



DEVELOPMENT CONTRIBUTIONS POLICY

ADOPTION, APPLICATION AND REVIEW OF THE POLICY

This Development Contributions Policy (the Policy) will be adopted by Hurunui District Council (Council) on June 25, 2024, with effect from 1 July 2024.

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 Local Government Act 2002 (LGA02).

This policy has been prepared to comply with relevant legislation including the requirements of the LGA02 and all subsequent amendments.

See the Council website www.hurunui.govt.nz for further information.

INTRODUCTION

PURPOSE OF THE POLICY

Population and business growth create the need for new subdivisions and developments, and these place increasing demands on the assets and services provided by Hurunui District Council (Council). As a result, significant investment in new or upgraded assets and services is required to meet the demands of growth. The purpose of the Policy is to ensure that a fair, equitable, and proportionate share of the cost of that infrastructure is funded by development. Council intends to achieve this by using:

Development contributions under the LGA02 for growth related projects that are identified in the Long-Term Plan (LTP) and Financial Contributions (levied under the Resource Management Act) designed to offset adverse effects of a particular development as identified in the Hurunui District Plan.

NAVIGATING THIS DOCUMENT

The Policy outlines Council's approach to funding development infrastructure via development contributions under the LGA02. Financial contributions under the RMA are set out in the Operative Hurunui District Plan.

The Policy has three main parts:

Part 1: Policy operation

Part 2: Policy background and supporting information

Part 3: Catchment maps for the development contributions

PART 1: POLICY OPERATION

Part 1 provides information needed to understand if, when, and how development contributions will apply to developments. It also explains peoples' rights and the steps required to properly operate the Policy.

The key sections of Part 1 are:

The charge

Liability for development contributions

When development contributions are levied

Determining infrastructure impact

Review rights

Other operational matters

Financial contributions

Definitions

PART 2: BACKGROUND AND SUPPORTING INFORMATION

Part 2 provides the information needed to meet the accountability and transparency requirements of the LGA02 for the Policy, including explaining Council's policy decisions, how the development contributions were calculated, and what assets the development contributions are intended to be used towards.

The key sections of part 2 are:

Requirement to have the Policy

Funding summary

Funding policy summary

Catchment determination

Significant assumptions of the Policy

Cost allocation

Calculating the development contributions

Schedule 1 – Development contribution charge calculations and schedule of future projects for which development contributions will be used

Schedule 2 – Development Contribution Schedule for Years 1-3 and 10 of this plan

PART 3: CATCHMENT MAPS

Part 3 provides the catchment maps that show where the development contributions in the Policy apply.

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PART 1: POLICY OPERATION

DEVELOPMENT CONTRIBUTIONS

Development contributions are charged to ensure that the growth-related capital expenditure identified in the LTP is recovered from those who benefit from it, rather than only current ratepayers. Development contributions will be charged when the effect of the development, or the cumulative effect of developments, contribute to the need for the development of physical works or Council services and when these works or services have been allowed for in the LTP.

THE CHARGE

There are eight different catchments in Hurunui District for development. Catchments are outlined in Table 1 and mapped in Section 3 of the Policy.

Table 1: Development contribution charge per HUE 1 July 2024 (GST Inclusive¹)

Service	Catchment							
	Urban Water Area	District Wastewater Area	Rural Water Area	Amberley Township	South Ward	Hanmer Springs Township	Hanmer Springs Ward	Hurunui District
Water	\$1,660		\$4,460					
Wastewater		\$3,190						
Community Infrastructure				\$6,740	\$4,170	\$4,520	\$4,520	\$1,500

For each infrastructure service (water, wastewater and community infrastructure) for which development contributions are required, the development contribution payable is calculated by multiplying the number of HUEs generated by the development by the charge for each infrastructure service. See the determining your infrastructure impact section below for an explanation of a HUE.

For example, a residential development creating three new lots in Amberley will pay three times each water charge for the Urban Water Area.

These charges may be adjusted for inflation annually in line with the Producers Price Index outputs for Construction on 1 July each year, so please check Council’s website www.hurunui.govt.nz for the latest charges.

¹ GST has been applied at the rate of GST as at 1 July 2024 (15%). Should the rate of GST change, the charges will be adjusted accordingly. The GST exclusive charge per activity for each catchment can be found in schedule one.

Water

Urban Water area includes:

1. Amberley Township
2. Hanmer Springs Township
3. Amberley -Township Water Supply
4. Culverden - Township Water Supply
5. Hanmer - Township Water Supply
6. Hawarden & Waikari - Township Water Supply
7. Leithfield Beach - Township Water Supply
8. Waiau - Township Water Supply
9. Waipara - Township Water Supply

Rural water area includes:

1. Amuri Plains - Rural Water Supply
2. Blythe, Cheviot, Parnassus & Kaiwara – Rural Water Supply
3. Hurunui #1 - Rural Water Supply
4. Lower Waitohi - Rural Water Supply
5. The Peaks - Rural Water Supply
6. Upper Waitohi - Rural Water Supply
7. Waiau - Rural Water Supply

Reticulated Wastewater

Wastewater Scheme	Township Serviced
Amberley	Amberley Amberley Beach Leithfield Leithfield Beach
Cheviot	Cheviot
Greta Valley	Greta Valley
Hanmer Springs	Hanmer Springs
Hawarden	Hawarden
Motunau Beach	Motunau Beach
Waikari	Waikari

LIABILITY FOR DEVELOPMENT CONTRIBUTIONS

If subdividing, building, connecting to Council's services, or otherwise undertaking development in the district, development contributions may need to be paid. Development contributions apply to developments within the areas shown in the Development Contribution Catchment Maps in Part 3.

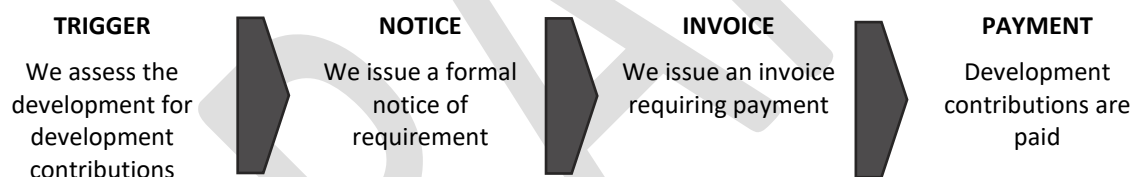
In some circumstances, development contributions may not apply or may be reduced. Further information on these circumstances can be found in the sections; When development contributions are levied, Credits, and Limitations on imposing development contributions. Financial contributions may also be required in some cases. This is discussed later in the Policy.

Development of new infrastructure sometimes means that areas not previously subject to the development contributions policy become so. For example, a bare section in a subdivision may be liable for development contributions whereas previously constructed houses on the same subdivision were not.

Council officers will be available to help resolve any uncertainty about development contribution liabilities.

WHEN DEVELOPMENT CONTRIBUTIONS ARE LEVIED

Once an application for a resource consent, building consent, certificate of acceptance, or service connection has been made with all the required information, the normal steps for assessing and requiring payment of development contributions are:



These steps are explained in more detail below

TRIGGER FOR REQUIRING DEVELOPMENT CONTRIBUTIONS

Development contributions will be levied at different development 'trigger' points. Under the LGA02 the contribution can be collected on any of the following:

- a) The grant of a resource consent under the Resource Management Act.
- b) The grant of a building consent under the Building Act.
- c) An authorisation for a service connection.

The particular development contributions payable will be determined from the policy schedules applicable at the date of approval of a resource consent, building consent, or service-connection authorisation.

Contributions paid for sections will cover subsequent development relating to one residential housing unit per section. Additional sections, units of housing, and/or units of water connected will incur additional contributions as determined from the policy schedules applicable at the date of approval of the resource consent, building consent, or service connection

Initial Assessment

On receiving an application for resource consent, building consent, certificate of acceptance, or service connection, Council will check that:

- a) the development (subdivision, building, land use, or work) generates a demand for community infrastructure or network infrastructure; and
- b) the effect of that development (together with other developments) is to require new or additional assets or assets of increased capacity in terms of community infrastructure or network infrastructure; and
- c) Council has incurred or will incur capital expenditure to provide appropriately for those assets. This includes capital expenditure already incurred by Council in anticipation of development.

Council has identified the assets and areas that are likely to meet the requirements of (b) and (c), and these are outlined in Schedule 2 (Past and future assets funded by development contributions) and Part 3 (Development contribution catchment maps). In general, if a development is within one of the areas covered by the catchment maps it is likely that development contributions will be required.

Development contributions may be waived or reduced if:

- a) a resource consent or building consent does not generate additional demand for any community facilities (such as a minor boundary adjustment); or
- b) one of the circumstances outlined in the section *Limitations on imposing development contributions* apply; or
- c) credits apply as outlined in the *Credits* section.

If a subsequent resource consent (including a change to a condition of a resource consent), building consent, certificate of acceptance, or service connection is sought, a new assessment may be undertaken using the Policy in force at that time. Any increase or decrease in the number of HUEs, relative to the original assessment, will be calculated and the contributions adjusted to reflect this.

This means Council will require additional development contributions where additional units of demand are created, and development contributions for those additional units of demand have not already been required.

Examples of where additional development contributions may apply after a subsequent trigger event include:

- a) Minimal development contributions have been levied on a commercial development at subdivision or land use consent stage as the type of development that will happen will only be known at building consent stage.
- b) The nature of use has changed, for example from a low infrastructure demand commercial use to a high infrastructure demand commercial use.

Examples of where development contributions may be reduced.

- a) Where the Council and a developer agree that the development will incorporate assets of benefit to the community, the Council may agree to a reduction in the reserve contribution to acknowledge the benefit. Where land is transferred to the Council for reserve purposes that will have benefits to the community that are similar to those which would be provided by a reserve under its existing control, the Council may agree to a reduction in the reserve contribution to acknowledge the benefit.

NOTICE

Development contribution notices do not constitute an invoice or an obligation to pay for the purposes of the Goods and Services Tax Act 1985.

INVOICE

An invoice for development contributions will be issued to provide an accounting record and to initiate the payment process. The timing of the invoice is different for different types of consents or authorisations (see Table 3).

Table 2: Invoice timing

Network Infrastructure	Contributions for rural water schemes will be collected at the point of making an application to connect to the scheme in question. Contributions for wastewater and township water will be collected when a subdivision consent is granted. Where an additional HUE is promoted on the same lot, contributions will be collected at the time a building consent is granted
Community Infrastructure	Contributions for community infrastructure will be collected on granting a subdivision consent and where subsequently an additional dwelling house is promoted on the same lot contributions will be collected at the time a building consent is granted. All new subdivisions will be subject to the community infrastructure contributions set out in Table 1.

PAYMENT

Development contributions must be paid by the due dates in Table 3.

Table 3: Payment due date

Building consent	20 th of the month following the issue of the invoice
Certificate of acceptance	At issue of the certificate of acceptance
Resource consent for subdivision	Prior to release of the certificate under section 224(c) of the RMA
Resource consent (other)	20 th of the month following the issue of the invoice
Service connection	At issue of the connection approval

DETERMINING INFRASTRUCTURE IMPACT

All households should contribute equally to either district or amenity reserves irrespective of whether the unit of demand is urban based or rurally based. This assumption is based on the fact that the capital expenditure being proposed on reserves for growth is likely to be used on an equal basis by both urban and rural dwellers. That development that creates equivalent transient demands for infrastructure upgrades should contribute on a reduced scale.

In order to have a consistent method of charging for development contributions, the Policy is centred around the concept of a household unit equivalent or “HUE” for infrastructure. In other words, an average household in a standard residential unit and the demands they typically place on community facilities. Table 4 summarises the demand characteristics of each HUE.

Table 4: HUE demand measures

ACTIVITY	UNIT OF MEASUREMENT	DEMAND PER HUE
Water	Litres per day	770 litres per day
Wastewater	Litres per day	693 litres per day
Community infrastructure	Occupancy	2.7 people

RESIDENTIAL DEVELOPMENT

Residential Activities

Each new subdivision lot established will be charged one development contribution for each item as identified in the schedule. Additional dwelling units established on the same lot will be charged a separate development contribution.

Multi-Unit Residential Developments

The payment for multi-unit residential housing including flats, town houses, retirement villages and apartments, will be applied on the basis that each separate residential unit shall be treated as a separate HUE and be charged accordingly.

NON-RESIDENTIAL DEVELOPMENT

Non-residential subdivisions, land uses, or building developments are more complicated as they do not usually conform with typical household demands for each service.

In these cases, Council makes a HUE “equivalent” assessment based on the characteristics of the development and demand loadings likely to be placed on the services. To provide consistency, the demand measures in Table 5 have been converted for assessing non-residential developments based on gross floor area, or GFA (Table 6). Council will use these rates for determining HUEs for non-residential developments for water and wastewater unless it seeks or accepts a special assessment.

Table 5: HUE per 100 m² GFA

DEVELOPMENT TYPE	WATER	WASTEWATER	COMMUNITY INFRASTRUCTURE
Industrial	0.4	0.4	0.4
Commercial	0.4	0.4	3.0
Retail	0.4	0.4	1.0
Places of assembly	1.0	1.0	1.0
Other non-residential	Special assessment	Special assessment	Special assessment

If no proper assessment of the likely demand for activities is able to be carried out at the subdivision consent stage, a development contribution based on one HUE will be charged for each new allotment created and Council will require an assessment to be carried out at the building consent stage or at the point additional service connections are applied for. This later assessment will credit any development contributions paid at the subdivision consent stage.

Travellers Accommodation Including Hotel/Motel Units

For each hotel, motel unit or separate unit of travellers' accommodation (excluding home stays accommodating less than 6 visitors) a payment of 50% of the standard community infrastructure contribution will be applied to each separate unit of accommodation let for tariff.

For camping grounds, hostels, bunkhouses and backpackers' accommodation or comparative travellers accommodation a contribution shall be determined on the basis of payment of 50% of the standard community infrastructure contribution for each 4 visitors the premises/camping ground can accommodate.

Any manager's accommodation associated with travellers' accommodation shall be charged at the full rate.

SPECIAL ASSESSMENTS

Developments sometimes require a special level of service or are of a type or scale which is not readily assessed in terms of HUEs – such as large-scale primary sector processors or service stations. In these cases, Council may decide to make a special assessment of the HUEs applicable to the development. In general, Council will evaluate the need for a special assessment for one or more activities where it considers that:

- a) [the development is of relatively large scale or uses; or
- b) The development is likely to have less than half or more than twice the demand for an activity listed in Table 5 for that development type; or
- c) a non-residential development does not fit into an industrial, retail or commercial land use and must be considered under the other category in Table 5; or
- d) a non-residential development may use more than 5m³ of water per day.]

The demand measures in Table 5 will be used to help guide special assessments.

If a special assessment is sought, Council may require the developer to provide information on the demand for community infrastructure generated by the development. Council may also carry out its own assessment for any development and may determine the applicable development contributions based on its estimates.

CREDITS

Credits are a way of acknowledging that the lot, residential activity or business may already be connected to, or lawfully entitled to use, one or more Council services, or a development contribution has been paid previously. Credits can reduce or even eliminate the need for a development contribution. Credits cannot be refunded and can only be used for development on the same site and for the same service for which they were created.

Credits will be given for properties when:

- a) a development contribution for a lot has already been paid (at least in part). For example, most new subdivision lots will already have had development contributions levied and paid for at least one HUE; or

- b) [the lot existed before [effective date] and was within a settlement boundary at that time under the District Plan (i.e. residential, business, open space or industrial zoning). This excludes rural or rural residential properties; or
- c) the property was otherwise lawfully connected to a service as at [effective date]; or
- d) a rural lot existed before [effective date] (roading, community infrastructure and reserves only).

Credits given will be determined in accordance with Table 7.

Table 6: Standard credits

		CREDIT FOR URBAN LOTS THAT EXISTED BEFORE [EFFECTIVE DATE]	CREDIT FOR LAWFULLY CONNECTED SERVICE AS AT [EFFECTIVE DATE]		RURAL LOTS THAT EXISTED BEFORE * [EFFECTIVE DATE]
Residential units or lots	The number of HUEs	1 HUE for all services	1 HUE for the service(s) connected		1 HUE for any residential units on a lot as at [effective date]
Non-residential buildings or lots		A 'before and after' assessment of demand, using a special assessment or the conversion factors set out in Table 4, will be undertaken to determine credits and any increase in demand on services. Council will be guided by actual use over the period [date – date] when making this assessment.			

REVIEW RIGHTS

Developers are entitled under the LGA02 to request a reconsideration or lodge a formal objection if they believe Council has made a mistake in assessing the level of development contributions for their development.

RECONSIDERATION

Section 199A of the Local Government Act provides that a request for reconsideration may only be made on the following grounds:

- a) the development contribution was incorrectly calculated or assessed under the territorial authority's development contributions policy; or
- b) the territorial authority incorrectly applied its development contributions policy; or
- c) the information used to assess the person's development against the development contributions policy, or the way the territorial authority has recorded or used it when requiring a development contribution, was incomplete or contained errors.

The reconsideration request must be made:

- a) within 10 working days after the date on which the person lodging the request receives notice from the Council of the level of development contribution the Council requires; and
- b) by making a written request and sending it with any relevant supporting information by email to info@hurunui.govt.nz, or posting it to Hurunui District Council, P O Box 13, Amberley 7441.

If the Council believes further relevant information is required from the applicant before it can make a decision, a *further information request* will be asked for in writing to the applicant as soon as possible after the reconsideration request is received.

No *reconsideration request* will be accepted by the Council if it is received after the 10 day period above, or if an objection has been lodged under section 199C of the LGA02. The applicant will receive written notice if the request for reconsideration cannot be made for one of these reasons.

The Council reserves the right to reconsider an assessment if it believes an error has been made.

OBJECTIONS

A formal objections process enables any person who has been required to pay a development contribution, to object to the assessed amount of the development contribution.

Objections will be decided by development contributions commissioners selected by the Council from a register of commissioners appointed by the Minister of Local Government.

Under section 199D an objection can only be made on the grounds that a territorial authority:

- a) failed to take into account features of a development that, on their own or cumulatively with other developments, would substantially reduce the impact of the development on requirements for community facilities.
- b) required a development contribution for community facilities not required by, or related to, the objector's development;
- c) was in breach of section 200 (limitations applying to requirement for development contribution); or
- d) incorrectly applied its developments contributions policy to the development.

Once objections are lodged with the Council, it is the Council's responsibility for administering the objections process and selecting and supporting the development contributions commissioners.

Note that the Council has the ability to recover costs incurred by it from the objector, including the costs of:

- a) selecting, engaging, and employing development contributions commissioners.
- b) secretarial and administrative support of the objection process; and
- c) preparing for, organising and holding the hearing.

OTHER OPERATIONAL MATTERS

REFUNDS

In the event that planned community infrastructure upgrades are not undertaken within the "maximum period", or alternative upgrades are not completed within that timeframe, development contributions will be refunded, after allowing for the costs of investigating the upgrade options and associated administrative costs.

LIMITATIONS ON IMPOSING DEVELOPMENT CONTRIBUTIONS

Council is unable to require a development contribution in certain circumstances, as outlined in section 200 of the LGA02, if, and to the extent that:

- a) it has, under section 108(2)(a) of the RMA, imposed a condition on a resource consent in relation to the same development for the same purpose; or
- b) the developer will fund or otherwise provide for the same reserve, network infrastructure or community infrastructure; or
- c) a third party has funded or provided, or undertaken to fund or provide, the same reserve, network infrastructure or community infrastructure; or
- d) 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.

In addition, Council will not require a development contribution in any of the following cases:

- a) [Where, except in the case of a new dwelling, the value of any building work for which a building consent is required is [less than \$20,000] exclusive of GST, unless the building consent is for a change of use.]
- b) Where, in relation to any dwelling, replacement development, repair or renovation work generates no additional demand for reserve or network infrastructure.
- c) The application for a resource or building consent, authorisation, or certificate of acceptance is made by the Crown.

MAXIMUM DEVELOPMENT CONTRIBUTIONS FOR RESERVES

Contributions are calculated per lot by dividing the cost of the capital expenditure due to by the number of units of growth expected in the target period.

These amounts are capped as per statutory requirements at the greater of 7.5% of the value of the additional allotments created by a subdivision or the value equivalent of 20 square metres of land for each additional household unit created by the development

This value will be calculated on an individual basis based upon estimated market value at the time that the contributions are collected.

POSTPONEMENT AND REMISSIONS

There will be no postponements of payments or remissions of payments

DEVELOPMENT AGREEMENTS

Council may enter into specific arrangements with a developer for the provision and funding of particular infrastructure under a development agreement, including the development contributions payable, as provided for under sections 207A-207F of the LGA02. For activities covered by a development agreement, the agreement overrides the development contributions normally assessed as payable under the Policy.

FINANCIAL CONTRIBUTIONS

The purposes for which financial contributions may be taken under the Resource Management Act 1991 are related to section 5 of the Act (the sustainable management of natural and physical resources). A financial contribution can be imposed on a resource consent as long as it is in accordance with a rule in the District Plan. These rules are found in Chapter 19 of the Hurunui Operative District Plan 19 <https://dp.hurunui.govt.nz/eplan>.

DEFINITIONS

In the Policy, unless the context otherwise requires, the following applies:

Accommodation unit has the meaning given in section 197 of the LGA02.

Activity means the provision of facilities and amenities within the meaning of network infrastructure, reserves, or community infrastructure for which a development contribution exists under the Policy.

Allotment (or lot) has the meaning given to allotment in section 218(2) of the RMA.

Asset Management Plan means Council plan for the management of assets within an activity that applies technical and financial management techniques to ensure that specified levels of service are provided in the most cost-effective manner over the life-cycle of the asset.

Capacity life means the number of years that the infrastructure will provide capacity for and associated HUEs.

Catchment means the areas within which development contributions charges are determined and charged.

Community facilities means reserves, network infrastructure, or community infrastructure as defined by the LGA02, for which development contributions may be required.

Community infrastructure means:

- e) land, or development assets on land, owned or controlled by Council for the purpose of providing public amenities; and
- f) includes land that Council will acquire for that purpose.

Council means Hurunui District Council.

Development means any subdivision, building, 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).

District means the Hurunui District.

Gross floor area (GFA) means the sum of the total area of all floors of a building or buildings (including any void area in each of those floors, such as service shafts, liftwells or stairwells) measured:

- g) where there are exterior walls, from the exterior faces of those exterior walls;
- h) where there are walls separating two buildings, from the centre lines of the walls separating the two buildings;
- i) where a wall or walls are lacking (for example, a mezzanine floor) and the edge of the floor is discernible, from the edge of the floor.

Household unit equivalent (HUE) means demand for Council services equivalent to that produced by a nominal household in a standard residential unit.

Industrial activity means the premises used for manufacturing, fabricating, processing, parking or storing of substances, materials or products, into new products, and includes the servicing and repair of goods, vehicles and machinery, whether by machine or hand; with: – Primary industry meaning industry listed in [Appendix 3.4](#) of the Councils operative District Plan – Secondary industry meaning any other industry

LGA02 means the Local Government Act 2002.

Network infrastructure means the provision, water, wastewater and stormwater infrastructure.

Policy means this Development Contributions Policy.

Reserve means land vested as recreation reserve under the Reserves Act for public open space and improvements to that land needed for it to function as an area of usable green open space. This land is used for recreation, sporting activities and the physical welfare and enjoyment of the public, as well as for the protection of the natural environment and beauty of the countryside (including landscaping, sports and play equipment, walkways and cycleways, carparks, and toilets)

Residential unit means building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities. See the National Planning Standards 2019.

Retail activity means any activity trading in goods, equipment or services that is not an industrial activity or commercial activity.

Retirement unit means any dwelling unit in a retirement village but does not include aged care rooms in a hospital or similar facility.

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

RMA means the Resource Management Act 1991.

Service connection means a physical connection to an activity provided by, or on behalf of, Council (such as water, wastewater or stormwater services).

PART 2: POLICY DETAILS

This section provides further Development and Financial Contribution Policy details, including those needed to fully comply with the requirements of the LGA02.

REQUIREMENT TO HAVE A POLICY

Council is required to have a policy on development contributions and financial contributions as a component of its funding and financial policies in its LTP under section 102(2)(d) of the LGA02. The Policy meets this requirement.

This Policy will be adopted in conjunction with the LTP 2024 – 2034. This Policy will be reviewed on a three yearly basis but may be updated at shorter intervals if Council considers it necessary. Any review of the Policy will take account of:

- a. any changes to significant assumptions underlying this Policy;
- b. any changes in the Capital Development Works Programme for growth;
- c. any changes in the pattern and distribution of development in the District;
- d. any changes that reflect new or significant modelling of the networks;
- e. the result of reviews of the funding and financial policies, and the LTP; and
- f. any other matters Council considers relevant.

FUNDING SUMMARY

Council plans to incur \$41 million (before interest costs) on infrastructure partially or wholly needed to meet the increased demand for community facilities resulting from growth.

This includes works undertaken in anticipation of growth, and future planned works out to 2054 (although most of it is within the next 10 years). Of this cost, approximately 78% will be funded from development contributions. Including interest costs, the total amount to be funded is \$32 million.

Table 7 provides a summary of the total costs of growth-related capital expenditure and the funding sought by development contributions for each activity. A breakdown by activities and catchment is available in Schedule 1.

Table 7: Total cost of capital expenditure (capex) for growth and funding sources (GST exclusive)

	Water	Wastewater	Community Infrastructure	Total
Growth/DC funded capex	\$21.6 million	\$3.4 million	\$14.8 million	\$39.8 million
Total capex proportion funded by development contributions	76%	73%	66%	72%
Capex proportion funded from other sources	24%	27%	34%	28%
Amount to be funded by development contributions	\$16.3 million	\$2.5 million	\$9.7 million	\$28.5 million

FUNDING POLICY SUMMARY

Council is required to have a Revenue and Financing Policy that outlines how all activities will be funded, and the rationale for Council’s preferred funding approach after taking into account the matters specified in section 101 (3) of the LGA02.

The Revenue and Financing Policy is Council’s primary and over-arching statement on its approach to funding its activities.

In addition, Council is required under section 106(2)(c) of the LGA02 to explain within this Policy why it has decided to use development contributions, financial contributions, and other sources to fund capital expenditure relating to the costs of growth.

The Hurunui District has experienced steady population and economic growth. Population and business growth creates the need for new subdivisions and development, placing increasing demand on the assets and services provided by Council. Significant investment in new or upgraded assets and services is accordingly required to meet the demands of growth. Council intends to fund the portion of capital expenditure that is attributable to growth by recovering these costs from development and growth.

Council considers that the best mechanisms for ensuring the cost of growth sits with those who have created the need and benefit from the work are:

- a. Development Contributions for water, wastewater, stormwater, Community Infrastructure and Reserves;
- b. Financial Contributions (levied under the Resource Management Act) designed to offset adverse effects of a particular development as identified in the Hurunui District Plan

In forming this view, Council has taken into account the following factors as required by section 101(3) of the LGA02.

1. Development Contribution for Network Infrastructure

Network infrastructure for the purposes of development contributions includes water, sewer and stormwater / drainage services under the control and management of the Hurunui District Council.

The policies for the assessment of development contributions for water, sewer, and stormwater / drainage have been developed on the broad principle that infrastructure costs incurred to meet demands associated with growth should be spread as equitably and as practicable among the beneficiaries of the expenditure.

The primary beneficiaries of expenditure on new network infrastructure are developers, builders, and new property / building owners. Hence development contributions are collected for the costs involved.

Water Infrastructure

The Council provides potable water to avoid the risk of water borne diseases affecting public health. The growth of the district will result in additional connections to the system which will increase the demand on existing services. The Council believes it should be developing long term sustainable solutions that cater for users of today and tomorrow; therefore, any scheme it develops or extends will have a planned growth component within it.

The Hurunui District Council operates several different water supply schemes across the district and the funding rationale is affordability. The methodology for calculating development contributions for water projects is to combine all water projects. Each individual project has the percentage of growth calculated to it but is added and divided by the total number of projects to find the average development contribution cost.

Wastewater Infrastructure

Reticulated sewer treatment and disposal systems are provided to minimise public health issues and adverse effects on the environment. There is an expectation from the community that high environmental standards will be met.

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

The district operates wastewater schemes in Amberley and Hanmer Springs which are subject to the pressures of growth and require extra capacity. The policies and methodology for calculating development contributions are the same for each scheme, but the actual level of contribution is the same across the district. The calculation is the same as for water infrastructure above.

2. Development Contribution for Community Infrastructure

The community infrastructure projects identified are essential to the ongoing economic, social, cultural and environmental wellbeing of the district, especially the Hanmer Springs and Amberley Townships. The Council also aims to add to and develop its reserve network to provide areas that allow people to enjoy physical and passive recreation, while at the same time retaining areas of conservation value. The capital projects proposed will add considerable improvements to the existing network of reserves and facilities.

Within the Hurunui District, development contributions for reserves apply to land and the development of land that is under the control and management of the Hurunui District Council or is being managed under the Reserve Management Act 1977.

The Hanmer Springs projects will enhance community facilities, provide access to health care, and result in an improved and pleasant environment, which will meet the demands of future growth.

Extending and improving Amberley's walkway and cycleway network will help create connectivity between the existing township and new development areas.

The Council has planned for considerable capital investment on community infrastructure that is under its management and control. A proportion of this expenditure relates to catering for the increased demands of growth.

Council has considered whether development contributions or financial contributions are an appropriate source of funding in relation to the activity, the outcomes sought, and their links to growth infrastructure. A summary of this assessment is below in Table 9.

Overall, Development Contributions, for reserve and community services, as a dedicated growth funding source, offer more secure funding for community outcomes that are affected by growth, or through which Council can deliver on aspects of the outcomes for new communities.

Development contributions are collected for the following purposes:

- Land purchase of reserves for the reserves network including linkage strips
- Development of Council land land, including:
 - Construction of recreation facilities including buildings
 - Safe and accessible walking and cycling routes within settlements and between settlements
 - Fencing, gates and paths
 - Sport surfaces
 - Development and upgrading of reserves to meet growth
 - Developing access to reserves and recreational spaces, including paths, roads, car parking and cycleways
 - Signage
 - Planting of major trees
 - Public toilets associated with the use of the reserve
 - Playgrounds and play equipment
 - Park furniture including seats, litter bins, picnic tables and lighting
 - Information signage
 - Infrastructure, water, irrigation, power and sewage
 - Any site-specific requirements

- Particular projects are the:
 - Hanmer Springs town centre development
 - Amberley walking and cycleway network extension routes
 - Acquisition and development of South Ward and Amberley Township Reserves
 - Development and upgrade of the Queen Mary Hospital Historic Reserve for community use
 - Development of facilities on the Hanmer Springs Domain
 - Hurunui library expansion
 - Transfer Station

There are two types of development contributions for reserves:

One for district wide reserves applicable to all new residential units of demand. This is based on a wider sphere of use of the land.

The other is for amenity reserves, which is primarily based around use by the residents of a ward or township.

Table 8: Community outcomes to which the activity primarily contributes

	Water	Wastewater	Community Infrastructure
A desirable and safe place to live	✓	✓	✓
A place with essential and appropriate infrastructure:	✓	✓	✓
A place that demonstrates environmental responsibility:	✓	✓	✓
A place where our traditional rural values and heritage make Hurunui unique:			✓
A place with a thriving local economy:	✓	✓	✓

Other funding decision factors (sections 101(3)(a)(ii) – (v))

Council has considered the funding of growth infrastructure against the following matters:

The distribution of benefits between the whole community; any identifiable part of the community, and individuals, and the extent to which the actions or inaction of individuals or a group contribute to the need to undertake the activity.

The period in or over which those benefits are expected to occur.

The costs and benefits, including consequences for transparency and accountability, of funding the activity distinctly from other activities.

Table 9: Other Funding Decisions Factors

WHO BENEFITS / WHOSE ACT CREATES THE NEED	PERIOD OF BENEFIT	FUNDING SOURCES AND RATIONALE INCLUDING RATIONALE FOR SEPARATE FUNDING
<p>A significant portion of Council’s work programme is driven by development or has been scoped to ensure it provides for new developments.</p> <p>The extent to which growth benefits from a project, as well as how much it benefits existing ratepayers, is determined for each project.</p> <p>Council believes that the growth costs identified through this process should be recovered from development, as this is what creates the need for the expenditure and /or benefit principally from new assets and additional network capacity.</p> <p>Where, and to the extent, that works benefit existing residents, those costs are recovered through rates</p>	<p>The assets constructed for development provide benefits and capacity for developments now and in the future. In many cases, the “capacity life” of such assets spans many years, if not decades.</p> <p>Development contributions allow development related capital expenditure to be apportioned over the capacity life of assets.</p> <p>Developments that benefit from the assets will contribute to its cost, regardless of whether they happen now or in the future.</p> <p>Similarly, financial contributions for reserves and community services also allows funding of these assets to be spread over benefiting developments over time.</p>	<p>The cost of supporting development in Hurunui is significant.</p> <p>Development contributions send clear signals to the development community about the true cost of growth and the capital costs of providing infrastructure to support that growth.</p> <p>The benefits to the community are significantly greater than the cost of policy making, calculations, collection, accounting, and distribution of funding for development and financial contributions for reserves and community services</p>

Overall impact of liability on the community (section 101(3)(b))

Council has also considered the impact of the overall allocation of liability on the community. In this case, the liability for revenue falls directly with the development community. At the effective date of this Policy, Council does not perceive any undue or unreasonable impact on the social, economic and cultural wellbeing of this particular section of the community.

Development in Hurunui is thriving, and demand is high, as is demand for the infrastructure these funding sources helps secure. Conversely, shifting development costs onto ratepayers is likely to be perceived as unfair and would significantly impact the rates revenue required from existing residents - who do not cause the need, or benefit from the growth infrastructure, needed to service new developments.

Overall, Council considers it fair and reasonable, and that the social, economic and cultural interests of Hurunui's communities are best advanced through using development contributions and reserve and community services financial contributions to fund the costs of growth-related capital expenditure for services and activities covered by this Policy.

CATCHMENT DETERMINATION

When setting development contributions, Council must consider how it sets its catchments for grouping charges by geographic areas. The LGA02 gives Council wide scope to determine these catchments, provided that:

- a) the grouping is done in a manner that balances practical and administrative efficiencies with considerations of fairness and equity; and
- b) grouping by geographic area avoids grouping across an entire district wherever practical

There are eight different catchments in Hurunui District for development. Catchments are outlined in Table 1 and mapped in Section 3 of the Policy.

SIGNIFICANT ASSUMPTIONS OF THE POLICY

METHODOLOGY

In developing a methodology for the Development Contributions in this Policy, Council has taken an approach to ensure that the cumulative effect of development is considered across the district and catchments.

PLANNING HORIZONS

In reviewing this policy, the projected units of demand have been updated for all projects that have remained the same as in the 2018/28 LTP. Where the capital cost of a project has increased or decreased from the amount previously projected, the capital expenditure on which the development contributions are calculated has been amended

All figures have been inflation adjusted as shown in Table 1. The projected development contribution payable for each year of the ten-year financial planning period of this plan is set out in Table 2 (GST added and figures rounded).

PROJECTING GROWTH

The 2013 census confirmed an increase in the Hurunui District’s resident population. High rates of absentee ownership of lifestyle blocks and holiday homes (especially in Hanmer Springs) complicate the process of forecasting growth in the district, but statistical correlations indicate a significant relationship between the census data (the “usually resident population”) and overall growth in the district (the number of properties added to the rating database from which development contributions may be collected, including holiday homes, seasonal accommodation etc).

In some localities, this correlation is stronger with census data in the surrounding area (ward), or even with that for the district as a whole. In such cases it has been assumed that population growth in these wider areas is more of a driver of growth (i.e. that there will be more migration into the area than the Statistics New Zealand (SNZ) data for that area indicates).

The Council has used the medium/high series of growth projections (SNZ) for the period of the LTP. Instead of reducing the number of new units of growth to be collected (in the defined period to calculate the resulting level of the individual development contribution), the collection period has been extended to achieve that same level of growth.

BEST AVAILABLE KNOWLEDGE

Unfortunately, the “area unit” boundaries used by SNZ do not always align with the areas that the Council wants to collect development contributions. A number of assumptions have been used for calculating the population projections for these areas (for example: subtracting or adding areas we do have population data for; extrapolating mapping data for unknown areas in cases where there is a good correlation between this and known areas).

This procedure and all of the assumptions mentioned above are potential sources of error for this policy, but they are necessary approximations given the information and resources that we have to work with.

There is obviously a large degree of uncertainty in any attempt at predicting the future with variances in population estimates and the large number of assumptions for this policy, the future is difficult to quantify.

The accuracy of the growth projections is further complicated by not knowing how long demand for land in the Hurunui district will continue following recent earthquakes (Canterbury earthquakes in 2010 and 2011, Hurunui/Kaikoura earthquake in 2016).

KEY RISKS/EFFECTS

If the growth predictions do not eventuate, it will change the assumed rate of development. In that event, Council will continue to monitor the rate of growth and will update assumptions in the growth and funding predictions, as required

If the time lag between expenditure incurred by Council and contributions received from those undertaking developments is different from that assumed in the funding model, and that the costs of capital are greater than expected, this would result in an increase in debt servicing costs.

To guard against that occurrence, Council will continue to monitor the rate of growth and will update assumptions in the growth and funding models, as required.

SERVICE ASSUMPTIONS

That methods of service delivery will remain substantially unchanged

FUNDING MODEL

A funding model has been developed to calculate development contributions under the Policy. It accounts for the activities for which contributions are sought, the assets and programmes related to growth, forecast growth and associated revenue. The funding model embodies several important assumptions, including that:

All capital expenditure estimates are inflation adjusted and GST exclusive.

The levels of service (LOS)/backlog, renewal and maintenance portions of each asset or programme will not be funded by development contributions. See the *Cost allocation* section below.

The growth costs associated with an asset are spread over the capacity life of the asset and any debt incurred in relation to that asset will be fully repaid by the end of that capacity life.

Interest expenses incurred on debt accrued will be recovered via development contributions and shared equally over all forecast HUEs over a 20-year period for each activity/catchment

COST ALLOCATION

Council must consider how to allocate the cost of each asset or programme between three principal drivers – growth, LOS/backlog, and renewal. The following sources of funding are used by Council.

Table 10: Activity Funding Sources

Activity	Loans	Rates	Development contributions
Water	Yes	Yes	Yes
Wastewater	Yes	Yes	Yes
Community Infrastructure	Yes	Yes	Yes

Water

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

Basis for assessment

Residential & Business Activities (Urban Areas)

Each new standard connection or subdivision lot established will be charged one development contribution as identified in the schedule.

Multi-Unit Residential Developments

The payment for multi-unit residential housing including minor dwelling units, family flats, town houses, retirement villages and apartments, will be applied on the basis that each separate residential unit shall be treated as a separate unit of demand and be charged accordingly.

Travellers Accommodation Including Hotel/Motel Units (Urban Areas)

For each hotel, motel unit or separate unit of travellers accommodation (excluding home stays accommodating less than 6 visitors) a payment of 50% of the standard water development contribution will be applied to each separate unit of accommodation let for tariff.

For camping grounds, hostels, bunkhouses and backpackers accommodation or comparative travellers accommodation a contribution shall be determined on the basis of payment of 50% of the standard water development contribution for each 4 visitors the premises/camping ground can accommodate.

Any manager's accommodation associated with travellers accommodation shall be charged at the full rate.

The contribution will be calculated on the cost of the capital expenditure associated with increasing the capacity of the systems to enable growth (divided by the number of new units of demands (including business and residential use development) that the area is capable of servicing. The resulting cost is added and divided by the number of projects. The result is the cost that will apply to each new unit of demand across the district.

Wastewater

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

The contribution for all wastewater schemes is calculated on the cost of the capital expenditure associated with increasing the capacity of the system to provide for growth, divided by the number of units of demand that are expected. The result is the cost that will apply to each new lot.

Basis for assessment

Residential & Business Activities (Urban Areas)

Each new standard connection or subdivision lot established will be charged one development contribution as identified in the schedule. Additional dwelling units established on the same lot will be charged an additional development contribution.

Multi-Unit Residential Developments

The payment for multi-unit residential housing including minor dwelling units, family flats, town houses, retirement villages and apartments, will be applied on the basis that each separate residential unit shall be treated as a separate unit of demand and be charged accordingly.

Travellers Accommodation Including Hotel/Motel Units (Urban Areas)

For each hotel, motel unit or separate unit of travellers accommodation (excluding home stays accommodating less than 6 visitors) a payment of 50% of the standard sewer development contribution will be applied to each separate unit of accommodation let for tariff.

For camping grounds, hostels bunkhouses and backpackers accommodation or comparative travellers accommodation a contribution shall be determined on the basis of payment of 50 % of the standard sewer development contribution for each 4 visitors the premises/camping ground can accommodate. Any managers' accommodation associated with travellers' accommodation shall be charged at the full rate.

Community Infrastructure

The Council has planned for considerable capital investment on community infrastructure that is under its management and control. A proportion of this expenditure relates to catering for the increased demands of growth. The six projects listed below relate to planned capital development associated with community infrastructure demands within the LTP.

Hanmer Springs town centre development: There has been some benefit to existing residents, but the development was required due to increasing infrastructure to cope with the expected growth over the planning period. The Council has determined that it is fair and equitable that development contributions fund those areas of development which are necessitated by growth, not driven by community desire. The Council recognises that renewals or upgrades of existing facilities will also benefit new residents but considers that the demand for these from the existing population are therefore should be funded by existing HUE's.

Amberley walkway and cycleway network extension: This work is in the new development areas of Amberley and each new unit of demand should contribute to the development of the network. Where the infrastructure is an upgrade to existing areas it will be met by existing HUE's.

Queen Mary Hospital Historic Reserve: This site is envisaged as providing for future recreational opportunities for a twenty-year planning horizon from 2004. There is a need to add to and improve this land and expand its potential for recreation use. It is a district reserve and, as such, all expenditure on development will be spread across both existing and future HUE's across the district over the specified period.

Hanmer Springs Domain: The development of the facilities at the Domain was identified by the Hanmer Springs Community Board as a key project to undertake after discussions with the community. The portion of the costs that is deemed to be growth related will be spread across the future HUE's from within the Hanmer Springs Settlement Area.

South Ward (formerly Amberley) Reserves: The acquisition and development of these reserves are to provide additional recreation facilities and sports grounds due to growth over the foreseeable future. Its cost will thus be recovered from development occurring within the South Ward.

Amberley Township Reserves: The acquisition and development of these are to provide for additional neighbourhood reserves, passive reserve areas and linkage strips. These reserves will be required due to growth within the Township. The cost will be spread across the future HUE's from within the Amberley Settlement Area.

Amberley Transfer Station: Amberley transfer station is currently nearing capacity to deal with current levels of demand from the local community. Waste and recycling throughput and customer numbers are continually increasing and expected growth across the District will require an expansion of activities. Amberley Transfer Station is considered a very important asset as it serves a major function in the provision of waste and recycling services district-wide. It is used to combine waste from kerbside collections, litter bins and the four northern transfer stations sites for transport to Kate Valley. Recycling from throughout the district is consolidated at Amberley for onward transport to recycling processors. Council's waste contractor operates out of the Amberley Transfer Station site as its main base of operations. Equipment to support Council's district-wide waste activities is stored at the site. The cost will be spread across all new HUE's across the District for the specified period.

Hurunui District Library: The Hurunui District library in Amberley is experiencing ongoing demand for community space for both teaching and public use and well as the libraries growing collections. With the growth in the South Ward and an ageing population there is increasing demand for all of the services that libraries provide. While the library is based in Amberley it is the District library servicing all the smaller community libraries and therefore the cost will be spread across all new HUE's across the District for the specified period.

Basis for assessment

Residential & Business Activities

Each new subdivision lot established will be charged one development contribution for each item of community infrastructure as identified in the schedule. Additional dwelling units established on the same lot will be charged a separate development contribution.

Multi-Unit Residential Developments

The payment for multi-unit residential housing including minor dwelling units, family flats, town houses, retirement villages and apartments, will be applied on the basis that each separate residential unit shall be treated as a separate unit of demand and be charged accordingly.

Travellers Accommodation Including Hotel/Motel Units

For each hotel, motel unit or separate unit of travellers' accommodation (excluding home stays accommodating less than 6 visitors) a payment of 50% of the standard community infrastructure development contributions identified in the schedule will be applied to each separate unit of accommodation let for tariff.

For camping grounds, hostels, bunkhouses and backpackers' accommodation or comparative travellers accommodation a contribution shall be determined on the basis of payment of 50 % of the standard community infrastructure development contribution for each 4 visitors the premises/camping ground can accommodate. Any manager's accommodation associated with travellers' accommodation shall be charged at the full rate.

CALCULATING THE DEVELOPMENT CONTRIBUTIONS

PROCESS

The detailed basis for assessment for developments is explained for each contribution. There are two broad groups of contributions:

One applies to services and facilities that have a district wide benefit and the costs are apportioned across the whole district.

The second group has more tangible benefits for a defined group of users and the costs are apportioned to the direct beneficiaries.

SUMMARY OF CALCULATIONS

Schedule 1 summarises the development contribution charge calculations and Schedule 2 summarises the unit of demand for years 1 to 10 of the plan.

Schedule 1 – development contribution charge calculations and schedule of future projects for which development contributions will be used

Project	Funded From	Total Capital Cost of Project (including non-growth related components) in 2025 dollars	Est. Proportion of Growth attributable to Development (net result of estimates for each capital item in project)	Est. Total Units of Demand by end of target period (to spread Development Cost if applicable)	Est. (actual when available) Total Capital Cost due to growth, inflation adjusted to 2025	Est. (actual when available) Total Capital Cost due to growth, inflation adjusted to 2026	Est. (actual when available) Total Capital Cost due to growth, inflation adjusted to 2027	Est. (actual when available) Total Capital Cost due to growth, inflation adjusted to 2034
District Sewer	District Sewer Area	\$4,241,653	72%	4,967	\$3,052,654	\$3,118,210	\$3,192,318	\$3,691,117
District Urban Water	Urban Water Area	\$11,573,688	83%	10,371	\$9,619,370	\$9,825,948	\$10,059,472	\$11,631,264
District Rural Water	Rural Water Area	\$12,546,298	69%	8,421	\$8,675,800	\$8,862,115	\$9,072,732	\$10,490,347
Amberley Township Reserves	Amberley Township	\$1,516,698	90%	2,434	\$1,365,028	\$1,394,343	\$1,427,480	\$1,650,524
Amberley Walking & Cycling Routes	Amberley Township	\$609,920	80%	2,434	\$487,936	\$498,414	\$510,260	\$589,988
Amberley Ward Reserves	Amberley Ward	\$2,174,232	89%	3,118	\$1,933,753	\$0	\$0	\$0
Hanmer Springs Town Centre Development	Hanmer Springs Ward	\$2,788,569	60%	2,321	\$1,673,142	\$1,709,073	\$1,749,690	\$2,023,080
Hanmer Springs Domain	Hanmer Springs Ward	\$518,202	50%	1,936	\$259,101	\$264,665	\$270,955	\$313,292
Queen Mary Development	Hurunui District	\$4,790,496	Spread based on a ratio of new units of demand / total units of demand	10,629	\$1,710,478	\$1,747,211	\$1,788,735	\$2,068,225
Library Expansion	Hurunui District	\$2,000,000	100%	12,739	\$2,000,000	\$2,042,951	\$2,091,503	\$2,418,301
Transfer Station Expansion	Hurunui District	\$1,667,000	75%	12,739	\$1,250,250	\$1,277,099	\$1,307,451	\$1,511,740

Schedule 2 – Development Contribution Schedule for Years 1-3 and 10 of this plan.

Table 2: Development Contribution Schedule for Years 1-3 and 10 of this plan												
Project	Funded From	Relevant Subsection of Policy (Category of Contribution)	Point at which Contribution is collected (number refers to options in NOTES below)	Start Year for Contributions	Maximum No. of years from start year until project is undertaken	Target period (years from start year) over which to collect contributions	Est. Num of New Units to Collect From in target period based on growth model	Development Contribution (GST added) 2023/2024	New Development Contribution (GST added) 2024/2025	New Development Contribution (GST added) 2025/2026	New Development Contribution (GST added) 2026/2027	New Development Contribution (GST added) 2033/2034
District Sewer	District Sewer Area	Network Infrastructure	3	2016	10	15	1,099	\$3,240	\$3,190	\$3,260	\$3,340	\$0
District Urban Water	Urban Water Area	Network Infrastructure	3	2016	10	44	6,654	\$1,630	\$1,660	\$1,700	\$1,740	\$2,010
District Rural Water	Rural Water Area	Network Infrastructure	3	2016	10	20	2,235	\$4,490	\$4,460	\$4,560	\$4,670	\$5,400
Amberley Township Reserves	Amberley Township	Reserves	1	2008	25	32	824	\$1,850	\$1,900	\$1,940	\$1,990	\$2,300
Amberley Walking & Cycling Routes	Amberley Township	Community Infrastructure	4	2008	20	32	824	\$660	\$670	\$680	\$700	\$810
Amberley Ward Reserves	Amberley Ward	Reserves	1	2008	25	17	832	\$2,890	\$2,670	\$0	\$0	\$0
Hanmer Springs Town Centre	Hanmer Springs Ward	Community Infrastructure	4	2004	10	30	954	\$1,980	\$2,020	\$2,060	\$2,110	\$2,440
Hanmer Springs Domain	Hanmer Springs Ward	Reserves	1	2013	10	13	299	\$1,170	\$1,000	\$1,020	\$0	\$0
Queen Mary Development	Hurunui District	Reserves	1	2004	20	30	3,795	\$620	\$520	\$530	\$540	\$630
Library Expansion	Hurunui District	Reserves	1	2024	20	20	3,816	n/a	\$600	\$620	\$630	\$730
Transfer Station Expansion	Hurunui District	Reserves	1	2024	20	20	3,816	n/a	\$380	\$380	\$390	\$460
NOTES: Points at which Contributions are payable and maximum contribution for reserves**				Totals:								
1. At the time of granting a subdivision consent, or if a separate certificate of title exists against which no development levy has been paid, at the time of issuing a building consent.				Hanmer Springs Township								
2. At time of granting subdivision consent or if no development levy has been paid, at the time of issuing a building consent or resource consent or at time of connection to service.				Hanmer Springs Rating Area (excluding Township)								
3. When subdivision consent is granted and or where subsequently an additional dwelling house or business premise is promoted on the same lot at the time when either a resource consent or a building consent is granted.				Amberley Township								
4. Upon granting a subdivision consent or Building Consent or Resource Consent. All new subdivisions will be subject to the community infrastructure contributions set out in this table. Where allotments already exist but have not been built on the contribution will be collected on the granting of the building consent or resource consent.				Leithfield Township & Amberley Beach Township								
5. At time of application to the Rural Water Scheme.				Leithfield Beach Township								
** In the case of reserves contributions, the contribution payable will be capped at the greater of 7.5% of the value of the additional allotments created by a subdivision or the value equivalent of 20 square metres of land for each additional household unit created by the development.				Amberley Rating Area (excluding Townships)								
				Glenmark Rating Area (excluding Rural Water)								
				Cheviot Rating Area (Including Rural Water)								
				Hurunui Rating Area (including Rural Water)								
				Amuri Rating Area (excluding Rural Water)								
				* In the case of land taken for reserve purposes, this figure will be negotiated with the land owner at the time the contribution is made.								

PART 3: CATCHMENT MAPS

The maps in this section outline the boundaries of the catchments within which development contributions will apply.

URBAN WATER CATCHMENT MAPS

Catchment area for urban water is determined on the ability to connect to an on-demand supply. This is not confined to township or rating area boundaries.

RURAL WATER CATCHMENT MAPS

Catchment area for rural water is determined on the ability to connect to a restricted supply. This is not confined to township or rating area boundaries.

WASTEWATER CATCHMENT MAPS

Catchment area for wastewater is determined on the ability to connect to the wastewater reticulation network. This is not confined to township or rating area boundaries.

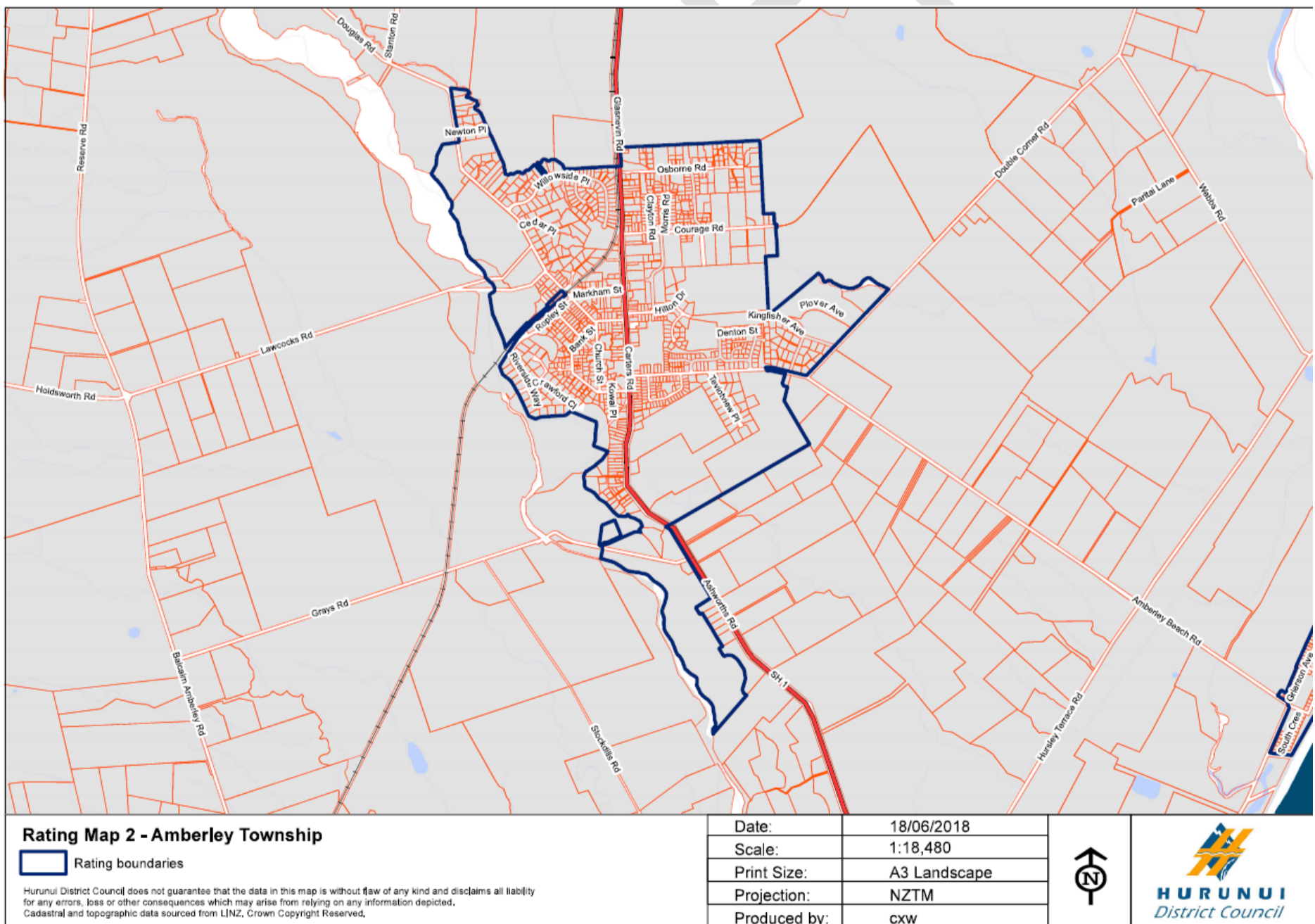
COMMUNITY CATCHMENT MAPS

HURUNUI DISTRICT:

Catchment area for contributions from the Hurunui District (Queen Mary Development; Library Expansion; and Transfer Station Expansion) is applicable to all properties with the Hurunui District.

AMBERLEY TOWNSHIP:

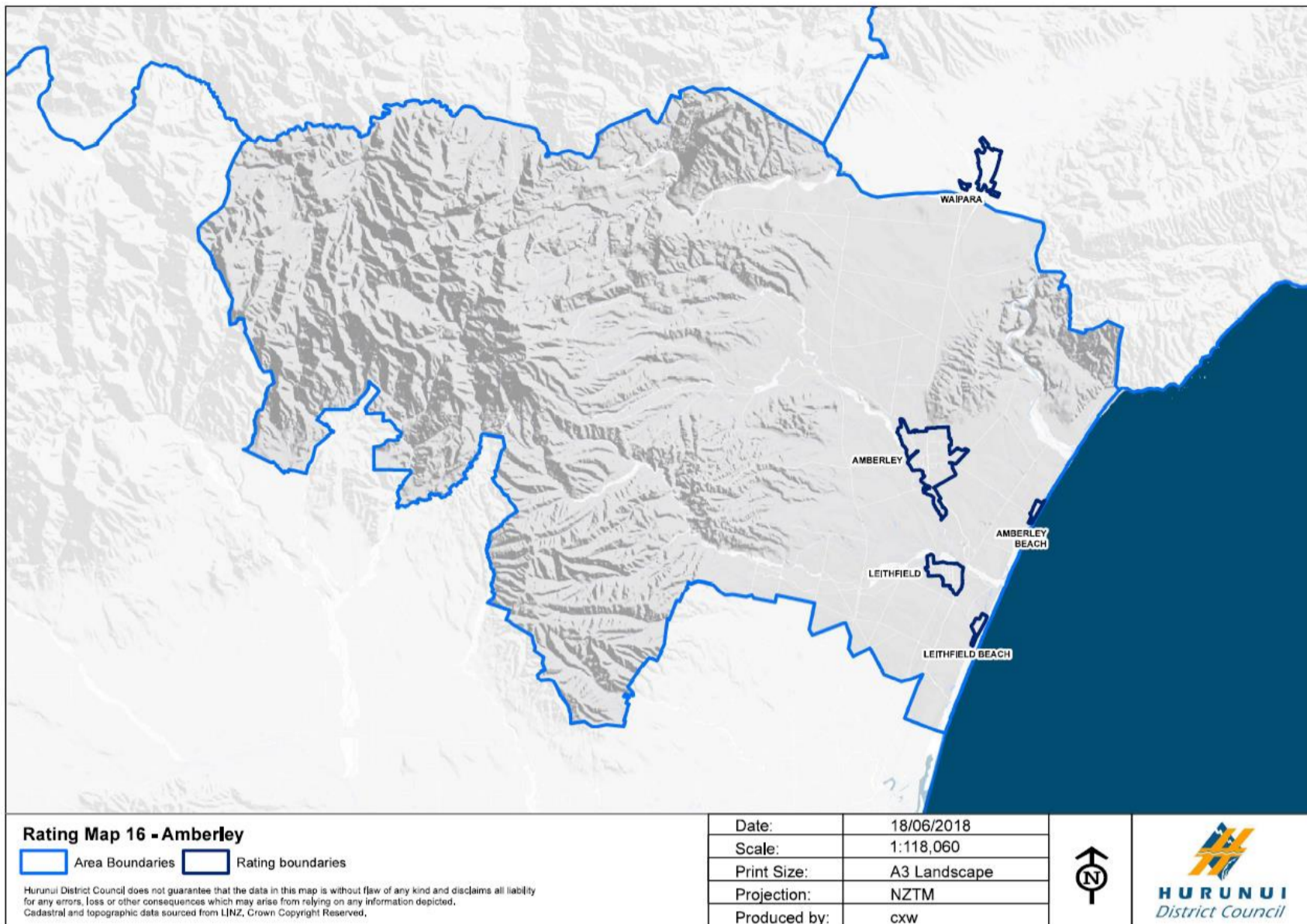
Catchment area for contributions from the Amberley Township (Amberley Township Reserves and Amberley Township Walking and Cycling Routes) is applicable to all properties with the Amberley Township Boundary.



This matches the Rating Map for Amberley Township.

SOUTH WARD (FORMERLY AMBERLEY WARD):

Catchment area for contributions from the South (Amberley) Ward (Amberley Ward Reserves) is applicable to all properties with the South Ward (Amberley) Ward Boundary.

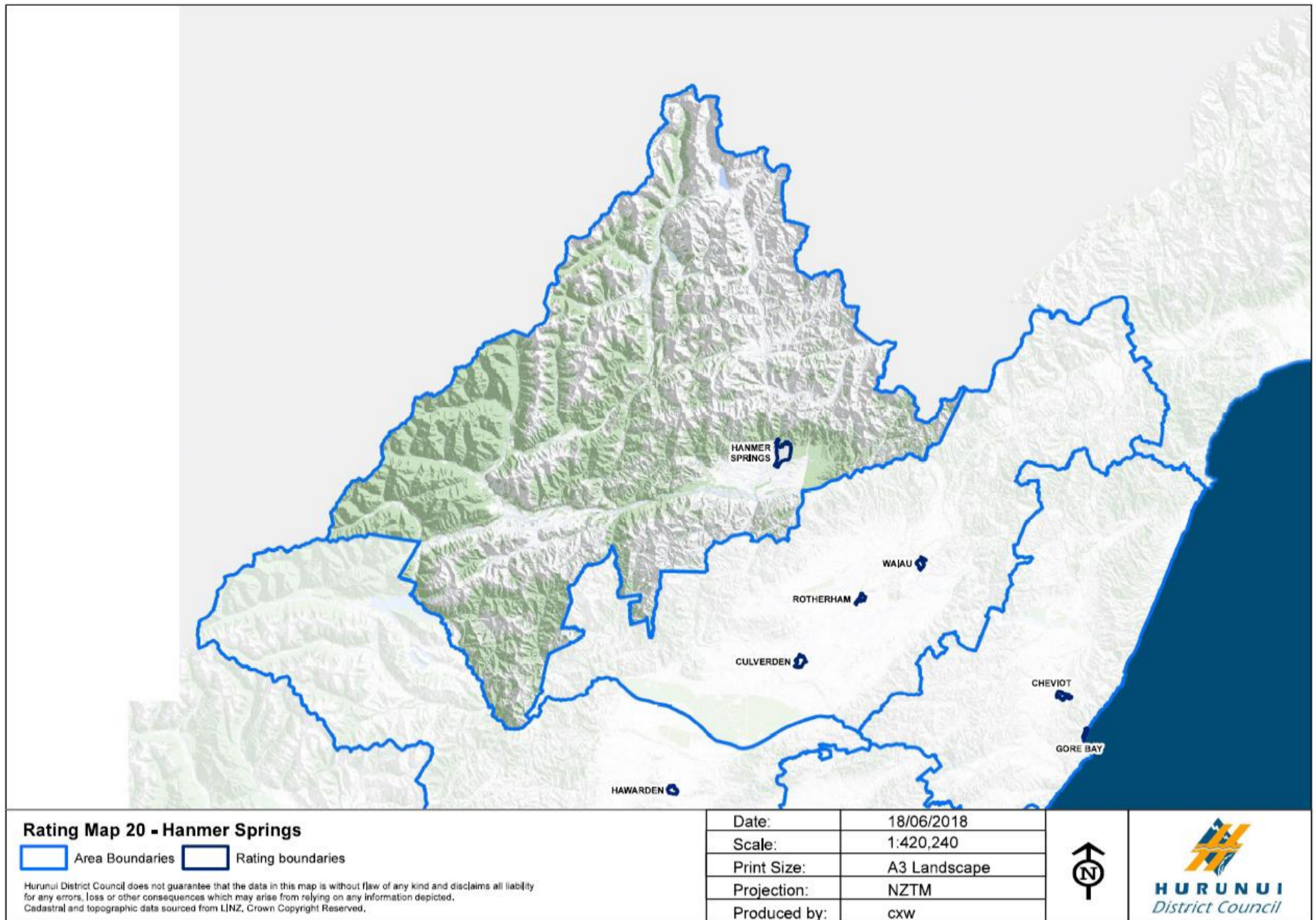


This matches the Rating Map for Amberley Rating Area.

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HANMER SPRINGS WARD:

Catchment area for contributions from the former Hanmer Springs Ward (Hanmer Springs Town Centre Development and Hanmer Springs Domain) is applicable to all properties with the former Hanmer Springs Ward Boundary.



This matches the Rating Map for Hanmer Springs Rating Area.