

DEVELOPMENT CONTRIBUTIONS POLICY

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PART 2 - POLICY OVERVIEW

1. Section 102(2)(d) of the Local Government Act 2002 (LGA) requires Waipa District Council (Council) to have a development contribution policy. Section 198 of the LGA gives Council the power to require a contribution for developments. Development contributions provide Council with the means to fund infrastructure required due to growth.
2. This policy has been prepared in accordance with the LGA and summarises and explains the capital expenditure identified in the 10-Year Plan Council expects to incur to meet the increased demand for infrastructure resulting from growth in the District.
3. This policy also sets out the development contributions payable by developers, how and when they are to be calculated and paid, and a summary of the methodology and the rationale used in calculating the level of contribution required.
4. The purpose of this policy is to:
 - a) provide predictability and certainty to stakeholders in how infrastructure for growth is to be funded, and provide transparency of what is to be funded and what has already been delivered in anticipation of growth.
 - b) support and facilitate the wider outcomes of Council including those reflected in Council's District Plan.
 - c) provide for those involved in development to make fair payments to Council to reflect the expected demand their developments will have on Council infrastructure and the expected benefits residents and businesses occupying these developments will derive from Council infrastructure.
 - d) present this policy simply and clearly to enable a greater understanding and awareness of what Council intends to fund and how this applies to a particular development.
 - e) set contribution charges at levels that help achieve the scale, type, quality and location of development that the District Plan aspires to.
5. Contributions will be required for capital expenditure on a relatively small number of Council activities that are seen as strongly connected to new development.
6. Contribution amounts are set out clearly and unambiguously in this policy, assisting those undertaking development to assess the financial viability of their projects early in their process.
7. There is the opportunity for contributions to be payable later in the development cycle for some developments to take account of the funding realities facing developers. Council has retained the statutory enforcement powers set out in the legislation to offset the risks of non-payment.

8. Capital expenditure projects will be transparent and details accessible for those wishing to understand the infrastructure Council is planning to provide for growth.

PART 3 - POLICY BACKGROUND

1. Council's first development contribution policy (DCP) was adopted in June 2006, when Council decided to principally fund the growth related costs of development via development contributions (DCs) under the LGA, rather than relying solely on financial contributions (FCs) under the Resource Management Act 1991 (RMA).
2. The DCP was subsequently revised during each 10-Year Plan cycle in 2009, 2012, 2015 and 2018.
3. There is a need for Council to deliver infrastructure to accommodate growth and a need for this to be funded appropriately. Council has therefore determined that growth should generally pay for the cost of growth. This is considered to achieve financial equity between existing ratepayers and those undertaking development.
4. In terms of this policy in addition to Council, the key stakeholders are developers and ratepayers.
5. Additional commentary on these stakeholders is included in the paper: *'Methodology for the development contribution policy 2015 (incorporating a review and analysis of options)'*¹ ("the methodology and options paper").
6. Further information supporting the DCP is contained within the development contribution (DC) model, and the methodology and options paper, which are both available from Council on request.

¹ Refer to

Appendix 1: Documents referenced in this policy.

PART 4 - DEFINITIONS

The following definitions are used throughout this policy:

Table 1: Definitions

Term	Definition
Activity	A grouping of Council functions required for development contributions.
Allotment	Has the same meaning as defined in section 218 of the Resource Management Act 1991.
Asset manager	Means an officer of Council involved in the management of Council infrastructure.
Authorised officer	Means an officer authorised in accordance with Council's Delegations Register to carry out functions under this policy.
Catchment or funding area	A geographical area used to accumulate the cost of activities and define a part of Waipa District for development contribution purposes. This includes any future development which extends the area served by a catchment.
Commercial accommodation	Any accommodation units other than dwelling units, such as hotels, motels, holiday flats, which are offered at a tariff, on a per-unit basis and student accommodation where this is located on the grounds of an educational institution.
Commercial	A non-residential development providing for activities that are conducted in an office setting and that generally focus on business, government, professional, or financial services; and includes the personal service elements of these activities that are offered to consumers or clients.
Community facilities	Has the same meaning as defined in section 197 of the Local Government Act 2002.
Community infrastructure	Has the same meaning as defined in section 197 of the Local Government Act 2002.
Council	Waipa District Council.
Developer	Means a developer who undertakes development, and means a person for the purposes of sections 199A to 199E of the Local Government Act 2002.
Development	Has the same meaning as defined in section 197 of the Local Government Act 2002.
'Development agreement' or 'DA'	Has the same meaning as defined in section 197 of the Local Government Act 2002.
Development contribution commissioner	Has the same meaning as defined in section 197 of the Local Government Act 2002.
Development contribution objection	Has the same meaning as defined in section 197 of the Local Government Act 2002.
District-wide catchment	Means the entire District.

Term	Definition
Dwelling [or dwelling unit]	<p>A building or part of a building capable of being used as an independent residence and includes dwelling 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).</p> <p>For the avoidance of doubt the following shall also apply:</p> <ul style="list-style-type: none"> Any dwelling which has two separate kitchen facilities of any nature, shall be deemed to be two household units regardless of the configuration of the dwelling. A 'sleepout' is considered to be any building or part of a building which is 35m² or less (excluding garaging), anything in addition to this will be considered to be a household unit/minor household unit. <p>But does not include any unit of commercial accommodation.</p>
Funded growth cell	Means a catchment or part thereof that Council has resolved to fund or part fund through its 10-Year Plan.
GFA	<p>Gross floor area (including mezzanine floors).</p> <p>For the purpose of calculating impervious surface areas for non-residential developments, GFA means the footprint of all impermeable surfaces of the site.</p>
Household equivalent unit [or HEU]	A unit of demand representing one average household.
Impervious surface area [or ISA]	The area of any site which is not capable of absorbing rainwater.
Minor dwelling unit	A household unit not exceeding 70m ² in Gross Floor Area (GFA), provided that attached garaging and open deck areas are not included in the 70m ² GFA calculation.
Network infrastructure	Has the same meaning as defined in section 197 of the Local Government Act 2002.
Non-residential development	Means any development that is a commercial, industrial or retail development.
Residential development	Means any subdivision, building, landuse or work, but excludes non-residential development.
Retirement unit	<p>Any dwelling unit in a retirement village.</p> <p>For the avoidance of doubt, this does not include aged care rooms in a hospital (or similar) building/s.</p>
Retirement village	Has the meaning in section 6 of the Retirement Villages Act 2003.
Service connection	Has the same meaning as defined in section 197 of the Local Government Act 2002.
District Plan	Means the Proposed Waipa District Plan – Appeals Version, or any subsequent operative version of the Plan.

PART 5 - POLICY DETAILS

1. This is a policy of Council adopted under section 102(1) and required by section 102(2)(d) of the LGA. This section of the policy describes the considerations of Council in making this policy and covers all matters required to be included in a policy on development contributions by section 106 of the LGA.

Use of development contributions or financial contributions

2. Council considered the options available to it for funding the capital expenditure it is planning to incur as a result of, or in anticipation, of growth in Waipa. Council considered the purposes of and reasons for development and financial contributions and other funding sources and determined that:
 - a) development and financial contributions are the primary sources available to it for funding growth related infrastructure under current legislation.
 - b) development contributions should be used as the main funding tool for growth related infrastructure provided by Council.
3. This does not preclude Council from using and investigating other funding sources as appropriate.
4. This policy is distinct from, and in addition to, section 18 of the District Plan that provides Council with discretion to require financial contributions under the RMA.
5. Where a development results in Council incurring capital expenditure that is not covered by this policy, Council may impose a financial contribution as a condition/s of resource consent in accordance with the requirements of the District Plan, and Council's powers under the RMA.

Significant assumptions

6. Section 201(1)(b) of the LGA requires this policy to set out the significant assumptions underlying the calculation of the schedule to the development contributions policy, including an estimate of the potential effects if there is a significant level of uncertainty as to the scope and nature of the effects.
7. Table 2 below sets out a summary of the significant assumptions underlying this policy. Further detail on specific assumptions relating to growth are included in clauses 8 to 21 below.

Table 2: Significant assumptions

Significant assumption	Estimate of potential effects	Level of uncertainty
<p>The rate, level, location and type of residential growth will occur as is forecast by the National Institute of Demographic and Economic Analysis (NIDEA) report '2016 update of area unit population, household and Labour Force Projections for the Waikato Region for the period 2013-2061.</p> <p>The growth forecasts are based on a medium population and household growth scenario.</p> <p>The rate, level, location and type of non-residential growth will occur as is forecast in the <i>Waipa District Business Land Study (May 2017)</i> prepared by Property Economics (and informed by Council).</p> <p>Growth can be influenced by a wide range of factors including: changes in demographics, changes in social and economic conditions, the performance of the economy and the effect of local, national and international forces.</p>	<p>If development is lower than that forecast by the growth reports, the amount of revenue generated through this policy will be reduced.</p> <p>Council may need to review the growth forecasts to reflect a longer take up period than anticipated. This will affect the ability of Council to fund growth related infrastructure, which itself may need to be deferred.</p> <p>As a result Council needs to be flexible with the timing of works and be able to quickly react to changes in the market or to non-active as well as active developers.</p>	Significant
<p>The proportion of capital expenditure projects for growth is based on the best available information and aligned with both the forecast growth, the District Plan and active developers.</p>	<p>There is the potential for capital expenditure projects to alter over time. This can be as a result of changes in demand by developers – either faster or slower, or a significant industrial/commercial demand for infrastructure.</p> <p>Where significant changes occur to capital expenditure projects through an annual plan, it may be appropriate for Council to determine whether to revise the schedule of charges within this policy.</p> <p>Provision of growth infrastructure in a period of low or uncertain growth can create a cost burden on the existing rating base as growth is not arriving to share the increased cost.</p> <p>Council allocates the cost of capital to ratepayers, and although this can create rating impacts it means that development contributions are not negatively impacted by slowed growth.</p>	Significant
<p>No significant changes to service standards are expected to occur other than those planned within asset management plans.</p>	<p>Changes to service standards will affect both the level of on-site works required by those undertaking development and the scale and type of infrastructure provided by Council.</p> <p>If significant changes occur Council will need to reassess the effect on capital expenditure</p>	Medium

Significant assumption	Estimate of potential effects	Level of uncertainty
	projects and determine the materiality of change to the schedule of charges within this policy.	
The cost of growth incorporated in the contributions charge is calculated net of all third party income. This policy assumes that the level of third party funding will not change over the life of the 10-Year Plan 2018-28, and the eligibility criteria will remain the same.	<p>If the level of third party funding is reduced, Council will have understated the cost to be recovered through this policy. If the level of third party funding is increased, Council will have overstated the cost to be recovered through this policy.</p> <p>In either case Council will be at liberty to assess the materiality of the difference and determine whether to revise the schedule of charges within this policy and provide for a lower or higher expectation of third party income.</p>	Low
Developments will in general exhibit common demand characteristics that enable Council to consider them as part of a simple overall classification of development types.	<p>All residential development will be attributed with the average demand as set out in this policy.</p> <p>Developments individually may create a lower or higher demand on infrastructure than the average demand for their development type.</p> <p>Development overall and in time, will create the demand levels required to recover the cost of infrastructure for growth.</p>	Medium
<p>Developers are only required to pay development contributions on additional development that is the subject of a consent application.</p> <p>Any existing lawfully established allotments or land uses on the development site are assumed to have either:</p> <ul style="list-style-type: none"> ▪ paid development or financial contributions under relevant legislation at the time; and/or ▪ have been exempt from paying contributions. 	<p>The assumption that lawfully established allotments are deemed to have paid for development contributions requires all new subdivisions to pay for one unit of demand (HEU) at the point of subdivision.</p> <p>In addition, this would result in Council recovering less development contributions than originally anticipated.</p>	Low

Residential growth assumptions

8. All planned growth projects in this policy are in the 10-Year Plan 2018-28.
9. A report on population and dwelling projections was produced by the National Institute of Demographic and Economic Analysis (NIDEA) as background to this policy. The population projections included high, medium and low variants. For the purposes of this policy, the medium variant for both population and household projections was considered appropriate, subject to some modification to account for the current economic climate. The modification to the growth projections does not

alter the total growth expected, just its timing over the next ten years. Council considers this a prudent and realistic basis for decision-making related to growth.

10. The household occupancy has been calculated as 2.58 persons per household.
11. For the purposes of assessing growth, Council has used the traffic demand modelling set out in the report by Gray Matter 'Growth Component of Transportation Projects', dated August 2014.
12. Refer to the methodology and options paper for further information on the residential growth assumptions.

Non-residential growth assumptions

13. The non-residential growth assumptions are based on the *Waipa District Business Land Study* (May 2017) prepared by Property Economics with input from Council.
14. There are greenfield non-residential land areas planned for Hautapu and Bond Road. These areas are in addition the land already zoned but in the case of Hautapu, will now be fully serviced. An increase in non-residential HEUs has been assumed in asset management planning and development contribution fee setting on the basis of an additional equivalent of 1,256 HEU's over the ten year period 2018-2028.
15. Refer to the methodology and options paper for further information on the non-residential growth assumptions.

Growth HEUs by activities (asset class)

16. Growth HEUs by asset class have been calculated on a District-wide basis and for specific catchments, and are based on projections prepared by the National Institute of Demographic and Economic Analysis (NIDEA) at the University of Waikato². The forecast for the District population is for around 64,200 by 2031 at the medium projection.
17. The population projections were converted to households in the same manner as previously undertaken by NIDEA. For further information on growth HEUs by catchment and asset class, refer to the DC model.
18. Water, wastewater and stormwater catchment data have been based on Council asset managers demand estimates, using the population projections and predictions of development that will connect to water, wastewater and stormwater networks.

² Refer to Appendix 1: Documents referenced in this policy.

19. Growth HEUs in several catchments are based on planning estimates of specific growth potential in these catchments that may not follow general population growth projections. These specific estimates are used to inform asset specification such as Cambridge North and Picquet Hill in Te Awamutu.
20. Further information on assumptions for growth projects are contained with the methodology and options paper.

Historic capital expenditure

21. Historic capital expenditure has been recognised where there is a direct link to a capacity upgrade that will enable services to be provided for growth, and therefore costs should be recovered from developers.
22. Historic capital expenditure includes expenditure that has been made prior to the 10-Year Plan 2018-28, and where projects will require further expenditure for completion during the 2018-28 timeframe (i.e. partially completed projects).
23. Council does not include the cost of capital in its methodology for the cost of the completed projects.
24. Further information on historical capital expenditure is available in the methodology and options paper. Information on the historical capital expenditure projects is contained within the DC model, or within the relevant project business cases (available on request).

Interest and GST

25. All costs from projects in the 10-Year Plan used in this policy are based on current estimates of infrastructure construction prices in 2018-dollar terms and then inflated using the inflation rates as per the 10-Year Plan 2018-2028. Fees set in the 2018 DCP will change over the period of the 10-Year Plan to reflect inflation, based on BERL inflation rates.
26. No cost of capital, or compensation for Council for taking the risk of building infrastructure in advance of demand, is included in growth cost calculations, other than interest on net Development Contribution loans.
27. All capital expenditure noted in this policy is exclusive of GST. However the development contribution fee summary in Table 3 is inclusive of GST.

Transitional provisions

28. The development contribution amounts applying to a development will depend on the date on which the consent or service connection application was lodged and the date on which it was granted.

29. Applications lodged prior to 30 June 2018 but not granted (or issued in terms of the Building Act 2004) by 30 June 2018 will be assessed under the development contribution policy that requires the lowest overall development contribution charge (i.e. either the 2015 DCP or the 2018 DCP).
30. Applications lodged and granted (with existing assessed development contribution notices) prior to 30 June 2018 will also be assessed under the development contribution policy that requires the lowest overall development contribution charge (i.e. either the 2015 DCP or the 2018 DCP).
31. For the avoidance of doubt, if a development contribution notice has been issued, the HEUs per activity will remain as per the original assessment. Upon payment of the required development contribution, the activity catchment rates will be applied to the already assessed HEUs. This does not apply to activities that have increased their demand, which will be subject to a new assessment.
32. Applications lodged on or after 30 June 2018 will be assessed under this policy, or any later version of this policy (as specified in that later policy).

Adoption and amendment of this policy

33. This policy was adopted and takes effect on 1 July 2018 and will remain in effect until 30 June 2021. This policy may be reviewed and amended earlier in accordance with the requirements of the LGA, including reviewing only the annual adjustments to the development contributions rates .

Development contribution fee summary

34. The following table sets out the development contribution fee summary per catchment, per HEU.

Table 3: Development contribution fee summary per HEU by catchment (updated 1 July 2019)

Schedule of Charges (incl GST)							1
Funding Areas	Stormwater	Water	Wastewater	Roading	Reserves	Community Infra	Total
Bond Rd	\$1,089	\$5,294	\$8,333	\$48	\$0	\$0	\$14,764
C1	\$28,436	\$11,781	\$4,263	\$10,131	\$1,416	\$47	\$56,074
C2	\$26,802	\$10,106	\$5,355	\$10,563	\$3,087	\$298	\$56,210
C3	\$26,802	\$10,106	\$5,355	\$11,213	\$3,087	\$47	\$56,609
C4	\$458	\$2,865	\$732	\$326	\$632	\$47	\$5,061
C6	\$0	\$3,619	\$0	\$152	\$632	\$47	\$4,449
C7	\$18,550	\$1,994	\$513	\$1,522	\$1,416	\$47	\$24,042
Cambridge / Karapiro	\$458	\$1,718	\$732	\$3,683	\$1,757	\$47	\$8,396
Cambridge North	\$31,759	\$5,191	\$6,650	\$3,597	\$1,546	\$727	\$49,469
Hautapu (C8 & C9)	\$5,629	\$3,215	\$5,364	\$7,641	\$0	\$0	\$21,848
Kihikihi	\$4,770	\$918	\$8,333	\$5,126	\$632	\$47	\$19,825
Picquet Hill	\$119	\$4,579	\$8,895	\$5,764	\$632	\$47	\$20,036
Pirongia	\$0	\$2,476	\$0	\$1,612	\$632	\$47	\$4,766
Rural	\$0	\$0	\$0	\$37	\$632	\$47	\$716
T1	\$0	\$2,476	\$9,464	\$1,746	\$632	\$47	\$14,364
T3	\$1,242	\$5,689	\$8,333	\$48	\$632	\$47	\$15,991
T6	\$0	\$7,611	\$0	\$2,275	\$632	\$47	\$10,565
T7	\$0	\$2,476	\$11,253	\$48	\$632	\$47	\$14,455
T8	\$0	\$2,476	\$8,333	\$449	\$632	\$47	\$11,937
Te Awamutu	\$0	\$2,476	\$8,333	\$48	\$632	\$47	\$11,535

Note SW for C1, C2 and C3 are treated as one catchment, except C1 has additional interest due to timing of its development

Calculation of schedule to development contribution policy

35. Section 201(1) of the LGA requires this policy to include, in summary form, an explanation of, and justification for, the way each development contribution in the schedule to this policy³ (Table 3 above) is calculated. This is explained in the following paragraphs.
36. In accordance with section 106(3) of the LGA, the full methodology, including the DC model, the methodology and options paper, and the project plans for each activity are available for public inspection on request.
37. Calculation of the development contribution amounts (if any) payable for any project or programme line in the model have been calculated in accordance with the methodology set out in schedule 13 of the LGA, by using the following process:

Table 4: Summary of LGA process steps

Step	Explanation	LGA Reference
1	Define catchments. For network based services, a catchment is the area served by the network. Funded growth cells located within a catchment are deemed sub-catchments of the respective catchment. For community infrastructure and reserves the catchment is the Waipa District.	LGA Schedule 13(1)(a) Section 197AB(g)

³ As per section 202 of the LGA.

Step	Explanation	LGA Reference
2	<p>Identify ten year capital expenditure resulting from growth.</p> <p>Capital expenditure already incurred in anticipation of growth, net of any previous third party contributions.</p> <p>The proportion of total planned costs of capital expenditure for network and community infrastructure and parks and reserves from the 10-Year Plan resulting from growth.</p> <p>Growth costs (capacity increase to cater for new entrants) can be funded in full or in part by using development contributions. This is one of three components of the total ten year capital costs budgeted in the 10-Year Plan, the other two components being level of service improvements and renewals. These other two costs are met from funding sources other than development contributions.</p> <p>Justification for the level of growth capital expenditure is supported by financial management funding considerations and show significant assumptions and impacts of uncertainty.</p>	LGA Schedule 13(1)(b)
3	<p>Identify the percentage of growth related ten year capital expenditure to be funded by development contributions.</p> <p>100% of the growth related capital expenditure will be funded by development contributions because:</p> <ul style="list-style-type: none"> It directly relates to the planned capital expenditure set out in the 10-Year Plan and detailed in Council's asset management plans; and The capital expenditure identified for growth can be reasonably identified. <p>Council has decided that cost of capital (interest) will be developer funded as growth pays for growth.</p>	LGA 106(2)(b)
4	<p>Identify the appropriate units of demand.</p> <p>The selected unit of demand is the HEU calculated as follows:</p> <p>For residential development, fees per HEU will be applied uniformly for each lot regardless of size for reasons of administrative simplicity; and for any additional dwelling on any lot (subject to specific considerations for minor household units and retirement units, refer to assessment section below).</p> <p>For non-residential development, development contributions are assessed once defined 'trigger levels' are met. The actual demand assessed is then converted into HEUs based on the expected demand placed on network infrastructure. The assessment is based on vehicle movements per day for roading and transport, m³ use for water and wastewater, and impervious surface areas (ISA) for stormwater (which is assessed on additional ISA per m²).</p> <p>In cases where the demand demonstrably varies from demand anticipated by this DCP, a special assessment is likely to be required.</p>	LGA Schedule 13(1)(b)
5	<p>Identify the designed capacity (in units of demand) provided for growth.</p> <p>The designed capacity may vary between different types of infrastructure. In some cases it may be considered economically prudent to provide growth capacity considerably beyond current ten year expectations of growth.</p> <p>Costs are applied to usable growth capacity to be provided. Projected growth in HEUs over the ten year period of the 10-Year Plan will be relevant to Council's budgeting of revenue but not to the calculation of the development contribution per HEU.</p>	LGA Schedule 13(1)(b) and (2)

Step	Explanation	LGA Reference
6	<p>Allocate the costs to each unit of demand for growth.</p> <p>The development contribution charge per HEU is calculated by dividing the total capital expenditure resulting from growth (step two) by the usable units of demand for growth (step five).</p>	LGA Schedule 13(1)(b)
7	<p>Prepare schedule of fees.</p> <p>A detailed schedule has been prepared as part of this policy that enables the development contributions to be calculated by infrastructure type and catchment. This policy will be supported by the significant assumptions made to determine the development contributions payable and their impacts, contribution and conditions and criteria for remission, postponement or refund, the valuation basis for assessment of maximum reserves and catchment maps.</p>	<p>LGA 201(2)</p> <p>LGA 201(1)(a)</p> <p>LGA 201(1)(b), (c) and (d)</p>

PART 6 - DEVELOPMENT CONTRIBUTION ASSESSMENTS

Test for development contributions/when development contributions are required

1. Under section 198 of the LGA, Council may require a development contribution to be made when:
 - a) A resource consent is granted under the RMA for a development.
 - b) A building consent is granted under the Building Act 2004 for building work.
 - c) An authorisation for a service connection is granted.
2. However, development contributions can only be required where a development as defined by section 197 of the LGA is to occur. Section 197 of the LGA defines development as follows:

"(a) any subdivision or other development 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."
3. On receiving an application for resource consent (subdivision or landuse consent), building consent or service connection, 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, 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.
4. If Council is satisfied that the application meets the legal requirements above, it will assess contributions following the process set out in this development contribution assessment section.
5. Where a resource consent or building consent is required, but does not generate additional demand for reserves or infrastructure (such as a minor boundary adjustment), no development contribution will be required.
6. For the avoidance of doubt, this policy also enables Council to require a development contribution that is used to pay, in full or in part, for capital expenditure already incurred by Council in anticipation of development.

Catchments/funding areas

7. Development contributions will be required from development across the whole of the Waipa District using geographic demand catchments. Development occurring within each catchment/area will be required to pay contributions applicable in that catchment.
8. Any development which connects into a catchment from outside that catchment will be required to pay the applicable catchment rate for the activity connected to.
9. The catchments are identified in the schedule to the development contributions policy (i.e. the development contribution fee summary per HEU in table 3), and on the maps in Appendix 2: Development contribution catchment maps.
10. For the avoidance of doubt, any area in the Waipa District which is not specifically shown to be within a catchment on the catchment maps shall be deemed to be in the rural catchment.
11. Refer to the methodology and options paper for further information on how the catchments have been determined.

How do I assess what development contributions I have to pay?

12. The following table explains how to undertake an assessment of what development contributions you may have to pay for a development.

Table 5: Undertaking an assessment of development contributions

Step		What to do	Where do I find it?
1	Identify catchment.	Go to the development contribution catchment maps and identify where the property subject to the development is located. The catchment your property is located within is the catchment fees that will be applied to your development.	Appendix 2 of this policy. The development contribution catchment maps are also located on Council's online maps program 'maps online'. Go to www.waipadc.govt.nz
2	Calculation of units of demand (household equivalent units (HEUs)) your development will generate.	Go to the sections of this policy identified below, and in the adjoining column and identify the number of HEUs your development will generate. For subdivisions, the unit of demand = 1 HEU per additional lot created. For proposals to erect additional dwelling/s on your property, the unit of demand is dependent on the size of your proposed dwelling, please refer to clauses 15, and 20-23 for further information. For non-residential developments refer to	Clauses 11-26. Also note the definition of "household unit" (dwelling), and "minor household unit".

Step		What to do	Where do I find it?
		Table 7 for the threshold levels which trigger an assessment.	
3	Calculation of credits.	In some circumstances a credit will apply to the site you are developing on. Calculate the number of credits (if any) that apply to your development, and deduct the credits from the number of HEUs identified under step 2.	Clauses 14-23.
4	Identification of development contribution payable per HEU	Go to the schedule of development contribution fees and identify the catchment your development relates to. The total amount payable per HEU is shown per activity, per catchment.	Refer to Table 3.
5	Calculate total development contribution payable.	Multiple the numbers of HEUs (less credits in step 3) by the development contribution fee per HEU identified in step 4. This is the total development contribution payable for the development.	

Assessment of development contributions

General information applicable to all developments

13. Development contributions will be required and will be subject to an assessment on all applications for building consent, landuse (resource) consent, subdivision (resource) consent and service connection.
14. Development contributions will be calculated on a development's first application for consent or service connection authorisation, and re-calculated on any subsequent application in relation to the same development.
15. Development contributions will not be payable for normal residential extensions or alterations to existing dwellings, unless these create an additional household unit (including the addition of a kitchen), or alter a feature that was used to claim an earlier reduction in development contribution fees payable.
16. A reassessment may be made on each and every event described in clauses 10 and 12 of this policy; or in accordance with section 106(2C) of the LGA, which enables Council to amend the development contributions.
17. The development contribution fee summary per HEU by catchment is contained in table 3 of this policy.
18. The definitions are contained in table 1 of this policy.

19. The unit of demand used for each activity is the Household Equivalent Unit (HEU). An HEU represents one household unit, as demonstrated for each activity by the following table:

Table 6: Units of demand per activity per HEU

Activity	Units	Demand/HEU	Comments
Roading & transport	Vehicle movements/day	10 <i>(1 vehicle visiting =2 vehicle movements)</i>	Assumes all light vehicles.
Water supply	Litres/dwelling/day	622 litres	241 litres/person/day @2.58 persons/dwelling.
Wastewater	Litres/dwelling/day	435 litres	70% of 241 litres per day supplied multiplied by 2.58 persons/dwelling.
Stormwater	ISA (m ²)	390	60% impervious area (assumes 390m ² of impervious area from an average 650m ² residential allotment).
Parks and reserves	-	-	-
Community infrastructure	-	-	-

Residential developments

20. Residential developments will be assessed on the number of additional HEUs created by development, on the basis of anticipated demand. For the avoidance of doubt, residential development includes residential subdivisions.
21. A minor household unit shall be assessed at 0.5 of an HEU per additional household created by the development.
22. Where a minor household unit is erected first on a site, and a subsequent dwelling is erected on the same site, the new dwelling will be required to pay an additional 0.5 HEU.
23. Retirement units in a retirement village will be assessed at 0.5 of an HEU per retirement unit.

Non-residential developments

24. Non-residential developments will be assessed on the basis of additional HEUs created, and will not pay a development contribution for community infrastructure or parks and reserves.
25. Non-residential subdivisions will pay 1 HEU per additional lot, excluding community infrastructure and parks and reserves.
26. A development contribution for a non-residential development (excluding non-residential subdivisions, which are subject to clause 25 above) will only be assessed and required when any one or more of the thresholds in the following table are met. If the threshold is met for any one activity, then development contributions will be calculated for all activities.

Table 7: Non-residential thresholds

Activity	Threshold
Roading & transport	<p>The development will generate ≥ 100 vehicle movements per day attributable to growth (VMPD), except traffic that has already been assessed for residential development within the catchment.</p> <p><i>Notes:</i></p> <p>(a) 1 vehicle visiting = 2 vehicle movements.</p> <p>(b) 10 heavy vehicles = 100 VMPD.</p> <p>(c) 'Heavy vehicle' means a motor vehicle that has a gross vehicle mass (GVM) exceeding 3500 kilograms.</p> <p>(d) Any subsequent expansion or redevelopment that increases the VMPD will be re-assessed.</p>
Water supply	<p>The development (or expansion/redevelopment) requires a water connection from the water main into the development greater than 20mm diameter. The assessment will be calculated by analysing the water use of similar developments as well as any information supplied by the developer.</p> <p><i>Note: Where a water connection greater than 20mm diameter is required solely for firefighting purposes this will not trigger an assessment.</i></p>
Wastewater	<p>The development (or expansion/redevelopment) requires a water connection from the water main into the development greater than 20mm diameter. The assessment will be calculated by analysis of the water supply use.</p>
Stormwater	<p>The development (or expansion/redevelopment) increases the impervious surface area (ISA) on a site and there is an increase in stormwater flow off the site in a 2% Annual Exceedance Probability (AED) event. The assessment will be calculated using a factor of 0.35 HEU's per 100m² impervious surface area only.</p>

PART 7 - ADMINISTRATION OF POLICY

Special assessments

1. Where Council considers the level of demand for any development (residential or non-residential) is:
 - unknown; and/or
 - of relatively large scale; and/or
 - clearly has a significantly greater or lower impact than is envisaged in the averaging implicit in this policy,

Council will undertake a 'special assessment' of the units of demand.

2. Council may require the developer to provide additional information in relation to the development to inform the special assessment process.
3. Subject to the requirements of clause 2 above, developers may elect, at their own cost, to submit a special assessment for consideration by Council.
4. For development in a funded growth cell, Council may undertake a special assessment of the units of demand. The special assessment is to ensure that development in funded growth cells proceed in line with the demand assumptions on which the design capacity of the infrastructure is based, or if not, Council is reimbursed for capital expenditure incurred on the basis of those demand assumptions. The demand assumptions are based on a yield of 12 lots per hectare of gross land area⁴. Developers in growth cells may also elect, at their own cost, to submit a special assessment for consideration by Council.

Exempt and partially exempt developments - Council developments

5. Council is exempt from paying any development contributions on any development that itself is a capital expenditure for which development contributions are required (e.g. if Council is developing a park, it will not pay a community infrastructure contribution, but it will be required to pay water, wastewater, and other contributions). This avoids the possibility of collecting contributions for one activity to pay for contributions for another activity.

Exempt developments - Crown developments

6. The Crown is exempt from the provisions of this policy by virtue of section 8 of the LGA.

⁴ Also refer to the section on development agreements.

7. If an developer considers that it is the Crown for the purposes of avoiding liability to pay a development contribution, Council may require the developer to provide written evidence outlining the basis on which the developer considers that it is the Crown.

Cross boundary issues

8. In some cases, developments may fall within more than one catchment or cross district council boundaries. The total units of demand will be assessed separately for each catchment. The development contribution will then be calculated using the appropriate development contribution per unit of demand for each development contribution area. The total development contribution is the sum of the development contribution for each area.
9. Where the development crosses district council boundaries, Council will only assess the development for that part of the development that is within the Waipa District.

Timing of assessments

10. Council has the power to require a development contribution to be made under Section 198 of the LGA when:
 - A resource consent is granted under the Resource Management Act 1991;
 - A building consent is uplifted under the Building Act 2004;
 - An authorisation for a service connection is granted.

Payment and enforcement powers

11. Subject to clause 12 of this policy, except as otherwise provided in any signed development agreement; a developer must pay the development contribution within 12 months of the date of each assessment and, if not paid within 12 months of the date of the assessment, Council may at its discretion, review the assessment, including any adjustment in accordance with the latest fees.
12. The development contribution must be paid as follows:
 - Subdivision consent: Prior to the issue of Section 224(c) certificate;
 - Landuse consent: Prior to the commencement of the consent;
 - Building consent: Prior to the uplifting of the Building Consent;
 - Service connection: Prior to connection.
13. If payment of development contribution is not received, Council will exercise its powers outlined in Section 208 of the LGA. Those provisions state that until a development contribution required in relation to a development has been paid or made under section 198 of the LGA, Council may:

- a) In the case of a subdivision consent, withhold the section 224(c) certificate;
- b) In the case of any other resource consent, prevent the commencement of the resource consent;
- c) In the case of a building consent, withhold the Code of Compliance Certificate;
- d) In the case of a service connection, withhold the service connection; and
- e) In each case, register the outstanding development contribution as a charge on the subject land under the Statutory Charges Registration Act 1928.

Credits

- 14. Credits towards the development contribution assessment include both 'historical credits' and 'actual credits' for each relevant activity. Credits are expressed in units of demand and may be used to reduce the number of units of demand created by a development.
- 15. Credits can only be used for developments on the same site and for the same activity. Provided that roading and transport, water and wastewater credits for non-residential developments may be transferred between sites within the same catchment only where the trigger thresholds in table 7 are exceeded.
- 16. Actual credits are used where development contributions or financial contributions for a particular property have previously been paid at any time in relation to the same site, and for the same activity. Historical credits are used where the current development of the site does not result in an increase in the units of demand having regard to the prior use of the site.
- 17. Credits cannot be used to reduce the number of units of demand to less than zero.
- 18. Existing vacant allotments are considered to have an historical credit of one HEU.
- 19. For the avoidance of doubt, historical credits will only be applied in relation to a parcel of land contained in one certificate of title, regardless of the number of allotments included in a certificate of title.
- 20. For residential developments, historical credits will generally only apply where a household unit was removed less than five years before the new consent application, or service connection was lodged.
- 21. For non-residential developments, historical credits will apply as follows:
 - a) Non-residential historical credits shall be granted for stormwater on the basis of the gross floor area of the existing development, and for other activities on the actual demand of the specific use (e.g. m³ per day for water use); and

- b) For existing non-residential buildings that are extended or demolished and re-built to the same or higher intensity, the assessment of credits will be based only on the existing development prior to rebuilding; and
 - c) In the event a non-residential development is proposed on a vacant brownfield site Council will, for assessment purposes, consider the land uses that have taken place on the site prior to the proposed development; and
 - d) Where a non-residential development is relocating to a new site within the same development contribution catchment, the development may transfer its credits to the new site. In these circumstances, a 1 HEU credit will be applied to the existing site that the non-residential development has vacated.
 - e) Credits will not be granted for any infrastructure and/or services provided in excess of that required as a condition of any consents issued by Council.
22. For the avoidance of doubt, all assessments will be done on a 'before and after' development basis for each relevant activity at the time of consent application, or service connection, and will be undertaken on an incremental effects basis.
23. In order to be subject to a credit, the prior use of the site must have been lawfully established. It is the responsibility of the developer to provide sufficient proof to Council to establish this if required, such as a certificate of existing use pursuant to the RMA.

PART 8 - RECONSIDERATION OF DEVELOPMENT CONTRIBUTION

Right for reconsideration pursuant to sections 199A of the Local Government Act 2002

1. At the request of a developer required to make a development contribution, Council must reconsider the development contributions required.
2. The developer must make the request for reconsideration in writing within 10 working days after the date on which the developer lodging the request receives notice from Council of the level of development contribution that Council is proposing to require.

How to apply for a reconsideration

3. The request can be lodged with Council in the following ways:

a) by email to DCenquiry@waipadc.govt.nz

Note: The email heading should state: 'request for reconsideration of development contribution'. Please also include the application reference number.

b) by writing to Council at the following address:

Waipa District Council
 Attn: Development Engineering
 Private Bag 2402
 Te Awamutu 3840
 (or deliver to 101 Bank Street, Te Awamutu)

Note: Please include the consent application reference number, or the development contribution notice number.

4. A developer may not apply for a reconsideration of a requirement if the developer has already lodged an objection under Section 199C and Schedule 13A of the Local Government Act 2002 (refer to clauses 10-13 for further information on this process).
5. A right of objection may be lodged rather than a request for reconsideration. Refer to clauses 10 - 13 for further information.

Reconsideration process

6. The following diagram sets out the reconsideration process:

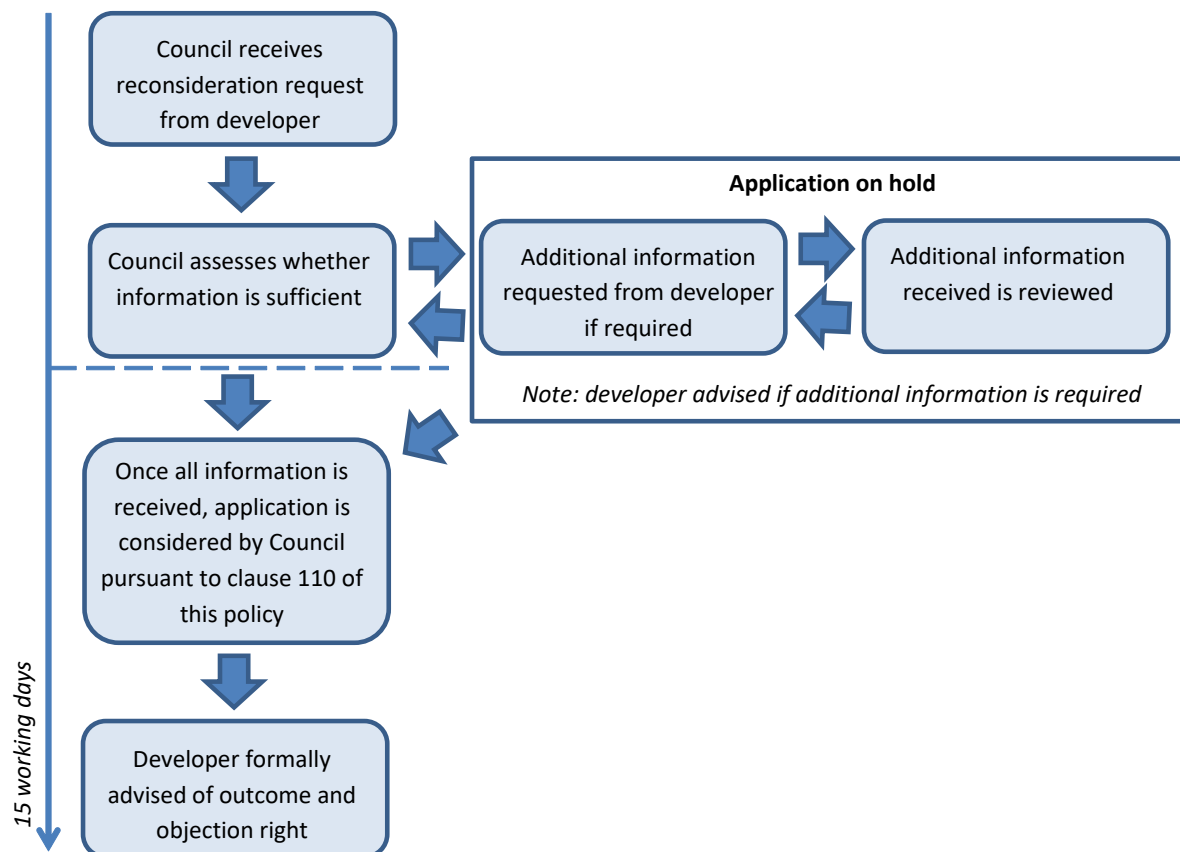


Figure 1: Reconsideration process

7. Within 15 working days after the date on which Council receives all required relevant information related to a request, Council must give written notice of the outcome of the reconsideration to the developer who made the request.
8. The developer who receives written notice from Council of the outcome of the reconsideration may lodge a development contribution objection within 15 working days of receiving the notice of the outcome.

Note: The 15 working day period begins on the day after the date on which the developer received the notice of the outcome.

Matters Council will consider in a reconsideration

9. When considering a reconsideration request Council will take the following matters into account:
 - a) Whether, based on the information received by the developer, the development contribution was incorrectly calculated or assessed under this policy, or Council incorrectly applied this policy; and

- b) The purpose of development contributions, and the development contribution principles, as set out in sections 197AA and 197AB of the Local Government Act 2002 respectively; and
- c) Council's financial modelling; and
- d) Council's Funding and Financial Policy; and
- e) The extent to which the value and nature of the works proposed by the developer reduces the need for works proposed by Council in its capital works programme; and
- f) The level of existing development on the site; and
- g) Whether Council determines that the development contributions are manifestly excessive in relation to:-
 - the scale of the development;
 - the value of the development;
 - the viability of the development;
 - the impact of the development on infrastructure;
 - whether the development supports Council's wider objectives; and
 - any other matter Council considers to be relevant.

Objection to assessed amount of development contribution in accordance with Sections 199C and 199D of the Local Government Act 2002

10. A developer may, on any grounds set out in section 199D of the Local Government Act 2002 (LGA), object to the assessed amount of the development contribution that Council has required advised in either:
 - a) A notice given to the developer for that purpose by Council; or
 - b) If notice has not been given, such other formal advice of the requirement that the territorial authority has given to the developer.
11. The objection must be made in writing by the developer serving notice of the objection on Council within 15 working days after the date on which the developer received notice from Council of the level of development contribution that Council has required; or in accordance with clause 8.
12. The objection must set out the grounds and reasons for the objection, the relief sought, and state whether the objector wishes to be heard on the objection.
13. The objection process is set out in Schedule 13A of the LGA. Further information is also available on Council's website at www.waipadc.govt.nz/dcs

Refunds

14. Sections 209 and 210 of the LGA apply to refunds of development contributions paid to Council, where:
- a) Resource consents lapse or are surrendered; or
 - b) Building consents lapse; or
 - c) The development or building does not proceed; or
 - d) Council does not spend the money on the purpose for which the development contribution was required; or
 - e) Previous overpayment has been made (for whatever reason).
 - f) The development contribution will be refunded to the registered proprietors of the subject allotment as at the date of the refund assessment (less a fair and reasonable administration fee).

Postponements

15. Council will consider any request to postpone a development contribution in accordance with the section below on development agreements.

PART 9 - DEVELOPMENT AGREEMENTS

1. Where it is in the best interests of all parties (and all parties agree), Council may enter into a development agreement (DA) with the developer, at the developer's expense, unless the agreement is for Council's benefit.
2. The quantum of development contributions assessed pursuant to a Development Agreement will be in accordance with the level of demand.
3. Development contributions shall be required in money unless, at the sole discretion of an authorised officer, a piece of land is offered by the developer that would adequately suit the purposes for which the contribution is sought, and this is agreed in a DA.
4. Council, at its sole discretion, may accept a developer's offer to provide network infrastructure or community infrastructure. In this event, the transaction would entail the contemporaneous purchase of assets and payment of development contributions, as provided by a DA.
5. Without limiting Council's discretion to enter into a DA and to agree such terms as it sees fit, a DA may allow the deferral of development contributions in accordance with the general principles below:
 - a) For subdivisions ≥ 10 lots, or developments with ≥ 10 dwellings per title:
 - Development contributions for subdivisions may be deferred until individual sections are sold;
 - Development contributions for dwellings may be deferred until individual building consents are issued by Council;
 - Any such deferral will be subject to a maximum timeframe of 24 months.
 - b) For non-residential developments:
 - Water and wastewater development contributions may generally only be deferred for 12 months from the occupation of a development. At or after the 12-month anniversary, Council will review the m³ water use per day, and apply a development contribution assessment based on the average m³ use per day for the preceding 12-month period.
6. For developments specifically in the Cambridge North and Cambridge West catchments, Council will consider an assessment based on a per hectare rate for comprehensive residential development, compact housing (or similar density residential developments).
7. Where there is any conflict between a DA and this (or any replacement DC Policy) the DA will prevail. For the avoidance of doubt, a DA may permit a complete

contracting out of the DC Policy for a specific development where both Council and the Developer agree.

Goods and services tax

8. All assessments are inclusive of GST and do not constitute an invoice for the purposes of the Goods and Services Tax Act 1985.
9. The time of supply shall be the earlier of:
 - a) Council issuing an invoice to the developer; or
 - b) The payment of the development contribution in accordance with this policy.
10. GST will be added to an invoice at the time of supply as required by the Goods and Services Tax Act 1985.

PART 10 - SCHEDULE TO THE DEVELOPMENT CONTRIBUTION POLICY

The following table sets out how this policy complies with sections 201 and 202 of the LGA.

Table 8: Compliance with sections 201 and 202 of the LGA

Section 201 – contents of development contributions policy	Section reference in development contribution policy
<p>(1) If a territorial authority has determined to seek funding for community facilities under this subpart, the policy required by section 102(1) must include, in summary form, in addition to the matters set out in section 106,—</p> <p>(a) an explanation of, and justification for, the way each development contribution in the schedule required by subsection (2) is calculated; and</p> <p>(b) the significant assumptions underlying the calculation of the schedule of development contributions, including an estimate of the potential effects, if there is a significant level of uncertainty as to the scope and nature of the effects; and</p> <p>(c) the conditions and criteria (if any) that will apply in relation to the remission, postponement, or refund of development contributions, or the return of land; and</p> <p>(d) the basis on which the value of additional allotments or land is assessed for the purposes of section 203(1).</p>	<p>Refer to clauses 6 -7, table 2, and clauses 8 – 24.</p> <p>Refer to table 3, table 4 and table 5, clauses 34- 12.</p> <p>Remissions/objections: clauses 1 – 13. Postponements: clause 15. Refunds/return of land: clause 14.</p>
Section 202 – contents of schedule to development contribution policy	Section reference in development contribution policy
<p>1) a) The development contributions payable in each District, calculated, in each case in accordance with the methodology, in respect of-</p> <ul style="list-style-type: none"> i) parks and reserves; and ii) network infrastructure; and iii) community infrastructure 	Refer to table 3, table 9, Appendix 2: Development Contribution Catchment Maps
<p>b) The event that will give rise to a requirement for a development contribution under section 198, whether upon granting:</p> <ul style="list-style-type: none"> i) a resource consent under the Resource Management Act 1991; or ii) a building consent under the Building Act 1991; or iii) an authorisation for a service connection. 	Refer to clauses 1 to 26.
<p>2) If different development contributions are payable in different parts of the District, subsection 1 applies in relation to the parts of the District.</p>	Refer to table 3, table 9, Appendix 2: Development

Section 202 – contents of schedule to development contribution policy	Section reference in development contribution policy
3) The specifications required under subsection (1) or subsection (2) must be given separately in relation to each activity or group of activities for which separate development contributions are required.	

Summary of total cost of capital

- The following table summarises the total cost of capital as required by section 106 and schedule 13 of the LGA.

Table 9: Summary of total cost of capital

LGA reference	106(2)(a)	106(2)(a)	106(2)(b)(ii)	106(2)(b)(i) (ii) & (iii)	106(2)(d)		
Purpose for which contributions may be required	Capital expenditure expected to be incurred to meet growth demand	Capital expenditure already incurred to meet growth demand	Explanation of capital expenditure	Proportion of capital expenditure for growth that will be funded by DCs or FCs	Total amount of funding during the 10-Year Plan period to be sought from:		
					DCs	FCs	Other
Roading and Transport	\$31,337,033	\$10,309,965	Used to provide capacity within the transport network.	Refer to Appendix 3: Schedule of Assets for which Development Contributions will be used	\$41,646,998	-	Refer to Appendix 3: Schedule of Assets for which Development Contributions will be used
Water supply	\$31,099,384	\$10,880,385	Used to provide capacity within the water supply networks.		\$41,979,769	-	
Wastewater	\$29,738,219	\$9,803,400	Used to provide capacity within the wastewater networks.		\$39,541,619	-	
Stormwater	\$88,802,257	\$9,419,854	Used to provide capacity within the stormwater network at the planned levels of service.		\$98,222,111	-	
Community	\$702,300	\$1,390,123	Used to		\$2,092,423	-	

LGA reference	106(2)(a)	106(2)(a)	106(2)(b)(iii)	106(2)(b)(i) (ii) & (iii)	106(2)(d)		
Purpose for which contributions may be required	Capital expenditure expected to be incurred to meet growth demand	Capital expenditure already incurred to meet growth demand	Explanation of capital expenditure	Proportion of capital expenditure for growth that will be funded by DCs or FCs	Total amount of funding during the 10-Year Plan period to be sought from:		
					DCs	FCs	Other
infrastructure			provide new or expanded library, community centres or halls ⁵ .				
Parks and reserves	\$6,576,442	\$1,867,888	Used to provide capacity within parks and reserves.		\$8,444,329	-	

Specific information on calculation methodologies for the activities

- The development contributions calculation methodology for all activities is contained in the DC model, which is available from Council on request. Information is also contained in the methodology and options paper⁶.

Compliance with Section 203 – Maximum development contributions not to be exceeded

- Section 203(1)(a) of the LGA requires Council to demonstrate for reserve contributions, that it has not exceeded the greater of:
 - 7.5% of the value of additional allotments created by a subdivision; and
 - The value equivalent of 20 square metres of land for each additional household unit or accommodation unit created by the development.
- Using a subdivision development in Cambridge North as an example, it is assumed that an allotment would have an average sale price of \$280,000 - \$320,000 (incl. GST). The reserve contribution per HEU in Cambridge North is \$1,506 (GST inclusive). The following table demonstrates that section 203(1)(a) of the LGA is complied with.

⁵ Note: This activity includes historical projects which comply with section 8 of Schedule 1AA (transitional provisions) of the LGA.

⁶ The methodology and options paper is available on Council's website. The DC model is available on request.

Table 10: Compliance with Section 203 of the LGA

Sale price	7.5% of value:	Comment
\$280,000	\$21,000	The reserve contribution per HEU is 0.54% of \$280,000.
\$320,000	\$24,000	The reserve contribution per HEU is 0.47% of \$320,000.

PART 11 - DEVELOPMENT CONTRIBUTION POLICY APPENDICES

Appendix 1: Documents referenced in this policy

Appendix 2: Development contribution catchment maps

Appendix 3: Schedule of Assets for which Development Contributions will be used

Appendix 1: Documents referenced in this policy

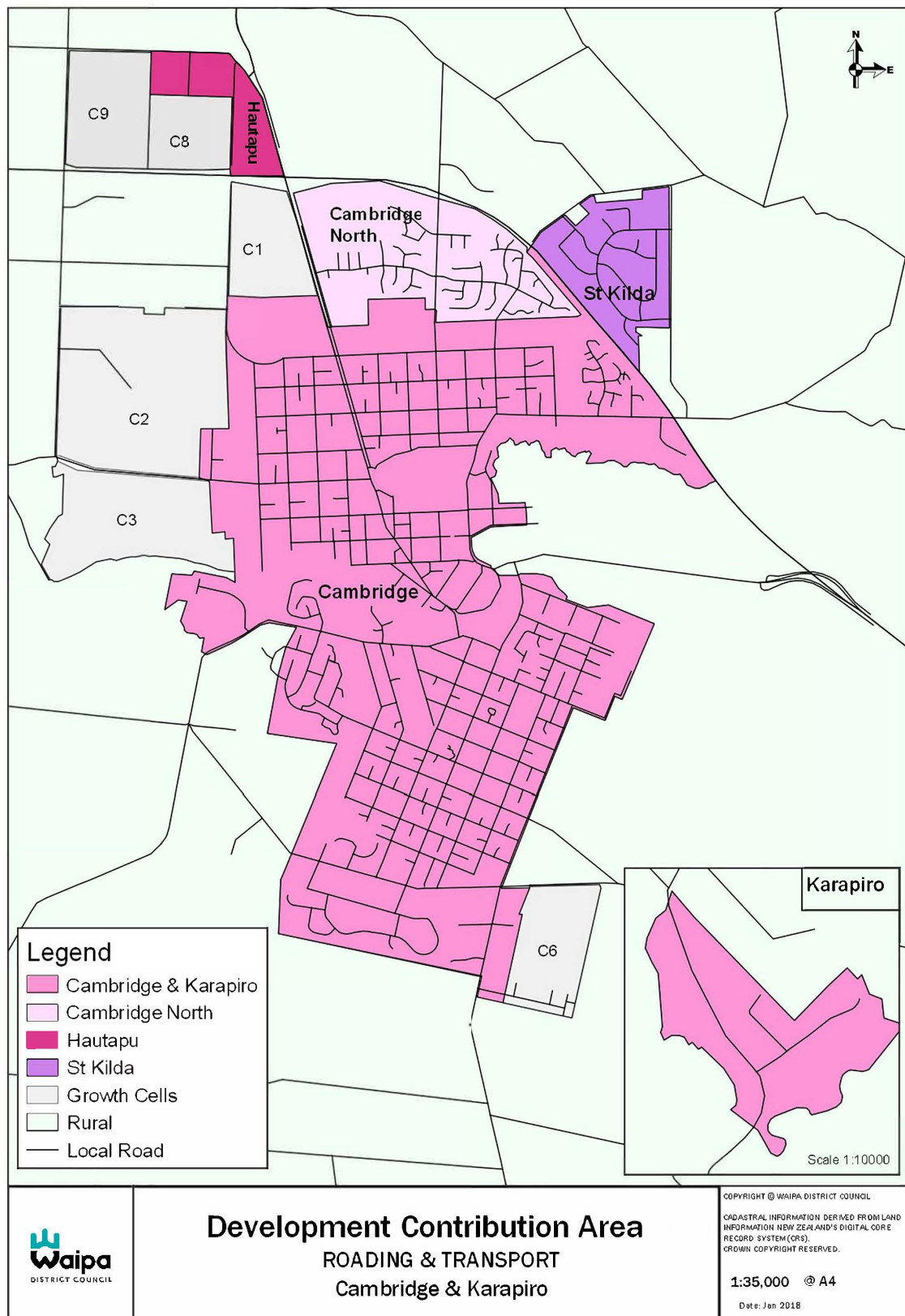
The following documents are referenced in this policy.

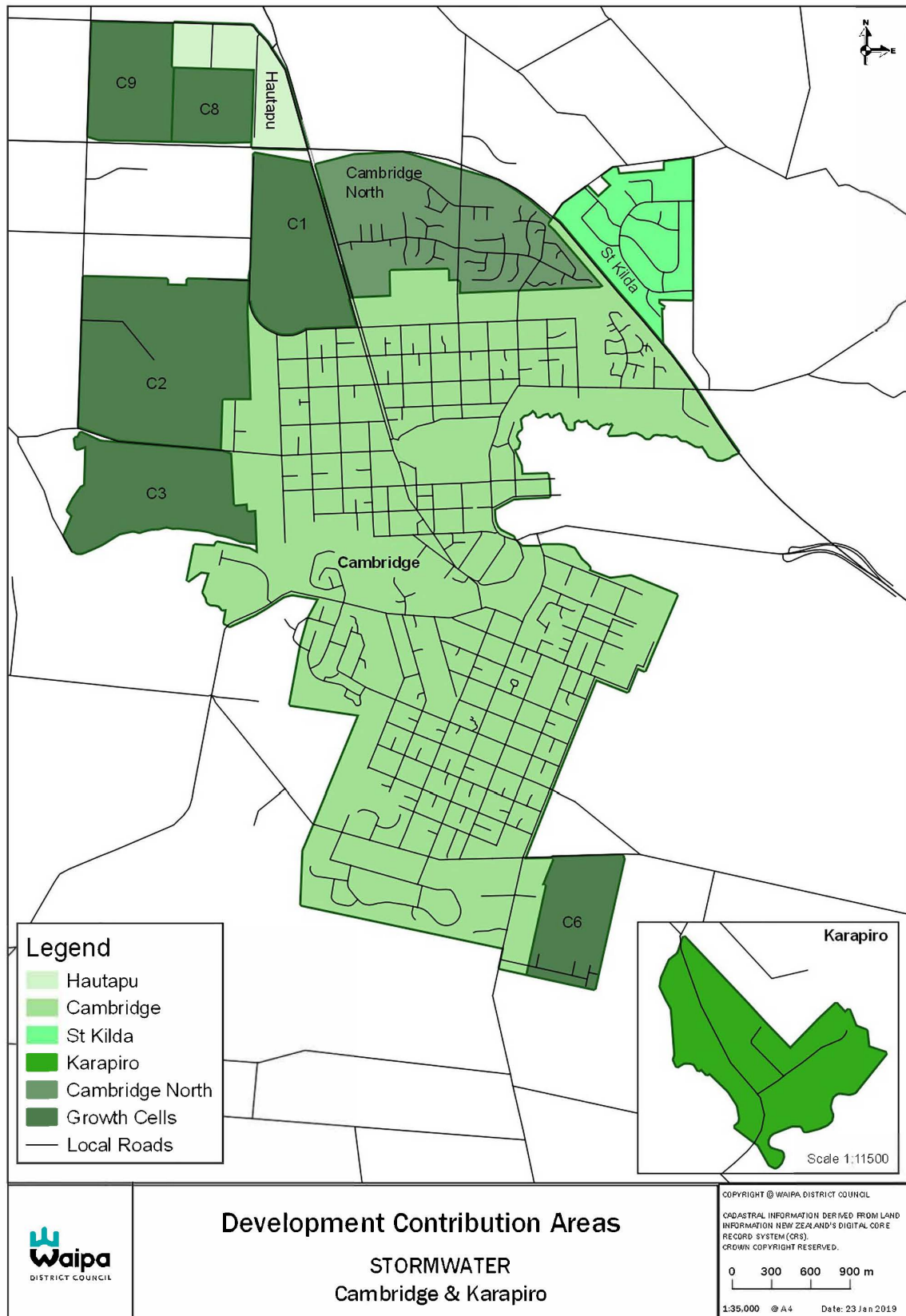
Document reference	Availability
Methodology for the Development Contribution Policy 2015 (incorporating a review and analysis of options) – November 2014.	Available on Council's website, and at Council's offices and libraries.
Development Contribution Model.	Available from Council on request
2016 update of area unit population, household and Labour Force Projections for the Waikato Region for the period 2013-2061.	Available from Council on request.
Small-area population, household, and labour force projections for the Waikato Region to 2051.	Available from Council on request.
National Institute of Demographic and Economic Analysis, University of Waikato Commissioned Research Report Prepared for Waikato Regional Council, Final Report September 2014.	Available from Council on request.
'Waipa District Business Land Study' – Property Economics, May 2017.	Available from Council on request.
Report by Gray Matter 'Growth Component of Transportation Projects', August 2014.	Available from Council on request.

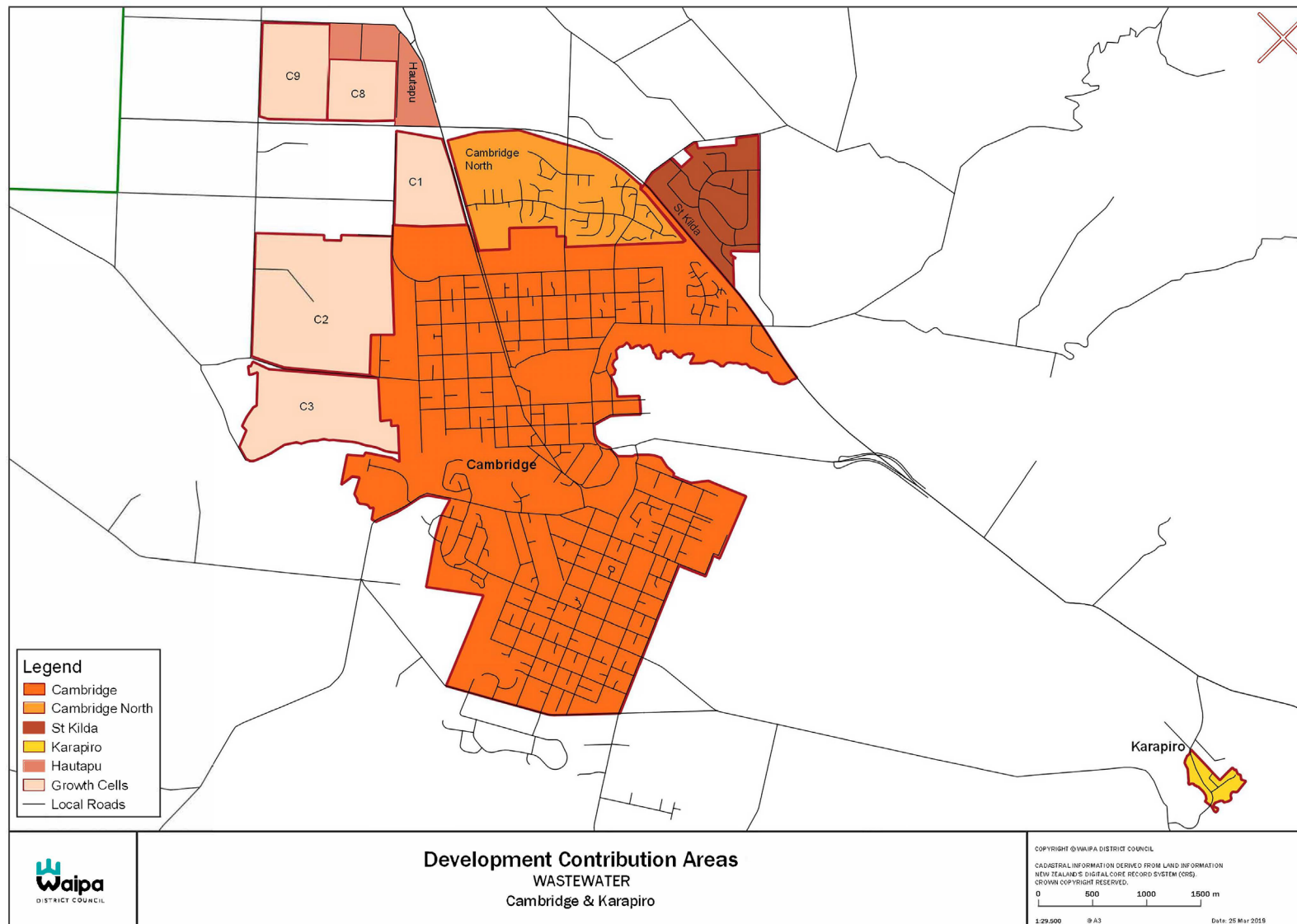
Appendix 2: Development Contribution Catchment Maps

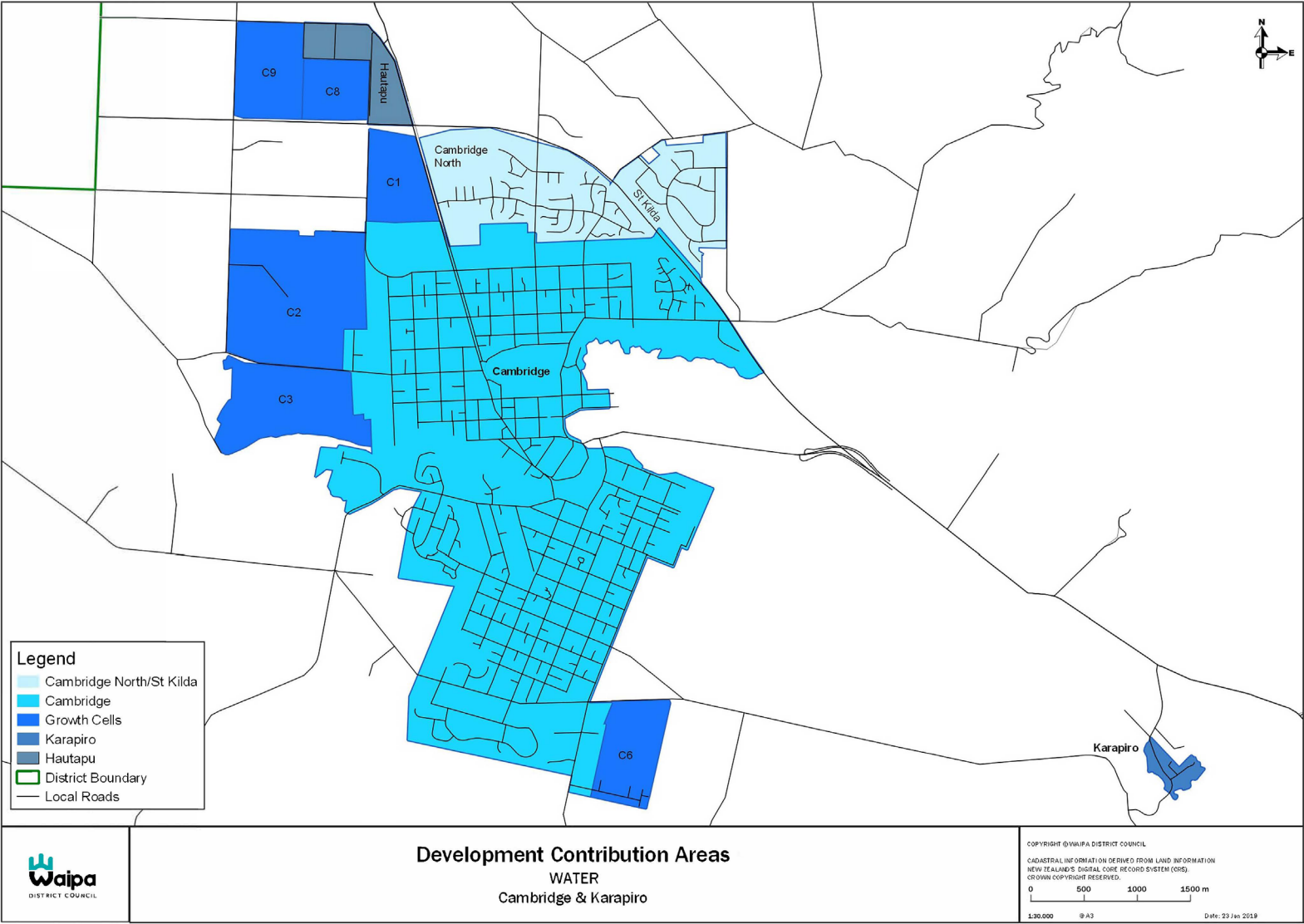
CAMBRIDGE AND KARAPIRO	40
KIHIKIHI AND ST LEDGER (T6).....	44
PIRONGIA.....	45
TE AWAMUTU	48
WAIPA DISTRICT	52

Cambridge and Karāpiro

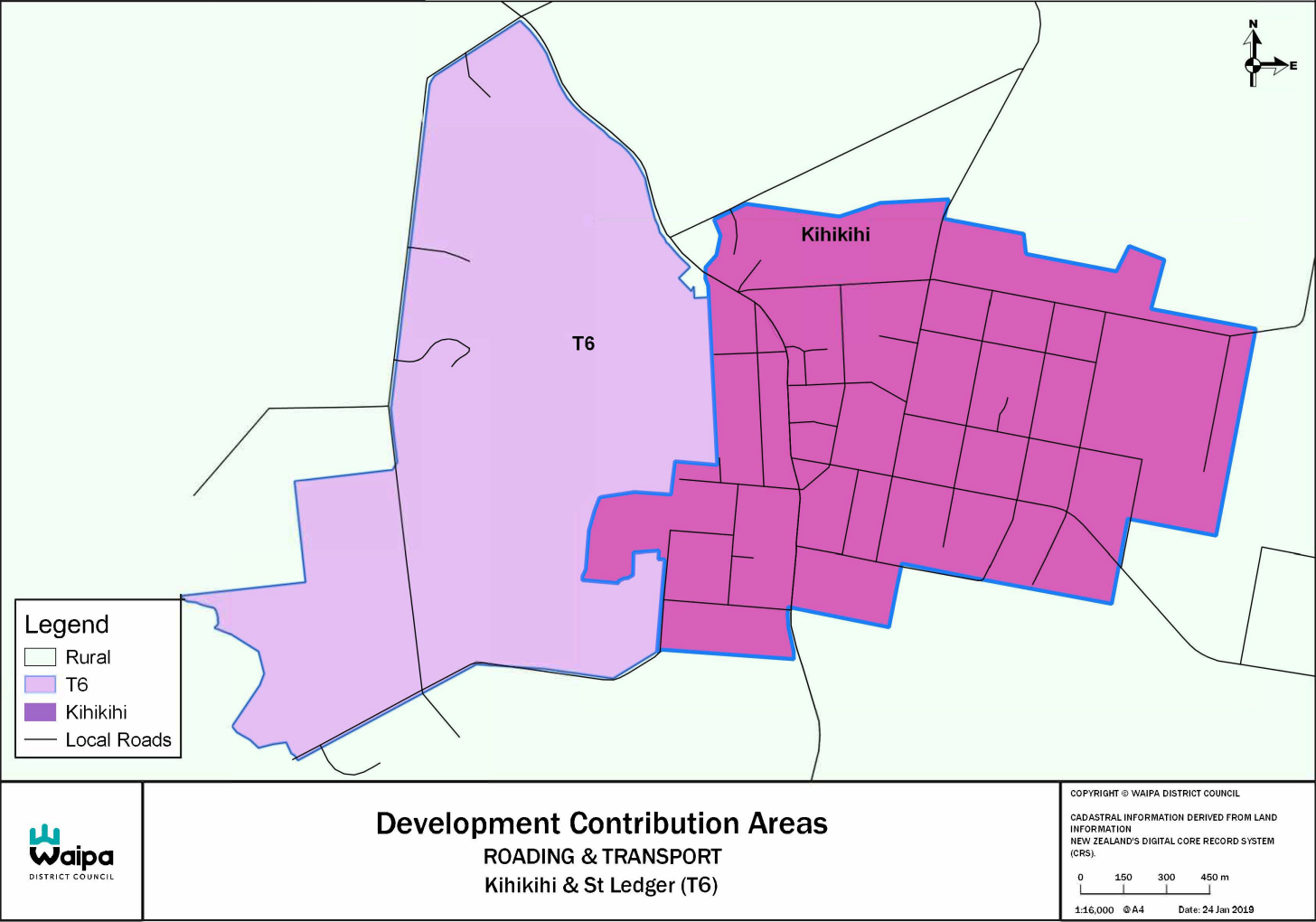




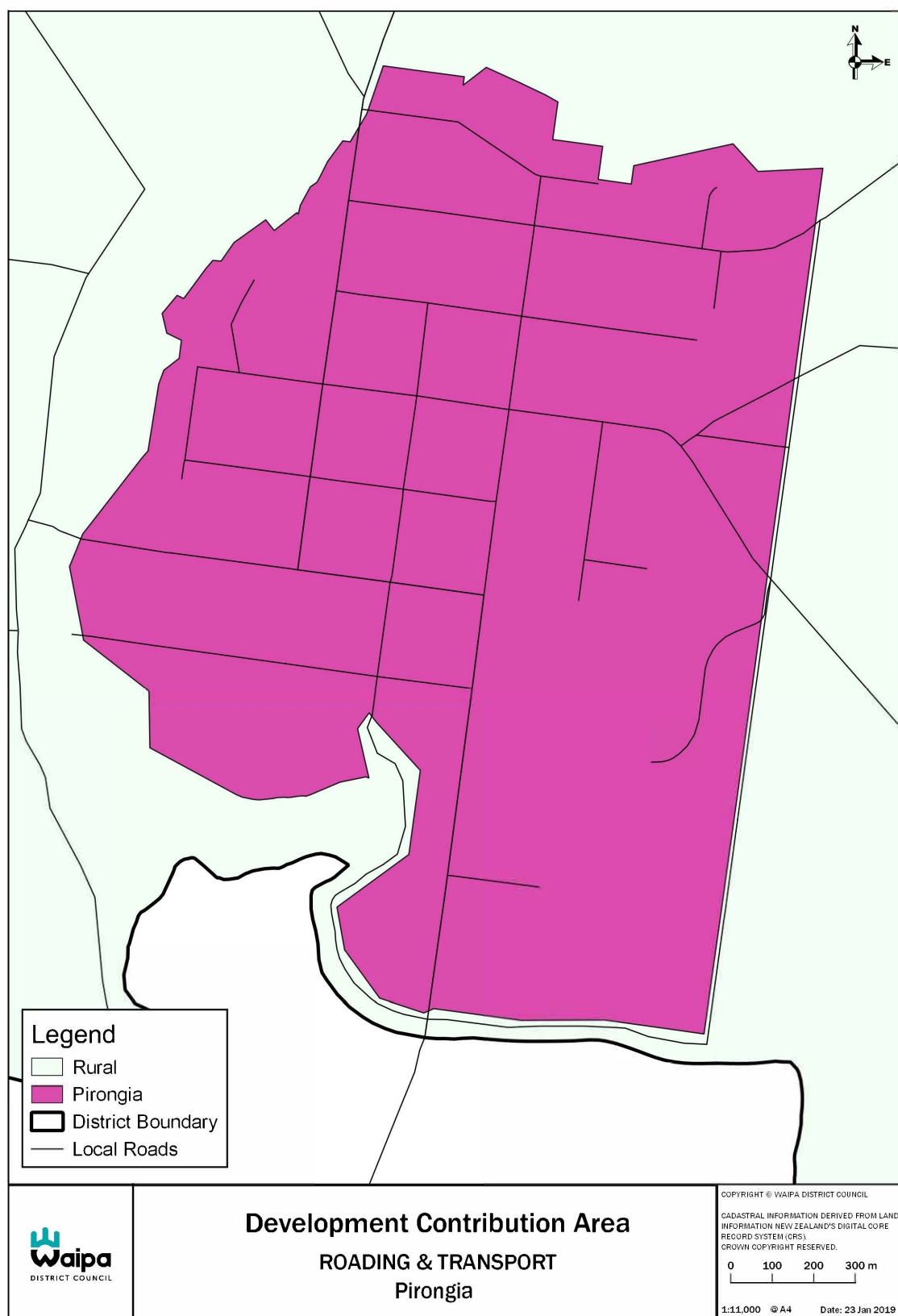


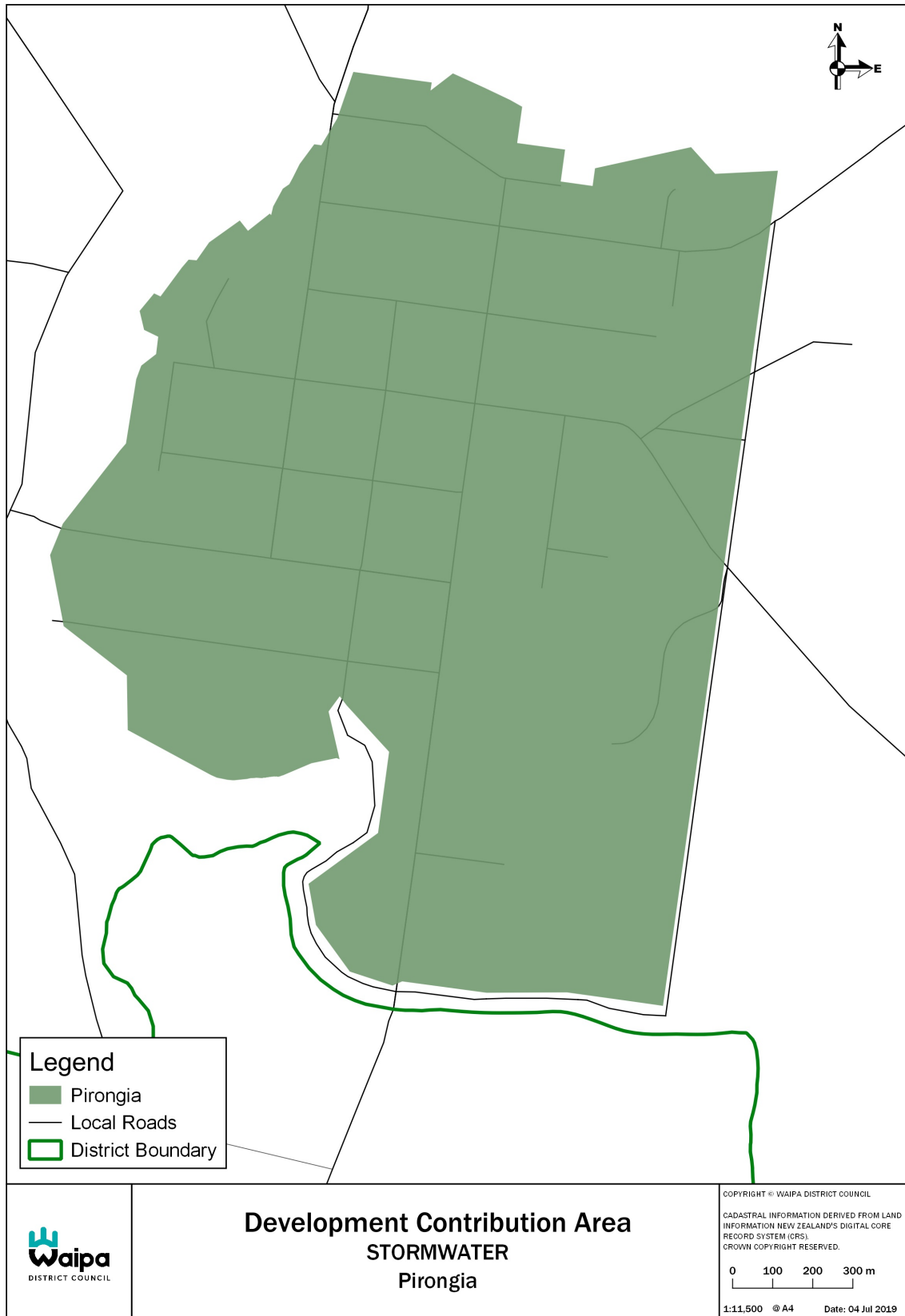


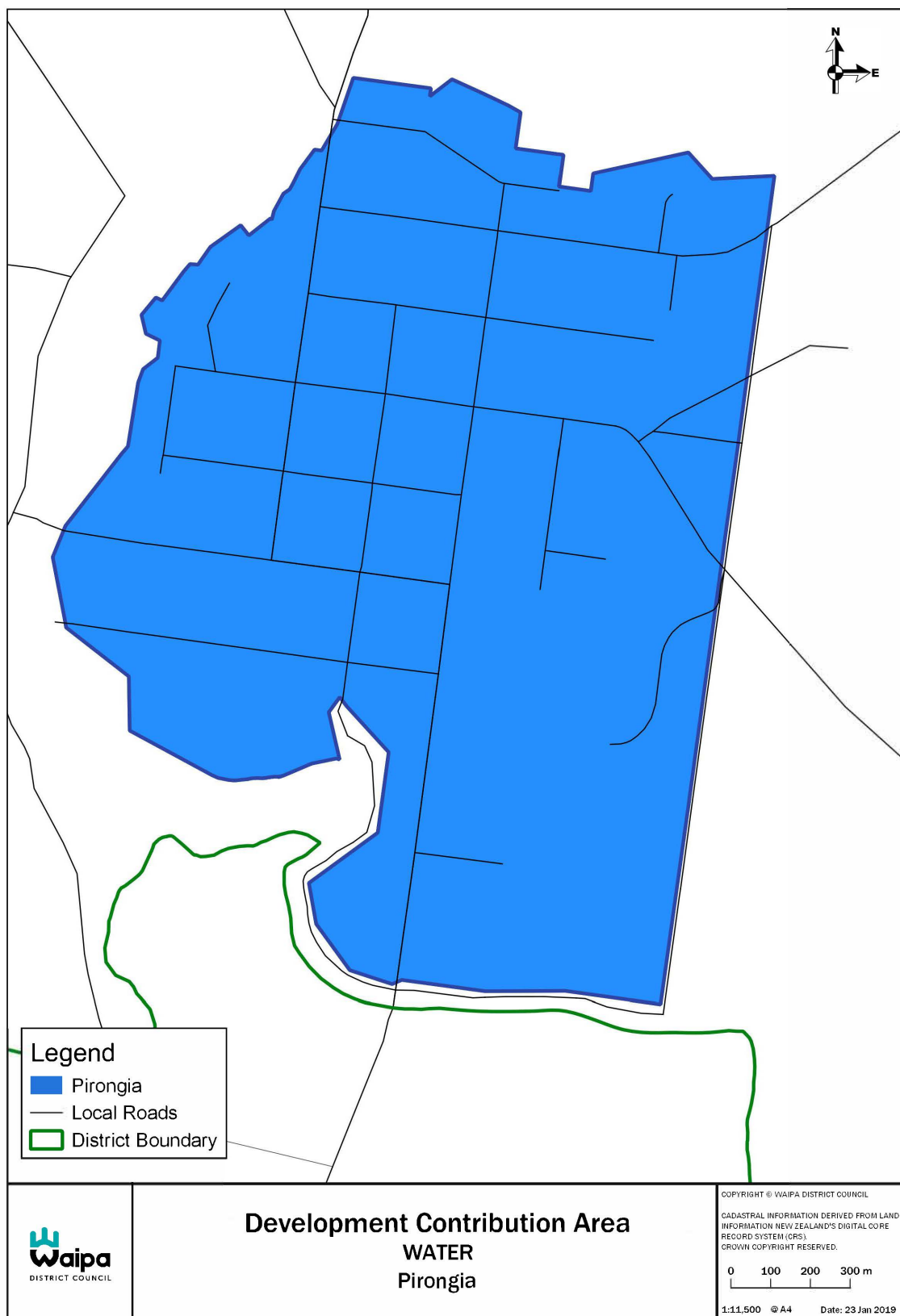
Kihikihi and St Ledger (T6)



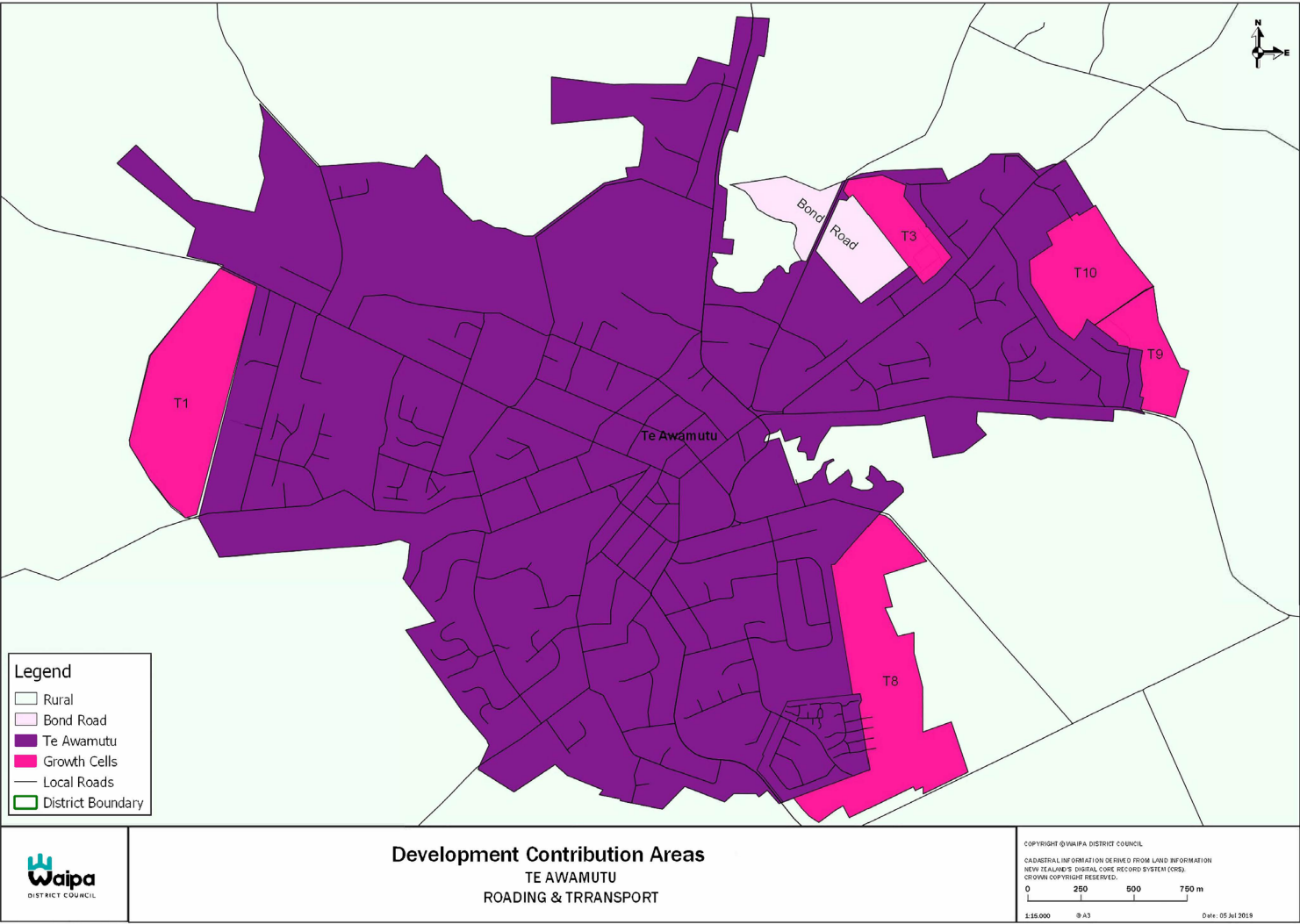
Pirongia

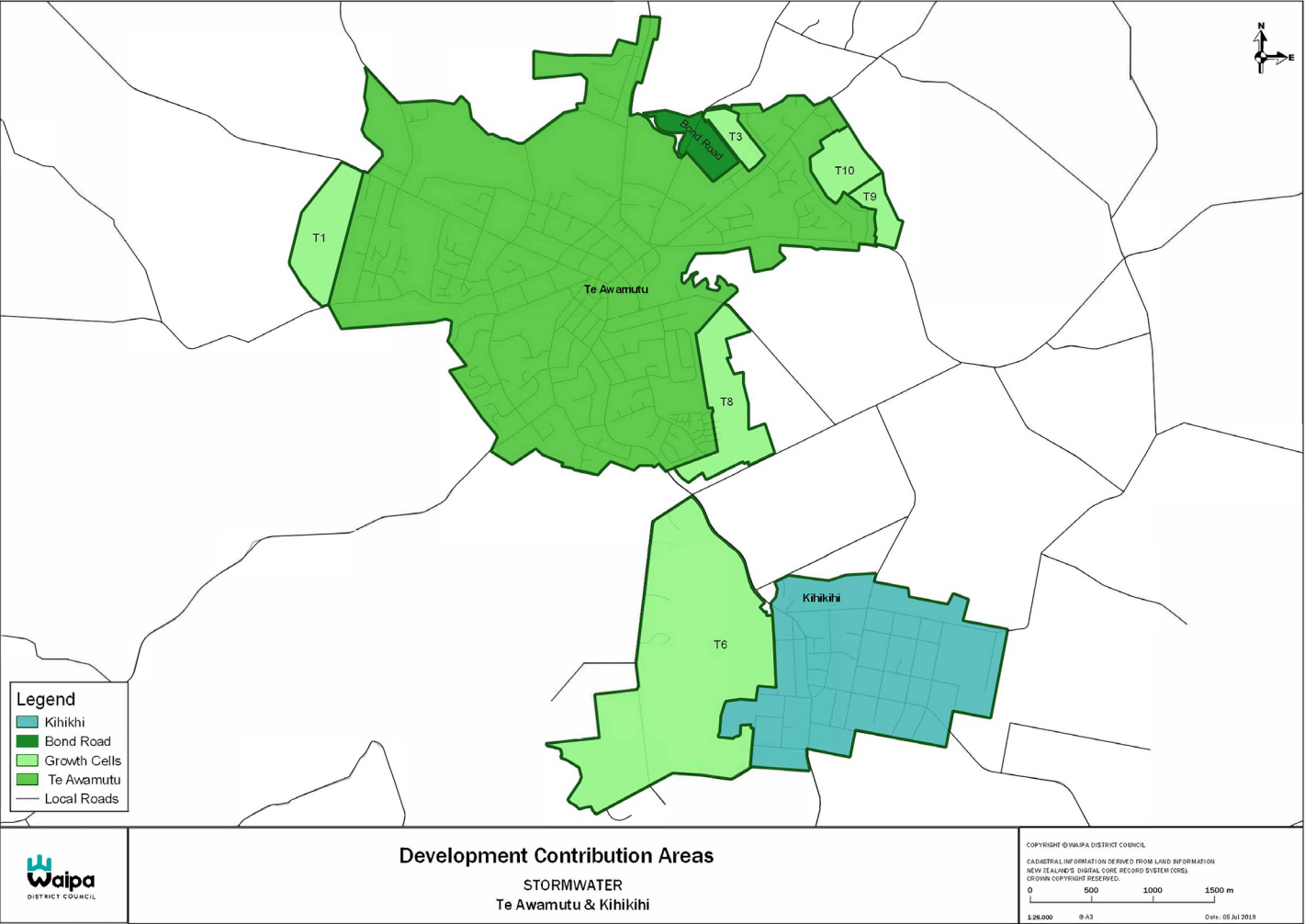


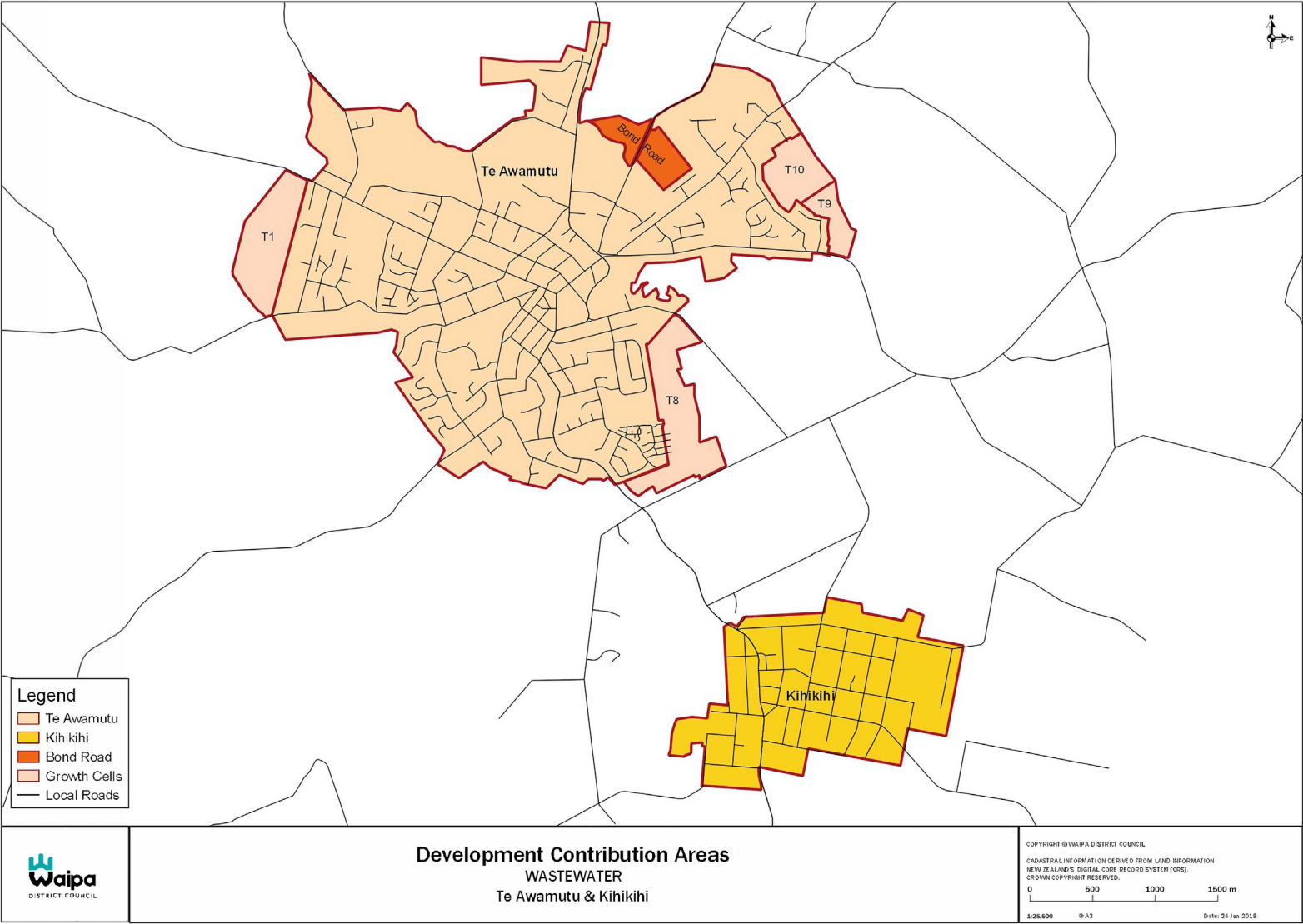


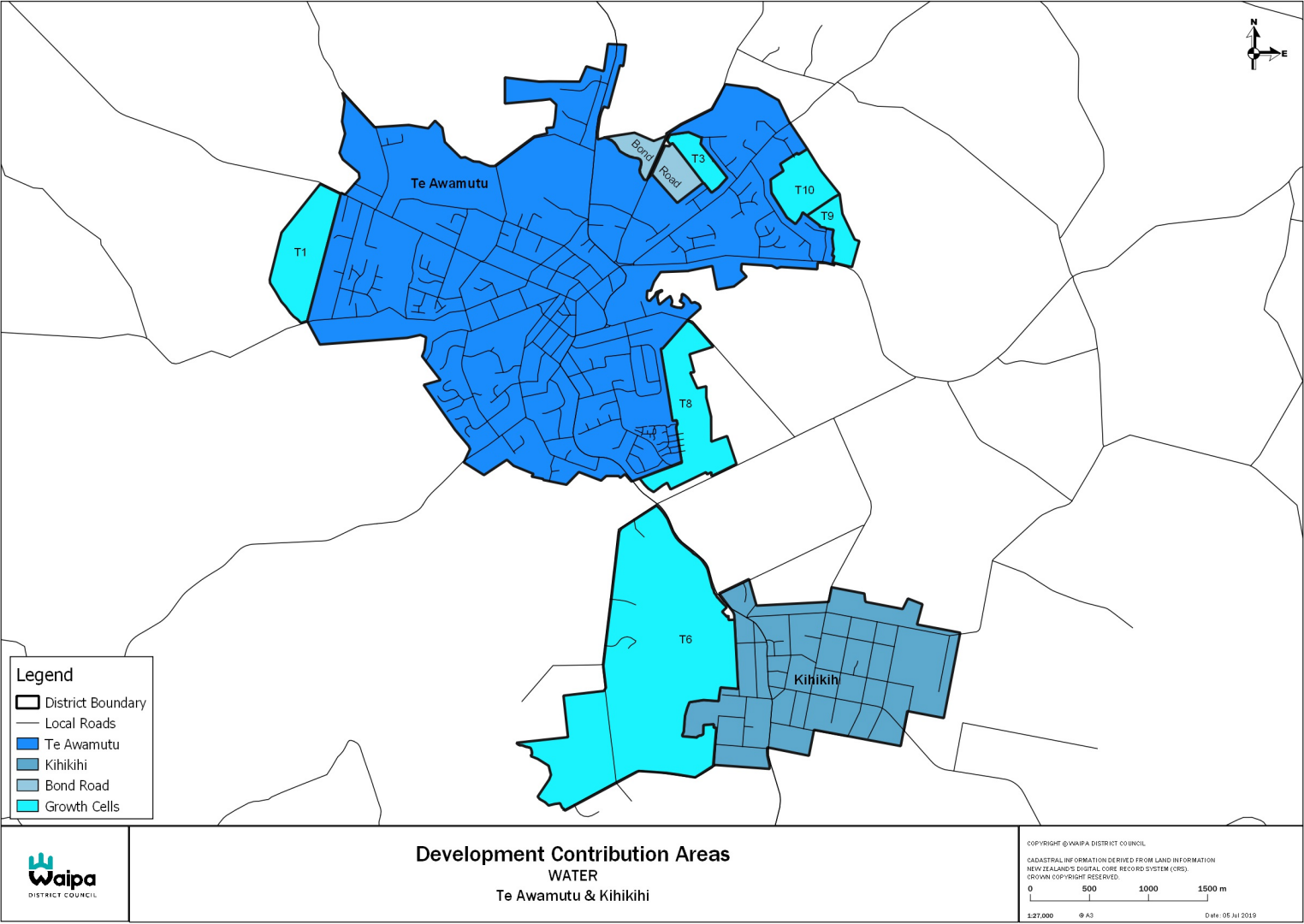


Te Awamutu

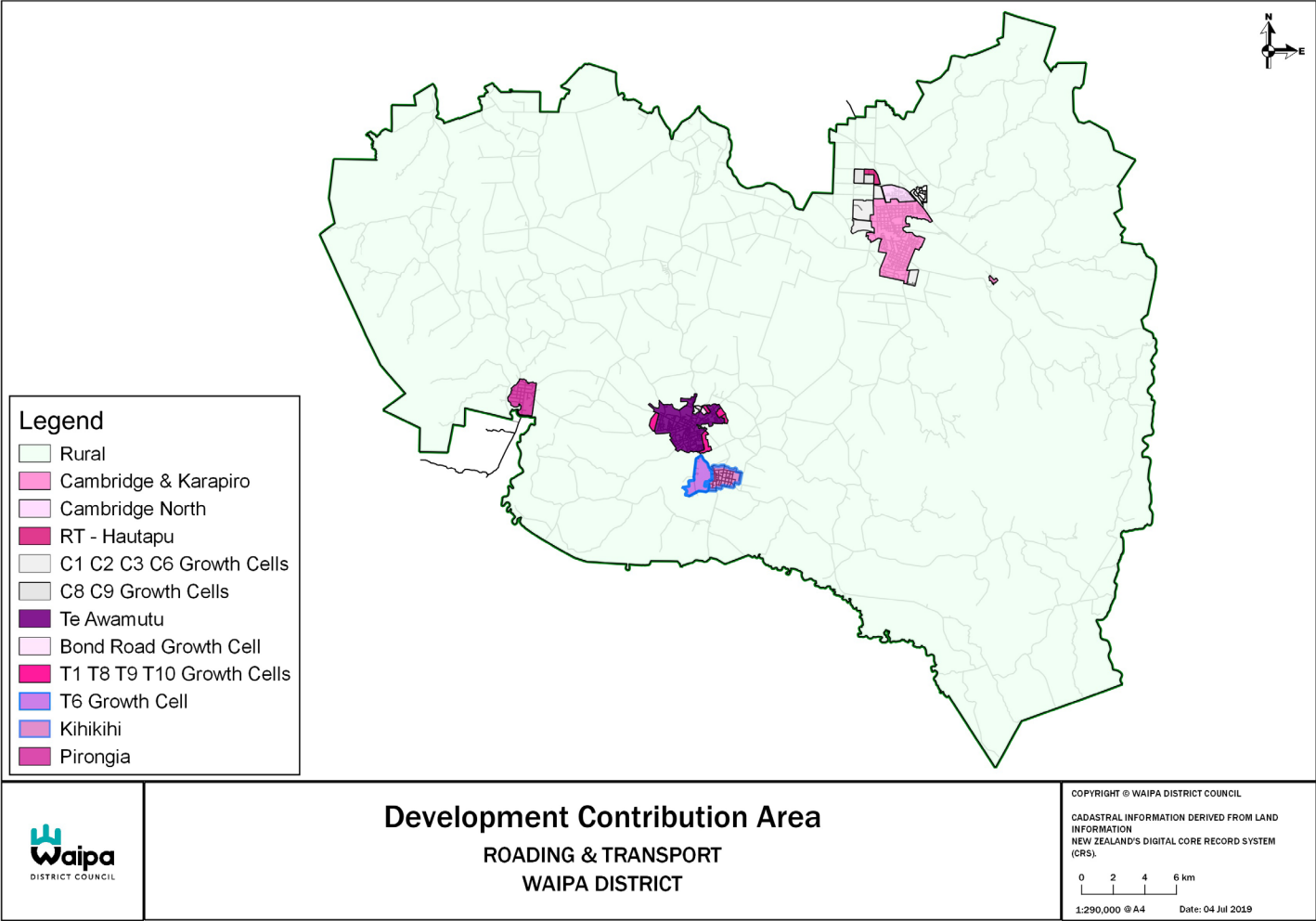


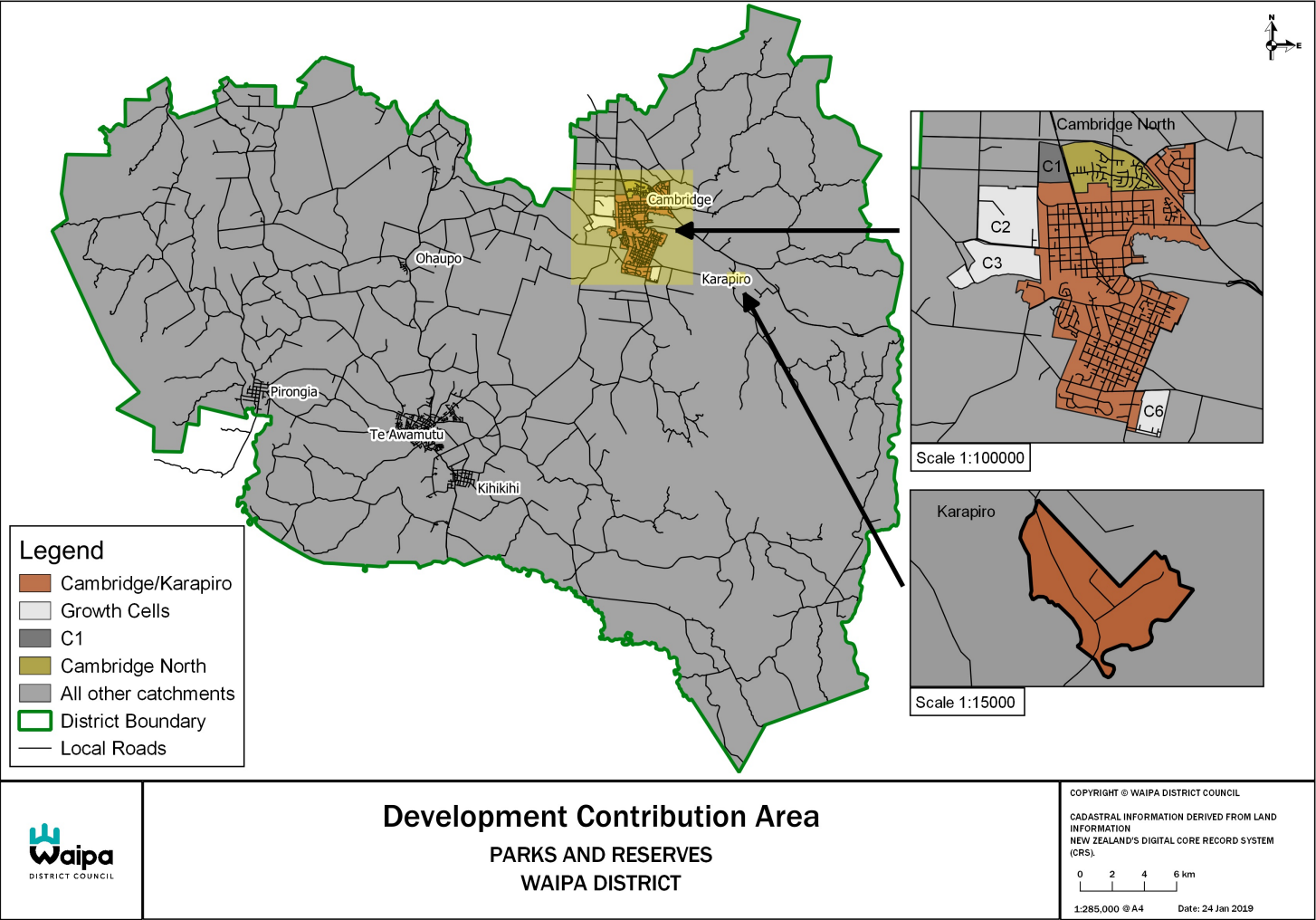


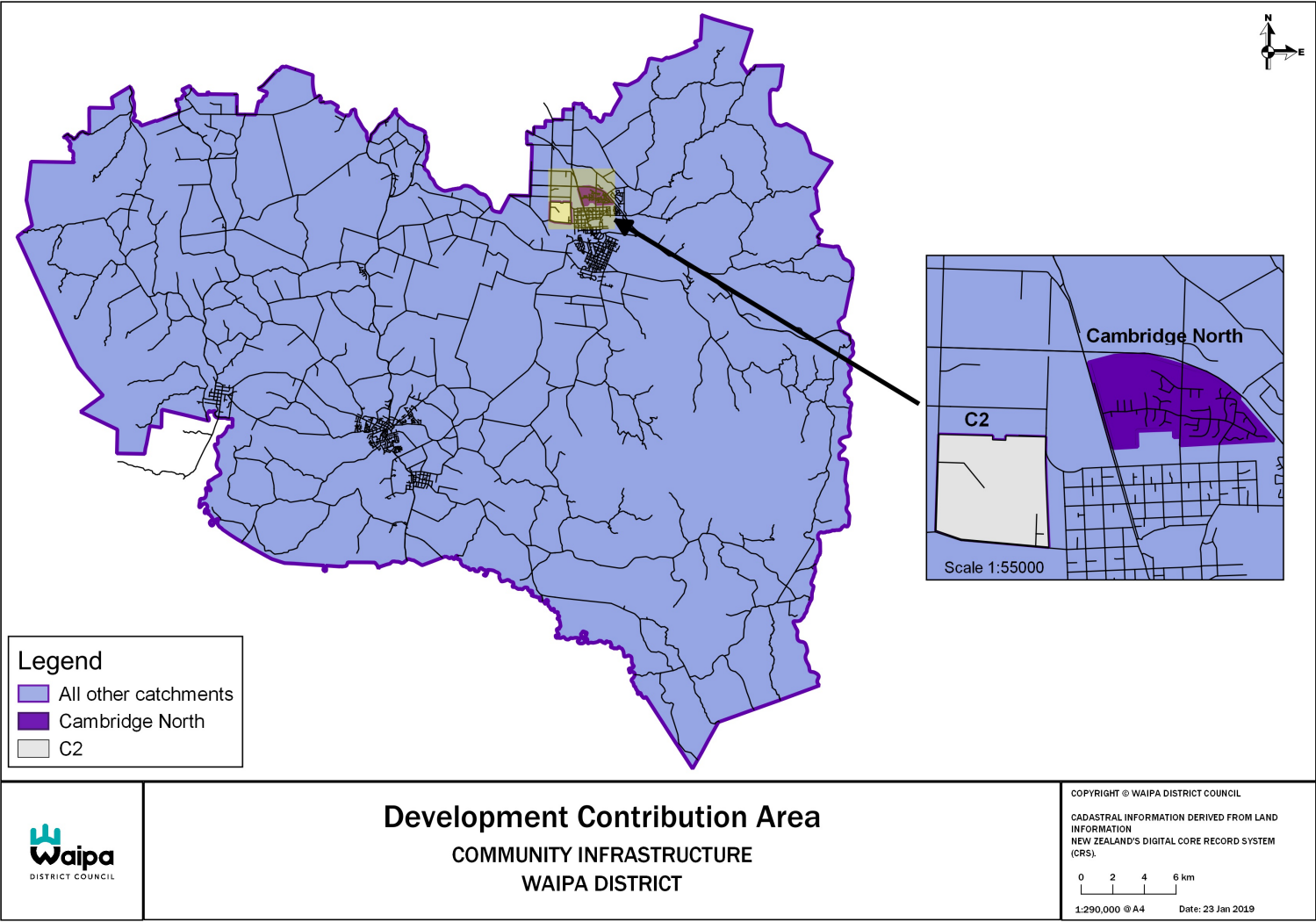




Waipa District







Appendix 3: Schedule of Assets for which Development Contributions will be used

The following tables provide a schedule of assets for which development contributions will be used, as required by Section 201A of the Local Government Act 2002.

*Note: Projects with a “***” have a capacity life greater than ten years.*

DISTRICT WIDE	56
TE AWAMUTU	56
PICQUET HILL	57
KIHIKIHI.....	57
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District Wide

Project #	Project Description	Also included in Catchments:	Historical Projects	Est Capital Cost	% DC growth	% Other
Roading and Transport						
3062	Urban Upgrades - Development Related		202,417	556,400	90%	10%
3166	Village Growth Transportation Programme			431,500	100%	0%
4065	Lake Ngaroto Bridge		1,255,089	-	8%	34%
Water						
			-			
Wastewater						
			-			
Stormwater						
			-			
Community Infrastructure						
1917	TA Library		4,289,838	-	10%	90%
2115	Library Fitout		251,393	-	10%	90%
	Karapiro Domain		4,680,000	-	20%	80%
Parks and Reserves						
1224	Buffer Reserve Land Purchase		68,756	-	100%	0%
1224	Buffer Reserve Land Purchase		689,057	-	100%	0%
2113	Reserve Purchases - Development Agreements		167,717	1,655,550	100%	0%

Te Awamutu

Project #	Project Description	Also included in Catchments:	Historical Projects	Est Capital Cost	% DC growth	% Other
Roading and Transport						
1078	Footpaths improvements KK / TA	Bond Rd, Kihikihi, Picquet Hill, T1, T3, T6, T7, T8	135,703	-	13%	87%
Water						
1114	TA Water source & TP upgrd Option 2	Bond Rd, Picquet Hill, Pirongia, T1, T3, T6, T7, T8	407,778	-	27%	73%
1114	TA Water source & TP upgrd Option 2	Bond Rd, Picquet Hill, Pirongia, T1, T3, T6, T7, T8	302,181	-	100%	0%
1114	TA Water Source & T Plant upgrade	Bond Rd, Picquet Hill, Pirongia, T1, T3, T6, T7, T8	24,994	-	100%	0%
1456	TA Water Supply - new water source	Bond Rd, Picquet Hill, Pirongia, T1, T3, T6, T7, T8	46,513	-	85%	15%
1563	Te Tahi Bore Water & Treatment	Bond Rd, Picquet Hill, Pirongia, T1, T3, T6, T7, T8	4,123	-	100%	0%
1841	Te Tahi - UV's etc part of DW Compliance	Bond Rd, Picquet Hill, Pirongia, T1, T3, T6, T7, T8	769,507	-	20%	80%
2022	Parallel Rd Water Treatment Plant Upgrade	Bond Rd, Picquet Hill, Pirongia, T1, T3, T6, T7, T8	500,000	13,156,000	23%	77%
2023	Parallel Rd to Taylors Hill Pipeline	Bond Rd, Picquet Hill, Pirongia, T1, T3, T6, T7, T8	421,400	12,739,800	23%	77%
2025	TA Active Reticulation Control	Bond Rd, Picquet Hill, Pirongia, T1, T3, T6, T7, T8		575,880	23%	77%
2048T	Standby Generators for Treatment Plants (TAW)	Bond Rd, Picquet Hill, Pirongia, T1, T3, T6, T7, T8	68,415	124,130	27%	73%
Wastewater						
1441	Vaile / Sloane St TA WW Upgrade	Bond Rd, Kihikihi, Picquet Hill, T1, T3, T7, T8	395,215	-	30.0%	70%
1447	Factory Rd TAW Pipe Upgrade	Bond Rd, Kihikihi, Picquet Hill, T1, T3, T7, T8	1,022,858	-	30.0%	70%
1806	TAW 3 Wastewater Treatment Plant Consent & Upgrade	Bond Rd, Kihikihi, Picquet Hill, T1, T3, T7, T8	431,119	-	30.0%	70%
1806	Te Awamutu 3 Wastewater Treatment Plant Consent & Upgrade	Bond Rd, Kihikihi, Picquet Hill, T1, T3, T7, T8	5,557,172	12,116,108	37%	63%
1811	TA Sewer Trunk Main Daphne St to WWTP	Bond Rd, Kihikihi, Picquet Hill, T1, T3, T7, T8	280,559	-	20.0%	80%
2032	Te Awamutu 3 Wastewater Pipe Upgrades	Bond Rd, Kihikihi, Picquet Hill, T1, T3, T7, T8	566,903	245,050	100%	0%
2294	Waikeria Prison Expansion - Waipa DC Upgrades	Bond Rd, Kihikihi, Picquet Hill, T1, T3, T7, T8	15,000	6,148,500	50%	50%
Stormwater						
9150	Additional Capacity (formed from projects 9150 & 1731)	Bond Rd, Kihikihi, Picquet Hill, T1, T3, T6, T7, T8	187,316	-	40.0%	60%

Picquet Hill

Project #	Project Description	Also included in Catchments:	Historical Projects	Est Capital Cost	% DC growth	% Other
Roading and Transport						
3041	Picquet Hill Plan Change Rooding		176,500	572,550	100%	0%
Water						
2034	T9 Te Rahu - Picquet Hill Water Reticulation			189,900	100%	0%
Wastewater						
1622	Picquet Hill Plan Change 3 Wastewater		35,416	-	100%	0%
Stormwater						
1912	Picquet Hill Plan Change Stormwater		19,855	-	100%	0%

Kihikihi

Project #	Project Description	Also included in Catchments:	Historical Projects	Est Capital Cost	% DC growth	% Other
Roading and Transport						
3160	Kihikihi Growth Infill Housing Rooding Upgrades			896,400	5%	95%
3171	Kihikihi Brown Field Rooding Works			516,500	100%	0%
Water						
1140	KK Reservoir		345,000	-	60%	40%
Wastewater						
				-		
Stormwater						
2273	Kihikihi Brown Field SW Works			518,500	100%	0%

Bond Road / T3

Project #	Project Description	Also included in Catchments:	Historical Projects	Est Capital Cost	% DC growth	% Other
Roading and Transport						
				-		
Water						
2035	Bond Rd/T3-T10 Water Reticulation			681,370	100%	0%
Wastewater						
				-		
Stormwater						
2153	Bond Rd SW Culvert Upgrade			300,000	67%	33%

T1 (Growth Cell)

Project #	Project Description	Also included in Catchments:	Historical Projects	Est Capital Cost	% DC growth	% Other
Roading and Transport						
3143	Frontier Road Plan Change Rooding			563,640	100%	0%
Water						
				-		
Wastewater						
2159	T1 Development WW Provision			328,050	100%	0%
Stormwater						
				-		

T6 (Growth Cell)

Project #	Project Description	Also included in Catchments:	Historical Projects	Est Capital Cost	% DC growth	% Other
Roading and Transport						
3079	T6 St Leger Rd Network Upgrades Rooding Concept Plan		95,746	-	100%	0%
3079	T6 St Leger Road Network Upgrades Rooding Concept Plan			1,551,600	70%	30%
3080	T6 St Leger / SH3 Intersection Network Upgrades			3,516,620	20%	80%
Water						
2271	T6 St Leger Water			2,174,000	100%	0%
Wastewater						
1916	T6 ST Leger Rd Stormwater Network Upgrade			-	100.0%	0%

T7 (Growth Cell)

Project #	Project Description	Also included in Catchments:	Historical Projects	Est Capital Cost	% DC growth	% Other
Roading and Transport						
				-		
Water						
				-		
Wastewater						
1809	Additional capacity upgrades TAW South		1,082,575	-	50.0%	50%

Cambridge/Karapiro

Project #	Project Description	Also included in Catchments:	Historical Projects	Est Capital Cost	% DC growth	% Other
Roading and Transport						
1079	Footpaths improvements CAM		79,979	-	20%	80%
3072	Swayne Rd Urban Upgrade & Traffic Calming		459,209	-	60%	40%
3082	Laurenson Park Development - Growth Project		18,500	-	100%	0%
3099	Appleby Road Extension - includes Walkway / Cycleway		209,303	-	52%	48%
3116	Albert Street Urban Amenity			692,900	5%	95%
4053	CB CBD upgrade	C1, C2, C3, C4, C6, CBN	4,800,177	-	18%	82%
4250	WDC Contribution Victoria St Interchange	C1, C2, C3, C4, CBN	1,600,000	-	21%	21%
4268	Thornton - Albert - Robinson Intersections		19,175	-	5%	43%
4274	Albert - Duke Intersection			2,060,800	5%	95%
4333	Lamb Carlyle Street Intersection Upgrade			1,509,400	90%	10%
Water						
1100	Cambridge Reservoir	C1, C2, C3, C4, C6, CBN, Hautapu		1,227,500	40.0%	60%
1260	Karapiro WTP HL Pump Suction & Del Manifold	C1, C2, C3, C4, C6, CBN, Hautapu	123,097	-	25%	75%
1395	Karapiro Rising Main	CBN	1,004,428	-	90%	10%
1395	Karapiro High Lift Rising Main	CBN	2,921	-	50%	50%
2020	Alpha St Water Treatment Plant Upgrade	C4		3,201,330	100%	0%
2021	Karapiro Water Treatment Plant Upgrade	C1, C2, C3, C4, C6, CBN, Hautapu	6,687,575	-	100%	0%
2029	Cambridge Water Reticulation Active Control	CBN		645,880	88%	12%
2045	Cambridge upgrade Pipe Bridge Water Portion	CBN	200,000	-	50%	50%
2046	Cambridge Water Reticulation Growth (C1, C2, C3, C4 & C7)	C1, C2, C3, C4		1,908,910	100%	0%
9152	Water main from Karapiro to Leamington	CBN	1,679,012	-	50%	50%
9163	Karapiro WTP Upgrade - pr 1615, 9163	C1, C2, C3, C4, C6, CBN, Hautapu	21,379	-	100%	0%
2048C	Standby Generators for Treatment Plants (CB)	CBN	68,415	124,130	27%	73%
Wastewater						
1436	CB WW treatment Plant Pr 1436	C1, C2, C3, C4, CBN, Hautapu	824,285	-	30.0%	70%
1436	CB WW treatment Plant Pr 1436	C1, C2, C3, C4, CBN, Hautapu	374,422	-	21.0%	79%
1436	Cambridge New WW Treatment Plant - Stage 1	C1, C2, C3, C4, CBN, Hautapu	1,025,260	22,301,400	26%	74%
1439	Cambridge Upgrade Pipe Bridge	C1, C2, C3, Hautapu	6,708,370	2,500,000	10%	90%
1439	CB Upgrade Pipe Bridge	CBN	283,850	-	60.0%	40%
2031	Cambridge 3 Wastewater Pipe Upgrades	CBN	470,696	-	16%	84%
2082	Cambridge 3 Wastewater Pipe Upgrades stage 2	CBN	406,444	-	70%	30%
2083	CB 3 Wastewater Pipe Upgrades Stage 3	CBN		2,410,930	35%	65%
2084	Cambridge New 3 Wastewater Treatment Plant Stage 2	C1, C2, C3, C4, CBN, Hautapu		5,101,620	50%	50%
Stormwater						
2154	Cambridge Park SW Provision	C4		256,250	100%	0%
9150	Additional Capacity (pr 9150 & 1731)	C4	165,564	-	40.0%	60%
Parks and Reserves						
1224	Reserve Land Purchase - St Kilda		507,000	-	100%	0%

Cambridge North

Project #	Project Description	Also included in Catchments:	Historical Projects	Est Capital Cost	% DC growth	% Other
Roading and Transport						
1347	SP4654 JLK Constructed Assets		784,395	-	100%	0%
1350	SP4600 Transland Constructed		248,300	-	100%	0%
3070	Victoria Rd Upgrade	CB/KP, C1, C2, C3, C4	-	7,341,520	10%	90%
3071	Victoria/Norfolk Intersection Construction	CB/KP	2,450,959	-	80%	20%
3072	Swayne Rd Tulip Drive Roundabout	CB/KP	496,861	-	100%	0%
3072	Swayne Rd Urban Upgrade & Traffic Calming	CB/KP	25,527	-	70%	30%
3072	Swayne Rd Urban Upgrade & Traffic Calming		932,333	-	60%	40%
3074	Cambridge Deferred Residential Land Acquisition	CB/KP	395,424	-	70%	30%
3075	CB Deferred Residential Collector Rd (Norfolk Drive Extn)	CB/KP	873,666	-	70%	30%
3130	Swayne Rd / Rose Leigh Drive Intersection		827,292	-	100%	0%
4096	CBN Deferred Res		602,370	-	51%	0%
	Cambridge North - per CB NE Reconciliation		1,429,966	-	100%	0%
Water						
1463	Water CBN Deferred Res		45,138	-	100%	0%
2011	CB North Deferred Residential Water - Water Pipe		116,570	-	50%	50%
2019	Cambridge North Water Provision		276,180	309,990	100%	0%
2026	Dedicated Cambridge North Water Main		552,091	-	80%	20%
2151	Dedicated Main Leamington to CB North	C1, Hautapu	200,000	2,000,000	80%	20%
	Cambridge North - 2006/07		221,403	-	100%	0%
Wastewater						
1129	CB 3 Wastewater DRZ Rising Main		1,707,071	-	100.0%	0%
1453	Sewerage CBN Deferred Residential		280,282	-	100.0%	0%
2018	Cambridge North 3 Wastewater Provision		1,503,340	747,300	100.0%	0%
	CB North - replace historic 2009 with JLK actuals, transland actuals & saffron		701,597	-	100.0%	0%
Stormwater						
2086	Land Victoria Rd Swale		105,500	-	74%	27%
2087	Norfolk Rd Trunk Reticulation		1,095,316	-	69%	31%
2089	Construct Victoria Rd Swale		1,070,492	-	74%	27%
2090	Construct 50% Western Basin		2,260	1,877,730	68.75%	31%
2091	Construct balance of Western Storage Basin			2,122,530	68.75%	31%
2092	Land Western Swale			229,300	100%	0%
2093	Construct Western Swale			1,068,605	100%	0%
2094	Trunk Reticulation Connector Road		1,842	3,398,680	100%	0%
2095	Land Western Outlet Alignment			153,750	80%	20%
2096	Construct Western Outlet to the Stream		2,389	3,419,830	80%	20%
2097	North Eastern Trunk Reticulation		256,295	-	100%	0%
2100	Construct North Eastern Storage (Appleby Pond)		2,733,506	20,000	68%	32%
2101	Land - NE Swale		152,152	-	100%	0%
2102	Construct NE Swale		503,315	1,361,810	100%	0%
2104	Land Victoria Rd Swale (part 2)			382,500	100%	0%
2105	Construct Victoria Rd Swale			1,014,200	90%	10%
2106	Surcharge Chamber & Overflow Path to Stream			315,700	80%	20%
2116	Land Purchase Northwest SW Pond from NZTA		658,000	-	100%	0%
2128	North Western Trunk Reticulation		495,870	-	100%	0%
9149	CB Deferred Residential Works SW (incl 1461)		1,150,884	-	100%	0%
2116	Land Purchase Northwest SW Pond from NZTA		1,937,000	-	70%	30%
	Cambridge North Deferred Res Zone		1,204,956	-	100.0%	0%
Community Infrastructure						
2120	Playground Reserve Land Cambridge North			430,800	100%	0%
Parks and Reserves						
1224	Reserve Land Purchase - St Kilda		169,000	-	100%	0%
1224	Buffer Reserve Land Purchase - CBN		36,663	-	100%	0%
2119	Playground on Neighbourhood Reserve in CBN			175,830	68.30%	32%
2092R	Land Western Swale	CB/KP		229,300	100%	0%
2104R	Land Victoria Rd Swale (part 2)	CB/KP		382,500	100%	0%
	Land - NE Swale	CB/KP	152,152	-	100%	0%
	Land Victoria Rd Swale	CB/KP	105,500	-	74%	27%

HAUTAPU

Project #	Project Description	Also included in Catchments:	Historical Projects	Est Capital Cost	% DC growth	% Other
Roading and Transport						
3076	Hautapu Structure Plan Rooding			6,156,670	85%	15%
3170	Hautapu - Cycleway connection Victoria to Hannon			300,000	100%	0%
	Hautapu - Rooding		600,000	-	100%	0%
Water						
2027	Cambridge North to Hautapu Pipeline and C8	Cambridge North	2,325	3,040,853	100%	0%
Wastewater						
2158	Hautapu Industrial WW Provision			6,837,450	100%	0%
Stormwater						
2156	Hautapu Industrial SW Provision			6,610,800	100%	0%

C1 (growth cell)⁷

Project #	Project Description	Also included in Catchments:	Historical Projects	Est Capital Cost	% DC growth	% Other
Roading and Transport						
3117	Cambridge Deferred Residential Collector Road -Norfolk West	C2, C3, CB/KP, CBN		1,581,380	100%	0%
3151	CB growth construction c1	C2, C3, CB/KP, CBN		2,081,380	100%	0%
3167	Cambridge Growth Cell Rooding Land Purchases C1	C2, C3, CB/KP, CBN		1,022,000	100%	0%
Water						
2303	C1 water			1,575,000	100%	0%
Wastewater						
2301	C1 3 Wastewater			950,000	100%	0%
Stormwater						
2253	Cambridge Growth Cell SW Development Provision C1			2,720,500	100%	0%
2269	Stormwater Land Purchases - C1			1,100,000	100%	0%
Parks and Reserves						
2268	land to reserves			1,000,000	100%	0%

C2 (growth cell)⁸

Project #	Project Description	Also included in Catchments:	Historical Projects	Est Capital Cost	% DC growth	% Other
Roading and Transport						
3168	Cambridge Growth Cell Rooding Land Purchases C2 & C3	C3		5,770,000	100%	0%
3169	C2 & C3 Structure Plan Rooding	C3		1,328,900	100%	0%
3164	Kelly Road Urbanisation			992,480	20%	80%
3165	Cambridge Road Urbanisation	C3		6,728,600	100%	0%
Water						
2302	Cambridge c2/c3 Wtr System Development/Provision	C3		8,900,000	100%	0%
Wastewater						
2230	Cambridge Growth Cell WW System Development/Provision	C3		3,630,160	100%	0%
Stormwater						
2266	Cambridge Growth Cell SW Development Provision C2 & C3	C1, C3		44,203,529	100%	0%
2270	Stormwater Land Purchases - C2 & C3	C1, C3		19,962,800	100%	0%
Community Infrastructure						
2267	Playground C2			271,500	100%	0%
Parks and Reserves						
2268	Reserves - C2	C3		3,189,000	100%	0%

⁷ SW within C1 C2 and C3 cells is treated as one catchment except C1 has additional interest cost as development is over a longer time period

⁸ SW within C1 C2 and C3 cells is treated as one catchment

C3 (growth cell)⁹

Project #	Project Description	Also included in Catchments:	Historical Projects	Est Capital Cost	% DC growth	% Other
Roading and Transport						
4270	Hamilton Intersection (Avantidrome)		2,430	4,435,960	10%	39%
Water						
				-		
Wastewater						
				-		
Stormwater						
				-		

C6 (growth cell)

Project #	Project Description	Also included in Catchments:	Historical Projects	Est Capital Cost	% DC growth	% Other
Roading and Transport						
				-		
Water						
2231	Water Supply Provision Cambridge (C6)			303,140	100%	0%
Wastewater						
				-		
Stormwater						
				-		

Pirongia

Project #	Project Description	Also included in Catchments:	Historical Projects	Est Capital Cost	% DC growth	% Other
Roading and Transport						
	Refer to the district wide roading and transport catchment projects which are included in this catchment					
Water						
	Refer to the Te Awamutu and district wide water catchment projects which are included in this catchment					
Wastewater						
	-	-	-	-	-	-
Stormwater						
	-	-	-	-	-	-

⁹ SW within C1 C2 and C3 cells is treated as one catchment

s.201A (1) Assets for which development contributions will be used – growth related expenditure for past community infrastructure projects with residual capacity

Project #	Project Description	Capital expenditure for planned and historic projects	Expenditure from DCs	Expenditure from other sources	Capital expenditure still to be recovered From DCs	Recovery expected to be completed by end of financial year
	Karapiro Domain Development	\$8,890,000	\$936,000	\$7,954,000	\$183,178	2029/30
	Te Awamutu Library	\$4,541,231	\$454,123	\$4,087,108	\$54,348	2030/31

Note: These projects are also included in the 'schedule of assets for which development contributions will be used' (above) for completeness.



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