

Policy

POLICY ON DEVELOPMENT & FINANCIAL CONTRIBUTIONS 2024

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| TEAM: | Assets |
| RESPONSIBILITY: | Assets Manager |
| ADOPTED: | 26 June 2024 (effective 1 July 2024) |
| REVIEW: | Every three years or as required |
| CONSULTATION: | Council must give effect to Section 82, Local Government Act 2002 |
| RELATED DOCUMENTS: | Ashburton District Council Long-Term Plan 2024-34, Building Act 2004, Local Government Act 2002, Local Government (Rating) Act 2002, and Resource Management Act 1991. |

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1. Introduction

1.1 Background

The population of Ashburton District is growing and is expected to continue to grow in the future. Council must plan for this growth by investing in infrastructure that will enable new homes and businesses to connect to Council water and wastewater infrastructure, and provide the opportunity for new residents to use community facilities.

Development contributions enable Council to charge developers of residential and business developments a fair and proportionate share of the cost of providing capacity to cater for growth.

This policy sets out the development contributions payable; how and when these are calculated and paid, and describes the methodology used to calculate contributions.

1.2 Policy Objectives

This policy is intended to assist Council to achieve the following objectives:

- enable Council to plan for and fund infrastructure and facilities provision that meets the anticipated growth requirements of the district,
- provide predictability and certainty regarding the infrastructure required to cater for growth,
- enable a share of the costs Council incurs to provide infrastructure to cater for growth to be fairly and equitably recovered from those directly benefiting from Council infrastructure – i.e. developers,
- provide for the wider ratepayer base to contribute to funding infrastructure provision that raises service standards, and
- to promote understanding and awareness of what Council intends to fund and

how this applies to a particular development.

1.3 Legislative context

Local authorities are required, under section 102 of the Local Government Act 2002, (“the Act”) to adopt funding and financial policies as part of their financial management obligations. As part of the requirements for funding and financial policies, section 102(4)(d) of the Act requires a policy on development contributions or Financial contributions.

The purpose of the development contributions provisions in the Act is to enable territorial authorities to recover from those persons undertaking development a fair, equitable, and proportionate portion of the total cost of capital expenditure necessary to service growth over the long term.

The Act requires any development contributions policy to be prepared taking into account principles detailed in section 197AB. In summary these are:

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

1.4 Financial management policies

This policy has been prepared within the wider context of the Council’s overall financial management policies.

This policy is consistent with the provisions of Council’s Revenue and Financing Policy and provides for development contributions and environmental contributions to be used as part of Council’s overall approach to funding capital expenditure.

1.5 Compliance with Section 102(3A) of the Local Government Act 2002.

Section 102(3A) of the Local Government Act 2002 states that the Policy on development contributions and financial contributions must also support the principles set out in the [Preamble of Te Ture Whenua Maori Act 1993](#).

The English text of the Preamble states:

“Whereas the Treaty of Waitangi established the special relationship between the Māori 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 Māori 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 Māori people to achieve the implementation of these principles.”

In support of the principles stated in the Preamble, Council will consider full or partial remissions of development contributions for developments on Māori freehold land.

1.6 Funding to provide for growth

Development contributions and financial contributions are used by Council to fund some of the costs associated with providing infrastructure that caters for demand from growth. Council aims to take a balanced and fair approach to how it raises funding required for new developments. Other sources of funding of capital expenditure may include:

- outside sources such as New Zealand Transport Agency (NZTA) subsidies, grants, regional council or central government funding; and
- borrowing, rates, reserves and sale of assets.

2. Policy on Development Contributions

2.1 Requirement for a development contribution

Under section 198 of the Act, Council may require a development contribution to be made when:

- resource consent is granted under the Resource Management Act 1991 for a development in Ashburton District,
- building consent is granted under the Building Act 2004 for building work situated in Ashburton District,
- authorisation for a service connection is granted without a building consent being issued*, and
- a change in use of a business unit.

*An example of this is where a tap is connected to the piped water system for watering or a temporary connection to the sewer system is made. In both cases the connection can be used without a building consent but requires a development contribution to be made.

Development contributions can only be required where a development as defined by section 197 of the Act is to occur. Under section 197, development means:

- a) any subdivision, building (as defined in section 8 of the Building Act 2004), land use, or work that generates a demand for reserves, network infrastructure, or community infrastructure; but
- b) does not include the pipes or lines of a network utility operator."

On receiving an application for subdivision consent, resource consent, building consent or service connection¹, Council will first:

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

If Council is satisfied that the application meets the legal requirements above, it will assess contributions following the process set out in the Assessment section.

2.1.1 Exceptions: For clarity, development contributions are not required for:

- an addition or alteration to a residential unit that does not result in any additional unit or units
- an addition or alteration to an accommodation unit or non-residential unit that does not result in any additional unit or units and the development does not result in an increase in demand on the water or wastewater schemes servicing the property
- change of use for an accommodation unit or non-residential unit that does not result in an increase in demand on the water or wastewater schemes servicing the property
- a new or replacement out-building or ancillary building servicing an accommodation unit or non-residential unit that does not result in any additional unit or units and the development does not result in an increase in demand on the water or wastewater schemes servicing the property.
- a new residential unit, accommodation unit or non-residential ~~or business~~ unit that is replacing like with like.
- a Crown development - the Crown is exempt from the provisions of this policy by virtue of section 8 of the Local Government Act 2002.

2.2 Activities

Council requires a development contribution for the following infrastructure services:

- **Drinking water** – applies to Council drinking water supplies where Council has

¹ Service connection is defined in clause 2.6 of this policy as “service connection for an existing residential or non-residential unit, which has been added to the network as a consequence of Council approving an extension to the water or wastewater network”

incurred or plans to incur capital expenditure to cater for growth.

- **Wastewater**– applies to Council wastewater schemes where Council has incurred or plans to incur capital expenditure to cater for growth.
- **Community infrastructure** - applies to Council community infrastructure projects where Council has incurred or plans to incur capital expenditure to cater for growth –Ashburton Art Gallery and Heritage Centre, Te Whare Whakatere/ Ashburton Library and Civic Centre and EA Networks Centre

2.3 Catchments

A catchment is the area served by the network infrastructure or community infrastructure asset where common benefits are received. The following are treated as catchments for the purposes of assessing development contributions:

- **Drinking Water** – each of the Council’s drinking water supplies is a separate catchment.
- **Wastewater** – each of the Council’s wastewater schemes is a separate catchment.
- **Community Infrastructure** – the district as a whole is treated as a single catchment.

2.4 Units of demand

Drinking water and wastewater

The calculation of the development contribution required for water and wastewater is based on the average demand of a single residential housing unit using the average household size of 2.5 residents (based on 2018 Census data for Ashburton District). This unit of demand is referred to as a “Household Unit Equivalent” or HUE.

Residential

Each single residential unit (regardless of size or number of occupants) is treated as being 1 HUE for assessing drinking water, and wastewater development contributions.

Accommodation Units

Each accommodation unit will be assessed for the demand it is expected to place on the water and wastewater networks based on the type of accommodation. This assessment will determine demand relative to a residential unit and a HUE derived from that assessment. The assessment uses the information in the Water Consumption Non-residential Properties table in Schedule 4 of this policy as the base line demand for various uses.

Non-residential

Each single non-residential unit will be assessed for the demand it is expected to place on the water and wastewater networks based on the type of business. This assessment will determine demand relative to a residential unit and a HUE derived from that assessment. The assessment uses the information in the Water Consumption Non-residential Properties table in Schedule 4 of this policy as the base line demand for various uses.

Community Infrastructure

Residential and Accommodation Units

For assessing community infrastructure development contribution each household unit is treated as being 1 HUE. Accommodation units and other forms of residential development will be assessed for the demand they are expected to place on the community infrastructure based on the type of business. This assessment will determine demand relative to a household unit and a HUE derived from that assessment.

Non-residential development attracts no HUE for community infrastructure.

2.5 Capacity Credit

Where a new development is replacing an existing residential, accommodation unit or non-residential unit the demand on infrastructure generated by the previous use will be recognised in any assessment of development contributions with units of demand from existing development deducted from the total units of demand assessed to be generated by the new development.

This credit applies to:

- a building which has been inhabited or used for the stated purpose within the last five years, or
- a building which has been used as a place of business within the last five years; or
- a vacant site from which a building meeting either of the above descriptions has been removed or demolished

A credit can be transferred from one property title to another as long as the two properties are regarded as contiguous (effectively operating as a single property) as described in section 20 of the Local Government (Rating) Act 2002.

Requests to extend a capacity credit beyond five years will be considered by Council or a standing committee with appropriate delegated authority.

2.6 Calculation of development contribution

An assessment of requirement to pay development contribution will be made at the time Council receives an application for:

- building consent for a new residential, accommodation unit or non-residential unit,;
- building consent or resource consent for an addition, alteration, or change of use for a business unit;
- Service connection for an existing residential, accommodation unit or non-residential unit, which has been added to the network as a consequence of Council approving an extension to the water or wastewater network; or
- Service connection for a new residential, accommodation unit or non-residential unit where the building consent for the development has been issued by a building consent authority other than the Ashburton District Building Consent Authority

If a development meets the requirement for a development contribution detailed in section 2.1 of this policy, Council will undertake a development contribution calculation using the calculations detailed in Schedule 3 of the Policy.

2.7 Limits on Development Contributions

As part of seeking a balanced and fair approach to funding capital expenditure required to cater for growth, Council may decide to limit the level of development contributions for a particular contribution. Any such limit will be detailed in the section of the Policy regarding calculation of development contributions. Where a limit is in place the funding that would normally come from development contributions is instead funded by rates collected under Council's revenue and financing policy.

2.8 Reconsideration of requirement for development contribution

An applicant may request Council to reconsider a requirement to make a development contribution if the applicant has grounds to believe that:

- a) the development contribution was incorrectly calculated or assessed under this policy,
- b) Council incorrectly applied provisions of this policy, or
- c) the information used to assess the applicant's development, or the way Council has recorded or used information when requiring the development contribution, was incomplete or contained errors.

A request for reconsideration must be made within 10 working days after the date on which the applicant receives notice from Council (invoice) of the level of development contribution required.

A reconsideration cannot be requested if an objection under section 199C and Schedule 13A of the Act has already been lodged.

A request for reconsideration must be made in writing to the chief executive and identify the basis on which the reconsideration is sought together with, as appropriate, the legal and evidential grounds supporting the application.

Council may, within 10 working days of receiving the request for reconsideration, request further information from the requester to support the grounds stated in the reconsideration.

Council will proceed to determine the request for reconsideration if:

- a) it has, in its view, received all required information relating to the request; or
- b) the requester refuses to provide any further information requested by Council (as set out above).

In considering the request for reconsideration, Council will make its decision without convening a hearing.

In all cases, Council will give written notice of the outcome of its reconsideration to the applicant within 15 working days after:

- a) the date the application for reconsideration is received, if all required information is provided in that application; or
- b) the date the application for reconsideration is received, if the applicant refuses to provide further information; or
- c) the date the further information is received from the applicant.

An applicant requesting a reconsideration may object to the outcome of that reconsideration by lodging an objection under section 199C of the Act.

2.9 Objection to assessed amount of development contribution

An applicant may object to the assessed amount of development contribution required.

An objection may be made only on the following grounds:

- a) Council has failed to properly take into account features of the development that, on their own or cumulatively with those of other developments, would substantially reduce the impact of the development on requirements for network infrastructure and/or community facilities in the district or parts of the district; or
- b) Council has required a development contribution for network infrastructure and/or community facilities not required by, or related to, the objector's development, whether on its own or cumulatively with other developments; or
- c) Council has required a development contribution in breach of section 200 of the Act; or
- d) Council has incorrectly applied its development contributions policy to the objector's development.

An objection may be lodged irrespective of whether a reconsideration of the requirement for a development contribution has been requested.

The right of objection does not apply to challenges to the content of this policy.

Schedule 13A of the Act details the procedure relating to development contribution objections.

Council may (under section 252 of the Act) recover actual and reasonable costs from an applicant lodging an objection that relate to the following costs it incurs:

- a) the selection, engagement, and employment of the development contributions commissioners; and
- b) the secretarial and administrative support of the objection process; and
- c) preparing for, organising, and holding the hearing

2.10 Postponement of development contribution payment

Postponements may be allowed for substantial developments at the discretion of Council. A request for postponement must be made in writing to the Chief Executive stating the reasons why a postponement is sought. Requests for postponement will be considered on a case by case basis by Council or a standing committee acting under delegated authority.

2.11 Refund of development contribution

A development contribution will be refunded if:

- i. the building consent or resource consent that triggered the requirement for a development contribution lapses or is surrendered
- ii. the development does not proceed
- iii. Council does not provide infrastructure for which a development contribution was required.

An administration fee of \$150 will be charged in the case of (i) and (ii) above.

2.12 Payment of development contribution

Following assessment of the requirement for a development contribution and a calculation of applicable development contribution required an invoice will be issued at the time of:

- a building consent being uplifted
- a resource consent for a change in use deemed to result an increase in demand for service for water or wastewater services being granted
- a service connection being granted for a residential, accommodation unit or non-residential unit, which has been added to the network as a consequence of Council approving an extension to the water or wastewater network
- A service connection being granted for a new residential or non-residential unit where the building consent for the development has been issued by a building consent authority other than the Ashburton District Building Consent Authority

Payment is treated as any Council charge and is due by the 20th of the following month.

Non-payment of development contributions will be treated the same as other Council debt and will result in penalties, debt collection fees and court costs as applicable.

In addition, in situations of non-payment Council may take the following actions:

- Code of Compliance Certificate (section 95 of the Building Act 2004) will not be issued
- Network connections will not be completed
- Statutory Land Charge may be lodged against the property.

2.13 Development contribution for Council development

Development carried out by Council will be subject to any applicable development contribution except for any required for the same activity as the development.

2.14 Private development agreements

Council may enter into private development agreements in circumstances where there is a need to allocate responsibility between developers and Council for the construction and funding of public works associated with a development.

This policy is a funding policy for planned capital expenditure on community facilities. Private development agreements will not be used to reduce the amount of any contribution charge calculated under this policy.

Any private development agreement entered into must show how costs payable to a developer for public works will be funded.

2.15 Financial contributions

The Resource Management Act 1991 (RMA) authorises local authorities to require financial contributions from developers in certain situations.

Council's District Plan provides for developments to be assessed for financial contributions at the resource consent application stage. In particular, Council can require developers to provide cash or land for the provision of open space and recreation areas for the following purposes:

- provision of new neighbourhood parks in areas where there are existing or potential deficiencies in the provision of local parks,
- development of neighbourhood and District parks to a level at which they are usable and enjoyable for children's play, general recreation and visual amenity, and

- provision and development of neighbourhood walking and cycling linkages.

The full provisions relating to financial contribution requirements are contained in section 9 (policy 9.3C) of the Ashburton District Council District Plan.

Council cannot require a development contribution to fund an asset for which a financial contribution has been paid.

Council's District Plan is available for inspection from:

- Council's website www.ashburtondc.govt.nz
- Council offices, 2 Baring Square East, Ashburton.

2.16 Limitations applying to requirement for development contribution

Council must not require a development contribution for a reserve, network infrastructure, or community infrastructure if:

- it has, under section 108(2)(a) of the Resource Management Act 1991, imposed a condition on a resource consent in relation to the same development for the same purpose;
- the developer will fund or otherwise provide for the same reserve, network infrastructure, or community infrastructure;
- Council has already required a development contribution for the same purpose in respect of the same building work, whether on the granting of a building consent or a certificate of acceptance; or
- a third party has funded or provided, or undertaken to fund or provide, the same reserve, network infrastructure, or community infrastructure.

2.17 Public inspection of development contributions policy information

This policy and any supporting information is available on Council's website www.ashburtondc.govt.nz or on request from the Council offices.

2.18 Policy Review

This policy will be adopted in conjunction with Ashburton District Council's Long Term Plan 2024-34.

The policy must be reviewed at least every three years and may be amended at any time if required. Any review of the policy must be undertaken using a consultation process that gives effect to the requirements of section 82 of the Act.

This policy has been prepared to comply with relevant legislation including the requirements of the Local Government Act 2002 and all subsequent amendments

Appendix 1. Definitions

Accommodation unit: means units, apartments, rooms in one or more buildings, or cabins or sites in camping grounds and holiday parks, for the purpose of providing overnight, temporary, or rental accommodation. Accommodation unit includes boarding houses, home stays, recreation lodges and visitor accommodation. . It also includes units, apartments, rooms in one or more buildings or hospital beds in lifestyle resorts, retirement villages, rest homes, care homes and associated hospitals.

Act: means the Local Government Act 2002.

Activity: means a good or service provided by Council (as per section 5 of the Local Government Act 2002), and for which development contributions are collected.

Allotment: has the meaning given to it in section 218(2) of the Resource Management Act.

Authorised Officer: is an officer authorised in accordance with Council’s delegations register to carry out functions under this policy.

Catchment: is a defined area of the district that receives a discrete service subject to development contributions as detailed in this policy.

Business property: a non-residential development using land or buildings for the provision of services in the course of a trade or business.

Community facilities: reserves, network infrastructure, or community infrastructure for which development contributions may be required in accordance with section 199 of the LGA

Community infrastructure: means land, or development assets on land, owned or controlled by the Council for the purpose of providing public amenities; and includes land that the Council will acquire for that purpose.

Development: means any subdivision, building (as defined in section 8 of the Building Act 2004), land use, or work that generates a demand for reserves, network infrastructure, or community infrastructure; but does not include the pipes or lines of a network utility operator

Development agreement: is a voluntary contractual agreement made (under sections 207A to 207F of the LGA) between one or more developers and one or more territorial authorities for the provision, supply, or exchange of infrastructure, land, or money to provide network infrastructure, community infrastructure, or reserves in one or more districts or a part of a district.

Development contribution: a contribution—

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

Development contribution objection: an objection lodged under clause 1 of Schedule 13A of the LGA against a requirement to make a development contribution.

Development contributions commissioner: a person appointed under section 199F of the LGA.

District Plan: means the Operative Ashburton District Plan including any proposed plan change or variation.

Household unit: is a building or part of a building capable of being used as an independent residence and includes apartments, semi-detached or detached houses, units, town houses, granny flats (or similar), and caravans (where used as a place of residence or occupied for a period of time exceeding six months in a calendar year). For the avoidance of doubt, this definition does not include accommodation within the definition of **Accommodation Units**

Household Unit Equivalent (HUE): is a unit of demand representing one average household unit.

Methodology: is the methodology for calculating development contributions set out in Schedule 13 of the LGA.

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

Network utility operator: has the meaning given to it by section 166 of the Resource Management Act 1991.

Non-residential development: any development that is not for residential or accommodation purposes. This includes:

- all buildings for the provision of sport, recreation or entertainment
- all buildings for the provision of social or cultural pursuits.

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

Residential development use of land and buildings by people for the purpose of permanent living accommodation in a household unit where the majority of occupiers intend to live at the site for a period of one month or more of continuous occupation per annum and will generally refer to the site as their home and permanent address. Residential development includes household units, and worker accommodation.

It includes accessory buildings and leisure activities associated with needs generated principally from living on the site.

Resource consent: has the meaning given to it in section 2(1) of the Resource Management Act 1991 and includes a change to a condition of a resource consent under section 127 of that Act.

Service connection: means a physical connection to a service provided by, or on behalf of, Council.

Appendix 2. Key assumptions

The following assumptions have been used in the preparation of this policy:

Capital expenditure

Future capital expenditure costs are based on the best available knowledge at the time of preparation. These take into account known or likely construction costs and assumed inflation rates.

Population growth

Due to the delay from Statistics New Zealand with the 2023 data, Council has applied population growth forecasts developed by .id and based on the 2018 Census data. Information such as historical trends, resource consent numbers and factors that affect population change such as suburb life cycle were incorporated into the modelling for the projections.

Inflation

All project costs in the Development Contributions Policy are based on current estimates of infrastructure construction prices in 2023/24 dollars with inflation of all capital costs over the period using local government cost adjusters supplied by BERL and Infometrics.

Cost of capital

No cost of capital (including interest) is included in the cost of providing for growth and therefore is not included in development contribution calculations. The cost of capital is carried by the relevant set of ratepayers who fund the rates for that activity under Council's revenue and financing policy.

Residential household size and household demand

Each residential unit is assumed to have the same number of residents living at the property. This is the average household size in Ashburton District from the 2018 Census – 2.5 residents (1 HUE).

Each household is assumed to place the same demand on Council infrastructure.

Appendix 3. Calculation methodology

Development contribution for residential unit for water and wastewater

1. Determine the overall growth capacity of the applicable scheme

Maximum connections (HUEs) - current connections (HUEs)

= Growth Capacity (GC) (HUEs)

GC as a ratio of maximum connections = Scheme Growth Factor (SGF %)

2. Identify capital projects (and the cost of those projects) that include a cost to provide capacity for future growth = Capital Expenditure (CE).

The projects identified will be:

- completed capital projects with identified residual growth capacity and which are not fully paid for – i.e. have an outstanding loan
- current capital projects with identified cost component to provide growth capacity
- planned capital projects included in the Council's Long Term Plan with identified cost component to provide growth capacity and that will be given effect to within the next 10 years

3. Identify the proportion of CE for each project that is provided to cater for growth to get a Project Growth Factor (PGF%)

Scheme Growth Factor (GF%) is used for completed projects and a project growth factor (PGF%) is used for current and future projects.

The lower of the project growth factor or the scheme growth factor is used for calculations – Applied Growth Factor (AGF%).

Cost associated with component capacity over and above current scheme capacity will be recovered when the scheme capacity is increased or will be funded by the scheme as a whole.

4. Multiply capital expenditure identified in step 2 by the Applied Growth Factor = Net Growth Expenditure (NGE \$)

5. Divide Net Growth Expenditure (NGE) by the Excess Capacity in Household equivalents (EC) = Development Contribution to be levied per household equivalent.

- The cost of maintaining or increasing capacity within each scheme for development growth is shared equally among the household equivalents which are able to connect to the scheme.

$CE \times GF\% / EC = \text{development contribution amount.}$

Calculation methodology to determine accommodation units and non-residential development contribution for water and wastewater (HUEs)

The demand impact of a non-residential unit for both water and waste water is determined by assessed water consumption.

1. Determine water consumption per person per day based on the use of the property.

Water consumption is determined by typical water consumption based on the property uses listed in Appendix 6. Council will also consider other relevant evidence such as historic consumption figures from metered accommodation units and non-residential developments of comparable types. Council will also consider data supplied by developers, including but not limited to occupancy rates and typical annual consumption.

If there is no suitable property use listed in Appendix 6 on which to make a fair assessment, the developer will be requested to provide an assessment of water consumption.

If this assessment is not deemed appropriate the assessment will be determined by a Council officer with delegated authority.

2. Determine the expected average occupancy of the property (persons)

This assessment is based on information and design drawings submitted as part of the development approval process i.e. management plans, bed or seating plans or other such plan as agreed by Council, or where not available fire service occupancy rates may be used.

3. Determine total water consumption

$$\begin{aligned} \text{Total Water Consumption (litres per day)} &= \\ &\text{water consumption per person (litres per day)} \\ &\quad \times \\ &\quad \text{average occupancy (persons)} \end{aligned}$$

4. Convert to household unit equivalent (HUEs)

$$\begin{aligned} \text{Demand Impact (HUEs)} &= \\ &\text{Total Water Consumption (litres per day)} / \\ &\quad \text{HUE consumption} \end{aligned}$$

Household Unit Equivalent water consumption is 550 litres per day

- Assumed water demand of 1 person = 220 litres per day
- Assumed household of 2.5 persons

Normal rounding protocols shall be applied to the result to yield a whole number.

5. Determine non-residential development contribution for applied property

$$\begin{aligned} \text{Non-residential development contribution} &= \\ &\text{Demand Impact (HUEs)} \times \text{Development Contribution (per HUE)} \end{aligned}$$

Calculation methodology to determine development contribution for community infrastructure – per HUE

The development contribution for community infrastructure is levied on all new residential and accommodation developments within the district.

Methodology

1. Determine the growth capacity of each asset to be levied that is designed to accommodate future development growth = Growth Factor (GF%).
 - District population for which the asset has been designed minus current district population = Excess Capacity (EC) in household equivalent units
2. Identify capital expenditure which has a growth component = CE.
 - Any capital expenditure which maintains Excess Capacity (EC) has a growth component equal to the Growth Factor. If the capital expenditure results in an increase in Excess Capacity then the Growth Factor will also increase proportionately.
3. Multiply capital spending identified in Step 2 by the Growth Factor = Net Growth Expenditure (NGE).

- The growth-related component of the capital expenditure in dollars is identified
4. Divide Net Growth Capital Expenditure (NGE) by the Excess Capacity in Household equivalents (EC) = Development Contribution to be levied per household equivalent
- The cost of maintaining or increasing capacity within each scheme for development growth is shared equally among the household equivalents which are able to connect to the scheme.

$$CE \times GF\% \text{ EC}$$

5. Each residential unit will be levied 1 HUE. Accommodation units will be assessed based on the average occupancy of the development. This assessment is based on information and design drawings submitted as part of the development approval process i.e. management plans, bed or seating plans or other such plan as agreed by Council, or where not available fire service occupancy rates may be used. Convert the maximum total occupancy to household unit equivalents.

A household is 2.5 persons. So, for example, a 16 unit motel development that has average total occupancy of 32 persons attracts a DC of $32/2.5 = 12.8$ HUE which rounds to the nearest full HUE i.e. 13 HUE.

Appendix 4. Development contributions by location

1. Development contributions by location

This table shows the development contributions by location under the proposed policy. Figures shown are inclusive of GST.

| Catchment | Water (\$) | Waste Water (\$) | Community Infrastructure (\$) | Total (\$)/HUE Draft 2024-34 LTP |
|---------------------|------------|------------------|-------------------------------|----------------------------------|
| Ashburton | 1,941 | 2,625 | 6,179 | 10,745 |
| Fairton | 1,941 | 0 | 6,179 | 8,120 |
| Lake Hood | 1,941 | 2,625 | 6,179 | 10,745 |
| Hinds | 1,260 | 0 | 6,179 | 7,439 |
| Methven | 5,105 | 1,215 | 6,179 | 12,499 |
| Methven-Springfield | 4,930 | 0 | 6,179 | 11,109 |
| Mount Somers | 21,510 | 0 | 6,179 | 27,689 |
| Rakaia | 0 | 0 | 6,179 | 6,179 |
| Rest of District | 0 | 0 | 6,179 | 6,179 |

2. Schedule of assets for which a development contribution is required

Details of the network infrastructure and community facility assets for which development contributions are required are included in Appendix 5 of this policy.

Appendix 5. Development contribution by activity and location

Development contribution - Ashburton water supply (including Fairton Township & Lake Hood)

| | | | | |
|------------------------|------------------------|--------|-----------------------------|-----|
| HUE calculation | Maximum connections | 10,197 | Scheme growth factor | 13% |
| | Current connections | 8,909 | | |
| | Growth capacity (HUEs) | 1,288 | | |

| Ashburton water supply development contribution calculation | | | | | | | | |
|----------------------------------------------------------------------|-----------------------------------------------------------|--------------------------|-------------|-----------------------|-----------------------|---------------------------------|-----------------------------------|---------------------------------------|
| Period of CAPEX | Project description | Year incurred / proposed | Amount (\$) | Project growth factor | Applied growth factor | Funding from other sources (\$) | Cost of providing for growth (\$) | Development contribution per HUE (\$) |
| Recent | Loans | 2004/23 | 5,268,297 | 13% | 13% | 4,604,537 | 664,160 | 512.47 |
| | | | | | | | | |
| Current | Filtration & UV disinfection installation | 2023/25 | 7,000,000 | 31% | 13% | 6,117,596 | 882,404 | 680.87 |
| | | | | | | | | |
| Future LTP-2024-34 | Chalmers Ave trunk watermain renewal (Dobson St to River) | 2025/26 | 288,240 | 16% | 13% | 251,905 | 36,335 | 28.04 |
| | Second bridge watermain | 2025/29 | 4,997,400 | 72% | 13% | 4,347,738 | 649,662 | 504.39 |
| Ashburton water supply - development contribution (excl. GST) | | | | | | | | 1,725.77 |
| GST | | | | | | | | 215.72 |
| Ashburton water supply - development contribution (incl. GST) | | | | | | | | 1,941.49 |

Development contribution - Methven & Methven-Springfield water supply

| | | | | |
|------------------------|------------------------|-------|-----------------------------|-------|
| HUE calculation | Maximum connections | 1,136 | Scheme growth factor | 6.33% |
| | Current connections | 990 | | |
| | Growth capacity (HUEs) | 67 | | |

| Methven & Methven-Springfield water supply development contribution calculation | | | | | | | | |
|---------------------------------------------------------------------------------|-------------------------------------------------------------|--------------------------|-------------|-----------------------|-----------------------|---------------------------------|-----------------------------------|---------------------------------------|
| Period of CAPEX | Project description | Year incurred / proposed | Amount (\$) | Project growth factor | Applied growth factor | Funding from other sources (\$) | Cost of providing for growth (\$) | Development contribution per HUE (\$) |
| Recent | Loans | 2004/20 | 12,078,760 | 12% | 12% | 10,588,241 | 1,490,519 | *4,052.53 |
| Current | No growth related expenditure | | | 8% | 8% | 0 | 0 | 0 |
| Future - LTP 2024-34 | Raw water trunk main renewal - design | 2024/26 | 1,724,731 | 5% | 5% | 1,638,494 | 86,237 | *234.47 |
| | Spaxton St watermain renewal (Carr/Alford) | 2025/26 | 226,400 | 5% | 5% | 215,080 | 11,320 | 30.78 |
| | Cameron St watermain renewal (Alington/South Belt) - design | 2026/28 | 233,393 | 5% | 5% | 221,723 | 11,670 | 31.73 |
| | Jackson St watermain renewal - design | 2027/29 | 240,562 | 5% | 5% | 228,534 | 12,028 | 32.70 |

| Methven & Methven-Springfield water supply development contribution calculation | | | | | | | | |
|--------------------------------------------------------------------------------------------|-----------------------------------------------------------|---------------------------------|--------------------|------------------------------|------------------------------|----------------------------------------|------------------------------------------|----------------------------------------------|
| Period of CAPEX | Project description | Year incurred / proposed | Amount (\$) | Project growth factor | Applied growth factor | Funding from other sources (\$) | Cost of providing for growth (\$) | Development contribution per HUE (\$) |
| | Spaxton St (Alford/ Blackford) watermain renewal - design | 2028/30 | 208,192 | 5% | 5% | 197,782 | 10,410 | 28.30 |
| | Spaxton St (Blackford/ Main) watermain renewal - design | 2029/31 | 129,216 | 5% | 5% | 122,755 | 6,461 | 17.57 |
| | Bank Street (McMillan Street to Main Street) | 2031/33 | 83,194 | 5% | 5% | 79,034 | 4,160 | 11.31 |
| Methven water supply – development contribution (excl. GST) | | | | | | | | 4,439.38 |
| GST | | | | | | | | 665.91 |
| Methven water supply – development contribution (incl. GST) | | | | | | | | 5,105.29 |

| | | | | | | | | |
|--------------------------------------------------------------------------------|--|--|--|--|--|--|--|-----------------|
| Methven-Springfield water supply – development contribution (excl. GST) | | | | | | | | 4,286.99 |
| GST | | | | | | | | 643.05 |
| Methven-Springfield water supply – development contribution (incl. GST) | | | | | | | | 4,930.04 |

Methven-Springfield water supply development contribution includes growth CAPEX for headworks only, marked with an * in the table

Development contribution - Rakaia water supply

| | | | | |
|------------------------|---------------------|-----|-----------------------------|-----|
| HUE calculation | Maximum connections | 682 | Scheme growth factor | 12% |
| | Current connections | 601 | | |
| | Growth capacity | 81 | | |
| | (HUEs) | | | |

| Rakaia water supply development contribution calculation | | | | | | | | |
|-------------------------------------------------------------------|-------------------------------|--------------------------|-------------|-----------------------|-----------------------|---------------------------------|---------------------------------------------|---------------------------------------|
| Period of CAPEX | Project description | Year incurred / proposed | Amount (\$) | Project growth factor | Applied growth factor | Funding from other sources (\$) | Funding from development contributions (\$) | Development contribution per HUE (\$) |
| Recent | No growth related loans | | | | | | | 0.00 |
| | | | | | | | | |
| Current | No growth related expenditure | | | | | | | 0.00 |
| | | | | | | | | |
| Future LTP- 2024-34 | No growth related expenditure | | | | | | | 0.00 |
| Rakaia water supply - development contribution (excl. GST) | | | | | | | | 0.00 |
| GST | | | | | | | | 0.00 |
| Rakaia water supply - development contribution (incl. GST) | | | | | | | | 0.00 |

Development contribution - Hinds water supply

| | | | | |
|------------------------|------------------------|-----|-----------------------------|----|
| HUE calculation | Maximum connections | 147 | Scheme growth factor | 1% |
| | Current connections | 146 | | |
| | Growth capacity (HUEs) | 1 | | |

| Hinds water supply development contribution calculation | | | | | | | | |
|------------------------------------------------------------------|-------------------------------|--------------------------|-------------|-----------------------|-----------------------|---------------------------------|-----------------------------------|---------------------------------------|
| Period of CAPEX | Project description | Year incurred / proposed | Amount (\$) | Project growth factor | Applied growth factor | Funding from other sources (\$) | Cost of providing for growth (\$) | Development contribution per HUE (\$) |
| Recent | Loans | 2004/23 | 161,162 | 17.81% | 1% | 160,066 | 1,096 | 1096.34 |
| Current | No growth related expenditure | | | | 0% | 0 | 0 | 0.00 |
| Future LTP-2024-34 | No growth related expenditure | | | | 0% | 0 | 0 | 0.00 |
| Hinds water supply - development contribution (excl. GST) | | | | | | | | 1,096.34 |
| GST | | | | | | | | 164.45 |
| Hinds water supply - development contribution (incl. GST) | | | | | | | | 1,260.79 |

Development contribution – Mount Somers water supply

| | | | | |
|------------------------|------------------------|-----|-----------------------------|-----|
| HUE calculation | Maximum connections | 181 | Scheme growth factor | 27% |
| | Current connections | 132 | | |
| | Growth capacity (HUEs) | 49 | | |

| Mount Somers water supply development contribution calculation | | | | | | | | |
|-------------------------------------------------------------------------|-------------------------------|--------------------------|-------------|-----------------------|-----------------------|---------------------------------|-----------------------------------|---------------------------------------|
| Period of CAPEX | Project description | Year incurred / proposed | Amount (\$) | Project growth factor | Applied growth factor | Funding from other sources (\$) | Cost of providing for growth (\$) | Development contribution per HUE (\$) |
| Recent | No growth related loans | | | | 0% | 0 | 0 | 0.00 |
| Current | Membrane treatment plant | 2022/23 | 3,380,000 | 30% | 27% | 2,469,065 | 910,935 | 18,705.04 |
| Future LTP-2024-34 | No growth related expenditure | | | | 0% | 0 | 0 | 0.00 |
| Mount Somers water supply – development contribution (excl. GST) | | | | | | | | 18,705.04 |
| GST | | | | | | | | 2,805.76 |
| Mount Somers water supply – development contribution (incl. GST) | | | | | | | | 21,510.79 |

Development contribution - Ashburton wastewater (includes Lake Hood)

| | | | |
|------------------------|------------------------|--------|---------------------------------|
| HUE calculation | Maximum connections | 10,159 | Scheme growth factor 11% |
| | Current connections | 9,022 | |
| | Growth capacity (HUEs) | 1,137 | |

| Ashburton wastewater development contribution calculation | | | | | | | | |
|--------------------------------------------------------------------|----------------------------------------------------------|--------------------------|-------------|-----------------------|-----------------------|-------------------------------------|-----------------------------------|---------------------------------------|
| Period of CAPEX | Project description | Year incurred / proposed | Amount (\$) | Project growth factor | Applied growth factor | Funding from other ADC sources (\$) | Cost of providing for growth (\$) | Development contribution per HUE (\$) |
| Recent | Loans | 2005/23 | 20,617,603 | 11% | 11% | 18,310,071 | 2,307,532 | 2,029.49 |
| Current | William Street sewer main renewal | 2023/24 | 889,757 | 5% | 5% | 845,269 | 44,488 | 39.13 |
| Future LTP-2024-34 | Kermode street sewer main renewal (123 Kermode/Chalmers) | 2026/28 | 460,889 | 5% | 5% | 437,845 | 23,044 | 20.27 |
| | West Street sewer main renewal (Wills/Havelock) | 2026/28 | 355,498 | 5% | 5% | 337,723 | 17,775 | 15.63 |
| | Tuarangi Road block - Residential C Zone servicing | 2027/29 | 1,644,720 | 100% | 11% | 1,460,642 | 184,078 | 161.90 |
| | West Street sewer main renewal (Havelock/Tancred) | 2027/29 | 369,655 | 5% | 5% | 351,172 | 18,483 | 16.26 |
| Ashburton wastewater – development contribution (excl. GST) | | | | | | | | 2,282.67 |
| GST | | | | | | | | 342.40 |
| Ashburton wastewater – development contribution (incl. GST) | | | | | | | | 2,625.07 |

Development contribution - Methven wastewater

| | | | | |
|------------------------|------------------------|-------|-----------------------------|-----|
| HUE calculation | Maximum connections | 1,454 | Scheme growth factor | 26% |
| | Current connections | 1,083 | | |
| | Growth capacity (HUEs) | 371 | | |

| Methven wastewater development contribution calculation | | | | | | | | |
|----------------------------------------------------------------|-------------------------------------------------------------------------|---------------------------------|--------------------|------------------------------|------------------------------|----------------------------------------|----------------------------------------------------|----------------------------------------------|
| Period of CAPEX | Project description | Year incurred / proposed | Amount (\$) | Project growth factor | Applied growth factor | Funding from other sources (\$) | Funding from development contributions (\$) | Development contribution per HUE (\$) |
| Recent | Loans | 2005/23 | 247,114 | 29% | 26% | 184,061 | 63,053 | 169.95 |
| Current | No growth related expenditure | | 0 | | | | 0 | 0.00 |
| Future LTP- 2024-34 | Line Road Trunk sewermain | 2024/26 | 1,258,400 | 44% | 26% | 937,309 | 321,091 | 865.47 |
| | Cameron Street Rear Sewermain Relining | 2025/26 | 161,894 | 5% | 5% | 153,799 | 8,095 | 21.82 |
| | | | | | | | | |
| | Methven Wastewater Scheme - development contribution (excl. GST) | | | | | | | 1,057.25 |
| | GST | | | | | | | 158.59 |
| | Methven Wastewater Scheme - development contribution (incl. GST) | | | | | | | 1,215.83 |

Development contribution - Rakaia wastewater

| | | | |
|------------------------|---------------------|-----|---------------------------------|
| HUE calculation | Maximum connections | 682 | Scheme growth factor 12% |
| | Current connections | 598 | |
| | Growth capacity | 84 | |
| | (HUEs) | | |

| Rakaia wastewater development contribution calculation | | | | | | | | |
|------------------------------------------------------------------------|-----------------------------------|--------------------------|-------------|-----------------------|-----------------------|---------------------------------|---------------------------------------------|---------------------------------------|
| Period of CAPEX | Project description | Year incurred / proposed | Amount (\$) | Project growth factor | Applied growth factor | Funding from other sources (\$) | Funding from development contributions (\$) | Development contribution per HUE (\$) |
| Recent | Loans | 2005/23 | 0 | | | | 0 | 0.00 |
| Current | No capital expenditure for growth | 2021/24 | 0 | | | | 0 | 0.00 |
| Future LTP- 2021-31 | No capital expenditure for growth | 2023/25 | 0 | 0% | 12% | 0 | 0 | 0.00 |
| Rakaia Wastewater Scheme - development contribution (excl. GST) | | | | | | | | 0.00 |
| GST | | | | | | | | 0.00 |
| Rakaia Wastewater Scheme - development contribution (incl. GST) | | | | | | | | 0.00 |

Development contribution – Ashburton District community infrastructure

| Asset | Year built | Design population (25 years) | Current population | Excess capacity (HUE) |
|-------------------------------|------------|------------------------------|--------------------|-----------------------|
| Art Gallery & Heritage Centre | 2015 | 40,060 | 36,980 | 1,232 |
| EA Networks Centre | 2015 | 40,060 | 36,980 | 1,232 |
| Te Whare Whakaterere | 2024 | 41,560 | 36,980 | 1,832 |

| Ashburton District community infrastructure development contribution calculation | | | | | | | | | |
|-------------------------------------------------------------------------------------------|-----------------------------------------------|------------------------|-------------|-----------------------|---------------------------------|-------------------------------------|-----------------------------------|-----------------------|----------------------------------|
| Period of CAPEX | Project description | Year incurred/proposed | Amount (\$) | Project growth factor | Funding from third parties (\$) | Funding from other ADC sources (\$) | Cost of providing for growth (\$) | Excess capacity (HUE) | Development contribution per HUE |
| Recent | Loan - Ashburton Gallery and Heritage Centre | 2015 | 1,758,737 | 11.50% | 0 | 1,556,482 | 202,255 | 1,232 | 164.17 |
| | Loan - EA Networks Centre | 2015 | 13,961,031 | 11.50% | 0 | 12,355,512 | 1,605,519 | 1,232 | 1,303.18 |
| | Loan - Te Whare Whakaterere | 2021/23 | 21,000,000 | 14.16% | 0 | 18,026,400 | 2,973,600 | 1,832 | 1,623.14 |
| Current | Te Whare Whakaterere - Library & Civic Centre | 2022/23 | 29,933,000 | 14.16% | 9,358,303 | 17,661,320 | 2,913,377 | 1,832 | 1,590.27 |
| | | 2023/24 | 13,038,000 | 14.16% | 4,076,222 | 7,692,790 | 1,268,988 | 1,832 | 692.68 |
| Future (LTP 2024-34) | No growth related expenditure | | | | | | | | 0.00 |
| Ashburton District community infrastructure - development contribution (excl. GST) | | | | | | | | | 5,373.44 |
| GST | | | | | | | | | 806.02 |
| Ashburton District community infrastructure - development contribution (incl. GST) | | | | | | | | | 6,179.46 |

Appendix 6. Water consumption of properties by functional use

| Property Use | Water Consumption (Litres / Person / Day) | Property Use | Water Consumption (Litres / Person / Day) |
|-----------------------------------------------------|-------------------------------------------|------------------------------------------------|-------------------------------------------|
| Household (per person) | 220 | Offices, Shops or Dry Industries | |
| Boarding Houses / Homestays | | • Per staff member | 40 |
| • Per bed | 220 | Public Toilets (incl. hand wash) | |
| Camping Grounds (Per guest) | | • Per person | 20 |
| • Fully serviced | 130 | Restaurants/ Bars/ Cafes (per customer) | |
| • Recreation areas | 65 | • Dinner | 30 |
| Community Halls (Per person) | | • Lunch | 25 |
| • With banquet facilities | 30 | • Bar | 20 |
| • Meetings | 15 | Rest Home (Per bed + per staff member) | |
| Hospitals (Per bed + per staff member) | | • Per bed | 250 |
| • Per bed | 250 | • Per staff member | 60 |
| • Per staff member | 60 | Retirement Home (self-contained units) | |
| Lunch Bars (Per customer + per staff member) | | • Resident | 220 |
| • With restroom facilities | 25 | • Staff | 50 |
| • Without restroom facilities | 15 | School (per pupil + per staff member) | |
| • Per staff member | 40 | • No gym, showers or cafeteria | 20 |
| Motels / Hotels | | • Gym, showers and cafeteria | 100 |
| • Guests, resident staff | 220 | • Boarding | 250 |
| • Reception rooms | 30 | Shopping Centre | |
| • Restaurant (per customer) | 30 | • Per customer | 25 |
| • Bar (per customer) | 20 | | |

Note: Typical water consumption figures based on examples contained in “On-site Wastewater Systems: Design and Management Manual”, Auckland Regional Council technical publication No.58, third edition, August 2004.