrated above, the changes to the schedule are generally minor, and are required to bring the schedule in line with other changes either to budgets or rating units that have already occurred or been approved already through other processes.
- 1.5. A separate report will be brought to Council by the General Manager Planning, Regulation and Environment on the Development Contributions Policy. This report only addresses the Development Contributions schedule.

Attachments:

- i. 2023-24 Development Contributions Schedules for Adoption (230601080792)
- ii. 2023-24 Development Contributions Schedules for Consultation (230124009022)

2. **RECOMMENDATION**

THAT the Council:

- (a) **Receives** Report No. 230601080800.
- (b) **Approves** the attached 2023/24 Development Contribution Schedule to be effective from 1 July 2023, at the start of the new financial year (Attachment I TRIM number 230601080792).
- (c) **Approves** the following changes to the Development Contributions Schedule relative to the figures within the Draft 2023/24 Annual Plan consultation document, noting that all Development Contributions not listed below have not changed from the consultation document:

• Water – Cust	\$ 7,486
• Water – Summerhill	\$ 11,016
• Sewer – North East Kaiapoi SPA	\$ 410
• Roding – District	\$ 12,062
- (d) **Notes** that any consent any/or connection applications received prior to 1 July 2023 will include the 2022/23 Development Contribution rate, in accordance with the Development Contributions Policy.

3. **BACKGROUND**

- 3.1. The Development Contributions Policy has a series of schedules that set out the basis for the various development contributions. 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.
- 3.2. Development Contributions (DCs) have two primary components, the growth rate 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.
- 3.3. 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.
- 3.4. 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 in the 10-year planning period.
- 3.5. DCA servicing requirements are identified through structure plans and investigations into the requirements to service specific growth areas. Through the structure plan process, infrastructure projects are subject to a cost benefit analysis. DCAs are typically solely

growth related and therefore all of the costs are divided among the number of properties anticipated to develop in the area.

- 3.6. Development contributions are based on budgets set forth in the Annual Plan and were consulted on within the Draft the 2023/24 Annual Plan.

4. **ISSUES AND OPTIONS**

- 4.1. Since the time of the Draft 23/24 Annual Plan being put out for consultation and June 2023, several factors have led to the need to update some Development Contributions. This report sets out the proposed changes to the Development Contributions Schedule from the figures within the Draft 23/24 Annual Plan and presents the updated 23/24 Development Contributions schedule for adoption.

- 4.2. Factors that have triggered the need to review some development contributions are:

- Changes to growth related budgets via the staff submission process.
- Changes to rating units on schemes, where this has a direct knock-on effect on the development contribution calculation.
- Any other corrections identified that were not reflected in the Draft schedule.

- 4.3. As a result of the above, the following changes are required:

Table 2: Summary of Proposed Changes to Development Contributions (incl. GST).

	Adopted LTP 2022/23	Draft Annual Plan 2023/24	Proposed Final 2023/24 Annual Plan	Change from Draft AP to Final AP	Comment
WATER					
Cust	7,246	7,448	7,486	- 2	Update to rating units made marginal difference in DC calculation
Summerhill	10,737	11,080	11,016	- 64	
SEWER					
North East Kaiapoi SPA	401	378	410	+ 32	Cost of funding (interest) within development contribution updated.
ROADING					
District	8,963	12,055	12,062	+ 7	Some increases to budgets via Staff Submission to Annual Plan (refer 230518072670 for details on budget revisions).

- 4.4. Development contributions not included in the above table have not changed from the draft Development Contribution schedules.
- 4.5. It is recommended that the Development Contribution schedules with the changes noted above be adopted with the Annual Plan.

Implications for Community Wellbeing

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

- 4.6. 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 groups and organisations likely to be affected by, or to have an interest in the subject matter of this report.

Community groups and organisations, including developers, have had an opportunity to review the Draft 2023/24 Development Contribution schedules as part of the AP consultation process.

Specific issues relating to specific development areas are 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 is not likely to be affected by, or to have an interest in the subject matter of this report.

The wider community have also had an opportunity to review the Draft 2023/24 Development Contribution schedules as part of the LTP consultation process.

6. **OTHER IMPLICATIONS AND RISK MANAGEMENT**

6.1. **Financial Implications**

There are financial implications of the decisions sought by this report.

This report includes recommendations where changes are required from what was included in the Draft Annual Plan. Any changes to budget have been adopted through a separate process, and this report brings the development contributions schedules in line with the budget allowances.

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. The key risk is that if the recommendations are not adopted, the Development Contributions schedules would not match Council's budgets, creating an inconsistency with the Development Contributions Policy, and creating a risk that full costs associated with growth are not recovered.

6.3 **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**

The Local Government Act 2002 (LGA2002) Subpart 5 Sections 197 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.

7.3.1. Transport is accessible, convenient, reliable and sustainable.

7.3.2. Core utility services are provided in a timely and sustainable manner.

7.3.3. There is a healthy and sustainable environment for all.

7.3.4. Public spaces and facilities are plentiful, accessible and high quality.

7.3.5. Businesses in the District are diverse, adaptable and growing.

7.4. **Authorising Delegations**

7.4.1. Council has delegation to make any changes to the Development Contribution Policy including schedules.

7.4.2. Council staff may only apply development contributions in accordance with the Development Contributions Policy including the schedules.

ATTACHMENT I

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 2022-23	Annual Plan 2023-24	% Change
WATER			
Cust	7,246	7,486	3.3%
Fernside	1,498	1,511	0.9%
Garrymere	8,814	8,814	0.0%
Kaiapoi	1,740	2,017	15.9%
North East Kaiapoi DCA	707	733	3.7%
East North East Kaiapoi	102	102	0.0%
West Kaiapoi DCA	3,657	3,738	2.2%
Mandeville	1,435	1,710	19.2%
Ohoka	8,388	9,143	9.0%
Oxford	8,863	10,487	18.3%
Oxford 1	8,130	8,277	1.8%
Oxford 2	7,831	8,168	4.3%
Poyntzs Road	2,557	2,715	6.2%
Rangiora	6,650	7,316	10.0%
East Rangiora DCA	143	148	3.5%
East Rangiora DCA - Kippenberger Ave	-	-	-
North Rangiora Outline Development Plan Area	5,658	5,767	1.9%
West Rangiora	1,780	1,793	0.7%
Outer East Rangiora	1,213	1,007	-17.0%
Southbrook (m2)	0.87	0.87	0.0%
Summerhill	10,737	11,016	2.6%
Tuahiwi	13,514	14,193	5.0%
Woodend - Tuahiwi water	2,923	6,152	110.5%
Waikuku Beach	536	560	4.5%
West Eyreton	1,814	1,925	6.1%
Woodend	8,415	12,060	43.3%
SEWER			
Eastern Districts	6,076	6,567	8.1%
Kaiapoi	2,209	2,189	-0.9%
North East Kaiapoi	401	410	2.2%
West Kaiapoi	1,850	1,918	3.7%
East North East Kaiapoi Reticulation	2,586	2,586	0.0%
Rangiora	1,760	1,878	6.7%
Todds Rd Business Zone (per hectare)	166,095	166,095	0.0%
Southbrook Stage 2 (m2)	2.25	2.25	0.0%
East Rangiora DCA Other Properties	10,217	10,565	3.4%
East Rangiora DCA (Gilberthorpes)	2,630	2,699	2.6%
Outer East Rangiora Sewer	5,626	5,107	-9.2%
Inner West Rangiora DCA	2,116	2,153	1.7%
West Rangiora DCA	2,923	3,024	3.5%
North Rangiora DCA	7,642	7,912	3.5%
Fernside	16,897	17,712	4.8%
Tuahiwi	6,082	6,918	13.7%
Mandeville, Ohoka, Swannanoa - new properties	15,683	16,307	4.0%
Mandeville, Ohoka, Swannanoa - existing properties wishing to connect	1,796	1,868	4.0%
Waikuku Beach	-	2,875	
Woodend	-	-	
East Woodend DCA	8,118	8,390	3.4%
Oxford Sewer	4,423	4,586	3.7%
Loburn Lea Sewer	17,703	18,375	3.8%

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 2022-23	Annual Plan 2023-24	% Change
DRAINAGE			
Rangiora	42	42	0.0%
East Rangiora	8,664	8,972	3.6%
South West Rangiora DCA	7,911	8,157	3.1%
North Rangiora - Enverton Drive East	7,015	7,274	3.7%
North Rangiora - Enverton Drive / Ballarat Rd	3,073	3,187	3.7%
Southbrook (m2)	9.02	9.02	0.0%
Todds Rd Business Zone (per hectare)	57,500	57,500	0.0%
Coastal Urban	-	-	-
East Woodend DCA	10,091	10,301	2.1%
Woodend DCA	2,784	2,784	0.0%
Woodend DCA (Commercial) (m2)	8.65	8.65	0.0%
Kaiapoi	-	-	-
North East Kaiapoi	-	-	-
North East Kaiapoi Commercial (m2)	-	-	-
East North East Kaiapoi	2,166	2,166	0.0%
West Kaiapoi	4,707	2,859	-39.3%
Mill Road ODP	33,267	31,909	-4.1%
ROADING			
District	8,963	12,062	34.6%
Southbrook (m2)	0.73	0.69	-5.5%
East Woodend	7,022	7,022	0.0%
West Rangiora DCA	3,593	3,555	-1.1%
West Kaiapoi DCA	5,931	5,931	0.0%
West Kaiapoi DCA - new collector Rd	10,124	10,227	1.0%
Kaiapoi North	764	764	0.0%
Kaiapoi South MUBA (m2)	44	44	0.0%
Kaiapoi East MUBA (m2)	8	7.50	0.0%
Outer East Rangiora Roothing	5,653	5,298	-6.3%
Outer East Rangiora Roothing (Eastern Link Road)	-	3,849	-
South West Rangiora (West Belt Extension to Townsend Road)	7,199	7,196	0.0%
RESERVES			
Rural Zones	1,329	1,665	25.3%
Residential Zones	12,750	19,928	56.3%

ATTACHMENT II

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 2022-23	Annual Plan 2023-24	% Change
WATER			
Cust	7,246	7,448	2.8%
Fernside	1,498	1,511	0.9%
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East Rangiora DCA - Kippenberger Ave	-	-	-
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Mandeville, Ohoka, Swannanoa - new properties	15,683	16,307	4.0%
Mandeville, Ohoka, Swannanoa - existing properties wishing to connect	1,796	1,868	4.0%
Waikuku Beach	-	2,875	
Woodend	-	-	
East Woodend DCA	8,118	8,390	3.4%
Oxford Sewer	4,423	4,586	3.7%
Loburn Lea Sewer	17,703	18,375	3.8%

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 2022-23	Annual Plan 2023-24	% Change
DRAINAGE			
Rangiora	42	42	0.0%
East Rangiora	8,664	8,972	3.6%
South West Rangiora DCA	7,911	8,157	3.1%
North Rangiora - Enverton Drive East	7,015	7,274	3.7%
North Rangiora - Enverton Drive / Ballarat Rd	3,073	3,187	3.7%
Southbrook (m2)	9.02	9.02	0.0%
Todds Rd Business Zone (per hectare)	57,500	57,500	0.0%
Coastal Urban	-	-	-
East Woodend DCA	10,091	10,301	2.1%
Woodend DCA	2,784	2,784	0.0%
Woodend DCA (Commercial) (m2)	8.65	8.65	0.0%
Kaiapoi	-	-	-
North East Kaiapoi	-	-	-
North East Kaiapoi Commercial (m2)	-	-	-
East North East Kaiapoi	2,166	2,166	0.0%
West Kaiapoi	4,707	2,859	-39.3%
Mill Road ODP	33,267	31,909	-4.1%
ROADING			
District	8,963	12,055	34.5%
Southbrook (m2)	0.73	0.69	-5.5%
East Woodend	7,022	7,022	0.0%
West Rangiora DCA	3,593	3,555	-1.1%
West Kaiapoi DCA	5,931	5,931	0.0%
West Kaiapoi DCA - new collector Rd	10,124	10,227	1.0%
Kaiapoi North	764	764	0.0%
Kaiapoi South MUBA (m2)	44	44	0.0%
Kaiapoi East MUBA (m2)	8	7.50	0.0%
Outer East Rangiora Roothing	5,653	5,298	-6.3%
Outer East Rangiora Roothing (Eastern Link Road)	-	3,849	-
South West Rangiora (West Belt Extension to Townsend Road)	7,199	7,196	0.0%
RESERVES			
Rural Zones	1,329	1,665	25.3%
Residential Zones	12,750	19,928	56.3%

WAIMAKARIRI DISTRICT COUNCIL**REPORT FOR DECISION****FILE NO and TRIM NO:** LTC-03-19 / 230613086682**REPORT TO:** COUNCIL**DATE OF MEETING:** 20 June 2023**AUTHOR(S):** Jeff Millward, Chief Executive**SUBJECT:** Adoption of the Annual Plan (AP) 2023-2024**ENDORSED BY:**
(for Reports to Council,
Committees or Boards)
Department Manager
Chief Executive**1. SUMMARY**

- 1.1. The purpose of this report is to present the 2023-2024 Annual Plan (AP) for adoption by the Council.
- 1.2. The draft AP signalled a districtwide rates increase of 5.97%. After considering the community and staff submissions to the draft AP, the AP provides for a districtwide average rate increase of 6.24%.

Attachments:

- i. 2023-2024 Annual Plan (TRIM 230526077785) (*circulated separately*)

2. RECOMMENDATION**THAT** the Council:

- (a) **Receives** report N° 230613086682.
- (b) **Adopts** the 2023-2024 Annual Plan (*Trim document 230526077785*) commencing 1 July 2023;
- (c) **Authorises** the Chief Executive to make necessary minor edits and corrections to the 2023-2024 Annual Plan prior to printing.

3. BACKGROUND

- 3.1. The draft 2023-2024 Annual Plan (AP) and Consultation Document (CD) was adopted for consultation on 28 February 2023. Public Consultation opened on Friday 17 March to 17 April.
- 3.2. There were primarily three key proposals contained in the Draft AP and consultation Document seeking feedback on a number of options on.
 - 3.2.1. New regulations mean Council must test water supplies more regularly and potentially bring forward planned upgrades to remain chlorine-free.
 - 3.2.2. Improvements need to be made to the stormwater network following flooding from extreme weather events.
 - 3.2.3. Inflation is affecting roading costs, and more is needed to make sure local roads remain at a high standard.

- 3.3. The Council received 61 Submissions and heard 22 submissions on Thursday 4 May 2023.
- 3.4. As a result of the submissions the Council resolved to include a number of changes to the AP. These changes made as a result of submission have been summarised on page 5 of the AP, headed "Key Changes to the AP".
- 3.5. The overall financial effect of the changes has marginally increased the average district-wide rate for the 2023-2024 financial year from 5.97%. that was consulted within the draft AP to 6.24%.
- 3.6. The total average rate for 2023-2024 is 2.04% more than the rate increase of 4.2% signalled in the LTP for 2023-2024 (Year 3 of the 10 year LTP). The increase is primarily related to the increase in inflation and interest rates over the last 2 years.
- 3.7. The 6.24% increase is an average district increase and the rating effect to each individual property will differ depending on each circumstance. That is, what services are provided and whether there has been a change in level of service provided to the property or whether there has been a change to the property value compared to the prior year. Average samples of properties across the district have been included within the Annual Plan to indicate the rating movement.
- 3.8. A district property revaluation has been undertaken and will take effect from 1 July 2023. This may change the incident of rating where property values are greater or less than the average movement across the district.
- 3.9. The Council decided within the LTP, to use a rates "smoothing approach" so that the effects on rates and those costs particular from the larger projects, including regeneration and the multi-use sports facility are smoothed out across the ten years of the LTP. This methodology has been continued to much the same effect.
- 3.10. Asset values have appreciated significantly from revaluation and therefore the provision made for funding depreciation increased significantly. This has an effect of funding \$6m additional depreciation over the next five years.

4. ISSUES AND OPTIONS

- 4.1. The Council has the option of adopting the AP or it may request that further changes be made. Depending on the significance of the change, it could be considered minor and therefore the changes are covered by the recommendations provided within this report. However, if a change requested is significant, may require a special consultative procedure and a further audit of the AP.
- 4.2. The Management Team has reviewed this report and support the recommendations.

4.3. Implications for Community Wellbeing

There are implications on community wellbeing by the issues and options that are the subject matter of this report. These have been considered throughout the consultation and within the final plan for approval.

5. COMMUNITY VIEWS

5.1. Mana whenua

Te Ngāi Tūāhuriri hapū were consulted as part of the wider annual plan together with information provided to the Mahi Tahi Committee. Te Ngāi Tūāhuriri provided a submission to the plan and their views have been taken into consideration.

5.2. Groups and Organisations

The Council's Controlled Organisations (CCOs) and the measures contained within the Statement of Intent have been incorporated into the Annual Plan. This includes Enterprise North Canterbury (ENC) and Te Kōhaka o Tūhaitara Trust (TKoT).

Audit New Zealand were not required to audit the draft or final annual plan, as required with the 2021-31 LTP Consultation Document, as there are no significant changes made in relation to the LTP that would require a further audit of the information.

Wider Community

- 5.3. The draft AP 2023-2024 Consultation Document received 61 submissions, of which 22 were heard.
- 5.4. Staff submissions on the draft 2023-2024 AP and were considered by the Council on the 4 May.

6. **OTHER IMPLICATIONS AND RISK MANAGEMENT**

6.1. **Financial Implications**

There are financial implications of the decisions sought by this report. The financial effects are summarised below.

Table 1: shows the comparison of the rate consulted on and the rate as a result of changes to the LTP

	Published Draft AP CD 2023-24	Final AP for Adoption 2023- 24	Change
Rates for the average property	\$3,621	\$3,632	\$11

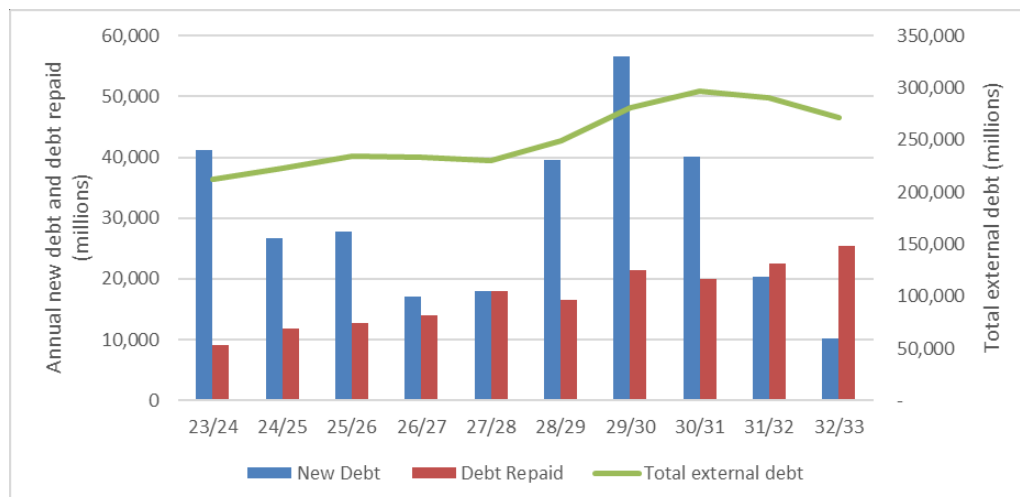
Note: the above figures allow for the movements in properties and the percentage movement is shown inclusive and exclusive of the new bin collection rates.

The rates above show the increases excluding Environment Canterbury (ECAN). ECAN have proposed an average rates increase of 10%.

Table 2: shows the debt levels and how these compare to Council policy

Policy Limits	23/24 signalled	Policy
Net Debt (\$million)	212	✓
Total debt as a percentage of total assets will not exceed 15%	8.3	✓
Gross interest paid will not exceed 15 % of gross operating revenue	6.2	✓
Net cash inflow from operating activities exceeds gross interest expense by 2 times	5.3	✓
Interest as a maximum of 25% of rates revenue (LGFA)	9.3	✓
Net Debt as a % Operating revenue will not exceed 250% (LGFA covenant)	165	✓

The following graph shows total debt, new debt and provision for repayment of debt over the ten years of the 2018-2028 Long Term Plan. The higher debt from years 2028-31, generally relates to the Library, Civic Centre, Roading and Parking building projects.



Sustainability and Climate Change Impacts

The recommendations in this report do have sustainability and/or climate change impacts. Sustainability and Climate Change Impacts have been considered in each of the Council activity statements.

6.3 Risk Management

The audit of the LTP carried out by Audit New Zealand provides added assurance in respect of the accuracy of the Council's financial statements. Audit New Zealand assessed the extent to which the forecast information and performance measures provide a framework for the meaningful assessment of the actual levels of service provision. The Annual Plan does not significantly differ from the forecasts provided within the Audited LTP.

Health and Safety

The underlying provisions of service delivery are undertaken with compliance to the requirements of the Health and Safety Act, other Acts and Regulations.

7. CONTEXT

7.1. Consistency with Policy

Significance - The matters contained within this report are not considered to be a matter of significance in terms of the Council's Significance Policy. Changes made as a result of submissions made through the consultation with the community and staff reports are not significant.

7.2. Authorising Legislation

Legislation - As required under sections 93 of the Local Government Act 2002, the draft LTP 2021-2031 was subject to the special consultative procedure.

7.3. Consistency with Community Outcomes

The Council's community outcomes are relevant to the actions arising from recommendations in this report. The consultation and audit process contributes to the community outcome that "Public organisations make information about their plans and activities readily available".

7.4. Authorising Delegations

The Council must adopt its Plan by 30 June 2023.

WAIMAKARIRI DISTRICT COUNCIL**REPORT FOR DECISION****FILE NO and TRIM NO:** RAT – 01-01, GOV-01-11/ 230607083206**REPORT TO:** COUNCIL**DATE OF MEETING:** 20th June 2023**AUTHOR(S):** Lee Palmer, Credit Controller**SUBJECT:** Rates Resolution 2023/2024**ENDORSED BY:**(for Reports to Council,
Committees or Boards)_____
Department Manager

Chief Executive**1. SUMMARY**

1.1. This report is to meet the requirements of Section 23 of the Local Government (Rating) Act 2002 which requires that rates must be set by a resolution of Council.

1.2. Section 24 of the Local Government (Rating) Act 2002 requires that the Council state the financial year to which the rates apply and the due dates for payment in its resolution setting the rates.

2. RECOMMENDATION**THAT** the Council:(a) **Receives** Report No.230607083206

(b) **Resolves** to set and assess the following rates under the Local Government (Rating) Act 2002 and in accordance with the relevant provisions of the Annual Plan 2023/2024 and Funding Impact Statement for the 2023/2024 year, on rating units in the Waimakariri District for the financial year commencing on 1 July 2023 and ending on 30 June 2024.

Rates are inclusive of the Goods and Services Tax (GST).

All section references are to the Local Government (Rating) Act 2002.

Targeted rating area boundaries are available at waimakariri.govt.nz**1. GENERAL RATES**

(a) a general rate set under Section 13 as a rate in the dollar on the rateable capital value for all rateable land; and

(b) a uniform annual general charge set under Section 15 as a fixed amount per rateable rating unit.

Uniform annual general charge per rateable rating unit	\$135.00
General rate in the dollar on rateable capital value	\$0.000396

2. EARTHQUAKE RECOVERY RATE

A targeted rate set under Sections 16-18 as a fixed amount per rateable rating unit in the District.

Fixed amount per rateable rating unit	\$139.31
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3. ROADING RATES

Targeted rates set under Section 16-18 comprising a fixed amount per rateable rating unit in the District; and a rate in the dollar on the rateable capital value for all rateable land in the District.

Fixed amount per rateable rating unit	\$122.81
Roading rate in the dollar on rateable capital value	\$0.000513

4. NORTH EYRE ROAD & BROWNS ROAD SEAL EXTENSION LOAN RATE

A targeted rate set under section 16-18 as a fixed amount per rateable rating unit in the North Eyre Road and Browns Road Seal Extension rating area where a lump sum contribution has not been previously been paid.

Fixed amount per rateable rating unit	\$1,206.91
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5. THONGCASTER ROAD & BROWNS ROCK ROAD SEAL EXTENSION LOAN RATE

A targeted rate set under sections 16-18 as a fixed amount per rateable rating unit in the Thongcaster Road & Browns Rock Road Seal Extension rating area where a lump sum contribution has not previously been paid.

Fixed amount per rateable rating unit	\$342.60
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6. BARKERS ROAD SEAL EXTENSION LOAN RATE

A targeted rate set under Sections 16-18 as a fixed amount per rateable rating unit in the Barkers Road Seal Extension rating area where a lump sum contribution has not previously been paid

Fixed amount per rateable rating unit	\$232.19
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7. COMMUNITY PARKS AND RESERVES, BUILDINGS AND GRANTS RATES

Targeted rates set under Sections 16-18 on a differential basis according to where the land is situated and the use to which the land is put, and targeted to each rateable rating unit or separately used or inhabited part of a rateable rating unit as follows:

Fixed amount per separately used or inhabited part of a rateable rating unit in the Town Residential category	\$589.70
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Fixed amount per rateable rating unit in the Town Commercial category	\$589.70
Fixed amount per rateable rating unit in the Town Vacant category	\$85.00
Fixed amount per separately used or inhabited part of a rateable rating unit in the Rural Residential category	\$504.70
Fixed amount per rateable rating unit in the Rural Commercial category	\$504.70

A full explanation of the differential categories is contained in the Funding Impact Statement.

8. COMMUNITY LIBRARY AND MUSEUMS RATE

A targeted rate set under Sections 16-18 as a fixed amount per rateable rating unit in the District that is used for business purposes; and each separately used or inhabited part of a rateable rating unit in the District that is used for residential purposes.

Fixed charge per rateable rating unit used for business purposes	\$199.29
Fixed charge per separately used or inhabited part of a rateable rating unit used for residential purposes	\$199.29

9. COMMUNITY SWIMMING POOLS RATE

A targeted rate set under Sections 16-18 as a fixed amount per rateable rating unit in the District that is used for business purposes; and per separately used or inhabited part of a rateable rating unit in the District that is used for residential purposes.

Fixed charge per rateable rating unit used for business purposes	\$173.33
Fixed charge per separately used or inhabited part of a rateable rating unit used for residential purposes	\$173.33

10. CANTERBURY MUSEUM OPERATIONAL LEVY RATE

A targeted rate set under Sections 16-18 as a fixed amount per rateable rating unit in the District that is used for business purposes; and per separately used or inhabited part of a rateable rating unit in the District that is used for residential purposes.

Fixed charge per rateable rating unit used for business purposes	\$31.40
Fixed charge per separately used or inhabited part of a rateable rating unit used for residential purposes	\$31.40

11. CANTERBURY MUSEUM REDEVELOPMENT LEVY RATE

A targeted rate set under Sections 16-18 as a fixed amount per rateable rating unit in the District that is used for business purposes; and per separately used or inhabited part of a rateable rating unit in the District that is used for residential purposes.

Fixed charge per rateable rating unit used for business purposes	\$7.90
Fixed charge per separately used or inhabited part of a rateable rating unit used for residential purposes	\$7.90

12. PEGASUS SERVICES RATE

Targeted rate set under Sections 16-18 as a fixed amount per rateable rating unit situated in the Pegasus Town boundary.

Fixed amount per rateable rating unit	\$72.53
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13. 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 Residential 4A, Residential 4B and rural zones in the Waimakariri District Council District Plan.

Rate in the dollar on rateable capital value	\$0.000006
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14. COMMUNITY BOARD RATES

Targeted rates set Under Sections 16-18 as a fixed amount per rateable rating unit plus a rate in the dollar on the rateable capital value in each of the Community Board areas.

Rate in the dollar on rateable capital value on each rating unit situated in the Kaiapoi-Tuahiwi Community Board area	\$0.000007
Fixed amount per rateable rating unit situated in the Kaiapoi-Tuahiwi Community Board area	\$21.46
Rate in the dollar on rateable capital value on each rating unit situated in the Rangiora-Ashley Community Board area	\$0.000005
Fixed amount per rateable rating unit situated in the Rangiora-Ashley Community Board area	\$19.50
Rate in the dollar on rateable capital value on each rating unit situated in the Woodend-Sefton Community Board area	\$0.000008
Fixed amount on per rateable rating unit situated in the Woodend-Sefton Community Board area	\$25.42
Rate in the dollar on rateable capital value on each rating unit situated in the Oxford-Ohoka Community Board area	\$0.000005
Fixed amount per rateable rating unit situated in the Oxford-Ohoka Community Board area	\$29.18

15. PROMOTION AND ECONOMIC DEVELOPMENT RATE

A targeted rate set under Sections 16-18 as a rate in the dollar on rateable capital value on each rating unit that is used primarily for business purposes.

Rate in the dollar on rateable capital value	\$0.00014
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16. RANGIORA CBD AREA MAINTENANCE AND STREET WORKS RATE

A targeted rate set under Sections 16-18 as a rate in the dollar on rateable capital value on rating units situated in the Rangiora Central Business District rating area that are used for business purposes.

Rate in the dollar on rateable capital value	\$0.0001046
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17. KAIAPOI CBD AREA MAINTENANCE AND STREET WORKS RATE

A targeted rate set under Sections 16-18 as a rate in the dollar on rateable capital value on rating units in the Kaiapoi Central Business District rating area that are used for business purposes.

Rate in the dollar on rateable capital value	\$0.0002109
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18. KERBSIDE RUBBISH AND RECYCLING COLLECTION RATE

A targeted rate set under Sections 16-18 as a fixed amount per separately used or inhabited part of a rating unit within the Kerbside Collection Contract areas excluding the Ohoka Kerbside recycling area to which the rubbish and recycling service is available.

Fixed charge per separately used or inhabited part of a rating unit to which the Kerbside Rubbish and Recycling Collection service is available	\$113.00
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19. OHOKA KERBSIDE RECYCLING COLLECTION RATE

A targeted rate set under Sections 16-18 as a fixed amount on each separately used or inhabited part of a rating unit in the Ohoka Kerbside Recycling Area.

Fixed charge per separately used or inhabited part of a rating unit in the Ohoka Kerbside Recycling Area	\$103.00
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20. KERBSIDE BIN RUBBISH COLLECTION

A targeted rate set under Sections 16-18 as a fixed amount per rubbish wheelie bin provided to rating units within the Kerbside Collection Contract areas including the Ohoka Kerbside Recycling Area.

Fixed charge per 80 litre rubbish wheelie bin	\$108.00
Fixed charge per 140 litre rubbish wheelie bin	\$144.00

21. KERBSIDE ORGANICS BIN COLLECTION

A targeted rate set under Sections 16-18 as a fixed amount per organics wheelie bin provided to rating units within the Kerbside Collection Contract areas (excluding the Ohoka Kerbside Recycling Area).

Fixed charge per 80 litre organics wheelie bin	\$90.00
Fixed charge per 140 litre organics wheelie bin	\$122.00
Fixed charge per 240 litre organics wheelie bin	\$174.00

22. WATER RATES

Targeted rates for water supply set under Sections 16-19

On a differential basis according to the provision or availability of the service, a fixed amount per separately used or inhabited part of a rating unit that is provided with an unrestricted connection to the Cust, Rangiora, Kaiapoi, Waikuku Beach, Woodend-Tuahiwi-Pegasus, Oxford Township water supplies. A fixed amount (40% of the rate for an unrestricted connection) for each unit of water supplied is set on rating units provided with a restricted connection to the above named water supplies.

A fixed amount per rating unit connected to the Summerhill, West Eyreton, Poyntz Road, Garrymere and Ohoka restricted water supplies together with a fixed amount for each unit of water supplied.

A fixed amount per unit of water supplied from Oxford Rural No. 1, Oxford Rural No. 2 and Mandeville (including the Fernside extension) water supplies.

(1 unit of water = 1,000 litres/day)

Targeted rate for Water UV Treatment set as a fixed amount per rating unit on all rating units connected to a Waimakariri water supply.

Targeted loan rates set under Sections 16-18 on a differential basis according to the provision or availability of a service, on rating units in the Tuahiwi residential area that are serviced by the Woodend-Tuahiwi-Pegasus Water Supply, where a lump sum contribution has not been paid. Loan rates are set as a fixed amount on each rating unit that is connected to the Woodend-Tuahiwi-Pegasus Water Supply, with a reduced amount payable on rating units that are not connected (pipeline share). The lower differential reflects the cost of installing the main pipeline and does not include the cost of property connections.

Targeted loan rate set as a fixed amount per rating unit in the rural land adjacent to the Tuahiwi residential area that have a restricted connection to the Woodend-Tuahiwi-Pegasus Water supply, where a lump sum contribution has not been paid.

Targeted loan rate set as a fixed amount per unit of water in the Fernside Water Loan area.

Cust	\$1,376.50
Cust – restricted supply per unit of water	\$550.60
Summerhill – per unit of water	\$119.10
Summerhill – per rating unit	\$1,001.40
Fernside Loan Rate per unit of water	\$86.00
Rangiora	\$379.40
Rangiora – restricted supply per unit of water	\$151.76
Kaiapoi	\$278.80
Kaiapoi – restricted supply per unit of water	\$111.52
Waikuku Beach	\$483.00
Waikuku Beach – restricted supply per unit of water	\$193.20
Woodend-Tuahiwi-Pegasus	\$435.20
Woodend-Tuahiwi-Pegasus restricted supply per unit of water	\$174.08
Tuahiwi rural water loan rate	\$778.30
Tuahiwi residential area water connection loan rate	\$667.11
Tuahiwi residential area water pipeline loan rate	\$489.22
West Eyreton—per unit of water	\$85.80
West Eyreton—per rating unit	\$868.80
Oxford Township	\$618.90
Oxford Township – restricted supply per unit of water	\$247.56
Oxford Rural Water No 1 per unit of water	\$454.60
Oxford Rural Water No 2 per unit of water	\$412.40
Water UV Treatment rate – per rating unit	\$35.30
Mandeville – per unit of water	\$306.50
Ohoka – per unit of water	\$24.64
Ohoka – per rating unit	\$1,267.11
Poyntzs Road – per unit of water	\$71.00
Poyntzs Road – per rating unit	\$846.00
Garrymere – per unit of water	\$39.00
Garrymere – per rating unit	\$1,556.08
Ashley Rural Water- per unit of water	\$951.74

23. WAIMAKARIRI WATER RACE RATES

Targeted rates set under Sections 16-18 as a fixed amount per rateable rating unit where the Waimakariri water race system is available assessed on a differential basis according to the area of land within each rating unit; together with a targeted rate per hectare of land area.

Small holdings for which special arrangements have been made to pipe water from this scheme are charged the special fixed charge only.

Area Rate (per Hectare)	\$8.28
Fixed amount per rateable rating unit (properties of over .4046 ha land area)	\$132.00
Fixed amount per rateable rating unit (properties less than or equal to .4046 ha)	\$127.00
Special fixed amount per rateable rating unit for piped supply	\$132.00

24. 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.

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 and as a rate per hectare of land area in each rating unit located in the Southbrook Services (Sewer) Extension Stage 1 area where a lump sum contribution has not been paid.

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) per WC or urinal.	\$549.90
Ohoka Utilities Sewer Connection Loan Rate fixed amount per rateable rating unit	\$326.71
Loburn Lea Sewer Loan Rate fixed amount per rateable rating unit	\$1,155.75
Oxford Sewer Operating Rate fixed amount per rateable rating unit	\$1,051.10
Fernside Sewer Loan Rate fixed amount per rateable rating unit	\$978.21

25. URBAN STORMWATER DRAINAGE RATES

Targeted rates set under Sections 16-18 as a rate in the dollar on the rateable land value on each rating unit situated in the Rangiora, Oxford, Pegasus and Coastal Urban (Woodend, Waikuku and Pines/Kairaki) urban drainage rating areas.

Targeted rate set under Sections 16-18 as a rate in the dollar on the rateable land value on each rating unit situated in the Kaiapoi urban drainage rating area on a differential basis according to where the land is situated.

A targeted rate set under Sections 16-18 as a fixed amount per rating unit on the properties in Alexander Lane that benefit directly from the private stormwater pump, to be charged in addition to the Kaiapoi urban drainage rate.

Rate in the dollar on rateable land value in the Kaiapoi urban drainage rating area excluding the Island Road rural extension	\$0.001077
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Fixed amount per rating unit in the Alexander Lane Drainage Rating area	\$120.00
Rate in the dollar on rateable land value in the Kaiapoi urban drainage rating area Island Road Extension	\$0.000539
Rate in the dollar on rateable land value in Rangiora urban drainage rating area	\$0.0007521
Rate in the dollar on rateable land value in Coastal Urban (Woodend, Waikuku and Pines/Kairaki) urban drainage rating areas	\$0.0005125
Rate in the dollar on rateable land value in the Oxford urban drainage rating area	\$0.0007406
Rate in the dollar on rateable land value in the Pegasus urban drainage rating area	\$0.0007231

26. RURAL LAND DRAINAGE RATES

Targeted rates for Rural drainage set under Sections 16-18 on all rating units situated within the separate rural drainage targeted rating areas:

Waimakariri Coastal Rural	20% collected as a fixed amount per rateable rating unit and 80% by a rate per hectare of land
Cust	Rate per hectare of land
Clarkville	50% collected as a fixed amount per rateable rating unit and 50% as a rate per hectare of land
Oxford, Ohoka & Waimakariri Central Rural	20% collected as a fixed amount per rateable rating unit and 80% as a rate in the dollar on the rateable land value
Loburn Lea	Rate in the dollar on rateable land value

Ohoka fixed amount per rateable rating unit	\$70.00
Ohoka rate in the dollar on rateable land value	0.0004124
Loburn Lea rate in the dollar on rateable land value	0.0014867
Oxford fixed amount per rateable rating unit	\$44.00
Oxford rate in the dollar on rateable land value	0.0001960
Clarkville fixed amount per rateable rating unit	\$166.00
Clarkville rate on land area (per hectare)	\$43.12
Waimakariri Coastal Rural fixed amount per rateable rating unit	\$68.00
Waimakariri Coastal Rural rate on land area (per hectare)	\$39.64
Waimakariri Central Rural fixed amount per rateable rating unit	\$55.00
Waimakariri Central Rural rate in the dollar on rateable land value	0.0002076
Cust rate on land area (per hectare)	\$53.91

- (c) **Resolves** that rates are due and payable by four equal instalments on the dates listed below and resolves pursuant to Sections 57 and 58 that a penalty amounting to 10% of the amount unpaid will be added to any amount of the current instalment remaining unpaid seven days after the due date of that instalment. No penalty will be applied where a ratepayer has entered into an arrangement by way of a direct debit authority and honours

that arrangement so that all current years rates will be paid in full by 30th June in that rating year or such other date agreed to by the Council.

Instalment	Due Date	Penalty Charge Applies
1	20 August 2023	27 August 2023
2	20 November 2023	27 November 2023
3	20 February 2024	27 February 2024
4	20 May 2024	27 May 2024

- (d) **Resolves** pursuant to Sections 57 and 58 a penalty charge amounting to 10% of the amount of unpaid rates from previous financial years, remaining unpaid at 3 July 2023 will be added on 3 July 2023 and a further penalty charge of 10% will be added on 3 January 2024 to rates for previous years still remaining unpaid as at 3 January 2024.
- (e) **Resolves** pursuant to Section 55 and the Discount for the Early Payment of Rates Policy, a discount amounting to 4% of the General Rate, Uniform Annual General Charge, Rooding Rates, Community Parks and Reserves, Buildings and Grants rate, Community Library & Museums Rate, Community Swimming Pools Rate, Pegasus Services Rate, Canterbury Museum Operational Levy rate and Canterbury Museum Redevelopment Levy Rate, will be allowed if the total year's rates and charges assessed, including those rates collected on behalf of the Canterbury Regional Council are paid in full by 27 August 2023.
- (f) **Resolves** that rates shall be payable by cash or eftpos (debit card) at any of the following places during office opening hours:

Rangiora Service Centre, 215 High Street, Rangiora
 Kaiapoi Service Centre, 176 Williams Street, Kaiapoi
 Oxford Service Centre, 34 Main Street, Oxford

Or online at waimakariri.govt.nz, by a direct debit facility established by the Council, internet banking or direct credit.

3. BACKGROUND

- 3.1. The Council has been through the process of drafting, consulting and adopting the Annual Plan 2023/2024 which includes its funding requirements for the 2023/2024 year. This resolution is required in terms of Sections 23 and 24 of the Local Government (Rating) Act 2002 and is the final step in setting the rates for the new financial year.
- 3.2. References to Rating Policy maps have been removed from the resolution as maps are now available directly from the Council website.

4. ISSUES AND OPTIONS

4.1. Implications for Community Wellbeing

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

- 4.2. 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**

- 6.2. There are financial implications of the decisions sought by this report. If the correct procedure is not followed, the Council may be challenged through the Courts as to the validity of its rates. The rates & values reflect the funding decisions made in the Annual Plan 2023/2024.

This budget is included in the Annual Plan/Long Term Plan.

6.3. **Sustainability and Climate Change Impacts**

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

6.3 **Risk Management**

- 6.4. There are not risks arising from the adoption/implementation of the recommendations in this report. A Legal review of the rates resolution was carried out in 2021 during the 2021-2031 Long Term Plan process. The next review will occur in 2024.

6.3 **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.

Authorising Legislation Local Government (Rating) Act 2002, Section 23 requires that rates must be set by a resolution of Council, and Section 24 requires that details of the rating period and payment dates be included in the resolution.

7.2. **Consistency with Community Outcomes**

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

7.3. **Authorising Delegations**

Rates must be set by resolution of Council



Lee Palmer
CREDIT CONTROLLER