

Waimakariri District Council

Agenda

Tuesday 25 June 2024

1.00pm

Council Chambers

215 High Street

Rangiora

Members:

Mayor Dan Gordon

Cr Neville Atkinson

Cr Al Blackie

Cr Robbie Brine

Cr Brent Cairns

Cr Tim Fulton

Cr Jason Goldsworthy

Cr Niki Mealings

Cr Philip Redmond

Cr Joan Ward

Cr Paul Williams

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The Mayor and Councillors

WAIMAKARIRI DISTRICT COUNCIL

A meeting of the **WAIMAKARIRI DISTRICT COUNCIL** will be held in the **COUNCIL CHAMBER, RANGIORA SERVICE CENTRE, 215 HIGH STREET, RANGIORA** on **TUESDAY 25 JUNE 2024** commencing at **1pm.**

Sarah Nichols
GOVERNANCE MANAGER

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

BUSINESS

Page No

1. APOLOGIES

2. CONFLICTS OF INTEREST

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

3. CONFIRMATION OF MINUTES

3.1 Minutes of a meeting of the Waimakariri District Council held on Tuesday 21 May 2024

RECOMMENDATION

THAT the Council:

- (a) **Confirms** as a true and correct record the minutes of a meeting of the Waimakariri District Council held on Tuesday 21 May 2024.

NOTE: These minutes will be circulated separately.

3.2 Matters Arising From The Minutes

4. REPORTS

4.1 2024/25 Development Contribution Policy and Schedules for Adoption with Long Term Plan – L Hurley (Project Planning and Quality Team Leader) and C Roxburgh (Project Delivery Manager)

14 - 115

RECOMMENDATION

THAT the Council:

- (a) **Receives** Report No. 240416059808.
- (b) **Approves** the attached 2024/25 Development Contribution Policy and Maps to be effective from 1 July 2024, at the start of the new financial year (Attachments i & ii).
- (c) **Approves** the attached 2024/25 Development Contribution Schedules to be effective from 1 July 2024, at the start of the new financial year (Attachment iii).

- (d) **Approves** the Development Contribution Policy including a requirement that secondary dwellings (i.e. granny flats) to be subject to 0.5 of a development contribution at the time of building consent.
- (e) **Instructs** staff to update the final version of the Development Contribution Policy and Long Term Plan to require that secondary dwellings (i.e. granny flats) are charged 0.5 DCs at the time of building consent, in accordance with (d) above.
- (f) **Notes** that there are five changes proposed to the Development Contribution Schedules following the 2024-34 Long Term Plan consultation period as listed below, with the remainder of the development contribution amounts proposed to be adopted in accordance with the figures that were included within the LTP consultation document. The proposed changes are:

	Adopted Annual Plan 2023/24	Draft Long Term Plan 2024/25	Final 2024/25 Long Term Plan	Change from Draft LTP
Sewer – Kaiapoi	2,189	2,216	2,220	4.00
Water – West Rangiora	1,793	1,900	1,960	60.00
District Rooding	12,062	10,110	10,121	11.00
Community Infrastructure	New 2024/25	1,495	1,451	- 44.00
Rangiora – West of Bellgrove	New 2024/25	23,144	28,224	5,080

- (g) **Notes** that any consent and/or any connection applications received prior to 1 July 2024 will be subject to the 2023/24 Development Contribution Schedule, in accordance with the 2023/24 Development Contribution Policy, while any consent and/or new connection applications received from 1 July 2024 onwards will be subject to the new Policy and Schedules.

4.2 **Adoption of the Long Term Plan 2024 – 2034 – G Bell (Acting General Manager Finance and Business Support)**

116 - 121

RECOMMENDATION

THAT the Council:

- (a) **Receives** report N° 240605090378
- (b) **Approves** the removal of the out-of-date information from the Revenue and Financing Policy that shows historic funding percentages for Council activities.
- (c) **Adopts** the Long-Term Plan 2024-2034 (*Trim document 240501068892*) including the Infrastructure Strategy (*Trim document 240614096458*) and Financial Strategy.
- (d) **Notes** the Audit Opinion provided by Audit New Zealand is an unmodified opinion and includes an emphasis of matter in relation to uncertainty over funding for some roading projects.
- (e) **Authorises** the Chief Executive and the Acting General Manager Finance and Business Support to make necessary minor edits and corrections to the Long-Term Plan 2024-2034 prior to publication.

4.3 **Rates Resolution 2024/2025 – L Palmer (Credit Controller)**

122 - 132

RECOMMENDATION**THAT** the Council:

- (a) **Receives** Report No. 240524084179
- (b) **Resolves** to set and assess the following rates under the Local Government (Rating) Act 2002 and in accordance with the relevant provisions of the Long Term Annual Plan 2024-2034 and Funding Impact Statement for the 2024/2025 year, on rating units in the Waimakariri District for the financial year commencing on 1 July 2024 and ending on 30 June 2025.

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

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

Targeted rating area boundaries are available at waimakariri.govt.nz or at any Council Service Centre.

1. GENERAL RATES

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

Uniform annual general charge per rateable rating unit	\$135.00
General rate in the dollar on rateable capital value	\$0.000435

2. EARTHQUAKE RECOVERY RATE

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

Fixed amount per rateable rating unit	\$141.87
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3. ROADING RATES

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

Fixed amount per rateable rating unit	\$130.14
Roading rate in the dollar on rateable capital value	\$0.000533

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

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

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

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

Fixed amount per rateable rating unit	\$331.65
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6. BARKERS ROAD SEAL EXTENSION LOAN RATE

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

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

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

Fixed amount per separately used or inhabited part of a rateable rating unit in the Town Residential category	\$612.10
Fixed amount per rateable rating unit in the Town Commercial category	\$612.10
Fixed amount per rateable rating unit in the Town Vacant category	\$85.00
Fixed amount per separately used or inhabited part of a rateable rating unit in the Rural Residential category	\$527.10
Fixed amount per rateable rating unit in the Rural Commercial category	\$527.10

A full explanation of the differential categories is in the Funding Impact Statement contained in the Long Term Plan 2024-2034 available at waimakariri.govt.nz or at any Council Service Centre.

8. COMMUNITY LIBRARY AND MUSEUMS RATE

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

Fixed charge per rateable rating unit used for business purposes	\$218.03
Fixed charge per separately used or inhabited part of a rateable rating unit used for residential purposes	\$218.03

9. COMMUNITY SWIMMING POOLS RATE

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

Fixed charge per rateable rating unit used for business purposes	\$193.78
Fixed charge per separately used or inhabited part of a rateable rating unit used for residential purposes	\$193.78

10. CANTERBURY MUSEUM OPERATIONAL LEVY RATE

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

Fixed charge per rateable rating unit used for business purposes	\$31.80
Fixed charge per separately used or inhabited part of a rateable rating unit used for residential purposes	\$31.80

11. CANTERBURY MUSEUM REDEVELOPMENT LEVY RATE

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

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

12. PEGASUS SERVICES RATE

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

Fixed amount per rateable rating unit	\$73.30
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13. ANIMAL CONTROL (STOCK) RATE

A targeted rate set under Sections 16-18 as a rate in the dollar on the rateable capital value on rating units situated in the Residential 4A, Residential 4B and rural zones in the Waimakariri District Council District Plan.

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

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

Rate in the dollar on rateable capital value on each rating unit situated in the Kaiapoi-Tuahiwi Community Board area	\$0.000007
Fixed amount per rateable rating unit situated in the Kaiapoi-Tuahiwi Community Board area	\$22.86
Rate in the dollar on rateable capital value on each rating unit situated in the Rangiora-Ashley Community Board area	\$0.000005
Fixed amount per rateable rating unit situated in the Rangiora-Ashley Community Board area	\$20.42
Rate in the dollar on rateable capital value on each rating unit situated in the Woodend-Sefton Community Board area	\$0.000008
Fixed amount on per rateable rating unit situated in the Woodend-Sefton Community Board area	\$25.60
Rate in the dollar on rateable capital value on each rating unit situated in the Oxford-Ohoka Community Board area	\$0.000006
Fixed amount per rateable rating unit situated in the Oxford-Ohoka Community Board area	\$30.78

15. PROMOTION AND ECONOMIC DEVELOPMENT RATE

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

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

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

Rate in the dollar on rateable capital value	\$0.0001219
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17. KAIAPOI CBD AREA MAINTENANCE AND STREET WORKS RATE

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

Rate in the dollar on rateable capital value	\$0.0002505
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18. KERBSIDE RUBBISH AND RECYCLING COLLECTION RATE

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

Fixed charge per separately used or inhabited part of a rating unit to which the Kerbside Rubbish and Recycling Collection service is available	\$118.00
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19. OHOKA KERBSIDE RECYCLING COLLECTION RATE

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

Fixed charge per separately used or inhabited part of a rating unit in the Ohoka Kerbside Recycling Area	\$108.00
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20. KERBSIDE BIN RUBBISH COLLECTION

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

Fixed charge per 80 litre rubbish wheelie bin	\$112.60
Fixed charge per 140 litre rubbish wheelie bin	\$150.10

21. KERBSIDE ORGANICS BIN COLLECTION

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

Fixed charge per 80 litre organics wheelie bin	\$94.10
Fixed charge per 140 litre organics wheelie bin	\$127.60
Fixed charge per 240 litre organics wheelie bin	\$181.30

22. WATER RATES

Targeted rates for water supply set under Sections 16-19 as follows:

On a differential basis according to the provision or availability of the service, a fixed amount per separately used or inhabited part of a rating unit that is provided with an unrestricted connection to the Cust, Rangiora, Kaiapoi, Waikuku Beach, Woodend-

Tuahiwi-Pegasus, Oxford Township water supplies. A fixed amount (40% of the rate for an unrestricted connection) for each unit of water supplied is set on rating units provided with a restricted connection to the above named water supplies.

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

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

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

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

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

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

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

Ashley Rural water rates are collected on behalf of the Hurunui District Council.

Cust	\$1,712.20
Cust – restricted supply per unit of water	\$684.88
Summerhill – per unit of water	\$127.40
Summerhill – per rating unit	\$1,059.10
Fernside Loan Rate per unit of water	\$87.30
Rangiora	\$451.90
Rangiora – restricted supply per unit of water	\$180.76
Kaiapoi	\$313.00
Kaiapoi – restricted supply per unit of water	\$125.20
Waikuku Beach	\$593.80
Waikuku Beach – restricted supply per unit of water	\$237.52
Woodend-Tuahiwi-Pegasus	\$441.80
Woodend-Tuahiwi– Pegasus restricted supply per unit of water	\$176.72
Tuahiwi rural water loan rate	\$778.30
Tuahiwi residential area water connection loan rate	\$667.11
Tuahiwi residential area water pipeline loan rate	\$489.22
West Eyreton—per unit of water	\$106.10
West Eyreton—per rating unit	\$1,097.90
Oxford Township	\$700.10
Oxford Township – restricted supply per unit of water	\$280.04
Oxford Rural Water No 1 per unit of water	\$527.50
Oxford Rural Water No 2 per unit of water	\$488.40
Water UV Treatment rate – per rating unit	\$70.57
Mandeville – per unit of water	\$333.80
Ohoka – per unit of water	\$25.38
Ohoka – per rating unit	\$1,305.12
Poyntzs Road – per unit of water	\$81.00
Poyntzs Road – per rating unit	\$949.00

Garrymere – per unit of water	\$45.70
Garrymere – per rating unit	\$1,696.33
Ashley Rural Water- per unit of water	\$1,181.39

23. WAIMAKARIRI WATER RACE RATES

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

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

Area Rate (per Hectare)	\$8.59
Fixed amount per rateable rating unit (properties of over .4046 ha land area)	\$137.00
Fixed amount per rateable rating unit (properties less than or equal to .4046 ha)	\$132.00
Special fixed amount per rateable rating unit for piped supply	\$137.00

24. SEWER RATES

A targeted rate under Sections 16-18 per water closet or urinal within a rating unit connected to the Eastern Districts Sewer in Rangiora, Waikuku Beach, Woodend, Woodend Beach, Pines Kairaki, Tuahiwi, Kaiapoi, Pegasus, Swannanoa, Mandeville, Ohoka, Loburn Lea and Fernside.

A targeted rate set under Sections 16-18 as a fixed charge per rateable rating unit in the Oxford sewer rating area.

Targeted loan rates set under Sections 16-18 as a fixed amount per rateable rating unit located in the Ohoka Utilities Connection Loan area and the Fernside Sewer Loan rating area and the Loburn Lea Sewer loan rating area.

Eastern Districts (Rangiora, Waikuku Beach, Woodend, Woodend Beach, Pines Kairaki, Tuahiwi, Kaiapoi, Pegasus, Swannanoa, Mandeville, Ohoka, Fernside, Loburn Lea) per WC or urinal.	\$615.90
Ohoka Utilities Sewer Connection Loan Rate fixed amount per rateable rating unit	\$321.00
Loburn Lea Sewer Loan Rate fixed amount per rateable rating unit	\$1,160.56
Oxford Sewer Operating Rate fixed amount per rateable rating unit	\$1,212.50
Fernside Sewer Loan Rate fixed amount per rateable rating unit	\$1,077.74

25. URBAN STORMWATER DRAINAGE RATES

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

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

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

Rate in the dollar on rateable land value in the Kaiapoi urban drainage rating area excluding the Island Road rural extension	\$0.001311
Fixed amount per rating unit in the Alexander Lane Drainage Rating area	\$120.00
Rate in the dollar on rateable land value in the Kaiapoi urban drainage rating area Island Road Extension	\$0.000656
Rate in the dollar on rateable land value in Rangiora urban drainage rating area	\$0.0008443
Rate in the dollar on rateable land value in Coastal Urban (Woodend, Waikuku and Pines/Kairaki) urban drainage rating areas	\$0.0005619
Rate in the dollar on rateable land value in the Oxford urban drainage rating area	\$0.0008824
Rate in the dollar on rateable land value in the Pegasus urban drainage rating area	\$0.0007863

26. RURAL LAND DRAINAGE RATES

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

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

Ohoka fixed amount per rateable rating unit	\$75.00
Ohoka rate in the dollar on rateable land value	\$0.0004374
Loburn Lea rate in the dollar on rateable land value	\$0.0017855
Oxford fixed amount per rateable rating unit	\$57.00
Oxford rate in the dollar on rateable land value	\$0.0002592
Clarkville fixed amount per rateable rating unit	\$210.00
Clarkville rate on land area (per hectare)	\$55.36
Waimakariri Coastal Rural fixed amount per rateable rating unit	\$71.00
Waimakariri Coastal Rural rate on land area (per hectare)	\$43.21
Waimakariri Central Rural fixed amount per rateable rating unit	\$63.00
Waimakariri Central Rural rate in the dollar on rateable land value	\$0.0002422
Cust rate on land area (per hectare)	\$68.64

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

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

Instalment	Due Date	Penalty Charge Applies
1 20 August 2024	27 August 2024	
2 20 November 2024	27 November 2024	
3 20 February 2025	27 February 2025	
4 20 May 2025	27 May 2025	

- (d) **Resolves** pursuant to Sections 57 and 58 a penalty charge amounting to 10% of the amount of unpaid rates from previous financial years, remaining unpaid at 5 July 2024 will be added on 5 July 2024 and a further penalty charge of 10% will be added on 6 January 2025 to rates for previous years still remaining unpaid as at 6 January 2025.
- (e) **Resolves** pursuant to Section 55 and the Discount for the Early Payment of Rates Policy, a discount amounting to 4% of the General Rate, Uniform Annual General Charge, Rooding Rates, Community Parks and Reserves, Buildings and Grants rate, Community Library & Museums Rate, Community Swimming Pools Rate, Pegasus Services Rate, Canterbury Museum Operational Levy rate and Canterbury Museum Redevelopment Levy Rate, will be allowed if the total year's rates and charges assessed, including those rates collected on behalf of the Canterbury Regional Council and Hurunui District Council are paid in full by 27 August 2024.
- (f) **Resolves** that rates shall be payable by cash or eftpos (debit card) at any of the following places during office opening hours:

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

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

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

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

7. **MATTERS TO BE CONSIDERED WITH THE PUBLIC EXCLUDED**

Section 48, Local Government Official Information and Meetings Act 1987.

In accordance with section 48(1) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by section 6 or section 7 of that Act (or sections 6, 7 or 9 of the Official Information Act 1982, as the case may be), it is moved:

That the public is excluded from the following parts of the proceedings of this meeting.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

Item No.	Subject	Reason for excluding the public	Grounds for excluding the public.
7.1	Confirmation of Minutes of public excluded portion of Council meeting 21 May 2024	Good reason to withhold exists under section 7	To protect the privacy of natural persons, including that of deceased natural persons (s7(2)(a) and to carry on without prejudice or disadvantage, negotiations (including commercial and industrial negotiations) LGOIMA Section7(2)(i).
7.2	Contract for Rating Valuation Services and Database Management	Good reason to withhold exists under section 7	The recommendations in this report are to be made publicly available but the contents remain public excluded as there is good reason to withhold in accordance with Section 7(h) of the Local Government Official Information and Meetings Act; "enable any local authority holding the information to carry out, without prejudice or disadvantage, commercial activities".
7.3	Land Purchase and payment of "extra-over" infrastructure costs for Bellgrove Stormwater Management Area	Good reason to withhold exists under section 7	This report is to remain public excluded under s7(2)(h and i), as it contains details of commercial negotiations (including Bellgrove's development costs). The budget and development contribution schedule will be published as part of the LTP process.

8. **NEXT MEETING**

The next scheduled ordinary meeting of the Council is on Tuesday 2 July 2024 commencing at 9.30am, to be held in the Kaikanui Meeting Room, Ruataniwha Kaiapoi Civic Centre, 176 Williams Street, Kaiapoi.

WAIMAKARIRI DISTRICT COUNCIL

REPORT FOR DECISION

FILE NO and TRIM NO: POL-08-39 / 240416059808

REPORT TO: COUNCIL

DATE OF MEETING: 25 June 2024

AUTHOR(S): Libica Hurley, Project Planning & Quality Team Leader
Colin Roxburgh, Project Delivery Manager

SUBJECT: 2024/25 Development Contribution Policy and Schedules for Adoption with Long Term Plan

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


General Manager (Gerard Cleary)


Chief Executive

1. SUMMARY

- 1.1. This report seeks Council approval of the 2024/25 Development Contribution Policy and Schedules, which sits alongside the wider adoption of the 2024-34 Long Term Plan (LTP).
- 1.2. The reasons for changes to the development contribution schedules following consultation are considered minor and are consistent with budget changes. Budget changes are covered by staff reports to the LTP. The development contribution schedule only reflects these budgets set through other processes.
- 1.3. Notes that there was one submission received during the consultation period, which has been considered, however not resulted in a proposed change to the Policy, as discussed within the report.

Development Contribution Policy

- 1.4. Since the draft Policy was put out for consultation, a correction of a typo in Appendix 3 Section 3.2.2 has been made.
- 1.5. Also since consultation, a matter has been raised regarding secondary dwellings (or granny flats) that requires consideration. There are two options presented for how to address this:

Option 1: Amend Policy such that DCs are not charged on Granny Flat at the time of building consent or subdivision

This option would involve an update to the 'Household unit' definition to make clear that secondary dwellings are not charged development contributions either at the time of building consent or if subsequent subdivision is applied for.

This is reflected in current attached draft Policy for adoption.

Option 2 – Amend Policy such that 0.5 DC is charged on a Granny Flat at the time of Building Consent

This option would involve an update to the 'Household unit' definition to make clear that secondary dwellings (or granny flats) are not considered part of the "household unit" and therefore are subject to development contributions. Acknowledging that 'granny flats' have

a lower level of demand than a primary dwelling, it is recommended that they only be charged 0.5 of a DC. This is the recommended option.

If this option is approved by Council, the Policy will be updated by staff to reflect this change.

Development Contribution Schedule

- 1.6. The draft 2024/25 Development Contribution Schedule was included in the draft 2024/34 Long Term Plan consultation document.
- 1.7. The DC schedule is simply a reflection of the growth budgets and growth figures within the LTP. Therefore, the only changes proposed to the schedules are as a result of either changes to budgets or rating units since the schedule was drafted and presented to the Council in January. These changes are summarised in the report.
- 1.8. There are five changes to the draft Development Contribution Schedules recommended prior to adoption as set out in the report.

Attachments:

- i. 2024/25 Development Contribution Policy (Record No. 240415058939)
- ii. 2024/25 Development Contribution Maps (Record No. 231124189055)
- iii. 2024/25 Development Contribution Schedule (Record No. 240415058938)

2. RECOMMENDATION

THAT the Council:

- (a) **Receives** Report No. 240416059808.
- (b) **Approves** the attached 2024/25 Development Contribution Policy and Maps to be effective from 1 July 2024, at the start of the new financial year (Attachments i & ii).
- (c) **Approves** the attached 2024/25 Development Contribution Schedules to be effective from 1 July 2024, at the start of the new financial year (Attachment iii).
- (d) **Approves** the Development Contribution Policy including a requirement that secondary dwellings (i.e. granny flats) to be subject to 0.5 of a development contribution at the time of building consent.
- (e) **Instructs** staff to update the final version of the Development Contribution Policy and Long Term Plan to require that secondary dwellings (i.e. granny flats) are charged 0.5 DCs at the time of building consent, in accordance with (d) above.
- (f) **Notes** that there are five changes proposed to the Development Contribution Schedules following the 2024-34 Long Term Plan consultation period as listed below, with the remainder of the development contribution amounts proposed to be adopted in accordance with the figures that were included within the LTP consultation document. The proposed changes are:

	Adopted Annual Plan 2023/24	Draft Long Term Plan 2024/25	Final 2024/25 Long Term Plan	Change from Draft LTP
Sewer – Kaiapoi	2,189	2,216	2,220	4.00
Water – West Rangiora	1,793	1,900	1,960	60.00
District Rooding	12,062	10,110	10,121	11.00
Community Infrastructure	New 2024/25	1,495	1,451	- 44.00
Rangiora – West of Bellgrove	New 2024/25	23,144	28,224	5,080

- (g) **Notes** that any consent and/or any connection applications received prior to 1 July 2024 will be subject to the 2023/24 Development Contribution Schedule, in accordance with the 2023/24 Development Contribution Policy, while any consent and/or new connection applications received from 1 July 2024 onwards will be subject to the new Policy and Schedules.

3. BACKGROUND

- 3.1. On 30 January 2024 two reports were presented to the Council seeking approval to consult on the draft 2024/25 Development Contribution Schedules, Policy and associated maps as part of the 2024-34 Long Term Plan (LTP).
- 3.2. The Council approved the Schedules, Policy and associated maps for consultation. Consultation as part of the 2024-34 Long Term Plan is now complete.
- 3.3. The Development contribution schedules are based on budgets presented as part of the Long Term Plan and were consulted on within the draft 2024/34 Long Term Plan. The Development Contribution schedules are a reflection of the growth budgets and growth figures included with the LTP budgets.

4. ISSUES AND OPTIONS

Policy

4.1. Policy – Issues

- 4.1.1. The draft 2023/24 Development Contribution Policy and Maps were approved for consultation on 30 January 2024.
- 4.1.2. Since consultation was undertaken one minor change (typo) has been corrected, and a matter for Council consideration has come to light. The following describes the options set out to Council.

Minor Correction

- This change corrects a minor typo in Appendix 3 Section 3.2.2 ('t missing from the word 'lot').

Clarification of DC Implications When Secondary Dwellings Are Subsequently Subdivided

- A granny flat (under 75m², within 30m of primary dwelling) is referred to under the Operative District Plan as a secondary dwelling, or a minor residential dwelling under the Proposed District Plan.

The previous Policy stated (under the dwellinghouse definition) that when a secondary dwelling (i.e. granny flat) is established it is not charged DC's at the time of Building Consent. However the previous Policy allowed DCs to be charged on the granny flat, if it were to be subdivided off from the primary dwelling, though this has recently been realised to be inconsistent with the Local Government Act which only allows DCs to be charged when new demand is created.

Previously the Policy said that if a subsequent subdivision occurs to separate the secondary dwelling to its own Lot, DCs would be charged at the time of subdivision.

Advice has however been received that DC's cannot be charged at time of subdivision when a secondary dwelling (i.e. granny flat) is subdivided off from the main lot. Charging at the time of subdivision (when no demand is created) would be contrary to Section 197 of the Local Government Act 2002).

Therefore a change is required to the Policy, with there being two options to consider:

Option 1 – Amend Policy such that DCs are not charged on Granny Flat at the time of building consent or subdivision

To achieve the above, the proposed new wording under the household unit definition is shown in bold as follows. It is noted that in addition to the below, wording has also been removed from the Policy stating that DCs will be charged on granny flats at the time of subdivision, following advice received recommending against this.

*Household unit - means a building or part of a building intended to be used as an independent residence, including, but not limited to, apartments, semi-detached or detached houses, units, and town houses. **This is inclusive of a minor residential unit constructed in conjunction with a residential unit.***

Option 2 – Amend Policy such that 0.5 DC is charged on a Granny Flat at the time of Building Consent

It is acknowledged that 'granny flats' do create some demand on the network, so consideration has been given as to how to fairly recognise this. Acknowledging that 'granny flats' have a lower level of demand than a primary dwelling, it is proposed under this option that they would only be charged 0.5 of a DC.

This is not currently reflected in the draft Policy attached, therefore if this option is approved by Council, the Policy will be updated by staff to introduce this requirement prior to adoption on 1 July.

This is the recommended option, as it ensures that DCs are charged where demand is increased.

- 4.1.3. During the Long Term Plan consultation process there was one submission received on the Policy.
- The submission referred to the treatment of retirement villages and challenged the maximum 0.5 reduction for roading and reserves.
- 4.1.4. The submission was considered, and ultimately it was determined that the Policy did give the ability to adequately consider the actual demand from retirement

villages being less on a per unit basis than a typical residential dwelling, by allowing a 'HUE' assessment to take place. On this basis, it was not considered that a change to the Policy was required in order for retirement villages to be fairly assessed under the Policy.

- 4.1.5. Given the above, there are no changes recommended to the Development Contribution Policy as a result of the submission received.

4.2. Policy - Options

- 4.2.1. The Council can approve the 2024/25 Development Contribution Policy as consulted on with the draft Long Term Plan, but with the two further minor changes as noted in this report. This is the recommended option.
- 4.2.2. The Council can resolve to instruct staff to update the draft 2024/25 Development Contribution Policy to allow the charging of development contributions on 'granny flats' at the time of building consent. This is the recommended option.
- 4.2.3. The Council can decline to approve the 2024/25 Development Contribution Policy and request changes in addition to the above be made. This is not recommended. There is a risk that if the Policy is not approved, the ability to levy development contributions on resource consents, building consents and service connections is compromised (as the amounts within the schedule will become outdated) which could have significant implications.

Schedules

4.3. Schedules - Issues

- 4.3.1. The draft 2024/25 Development Contribution Schedule was included in the draft 2024/34 Long Term Plan consultation document. No submissions were received relating to the draft schedules. However, as a result of changes to budgets since the schedule was drafted and consulted on, the following changes are recommended to ensure the schedule aligns with updated budgets.
- 4.3.2. A summary of the changes to the schedules is present in Table 1 below.

Table 1: Summary of Changes to the Draft 2024/25 Development Contributions following LTP Deliberations (All figures are inclusive of GST)

	Adopted Annual Plan 2023/24	Draft Long Term Plan 2024/25	Final 2024/25 Long Term Plan	Change from Draft LTP	Comment
Sewer - Kaiapoi	2,189	2,216	2,220	4.00	New project added – Raven Quay Gravity Main. \$27,000 of budget is growth, with remainder funded through renewals.
Water – West Rangiora	1,793	1,900	1,960	60.00	South Belt Link Main budget increased from \$164,379 to \$249,379.
District Rooding	12,062	10,110	10,121	11.00	Two projects (Tram/Oxford Road and Two Chain/Tram Road intersections) pushed out within LTP, which has increased the total forecast project cost due to inflationary allowances. Fernside/Todds intersection budget increased from \$464,000 to \$685,000. Townsend Rd Culvert Widening budget reduced and project pushed out 1 year.
Community Infrastructure	New 2024/25	1,495	1,451	- 44.00	Library extension budget reduced.
Rangiora - West of Bellgrove	New 2024/25	23,144	28,224	5,080	Valuation received for Stormwater Basin, the DC budget estimate has recently been updated.

4.3.3. Note that West of Bellgrove Stormwater DC proposed budget update is due to receipt of a valuation for the land that will be vested in Council as a stormwater reserve. The budget in the draft LTP was based on an earlier estimate, however the latest valuation received indicates that this amount should be greater, which increases the required DC to recover these costs.

4.3.4. Increased budget for the land purchase will be sought from Council via a separate report, this report is just to allow for this proposed budget increase in the DC schedule. The DC Schedules are prepared on the assumption that Council will approve the increased budget in line with the recent valuation.

4.3.5. All other Development Contributions in the schedule (other than those listed in the table above) have not changed from the draft Development Contribution schedules consulted on under the Long Term Plan process.

4.3.6. It is recommended that the Development Contribution schedules with the changes noted above be adopted with the Long Term Plan.

4.4. Schedules - Options

4.4.1. The Council can approve the 2024/25 Development Contribution schedules with the changes noted above, to be adopted with the Long Term Plan. This is the recommended option.

4.4.2. The Council can decline to approve the 2024/25 Development Contribution Schedules and request further changes be made. This is not recommended. There is a risk that if the schedules are not approved, the ability to levy

development contributions on resource consents, building consents and service connections is compromised which could have significant implications.

Implications for Community Wellbeing

There are no implications on community wellbeing by the issues and options that are the subject matter of this report.

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

5. COMMUNITY VIEWS

5.1. Mana whenua

Te Ngāi Tūāhuriri hapū are not likely to be affected by or have an interest in the subject matter of this report.

5.2. Groups and Organisations

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

- 5.3. Community groups and organisations, including developers, have had an opportunity to review the draft 2024/25 Development Contribution policy and schedules as part of the Long Term Plan consultation process.

5.4. Wider Community

The wider community is not likely to be affected by, or to have an interest in the subject matter of this report.

The wider community have also had an opportunity to review the draft 2024/25 Development Contribution policy and schedules as part of the LTP consultation process.

6. OTHER IMPLICATIONS AND RISK MANAGEMENT

6.1. Financial Implications

There are financial implications of the decisions sought by this report. If the Council does not have a current Development Contribution Policy and/or associated schedules the ability to collect DC's could be compromised which could have significant financial implications.

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

The ability of the Council to require development contributions from growth to pay for the infrastructure required to accommodate growth is critical to ensuring growth is self-funding. This means that the cost of the increased capacity in Council's infrastructure is the responsibility of those requiring the increased capacity and not carried by the people who occupy existing dwellings.

The legislation allows the Council to recover growth related expenditure for projects in a manner that is generally consistent with the capacity life of the assets for which the development contributions are intended to be used.

Some key budgets (such as the Eastern Link Road) where funding is not yet confirmed, have been prepared on the assumption that growth portions of project budgets won't receive subsidy. However, in this case it is the intention to make a case to apply for the full subsidy to seek to maximise the external funding share if possible. Should this be successful, and the Council growth share reduces, a separate report will be brought to Council to reduce the associated DCs.

6.2. **Sustainability and Climate Change Impacts**

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

6.3. **Risk Management**

There are risks arising from the adoption/implementation of the recommendations in this report.

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

A general risk associated with development contributions is the timing of works. It is important that work is timed so as to not hold up development, while also not be too far in advance of development such that excessive interest costs are incurred ahead of income from development contributions.

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

There is also the risk that the development contributions are challenged by a developer. The Council has a through approval process in place to ensure that development contributions that are levied are applied in accordance with its policy and accompanying schedules.

As the Policy is currently written, no DC's are payable when a 'granny flat' (also known as a secondary dwelling or minor residential unit) is constructed in conjunction with a primary dwelling. The draft Policy (attachment i) has been updated to clarify, the current practice, that if the secondary dwelling and primary dwelling (primary dwelling) are subdivided to their own separate lots following construction, no development contributions can be charged at the time of subdivision because demand is already considered to be created upon construction, not subsequent subdivision. However the report sets out an option for Council to instruct Staff to update the Policy to allow the charging of DCs at the time of building consent for granny flats.

6.4. **Health and Safety**

There are not health and safety risks arising from the adoption/implementation of the recommendations in this report.

7. **CONTEXT**

7.1. **Consistency with Policy**

This matter is not a matter of significance in terms of the Council's Significance and Engagement Policy.

7.2. **Authorising Legislation**

The Local Government Act 2002 (LGA2002) Subpart 5 Sections 197 through 211 relates to development contributions.

7.3. **Consistency with Community Outcomes**

The Council's community outcomes are relevant to the actions arising from recommendations in this report.

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

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

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

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

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

7.4. **Authorising Delegations**

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

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

Development Contributions Policy (2024/2523/24)

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1. INTRODUCTION

Development contributions (DCs) are the contributions that the Council levies on the developers of new properties, and new development that place additional demand on infrastructure in the District. These funds are used to provide the additional reserves, roads and/or water, sewer and stormwater (drainage) services needed to meet the demands generated by new residential and non-residential developments. Contributions, therefore, are used to cater for the growth in demand for infrastructure that comes from new properties or activities.

This Development Contributions Policy (the Policy) sets out the basis on which development contributions will be charged. The aim of the Policy is to share the cost of infrastructure fairly between the owners of existing properties, and the owners and developers of new properties or developments.

This document provides the Council's policy base that states what it will do in relation to levying development contributions. Accompanying it are the appendices and related maps (for Development Contribution Areas).

The schedules provide the basis on which various development contributions are calculated, the amounts budgeted and the amounts payable for each contribution for each scheme area and development contribution area across the District.

Development contributions include those that relate to District-wide growth, scheme growth, and specific Development Contribution Areas (DCA). The location of any particular development will determine which development contributions apply.

2. POLICY CONTEXT

2.1 Statutory context

2.1.1 Development Contributions

The *Local Government Act 2002* (LGA_2002) provides powers to levy development contributions. The power to require contributions is set out in Section 198 of LGA_2002:

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

- (a) A resource consent is granted under the *Resource Management Act 1991* (RMA) for a development within its district
- (b) A building consent is granted under the *Building Act 2004* for building work situated in its district (whether by the territorial authority or a building consent authority)
- (c) An authorisation for a service connection is granted.

LGA_2002 Section 198(4A) also provides for the levying of development contributions when granting a certificate of acceptance (under the Building Act 2004 Section 98), if a development contribution would have been payable on the building consent had one been obtained for the work that is the subject of the certificate of acceptance.

The principles that underpin this Policy with respect to development contributions are set-out in LGA_2002 Section 197AB.

2.1.2 Financial Contributions

Financial contributions are contributions levied under the RMA. Section 108(10) of the RMA provides the conditions under which financial contributions can be imposed on resource consents.

Financial contributions, imposed under the District Plan, can be taken to address environmental effects of activities irrespective of whether they result from growth, for example, to pay the costs of services such as roads, water supplies, sewerage and drainage systems that must be developed to address adverse effects on the environment.

Financial contributions can also be taken to offset adverse effects that may result from developments, as environmental compensation. Financial contributions will be used when the effect of development directly contributes to the need for physical works on Council services and when the effect of the development has not been foreseen in the Long Term Plan (LTP).

Financial contributions are based on actual expenditure. Council's ability to levy financial contributions is included in the District Plan. This [Policy](#) relates only to development contributions.

2.1.3 Legislation

References to a statute or a provision of a statute includes that statute or provision as amended, modified, substituted or re-enacted from time to time and any regulations, orders in council and other instruments issued or made under that statute from time to time.

2.2 Assumptions

2.2.1 Introduction

This Policy uses a range of assumptions and forecasts about population growth, and the demand that will be placed on infrastructure by different types of development. These assumptions assist with planning for growth, and help determine how the cost of growth will be recovered for different types of development.

2.2.2 Population forecasting

The key assumption underpinning this Policy is that the District's population will continue to grow. The household unit equivalents (HUEs) are the basis upon which [Development](#) contributions will be assessed. For the purposes of calculating the additional residential HUEs for a given period, the estimated number of households that is anticipated at the end of the LTP period is determined by dividing the projected population by the anticipated average number of people per household across the District. The additional households required to accommodate the projected population is then determined by subtracting the number of households at the beginning of the period from the estimated number at the end of the period.

The [2023/24-24/25](#) Policy is based on the District having a projected population of [77,700](#)[81,742](#) by 30 June 2033~~4~~, and that an estimated [31,080](#)[32,696](#) HUEs based on the

assumption of 2.5 people per household will be required to accommodate this projected population. This projection is consistent with Statistics New Zealand's ~~medium-to~~ high variant projection for the District for 203~~3~~⁴.

The following table sets out the anticipated population across the District based on the population projections for 30 June 203~~3~~⁴. The Council uses its own growth model to produce ~~medium-to~~ high population projections as a balancing measure and to readjust projections as necessary.

	Estimated Resident Population 30 June 20 2 ³ 4	Projected Resident Population 30 June 2034 ²⁰³³
Total	66,900 76 ⁰¹⁵	77,700 81,742

2.2.3 Business Zones

New allotments in Business Zones will be treated for development contributions purposes as for any other new allotment created in any other Zone within the District. As a minimum, Contributions equivalent to one HUE will be charged for any new allotment created by subdivision in a Business Zone, and prior to the release of the Section 224(c) certificate. Note however, a development contribution of greater than one HUE may be applied to a new allotment created within a Business Zone if the additional demand anticipated to be created from that allotment is assessed to be greater than one HUE.

Further contributions may be levied on land-use or building consents if the proposed activity will place additional demand on infrastructure.

2.2.4 District Wide Reserves assumption

A smaller contribution is required for Rural Zones, which is made on the assumption that people living in these areas will provide their own local open spaces, but still generate demand for District-wide reserves of various categories.

2.2.5 Network infrastructure assumptions

General

- It is assumed that all Residential Zone allotments consume the same unit of demand, except as provided for under multi-unit developments and as provided for drainage.
- The District will continue to grow in line with population forecasts and new infrastructure assets designed to cater for additional growth-related capacity will be required.

Water

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

Sewer

- The costs of reticulating, treating and disposing of sewage for lots

connected to sewer systems are in proportion to the volume of sewage produced.

- No adjustment is made for sewage strength or seasonal flow variations.
- Sewage disposal assessment is in relative proportion to the inflow of water to the lot, assuming the standard water connection is a 15mm [internal diameter](#) pipe.
- Adjustments to contributions payable will be made for connections where the pipe size exceeds the standard connection size.

Drainage

- The drainage from Residential 1, 2, 3, 5, 6 and 6A Zone allotments will have the same volume of runoff.
- Exceptions may occur when developments are undertaken which provide for a significantly higher run-off co-efficient than is anticipated for residential development.

Roading

- The District's roading network is a single integrated network, and the components of upgrades and additions that represent improvements to strategic and arterial roads on network designed to cater for growth are separate from projects that cater solely for growth and relate to development contributions areas.
- Additional growth of allotments in the District will result in additional volumes of vehicle movements, and developers, therefore, should contribute to the cost of providing an appropriate roading network.
- For planning purposes, the number of vehicle movements per day will be the same regardless of lot size, for a single household unit.
- The growth-related component of projected expenditure of strategic and arterial roads as set out in the Council's Long-Term Plan will provide the basis for calculating the general roading contribution.
- Development contributions will only be sought for roads for the growth component of expenditure on strategic and arterial roads and DCA. Funds required for upgrading local roads will be obtained from other sources.

3. POLICY OBJECTIVE

The Council is levying development contributions to ensure that the growth-related capital expenditure identified in the LTP (future and past expenditure) is appropriately recovered from those who are directly benefiting, rather than having existing ratepayers bear all of the costs.

Development contributions will be levied when the effect of the development, or the cumulative effects of developments, contributes to the need for the development of physical works or Council services and when these works or services have been allowed for in the LTP.

While the greater part of capital expenditure included in the calculation of development contributions is recovered within the term of the LTP, Section 106 2(a) of the LGA_2002, and more specifically clause 1(2) of Schedule 13, notes capital expenditure occurs beyond the term of the LTP.

Clause 1(2) of Schedule 13 of the LGA_2002 states:

A territorial authority may identify capital expenditure for the purposes of calculating development contributions in respect of assets or groups of assets that will be built after the period covered by the long-term plan and that are identified in the development contributions policy.

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

The Tuahiwi Village area known as Kaiapoi Māori Reserve 873 was a Crown Grant to Ngāi Tūāhuriri people in 1848 following the Kemp's Deed purchase of the rights to most of the land and natural resources of the South Island. The purpose of the Tuahiwi Reserve MR873 area was to provide kāinga nohanga (a place of residence) and mahinga kai (cultivation and gathering of food).

As part of the Crown Grants Act (No. 2) of 1862, each whanau group was assigned 14 acres of the land. Today there are many thousands of descendants of the original grantees who whakapapa to this land. While the land is currently held in both Māori and freehold property titles, most of it has been alienated through the acts and omissions of government agencies over more than 150 years.

The proposed zoning in the Proposed District Plan (notified in 2021) is Special Purpose Zone (Kāinga Nohoanga) that supports development of Māori land to fulfil the purpose of the Tuahiwi Reserve MR873 and commitments made as part of the Kemp's Deed purchase of the South Island.

It is considered that with the loss of opportunity for development came a lack of investment in infrastructure, which now means that investment in infrastructure is required to support development enabled by the operative and proposed District Plan zoning rules. Some of this required infrastructure has been constructed and is included in the ~~2023/24~~2024/25 draft development contribution schedules.

The Council believes it has a role to encourage owners of Māori land to retain that land and to develop it in ways that benefits its owners, their whanau, and their hapū.

4. POLICY STATEMENT

4.1 Definitions

Allotment - has the meaning given to it in Section 218(2) and (3), Resource Management Act 1991.

Capital Expenditure – means the cost of capital expenditure identified in the LTP, or capital expenditure for the purposes of calculating development contributions in respect of assets or groups of assets that will be built after the period. It may also include historical capital expenditure incurred.

Development Contribution Area (DCA) – means a mapped area within the District which defines an area for which specific Development Contributions will be payable. DCA maps are included with the schedules that accompany this Policy.

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

Eastern District Sewer Scheme (EDSS) – means the Ocean Outfall and all four wastewater treatment plants (Kaiapoi, Rangiora, Woodend and Waikuku Beach) that discharge directly or indirectly into the Ocean Outfall under one discharge consent. The sewer development contribution has an additional component if the development is connected to the Eastern Districts Sewer Scheme.

Developments connecting to the EDSS are assessed as an EDSS DC as well as a reticulation DC based on the geographical location within the EDSS. The EDSS DC includes expenditures for both the ocean outfall, the four wastewater treatment plants and associated connecting trunk pipelines.

Household unit equivalent (HUE) – means a “unit of demand” that equates to the typical demand for infrastructure by an average household unit assessed at 2.5 persons per household.

Household unit - means a building or part of a building intended to be used as an independent residence, including, but not limited to, apartments, semi-detached or detached houses, units, and town houses. This is inclusive of a minor residential unit constructed in conjunction with a residential unit. For the purposes of calculating Development Contributions, a dwellinghouse with two separate self-contained areas consented for family use only will be treated as one household unit. can also include while still being

In addition, a secondary independent ~~dwellinghouse~~ residential unit will be treated as a household unit for the purposes of calculating development contributions. To avoid any doubt, visitor accommodation units that are separately unit-titled shall be considered as separate household units.

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

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

Kāinga Nohoanga – means residential dwellings and/or accommodation for members of iwi or hapū groups on Māori land within the Māori Purpose zone – Kāinga Nohoanga zone, and includes all forms of accommodation for visitors and short-term residents, communal buildings and facilities.

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

- Residential dwellings will be treated as a ~~dwellinghouse~~ household unit.
- Communal buildings and facilities will be treated as a multi-unit non-residential development.
- Other accommodation (including visitor accommodation) will be treated as a multi-unit residential development.

Māori Land in relation to the Special Purpose Zone – Kāinga Nohoanga – means land:

- a. that has been gazetted or determined by an order of the Māori Land court as having a particular land status as defined or provided for within Te Ture Whenua ~~Māori~~Māori Act 1993, which may apply to any form of ownership that is recognised or provided for under Te Ture Whenua ~~Māori~~Māori Act 1993; or
- b. where one or more owners of the land provide written confirmation from Te Runanga o Ngāi Tahu Whakapapa Unit that they are a direct descendant of the original grantees of the land.

Minor Residential Unit - means a self-contained residential unit that is ancillary to the principal residential unit, and is held in common ownership with the principal residential unit on the same site (National Planning Standard definition).

Where:

- a) access to, the minor residential unit shall be achieved from the same vehicle crossing as the principal residential unit on the site;
- b) the maximum GFA of the minor residential unit shall be 80m² (residential zone) or 90m² (rural zone) (excluding any area required for a car vehicle garage or carport up to a maximum of 40m²);
- c) there shall be only one minor residential unit per site; and
- d) a minor residential unit may only be established on a site where the average density of any minor residential unit and principal residential unit achieves an average site density of one residential unit per 5,000m² of site area.

Note: The above definition is consistent with the National Planning Standard definition and is contained within the Proposed District Plan. Until the proposed District Plan is adopted, if the dwellinghouse definition stated in the operative District Plan is complied with, the secondary dwelling constructed should be considered a minor residential unit for the purpose of assessing development contributions. This should be less than 75m² in habitable area and within 30m of a primary dwelling.

Multi-unit residential development – means ~~any~~ development involving more than one ~~household residential unit (as defined above excluding any minor residential unit) undertaken comprehensively over one or more sites, and may include zero lot development, townhouses, apartments or terrace housing. per allotment including flats, townhouses, retirement villages and traveller's accommodation. Contributions will be~~

~~levied on the increase in the number of dwellinghouses over those already existing at the commencement of the development.~~

For the purpose of calculating Development Contributions, a building with ~~two~~ a number of separate self-contained areas will be treated as ~~two~~ that number of residential units within any Residential Zone, unless the proposal meets minor residential unit requirements.

Multi-unit non-residential development – means a development involving more than one self-contained structure, either attached or separate from other structures on the same allotment that is designed to be used for non-residential activity.

Multi-unit non-residential developments will be treated for development contribution purposes as if subdivision had occurred. Each unit will attract the contributions equivalent to those to be paid for one HUE for the district-wide, District Plan Zone and DCA-specific contributions, as well as relevant network infrastructure connections at the time building consents are lodged irrespective of location within the District. This includes unit title developments.

Notional lot – means an area of land within a site that meets the minimum lot area and dimensions for the Zone, and is shown by defined boundaries, legal or otherwise, which encompasses a proposed building platform for a ~~dwellinghouse household unit~~ or an existing, ~~second~~ minor residential unit or subsequent ~~dwellinghouse~~ residential unit.

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

Residential non-standard activity – means a building or part of a building that is intended to be lived in that does not meet the definition of a household unit ~~or visitor accommodation~~. This includes but is not limited to the portion of a retirement village or residential health care facility where 24-hour on-site medical support to residents is provided.

To assess the HUEs for residential non-standard activity, the number of people to be accommodated in the facility that meets this definition should be divided by the number of people per household that is used to determine the number of HUEs for Development Contributions purposes (2.5 people) for the 10 years under consideration.

Residential Unit - means a 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 (National Planning Standard definition). A Residential Unit is subject to one Household Unit Equivalent (HUE).

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 (National Planning Standard

definition).

Run-off coefficient – the anticipated proportion run-off from impervious surfaces from an allotment and is the basis for assessing the impact that a development will have on the stormwater infrastructure. The average run-off coefficient for a 600m² Greenfields development is 55% and this is the basis for establishing the stormwater HUE.

Section 224 (c) certificate – means the certificate that is issued under Section 224(c) of the RMA to formalise the establishment of a new allotment. New allotments may also be created by way of Section 226 of the RMA.

Section 226 certificate – means the certificate that is issued under Section 226 of the RMA to allow an existing parcel defined on a deposited survey plan to be held under a separate record of title. For the purpose of this policy, where 224c is mentioned s.226 is also applicable.

Subdivision – definition as per Section 218 of the RMA (*Meaning of subdivision of land*)

Vehicle crossing – means an area of land from the carriageway up to and including the road frontage of any site or allotment that is used by vehicles to access a site or allotment from the carriageway.

Zoned – means the various areas identified as zones shown on the Waimakariri District Plan: District Plan Maps.

4.2 Types of Development Contributions charged

4.2.1 Contributions levied on new allotments anywhere in the District

The District-wide development contributions are based on assumptions about the increase in population anticipated over the period covered by the Ppolicy and the number of additional “units of demand” that will be needed to accommodate the increased population. District-wide contributions are collected for roading and reserves.

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

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

4.2.2 Balance lots

Balance lots created are to be serviced and will be subject to development contributions when subdivided from the underlying lot, with or without the intention of further subdivision in the future. †This is the same treatment as any other additional lot created. If a balance lot is further subdivided, underlying credits will be made available to reflect the development contributions previously paid and the additional demand already accounted for.

4.2.23 Development Contribution Areas (DCA)

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

Schedules and DCA maps accompany this Policy. Works schedules identifying the projects to be funded or part funded by development contributions are posted on the Council's website.

Infrastructure required to service a DCA may or may not be located within the map area shown for the DCA.

4.2.34 Outline Development Areas (ODA)

Development within an Outline Development Area (ODA) is subject to an additional contribution, in accordance with the maps included in this Policy. ODAs recognise the costs of the development of infrastructural services that are unique to that particular area. Infrastructure required for a particular ODA is not limited to infrastructure that is specifically located within that area (map) and may be located outside of the area shown.

In determining how credits for standard development contributions are applied, any underlying lot (that is, the original lot that existed prior to development) that by right was able to have a dwelling established upon it, is eligible for credits for standard DCs as well as any applicable roading or drainage ODA DC upon further development.

If a proposed subdivision is located within a sewer or water ODA, and the underlying lot is not connected to either or both services prior to development, then upon connecting the underlying lot to reticulation, the subdivision is subject to standard DCs (e.g. Rangiora Water) and ODA DCs (e.g. North Rangiora Water).

4.2.5 Infill Development

Infill development is small scale development (generally 4 lots or less) or re-development within existing urban areas. Infill development is typically developed under the Comprehensive Residential Development (CRD) rules in the District Plan or as a multi-unit residential development under the Medium Density Residential Standard (MDRS). For water, sewer, drainage, roading and reserves infill development is regarded as being no different than any other type of development and is levied accordingly.

4.2.6 Section 226

Development completed under Section 226 is subject to development contributions.

4.2.7 Certificate of Acceptance (CoA)

Where a Certificate of Acceptance is issued for building work, where a Building Consent was not applied, development contributions will be payable in the same way if the works completed would have been subject to DC's had they been assessed under a Building Consent.

4.3 Reserves contributions

4.3.1 Introduction

The Council aims to develop a reserves network within the ~~D~~istrict to enable recreation activities to be undertaken, to retain areas with conservation value and to develop sports surfaces for the purpose of encouraging physical as well as passive activity.

4.3.2 Provision for reserves contributions

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

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

The Activity Management Plan - Community and Recreation sets out the Level of Service provided by the Council for Reserves. If a development is deemed by the Council to trigger additional demand on neighborhood reserves, it may be subject to neighborhood reserves development contributions as well as District-wide reserves development contributions.

~~While Typically~~ residents in urban areas will likely make the most use of neighbourhood reserves, people living in rural areas will be likely to make use of District-wide reserves. Accordingly, the formula for calculating contributions ~~will recognise~~ consider the zone in which the residential development lies, however the nature of the development and expected demand on reserves infrastructure will also be considered rather than land zoning alone.

Development contributions payable for reserves are also subject to the statutory maxima set out in LGA 2002 Section 203, namely that:

“(1) Development contributions for reserves must not exceed the greater of –

- (a) 7.5% of the value of the additional allotments created by a subdivision; and*
- (b) The value equivalent of 20m² of land for each additional household unit or accommodation unit created by the development.*

For the purpose of Section 203(1)(a), the Council will assess the value of additional allotments created by a subdivision by reference to the land value recorded for similar allotments in the vicinity of the subdivision in the ~~D~~istrict valuation roll.

The ~~C~~ouncil will assess the value equivalent of 20 m² of land for the purposes of Section 203(1)(b) by reference to the value of reserve land (including all improvements thereon) in the vicinity of the subdivision. In each case, the assessment of value shall be the Council's discretion.

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

Open space within subdivisions that provides walkways/cycleways are regarded as road reserves and are excluded from calculations with respect to the development contributions

payable for reserves.

4.3.3 Land in lieu of cash for reserve Development Contributions

The Council will generally take development contributions towards providing reserves for open space and recreation in cash. In some circumstances the Council may, at its sole discretion consider taking land in lieu of, or in addition to, cash. Where it does so, any land taken will be valued in accordance with the Council's land valuation policy, [as described below](#).

4.3.4 Reserve land valuation policy

Land valuation for the purpose of assessing the value for land to be vested as reserves in lieu of cash development contributions will be determined by the Council on the basis of the market value of the land at the time the application for subdivision consent is lodged. A request for a reserve land valuation will be made by the Council to an independent valuer within 20 working days from the date the resource consent application is lodged with the Council.

The cost of the initial valuation will be met by the developer. The Council is not required to provide an updated valuation before the issue of a Section 224(c) certificate. The valuation of reserve land for vesting must be carried out according to the following principles:

- *the value of any improvements to the land will be excluded;*
- *an appropriate adjustment will be made on account of any easements or other rights to which the land is subject;*
- *where there are different density zonings within a subdivision or outline development plan, the value will be based on the lowest density zoning;*
- *the value will include any rights and configuration given by the consents already granted; and*
- *the value will be based on the highest and best use for the particular parcel of land valued (based on the lowest density zoning).*

Unless otherwise agreed in writing between the Council and developer, the valuation of reserve land will be based on evidence consistent with the *Public Works Act 1981* and relevant case law.

If the developer and the Council cannot agree on the valuation of the land to be vested, either party may, by written notice to the other party, refer the matter to independent valuation. If the parties do not agree on the valuer within five business days of either party giving a notice of valuation, either party may request that the Arbitrators' and Mediators' Institute of New Zealand appoint the valuer as soon as is reasonably practicable.

The onus on the independent valuer will be to seek the correct valuation rather than to mediate a mid-point answer. The findings of the independent valuation as to the value of the land will be the final determination of value for the purposes of this [Policy](#).

The cost of this further valuation will be met equally by the developer and the Council.

The Council may notify the developer, at its discretion, that it chooses to take the

development contribution for reserves in money rather than in land. If having received the final determination of the value of the land proposed to be vested, the Council determines that, at that price the land does not represent a prudent acquisition for the wider community and the Council's broader portfolio of open spaces.

If having received the final determination of the value of the land proposed to be vested, the developer determines that it does not wish to sell the land at that price, the developer may, at its discretion, notify the Council that it chooses to pay the development contribution for reserves in cash rather than in land.

Notices given by the Council or the developer, as referred to in the previous two paragraphs, must be given to the other party no later than 20 working days after the final determination of the value of land proposed to be vested is issued.

4.3.5 Circumstances for refunds or reductions for reserves contributions

In the event that planned reserve developments or alternative upgrades are not undertaken within a reasonable timeframe, then development contributions will be refunded, after allowing for the associated administrative costs.

Development contributions are being applied to general reserve purposes as specified under Section 205 of the LGA_2002 not for specific reserves under Section 210 of the LGA_2002.

If the Council does not use the land for reserve purposes within ten years of acquiring the land that has been vested to Council, it will be returned to the developer.

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

4.4 Network Infrastructure Development Contributions

4.4.1 Introduction

There are separate schedules for the assessment of development contributions for water, sewerage, drainage and roading but each [policy-schedule](#) has been developed on the broad principle that costs associated with the development of assets, to meet the demands associated with growth of the population, should be spread as equitably as practicable among the beneficiaries of those developments.

The growth of the [dDistrict](#) and the resulting additional connections to the system will increase the demand on existing services. The Council considers it should be developing long-term sustainable solutions to cater for users of today and tomorrow, therefore any scheme it develops or extends will [generally](#) have a planned growth component within it.

4.4.2 Water

4.4.2.1 Introduction

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

The Council operates several different water supply schemes. While the policies and

methodology for calculating development contributions are the same for each scheme, the actual level of contribution varies because of different growth and planned expenditure.

The Policy differentiates between residential, non-residential and DCA developments and there is a different basis for assessing the development contribution payable for each type of development. Distinction is also made between those connected to restricted schemes, and those with a restricted supply connected to an on-demand scheme.

The Policy also provides for the levying of additional contributions where the size of the pipe, required to service a development, is larger than the standard 15mm water pipe. Provision is nevertheless made for the applicant to negotiate the connection rate where the applicant can show larger pipe size is required for firefighting or fire prevention.

Schedule 3 details the different amounts applicable to developments within each scheme.

4.4.2.2 Basis for assessment

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

Residential Zones:

The unit of demand relating to the water systems is the average number of litres per day consumed by a ~~household~~ residential unit. Each additional ~~household~~ residential unit increases the consumption of water by approximately ~~2,000~~ 750 litres per day.

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

Any additional ~~dwellinghouse household unit~~ established (~~except a secondary dwelling as permitted under the District Plan~~) on the same lot will be assessed as one HUE and charged a development contribution as per the attached schedule.

Rural Zones:

The contribution is assessed on the same basis as for residential zones. The exception is where rural properties abut urban areas, and are able to connect to the urban water supply network.

In recognition of the reduced demand from a restricted supply as compared to a full on-demand connection, single unit (i.e. 1m³ per day) restricted connections are charged at 40% of the full residential development contribution, and a two unit restricted connection is charged at 80% of the full residential development contribution.

A minimum 2m³ of demand connection is required per lot, for restricted connections.

Business Zones (excluding Southbrook):

For these lots, the contribution is payable in two parts. Firstly, when each new lot is

created, a contribution equal to the Residential contribution will be charged. If a larger than standard 15mm pipe connection is required, there will be an additional cost.

This contribution will be in direct relation to the size of the water inflow pipe. See Appendix 3 for the formula.

Southbrook:

For these lots, the contribution is assessed based on the area of the block being subdivided or developed less the area of land used for roading and stormwater utilities.

In calculating the area of lots being subdivided or developed, the total block being subdivided or developed shall be counted.

4.4.2.3 Circumstances for refunds or reductions for water contributions

In the event that planned system upgrades, or alternative upgrades, are not undertaken within a reasonable timeframe, then development contributions will be refunded, after allowing for the cost of investigating the upgrade options.

In the case of the Southbrook DCA development, where a subdivision results in a substantial balance block that is expected to be developed at a later date, the Council may defer charging water development contributions in respect of the balance block.

This would happen until such time further subdivision or building or connection occurs in respect of the balance block, whichever is the earlier. This discretion will only be available where the area of the balance block is at least 50% of the area of the original block as at 1 July 2007.

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

4.4.3 Sewer

4.4.3.1 Introduction

The Council provides reticulated sewer treatment and disposal systems to achieve high quality public health and to minimise adverse effects on the receiving environment. There is an expectation from tangata whenua and the community that high environmental standards will be met.

The Council operates four-two different sewerage schemes (areas) - Eastern Districts, and Oxford, Fernside and Loburn Lea - and wWhile the policies and methodology for calculating development contributions are the same for each scheme (and sub-parts of the Eastern Districts scheme), the actual level of contribution varies because of different growth and the level of planned expenditure.

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

4.4.3.2 Basis for assessment for treatment and disposal costs and reticulation costs

Current users and future users benefit equally from the maximum capacity of a sewerage system. Based on the assumption that one current user will consume the same amount of

system capacity as a future user, they should equally share the cost of providing that maximum capacity.

Residential Zones:

The unit of demand relating to the sewerage system is the volume of sewage to be treated and disposed of off the site from which it is generated. Each additional residential household adds approximately 4,380,675 litres of sewage per day. Growth in sewage volumes and the system's maximum capacity has been translated into the equivalent demand for the typical household.

Each new residential lot established will be charged one sewerage development contribution as per the attached schedule. Any additional dwellinghousehousehold unit, or multi-unit development established on the same lot, will be subsequently charged additional sewerage development contributions as per the attached schedule depending on the number of additional dwelling units involved.

Rural Zones:

The contribution is assessed on the same basis as for residential zones.

Business Zones (excluding Southbrook):

For these lots the contribution is payable in two parts:

- (i) When each new lot is created, a contribution according to the formula for residential zone contribution will be charged.
- (ii) If a larger water inflow pipe is requested then a further contribution will be sought for sewage disposal. This contribution will be in direct relation to the size of the water inflow pipe – see attached schedule for the formula.

Mandeville, Ohoka, Swannanoa Sewer:

For avoidance of doubt, additional lots developed within the Mandeville, Ohoka, Swannanoa Sewer Scheme area (Map MSO 1) wishing to connect to Council sewer, are subject to the Mandeville, Swannanoa, Ohoka 'new' development contribution charge. Any existing lot that is required to connect to the scheme (e.g. an existing dwelling upgrading from septic tank to a reticulated connection) that is within the 'existing' area mapped on Map MSO 1, is subject to the Mandeville, Swannanoa, Ohoka 'existing' development contribution charge.

Southbrook:

For these lots, the contribution is assessed based on the area of the block being subdivided or developed less the area of land used for roading and stormwater utilities.

In calculating the area of lots being subdivided or developed, the total block being subdivided or developed shall be counted.

The funding costs associated with the Southbrook DCA sewer scheme development are met from drainage rates.

4.4.3.3 Circumstances for refunds or reductions for sewer contributions

In the case of the Southbrook DCA development, where a subdivision results in a

substantial balance block which is expected to be developed at a later date, the Council may defer charging sewer development contributions in respect of the balance block until such time as further subdivision or building or connection occurs in respect of the balance block (whichever is the earlier).

This discretion will only be available where the area of the balance block is at least 50% of the area of the original block as at 1 July 2007. Other than as detailed above, there will be no postponements of payments, reductions or remissions of payments.

4.4.4 Drainage

4.4.4.1 Introduction

The Council provides drainage systems to achieve high quality public health and to minimise adverse effects on the receiving environment. Effective drainage systems and networks remove a constraint on land development.

There is an expectation from tangata whenua and the community for high environmental standards to be met.

The Council operates five urban drainage areas and eight rural drainage areas. The methodology for calculating development contributions are the same for each scheme, but the actual level of contribution varies depending on the growth component. Appendix 3 details the different amounts applicable to developments within each area.

4.4.4.2 Basis for assessment

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

Residential 1, 2, 3, 5, 6 and 6A Zones:

The unit of demand relating to drainage systems is the peak run off, measured in m³/s, needed to cope with a 1-in-5 year storm. Each additional household increases the potential run off into the reticulated drainage network by approximately 8L/s.

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

Rural and Residential 4 Zones:

No development contribution for drainage is being sought from new subdivisions in these zones on the basis that development will not significantly affect the level of run-off from the land.

Business Zones (excluding Southbrook DCA):

For these lots, the contribution is payable when each new lot is created, a contribution equal to the residential zone contribution will be charged.

Southbrook DCA:

For these lots, the contribution is calculated based on the area of the block being subdivided or developed, but excludes that part of a block that is assessed as having been developed.

4.4.4.3 Circumstances for refunds or reductions for drainage contributions

In the event that planned system upgrades, or alternative upgrades, are not undertaken within a reasonable timeframe, development contributions will be refunded, after allowing for the costs of investigating the upgrade options and associated administrative costs.

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

4.4.5 Rooding

4.4.5.1 Introduction

The Council provides for growth of the District rooding network to ensure people have access, and to contribute to a healthy community.

The growth-related component of projected expenditure on strategic and arterial roads as set out in the Council's Long-Term Plan will provide the basis for calculating the general rooding contribution.

4.4.5.2 Basis for assessment

There are two types of rooding developments identified which will be funded by development contributions. These are for the general contribution and developments in DCAs.

In recognition of the fact that some of these works will assist in remedying some existing deficiencies in the rooding network and that there is a renewal component to some of these works, the Council has apportioned only part of the costs of each project to growth.

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

Business Zones (excluding Southbrook DCA):

For these lots, the contribution is payable when each new lot is created, a contribution equal to the residential zone contribution will be charged, this is known as the district rooding development contribution.

Circumstances for refunds or reductions for rooding contributions:

In the event that planned transport network upgrades, or alternative upgrades, are not undertaken within a reasonable timeframe, Development contributions will be refunded, after allowing for the costs of investigating the upgrade options and associated administrative costs.

Other than as detailed above, there will be no postponement of payments, reductions or remission of payments.

4.5 Community Infrastructure Development Contributions

4.5.1 Introduction

Community infrastructure is essential to the ongoing economic, social, cultural and environmental wellbeing of the community. This infrastructure provides opportunities for members of the community and visitors to the district to participate in activities and recreation, to provide service to others and to participate in life-long learning experiences.

Community infrastructure for which development contributions may be levied is defined in LGA_2002 Section 197-(2) as:

- (a) *means land, or development assets on land, owned or controlled by the territorial authority for the purpose of providing public amenities; and*
- (b) *includes land that the territorial authority will acquire for that purpose.*

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

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

4.5.2 Basis for assessment

Community Infrastructure provides benefits for future residents and the existing community. It is therefore equitable to share these between the owners of future and existing properties and the costs will be allocated on a per household basis.

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

4.5.2.1 Circumstances for refunds or reductions

In the event that planned community infrastructure upgrades are not undertaken, or alternative upgrades are not completed, then development contributions will be refunded, after allowing for the costs of investigating the upgrade options and associated administrative costs. Other than as detailed above, there will be no postponements of payments or remissions of payments.

Where the Council and a developer agree to the transfer of community infrastructure assets to the Council (which will have benefits to the community and which would have otherwise been provided for by way of community infrastructure development contributions), the Council may agree to a reduction in the community infrastructure contribution to acknowledge the benefit.

4.6 Administration

4.6.1 Basis for assessment

The detailed basis for assessment for development contributions is explained in the formula for each contribution (refer to Appendices 2, 3 and 4). There are two broad groups of formula:

- Those that apply to services and facilities for which benefit will accrue to the occupants

of new allotments and/or new household units anywhere in the District. Costs are then apportioned across the whole district including roading and reserves.

- The second group has benefits for a defined group of users, for which the costs are apportioned to the direct beneficiary and includes sewer, water and drainage. These are set out in the respective schedules accompanying this Policy.

4.6.2 The application of household equivalent units

All new allotments irrespective of zone will attract development contributions payable for one household equivalent unit (HUE) at the time that the subdivision occurs. Assessments will be made of all development proposals either at the time that a resource consent or building consent is granted or a new or enlarged connection to an infrastructure service is approved.

This will ascertain if further development contributions are payable to take account of the additional demand that the development will place on one or more of the Council's infrastructure services. The basis for these assessments for water, sewer, drainage, roading and community infrastructure is set out in the respective schedules to this Policy.

Each new lot created, irrespective of zone and proposed activity, will attract the district-wide development contributions payable at the time of creation. Each lot in a DCA will attract the development contributions payable for the DCA in which it is located. New lots in an area serviced by water, sewerage and/or drainage systems will attract the development contributions or connection charges payable for each of these systems.

Any additional dwelling on an allotment that does not comply with the definition of a ~~secondary dwelling minor residential unit~~ will attract development contributions, as will any ~~secondary dwelling minor residential unit~~ that is subsequently subdivided off from its original allotment.

Any allotment, which is created as the result of a boundary adjustment involving an allotment the size of which is below the threshold to qualify for the construction of a ~~dwellinghouse household unit~~ will attract development contributions. Specifically, the creation of such an allotment of a size that allows the construction of a ~~dwellinghouse household unit~~ as a permitted activity under the District Plan will attract development contributions.

4.6.3 Reductions in Development Contributions

The developers of multi-unit residential developments may apply to the Council to seek a reduction in payment of roading and reserves development contributions. The matters that the Council will take into account when making its decision as to whether any reduction relief will be granted, will include (but are not limited to) the:

- number of units;
- size of the units;
- purpose of the development; ~~and~~
- future ownership arrangements proposed for the development and;
- anticipated vehicle movements confirmed by an independent traffic assessment.

No reduction relief will be granted that reduces the amount of development contributions payable for roading below the level equivalent of 0.5 HUE for each of these development contributions at the time that the application seeking a reduction is received by the Council. A maximum of 0.5 HUE reduction may be applied by staff where appropriate, based on the criteria set out in this Policy to an already adjusted HUE.

No reduction relief will be granted for water, sewer and stormwater development contributions. An assessment for the liability for stormwater development contribution will be made based on the anticipated proportion run-off from the site.

4.6.4 Remissions of Development Contributions

No remission relief will normally be granted for development contributions, however, elected members have delegated authority to grant a DC remission in appropriate circumstances. While Council staff currently have delegation to reduce a roading and reserves DC to 0.5 HUE, they do not have delegation to offer a wider remission without formal Council resolution.

Application for remission should be made by the Applicant, including justification as to why the remission is warranted, irrespective of zone. This will be followed by a formal deputation where the Applicant can present to Elected Members; a staff report will also be prepared.

4.6.5 Development of Māori land within Tuahiwi Reserve MR873 (Special Purpose Zone (Kāinga Nohoanga in the Proposed District Plan))

The Tuahiwi Reserve MR873 was granted to Te Ngāi Tūāhuriri iwi during the 1840's as part of the Kemp's Deed purchase of the South Island. The purpose of the reserve was for the mana whenua to have kāinga nohanga (a place of residence) and mahinga kai (cultivation and gathering of food). The Council believes it has a role to encourage owners of Māori land to retain that land and to develop it in ways that benefit its owners, their whanau, and their hapū.

The Council has established a development contributions remission scheme which applies to residential development on Māori land within the Tuahiwi Reserve MR873, which falls within the Special Purpose Zone (Kāinga Nohoanga) in the proposed District Plan. The remission provides that qualifying developments (those with descendancy based development rights and that meet District Plan requirements as a permitted or consented activity) do not pay development contributions.

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

This remission is based on projects that are in the 2023/24 development contribution schedules. Funding for additional infrastructure introduced later than 2023/24 required to service specific development areas will be subject to separate consideration. This remission is further based on infill cluster housing type development (approximately 20 units (or HUEs) over 5 years) and once these 20 HUEs of remissions are granted, further remissions will only be available upon specific decision by the Council who may be-revisited the volume of remissions beyond this initial allocation; for developments of greater scale or density.

No application is required to be made to receive this remission other than demonstration of a qualifying development. where one or more owners of the land provide written confirmation from Te Runanga o Ngāi Tahu Whakapapa Unit, confirming that they are a direct descendant of the original grantees of the land.

4.6.6 Timing of payment of contributions

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

Development contribution charges are invoiced in the following cases:

- a) A Section 224(c) application is received for a subdivision consent.
- b) When a building consent for a new residential or non-residential unit is uplifted.
- c) An application to connect to a Council network service is made.
- d) Council deems a change of property use has occurred resulting in an increased demand for network services.
- ~~d)e) A Section 226 application is received for a subdivision consent.~~

Development contribution charges are payable by the earlier of:

- a) The 20th of the month following the invoice date; or
- b) Prior to the issuance of the Section 224(c) Certificate, Code Compliance Certificate, or approved connection application.

If an invoice remains unpaid outside of the terms of the invoice, Council will undertake normal legal action to enforce payment. In addition, if development contributions have not been paid, Council is able to withhold the following:

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

Development contributions assessed and advised on a subdivision consent shall have a lapsing period of 5 years to give effect to the consent [i.e. Section 223 certificate] and then 3 years to plan deposit [i.e. Section 224(c) certificate].

If a consent holder is granted an extension or a lapse period of greater than 5 years to give effect to the consent, the development contributions shall be re-assessed at the time a Section 224(c) certificate application is made if this occurs outside of the timeframes as stated above.

The LGA (s 198), provides for a development contribution assessment to be made at multiple points within the development process (subdivision consent, land use consent, building consent, certificate of acceptance or authorisation for service connection). The Council intends to make an assessment at the first opportunity, however, if there is demand created and an assessment is not made at the first opportunity, the Council reserves the right to make an assessment at a later opportunity, based on the year rate applicable at the

time considered to have been the first opportunity under this policy. The Council's right to assess at a later opportunity is limited to the demand created at the first opportunity and any increase in demand between the first opportunity and later opportunity based on the development proposed.

4.6.7 Price indexation

For work that is forecast to be undertaken in the period of the LTP, the Council may apply indexation to the development contribution calculations based on the Producers Price Index Outputs for Construction as provided in LGA_2002 ~~Sections s~~ 106-(2B) and (2C). These provisions, however, exclude interest and financing costs from the adjustments for increases in this producer price index.

4.6.8 Holding costs

The Council will apply holding costs for growth-related expenditure that has been incurred prior to the commencement of the current financial year.

- (a) For past capital expenditure, other than for roading, where that expenditure contains a growth component, the Council will annually increase the relevant development contributions by the Council's cost of funding.
- (b) For past capital expenditure on roading, where the expenditure was incurred for the purposes of allowing development, the Council allocates the full interest cost and recovers the associated holding cost from the developers.
- (c) For past capital expenditure, where the expenditure is incurred for the purposes of allowing development in DCAs, the Council allocates the full interest cost to the development area and recovers the associated holding cost from the developers. The development contribution reflects both the capital cost and the holding cost.
- (d) Where funding costs are added to development contributions for historical expenditure in accordance with this clause, the Council will review the level of development contributions at least once every three years with regard to the impact that the inclusion of holding costs may be having on the development of the DCA. On completion of this review, if it is considered in the best interests of the Council and the district to do so, then the Council may exclude some or all of the funding costs from the calculation of a contribution.
- (e) There are a small number of capital works for the purposes of enabling development in defined areas for which the Council has decided that the funding costs should not be funded by development contributions, for example Southbrook DCA drainage, where it is considered that there is district wide benefit arising from the works.

4.6.9 Historical capital expenditure

Where provided for in this Policy, development contributions may be charged in respect of historical capital expenditure, as well as for projected capital expenditure. This includes the calculation of development contributions incurred for capital expenditure beyond the term of the LTP as ~~allowed~~ allowed for under Schedule 13 of the LGA_2002.

In determining when development contributions will no longer be charged for historical capital expenditure, a distinction is made between various types of historical expenditure with a growth-related component:

1. DCA-related expenditure;

2. General growth-related expenditure;
3. Very large projects where the denominator used for calculating development contributions in the LTP reflects growth which is likely to occur beyond the LTP period.

With DCA expenditure, it is possible to identify when historical costs have been fully funded. Development contributions will no longer be charged where the costs have been fully recovered or the asset has come to the end of its useful life (whichever is the earlier).

With general growth-related expenditure, development contributions will be collected for future expenditure within the period of the LTP and for historical expenditure incurred in the previous 10-12 years. The number of years of historical expenditure to be included will be 20 years less the number of years covered by the LTP.

Accordingly, in Year 1 of the LTP, development contributions will be charged for growth-related expenditure for both the next 10 years and the past 10 years. In Year 2, development contributions will be charged for growth-related expenditure for the next 9 years and the past 11 years, and so on.

The growth that has occurred in the DCA may also be considered to estimate costs, and may include historical expenditure and adjusted life expediency to differing collection.

The third category of expenditure identified above will continue to be part of the development contributions charge until the growth provided for in the development contributions denominator has eventuated, e.g. a certain number of ~~dwellinghouses~~ household units have been developed. However, contributions will not be charged beyond the useful life of the asset.

4.6.10 Developer agreements

LGA 2002 Section-s 207A(1) ~~of the LGA2002~~ provides that territorial authorities may enter into a developer agreement if formally requested by a developer or the Council itself.

When a DCA is established the Council will work with the developer or developers of the area concerned to establish which party or parties will undertake various works. The Council will only charge development contributions for that DCA for infrastructure work that is undertaken and funded by the Council. The extent of the infrastructure work undertaken by the Council in each DCA will vary according to the nature of the development and the type of work involved.

It is the responsibility of the developer to provide infrastructure solutions for the area of the proposed development. In the event that the Council requires the provision of additional capacity in the infrastructure to be provided or improvements to existing infrastructure affected by the development, Council will fund the extra-over portion of the work.

If a developer desires to enter into a developer agreement with Council, the developer shall make an application to Council in writing. This application shall include the following information for consideration by Council:

1. Scale of the development. Typically, a development greater than 75 lots or with the value of infrastructure works exceeding

\$250,000 will be considered for an agreement. Developments with fewer lots or lower value of infrastructure may be considered at Council's discretion;

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

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

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

If, as a result of these discussions, a decision is made to establish a formal development agreement under *LGA_2002*, this agreement shall set out the following as relating to shared works:

1. Methodology for determining the share of costs that are the responsibility of the Council;
2. Methodology for valuing land;
3. Effects of the completion of the proposed works on the Development Contributions payable under this Policy. Any departure(s) from the Council's Development Contributions Policy shall be explicitly stated within the agreement; and
4. Timeframe for validity of agreement.

Unless explicitly stated, developer agreements shall not alter the applications of development contributions under this Policy. Development contributions may be locked in for a period of 8 years from agreement to the issuance of the Section 224(c) certificate at the discretion of Council.

4.6.11 Requests for reconsideration of Development Contributions

[LGA 2002 Sections 199A](#) ~~in the LGA2002~~ establishes the right for developers on whom the Council is proposing to levy Development Contributions to request a reconsideration of the amounts involved. The bases on which such requests can be based are that:

- *The amount was incorrectly calculated or assessed under the Council's Development Contributions Policy;*
- *The Council has incorrectly applied its Development Contributions Policy; or*
- *The information used to assess the development contributions payable by the person seeking reconsideration was incorrect, has been recorded or used incorrectly, or was incomplete or contained errors.*

LGA_2002-~~Section s~~ 202A-(2) requires the Council's Development Contributions Policy to establish a process for addressing requests for reconsideration, which must indicate how these are to be lodged, and the steps that the Council will take in making its determination regarding the request for reconsideration.

The reconsideration process established under this policy will involve the delegation of responsibility for the determination of the outcome of the reconsideration to the Chief Executive. The process to be used to reach this determination is set out in Appendix A to this Policy.

5. LINKS to OTHER POLICIES and COMMUNITY OBJECTIVES

The Development Contributions Policy links to the following outcomes:

- There is a safe environment for all;
- Transport is accessible, convenient, reliable affordable and sustainable;
- There is sufficient clean water to meet the needs of communities and ecosystems;
- Businesses in the District are diverse, adaptable, and growing;
- Core utility services are provided in a timely, sustainable and affordable manner; and
- Public spaces and facilities are plentiful, accessible and high quality.

6. POLICY ADOPTION

The Development Contributions Policy was adopted by Waimakariri District Council on ~~20~~
~~June 2023~~. TBC

7. REVIEW

A review is made every year in preparation for the Annual Plan or Long Term Plan. A full review is undertaken every three years.

2024/253/24 DEVELOPMENT CONTRIBUTIONS POLICY - APPENDICES

APPENDIX A: RECONSIDERATION PROCESS

1. Requests for reconsideration of the development contribution which the Council requires must follow within 10 working days of the formal receipt of a notice of the sums involved from the Council. The Council will give formal notice of the development contributions payable as soon as it is practicable after:
 - the decisions have been made with respect to the servicing of a new subdivision, for contributions payable prior to the release of RMA Section 224(c) certificates;
 - the decision have been released with respect to the impact on Council infrastructure assets for contributions triggered by a land use consent; or
 - the plans for a new building have been assessed for a Project Information Memorandum (PIM).
2. Applications for reconsideration must be lodged on the prescribed form attached to this schedule, and must state which ground(s) for requests for reconsideration set out in LGA 2002 ~~§§~~199A apply to the application.
3. The Council will only accept applications for reconsideration that provide sufficient information to allow Council officers to fully evaluate the basis on which the reconsideration is sought, and the concerns of the applicant with respect to the Council's original process in assessing the contributions payable.
4. The Council reserves the right to suspend the time of 15 working days required to provide determination of its response to a request for a reconsideration set out in LGA 2002 ~~Sections~~ 199B-(1) if, in order to ensure natural justice, further information is required from the applicant regarding the basis for the request for reconsideration.
5. The Council will make its determination of the application for reconsideration based on the information provided by the applicant and the original Council documentation setting out the basis for the original decision regarding the development contributions applicable and the sums to be levied.
6. The reconsideration decision will be made by the Chief Executive on advice from staff.
7. The Council's reconsideration process will not involve formal hearings or other representations in person for the applicant or parties representing the applicant.

2024/253/24 DEVELOPMENT CONTRIBUTIONS POLICY

**Waimakariri District Council
Notice of request for a reconsideration of Development Contributions
Under S199A Local Government Act 2002**

Name of person/company requesting reconsideration.....

Address.....

Phone.....

E-mail.....

Development contribution(s) for which reconsideration is sought

.....

Please quote the relevant notice number

Reasons for request for reconsideration (please tick the appropriate statutory reason(s))

(a) Incorrect calculation or assessment

(b) Development Contributions Policy incorrectly applied

(c) Information used incomplete or contains errors

Please provide further information relevant to your request for reconsideration:

.....

.....

.....

..... (use additional paper if necessary)

Relief sought

.....

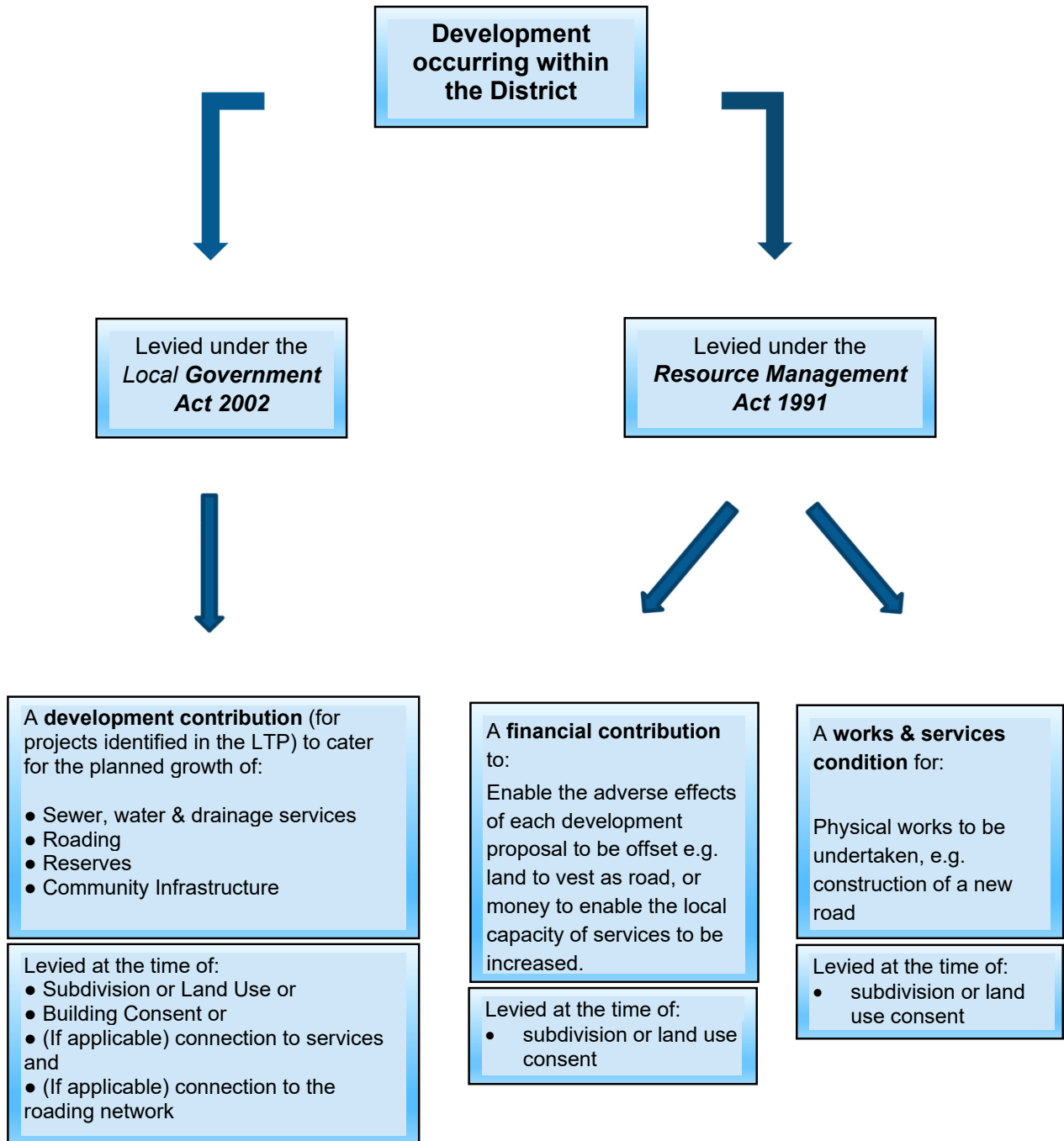
(To be signed by or on behalf of person/company making the request)

• *Signature* *Date:*.....

• *Name of signatory**(Please print)*

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

APPENDIX 1: FRAMEWORK FOR RECOVERING FINANCIAL AND DEVELOPMENT CONTRIBUTIONS



APPENDIX 2: RESERVES DEVELOPMENT CONTRIBUTIONS

2.1 Calculation of contributions

There are two reserves contributions – one for District-wide reserves applicable to all residential and rural developments and the other for neighbourhood reserves, which is only applicable to residential zoned subdivisions, and any other development which generates demand on neighborhood reserves when assessed against the Activity Management Plan – Community and Recreation.

The capital expenditure is divided into two categories:

1. Growth-related development: this applies to new developments that are needed to cater for the growth of the District.
2. Development of reserves: this category covers development of existing reserves to cater for future residents and for the changing needs of the community. It is therefore equitable to share these costs between future property owners and existing owners.

District and neighbourhood reserve contributions are levied at the lesser of either the maximum allowable contribution or the per lot contribution calculated on the cost of the capital expenditure associated with the development of reserves. The maximum allowable contribution is the greater of:

- 7.5% of the values of the additional lots created by a subdivision; or
- The market value equivalent of 20m² of land for each additional residential household unit or accommodation unit created the development.

2.1.1 Charges are levied

A charge is levied either:

- On each new residential or rural allotment, or
- On each second or subsequent dwelling, or
- On each residential or rural resource consent or building consent.

Accompanying this policy are the Schedules and related maps. The Schedules provide the basis on which various development contributions are calculated, the amounts budgeted and the amounts payable for each contribution for each scheme area and development contribution area across the District.

2.1.2 Rural and Residential 4 Zoned – subdivisions and second and subsequent dwellinghouses-household units

Where:

- cg = capital expenditure relating to growth for district-wide reserves
 cd = capital expenditure relating to the development of existing reserves and facilities
 s = subsidies, if any
 h = total estimated number of additional dwellinghouses-household units in the District at the end of the LTP period
 th = total estimated household unitsdwellinghouses at the end of the LTP period
 r_{t-a} = funding rate applied in respect of each year from the time of the works being carried out

Contribution per lot equals the lesser of:

- i. the greater of 7.5% of the land value of the additional lot or notional lot or the value equivalent of 20m² of land **or**
- ii. *For future expenditure:*

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

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

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

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

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

2.1.3 Residential 1, 2, 3, 5, 6, and 6A Zoned Subdivisions, and Rural and Residential 4 Zoned Subdivisions where additional demand on neighbourhood reserves is generated

Where:

- cg = capital expenditure relating to growth for district-wide reserves
- cn = capital expenditure relating to growth for neighbourhood reserves
- cd = capital expenditure relating to the development of existing reserves and facilities
- s = subsidies, if any
- h = total estimated number of additional ~~dwellinghouses~~ household units in the District at the end of the LTP period
- hi = total estimated number of additional residential zone ~~dwellinghouses~~ household units in the District at the end of the LTP period
- th = total estimated households at the end of the LTP period
- r_{t-a} = funding rate applied in respect of each year from the time of the works being carried out

Contributions per lot equals the lesser of:

- i. The greater of 7.5% of the land value of the additional lot or the value equivalent of 20m² of land created by the development **or**
- ii. *For future expenditure:*

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

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

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

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

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

2.1.4 Increased densities and multi-unit residential developments

Where:

vm = the value of 20m² of land

h = total ~~householddwellinghouse~~ unit equivalents created by the development.

Contribution = vm x h

Multi-unit residential includes, but is not limited to, flats, town houses, retirement villages and traveller accommodation. As set out in ~~Section LGA 2002 s 203 of the LGA2002~~, the formula may be applied at the discretion of the Council.

The formula is based upon the value equivalent of 20m² of land for each additional residential unit or accommodation unit created by the development, instead of 7.5% of the total land value.

APPENDIX 3: NETWORK INFRASTRUCTURE DEVELOPMENT CONTRIBUTIONS

3.1 Water

3.1.1 Calculation of contributions

The contribution is calculated on the cost of the capital expenditure associated with increasing the capacity of the system, subtracting:

- Any subsidies
- The total of the replacement cost of the existing asset (if any)
- The depreciation cost of the existing asset, then dividing by the number of ~~dwellinghouses~~ household units that the area is planned to be capable of servicing, or the number of units of water that the scheme ~~can~~ is planned to deliver within the LTP assessment period.

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

3.1.2 Charges are levied

A charge is levied either:

- On each new lot and/or connection granted, or
- On each second or subsequent dwelling-residential unit or connection on a pre-existing lot
- Or resource consent, building consent or application for a larger service which will lead to additional demand on the water network, or
- On each second or subsequent connection or application for consent which will lead to additional demand on the water network.

Note: Developments in DCAs incur development contributions for the particular DCA area they are in, and in addition, incur development contributions for the large scheme area.

Accompanying this policy are the Schedules and related maps. The Schedules provide the basis on which various development contributions are calculated, the amounts budgeted and the amounts payable for each contribution for each scheme area and development contribution area across the District.

3.1.3 Calculation of contribution for water scheme projects other than new source projects:

Where:

- c = capital expenditure that includes a growth component
- s = subsidies, if any
- r = replacement cost of any infrastructure replaced
- d = depreciated replacement cost of any infrastructure replaced
- n = total estimated number of dwellinghouses household units in the area planned to be serviced as at the end of the LTP period.
- W = water connection size factor (for calculating water development contributions)
- r t - a = funding rate applied in respect of each year from the time of the works being carried out.

Contribution per lot equals:

In respect of future expenditure:

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

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

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

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

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

The significance of the adjustment for replacement cost and depreciated replacement cost is that some assets have years of useful life left but are only being replaced to cope with the demand for extra capacity resulting from new subdivisions.

The effect of this adjustment is that if a new asset is to be replaced, those causing the growth should pay for the cost of upgrading the asset as the existing asset would provide many years of future benefit and it is only being replaced because of the growth.

3.1.4 The water scheme development contribution (100% growth projects)

3.1.4.1 Developments outside DCAs:

Where:

- c = growth component of capital
- s = subsidies, if any
- r = replacement cost of any infrastructure replaced
- d = depreciated replacement cost of any infrastructure replaced
- h = total estimated number of additional ~~dwellinghouses~~ household units in the area planned to be serviced by the end of the LTP period.
- W = water connection size factor (for calculating water development contributions)
- r_{t-a} = the funding rate applied in respect of each year from the time of the works being carried out.

Contribution per lot equals:

In respect of future expenditure:

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

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

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

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

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

3.1.5 The Water Scheme Development Contribution

3.1.5.1 Water scheme new source projects

These include any water supply scheme with a water supply source upgrade and shall be levied over 35 years as below.

Where:

- c = capital expenditure that includes a growth component
- s = subsidies, if any
- r = replacement cost of any infrastructure replaced
- d = depreciated replacement cost of any infrastructure replaced
- n = total estimated number of ~~dwellinghouses~~ household units in the area planned to be serviced as at the end of a period of 35 years from the date of completion of the project.
- w = water connection size factor (for calculating water development contributions)
- r_{t-a} = funding rate applied in respect of each year from the time of the works being carried out

Contribution per lot equals:

In respect of future expenditure:

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

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

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

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

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

For an existing asset, which is at the end of its useful life and due for replacement, people who connect in the future will only pay for the cost of increasing the system's size, not the full cost of replacing the existing asset.

3.1.6 Outline Development Areas

In addition to the above water scheme development contribution calculation, the DCAs have an additional contribution, for Outline Development Areas (ODA), which recognises the costs of the development of infrastructural services that are unique to that particular development.

3.1.6.1 The ODA Water Scheme Development Contribution (except Southbrook)

Where:

- co = capital expenditure relating to growth in the DCA
- f = funding costs in respect of historical expenditure, if any

- s = subsidies, if any
 pc = development contributions previously received, if any
 r = replacement cost of any infrastructure replaced
 d = depreciated replacement cost of any infrastructure replaced
 dca = estimated number of additional lots planned to be serviced in the development contribution area
 w = water connection size factor (for calculating water development contributions)

Contribution per lot equals:

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

The schedule details the actual costs relating to each DCA.

3.1.6.2 The Southbrook DCA Water Scheme Development Contribution

Where:

- co = capital expenditure that includes a growth component
 f = funding costs in respect of historical expenditure, if any
 s = subsidies or income received from other sources, if any
 r = replacement cost of any infrastructure replaced
 d = depreciated replacement cost of any infrastructure replaced
 m = area (m²) of lot(s) being subdivided or developed
 a = total area of the Southbrook DCA area (m²) less the area dedicated to the stormwater retention pond less a 15% allowance for roading and reserves
 w = water connection size factor (for calculating water development contributions)

Contribution per lot equals:

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

The schedule details the actual costs relating to this Scheme.

3.1.7 Water Connection Size Factor (for calculating Water Development Contributions)

Water Connection Size (mm)	Development contribution multiplication factor
15mm	1.0 x Standard D.C.
20mm	1.5 x Standard D.C.
25mm	2.1 x Standard D.C.
32mm	3.2 x Standard D.C.
40mm	4.9 x Standard D.C.
50mm	7.8 x Standard D.C.

The connection rate may be negotiated where the applicant can show larger pipe size is required for fire-fighting or fire prevention.

3.1.8 Restricted Connections Supplied from On-demand Networks

Restricted connections supplied from on demand networks will pay a reduced development

contribution in accordance with the following table.

Restricted connection demand	Development contribution reduction factor
1 Unit (1 m ³ per day)	0.4 x Standard D.C.
2 Units (2 m ³ per day)	0.8 x Standard D.C.

3.2 Sewer

3.2.1 Calculation of Contribution

The contribution is calculated on the cost of the capital expenditure associated with increasing the capacity of the system, less any subsidies, less the difference between the total of the replacement cost of the existing asset (if any), the depreciated cost of the existing asset, with the total then divided by the number of lots that are planned to be serviced by the scheme. For historical costs, an adjustment is made to reflect funding costs. The result is the cost that will apply to each new lot.

For the purposes of calculating the sewer development contribution the volume flows are calculated on the size of the water inflow pipe as the outflow of sewage from a property is proportional to the inflow of water.

3.2.2 Charges are levied

A charge is levied either on each:

- New lot and/or connection granted, or
- Second or subsequent dwelling or connection on a pre-existing lot, or
- Resource consent or application for a larger service which will lead to additional demand on the sewer network, or
- Second or subsequent connection or application for consent that will lead to additional demand on the sewer network.

Note: Developments in DCAs incur development contributions for the particular DCA area they are in, and in addition, incur development contributions for the large scheme area.

Accompanying this policy are the Schedules and related maps. The Schedules provide the basis on which various development contributions are calculated, the amounts budgeted and the amounts payable for each contribution for each scheme area and development contribution area across the District.

3.2.2.1 Sewer Scheme Development Contributions other than the Ocean Outfall Project (Partial Growth)

Where:

- c = capital expenditure that includes a growth component
- s = subsidies, if any
- r = replacement cost of any infrastructure replaced
- d = depreciated replacement cost of any infrastructure replaced
- n = total estimated number of lots in the area planned to be serviced as at

the end of the LTP period
 w = water connection size factor (for developing sewer development contributions)
 r_{t-a} = the funding rate applied in respect of each year from the time of the works being carried out

Contribution per lot equals:

In respect of future expenditure:

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

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

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

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

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

3.2.3 The Sewer Scheme Development Contribution (100% growth projects)

3.2.3.1 Sewer Scheme Development Contributions

Where:

c = growth component of capital
 s = subsidies, if any
 r = replacement cost of any infrastructure replaced
 d = depreciated replacement cost of any infrastructure replaced
 h = total estimated number of additional lots in the area planned to be serviced by the end of the LTP period
 w = water connection size factor (for calculating sewer development contributions)
 r_{t-a} = the funding rate applied in respect of each year from the time of the works being carried out

Contribution per lot equals:

For future expenditure:

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

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

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

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

expenditure occurred:

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

3.2.3.2 Ocean Outfall Project

Where:

- c = loan outstanding amount that includes the growth component relating to capital expenditure
- s = subsidies, if any
- r = replacement cost of any infrastructure replaced
- d = depreciated replacement cost of any infrastructure replaced
- n = total estimated number of ~~dwellinghouses~~ household units in the area planned to be serviced as at the end of a period of 35 years from the date of completion of the project.
- w = water connection size factor (for calculating water development contributions)
- r_{t-a} = the funding rate applied in respect of each year from the time of the works being carried out

Contribution per lot equals:

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

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

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

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

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

The significance of the adjustment for replacement cost and depreciated replacement cost is that some assets have years of useful life left but are only being replaced to cope with the demand for extra capacity resulting from new subdivisions.

The effect of this adjustment is that if a new asset is to be replaced those causing the growth should pay for the cost of upgrading the asset as the existing asset would provide many years of future benefit and it is only being replaced because of the growth.

Conversely, for an existing asset, which is at the end of its useful life and due for replacement, people who connect in the future will only pay for the cost of increasing the system's size, not the full cost of replacing the existing asset.

3.2.4 Amalgamated Mandeville, Swannanoa, Ohoka Sewer

Where:

c = loan outstanding amount that includes the growth component relating to capital expenditure

s = subsidies, if any

r = replacement cost of any infrastructure replaced

d = depreciated replacement cost of any infrastructure replaced

n = total estimated number of additional household units in the area planned to be serviced as at the end of a period of 20 years from the date of completion of the project.

w = water connection size factor (for calculating water development contributions)

r_{t-a} = the funding rate applied in respect of each year from the time of the works being carried out

Contribution per lot equals:

$$\frac{((c - s) - (r - d)) \times (1 / n) \times w}{r_{t-a}}$$

The Mandeville Wastewater Pump Station (also known as Bradleys Road Pump Station, pipeline to Rangiora) Project services growth that is likely to occur over a period of greater than 10 years. This project was completed in response to growth with additional capacity for growth included.

3.2.45 Outline Development Areas

In addition to the above sewer scheme development contribution calculation, the DCAs have an additional contribution, for ODAs, which recognises the costs of the development of infrastructural services that are unique to that particular development.

There are two formulae – one for Southbrook and the other for all other DCAs.

3.2.4.1 The ODA Sewer Scheme Development Contribution (except Southbrook):

Where:

co = capital expenditure relating to growth in DCA

f = funding costs in respect of historical expenditure, if any

s = subsidies, if any

pc = development contributions previously received, if any

r = replacement cost of any infrastructure replaced

d = depreciated replacement cost of any infrastructure replaced

dca = estimated number of additional lots planned to be serviced in the development contribution area

w = water connection size factor (for calculating sewer development contributions)

Contribution per lot equals

$$\frac{((co + f - s - pc) - (r - d)) \times (1 / dca) \times w}{r_{t-a}}$$

The schedule details the actual costs relating to each Scheme.

3.2.4.2 The Southbrook DCA Sewer Scheme Development Contribution:

Where:

- co = capital expenditure which includes a growth component
- f = funding costs in respect of historical expenditure, if any (Council's current policy is to fund these from rates rather than development contributions)
- s = subsidies or income received from other sources, if any
- r = replacement cost of any infrastructure replaced
- d = depreciated replacement cost of any infrastructure replaced
- m = area (m²) of lot(s) being subdivided or developed
- a = [total area of the Southbrook DCA area (m²) less the area dedicated to the stormwater retention pond] less a 15% allowance for roading and reserves
- w = water connection size factor (for calculating sewer development contributions)

Contribution per lot equals:

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

3.2.56 Water Connection Size Factor (for calculating Sewer Development Contributions)

Water Connection Size (mm)	Development Contribution Multiplication Factor
15mm	1.0 x Standard D.C.
20mm	1.2 x Standard D.C.
25mm	1.6 x Standard D.C.
32mm	2.1 x Standard D.C.
40mm	2.9 x Standard D.C.
50mm	4.4 x Standard D.C.

The connection rate may be negotiated where the applicant can show larger pipe size is required for fire-fighting or fire prevention.

3.3 Drainage

3.3.1 Calculation of Contribution

The contribution is calculated on the cost of the capital expenditure associated with increasing the capacity of the system, less any subsidies, less the total of: the replacement cost of the existing asset (if any) less the depreciated cost of the existing asset and then divided by the number of properties that the area is capable of servicing. For historical costs, an adjustment is made for funding costs. The result is the cost that will apply to each new lot.

3.3.2 Charges are levied

(Exemptions: Utility Lots and Boundary Adjustments):

Residential Zones

On subdivision creating additional allotment/s and subsequently for each additional ~~dwellinghouse~~ household unit on the same lot (when either resource consent or building consent is granted).

Business Zones

For business properties, on subdivision creating additional allotment/s or on additional connection or network load on the same lot (when either a resource consent or a building consent is granted or at the time of connection).

Note: developments in DCAs incur development contributions for the particular DCA area they are in, and in addition, incur development contributions for the large scheme area.

Accompanying this policy are the Schedules and related maps. The Schedules provide the basis on which various development contributions are calculated, the amounts budgeted and the amounts payable for each contribution for each scheme area and development contribution area across the District.

3.3.3 Drainage Contribution

Where:

- c = capital expenditure including a growth component
- s = subsidies, if any
- r = replacement cost of any infrastructure replaced
- d = depreciated replacement cost of any infrastructure replaced
- n = total estimated number of lots in the area planned to be serviced as at the end of LTP period
- r_{t-a} = the funding rate applied in respect of each year from the time of the works being carried out

Contribution per lot equals:

For future expenditure:

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

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

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

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

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

3.3.4 The Drainage Scheme Development Contribution

3.3.4.1 Drainage Scheme Development Contributions:

Where:

- c = growth component of capital
- s = subsidies, if any
- r = replacement cost of any infrastructure replaced
- d = depreciated replacement cost of any infrastructure replaced

- h = total estimated number of additional lots in the area planned to be serviced at the end of the LTP period
- r_{t-a} = the funding rate applied in respect of each year from the time of the works being carried out

Contribution per lot equals:

For future expenditure:

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

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

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

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

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

The significance of the adjustment for replacement cost and depreciated replacement cost is that some assets have years of useful life left but are only being replaced to cope with the demand for extra capacity resulting from new subdivisions.

The effect of this adjustment is that if a new asset is to be replaced those causing the growth should pay for the cost of upgrading the asset as the existing asset would provide many years of future benefit and it is only being replaced because of the growth.

Conversely, for an existing asset, which is at the end of its useful life and due for replacement, people who connect in the future will only pay for the cost of increasing the system's size, not the full cost of replacing the existing asset.

3.3.5 Outline Development Areas

In addition to the above drainage scheme development contribution calculation, the DCAs have an additional contribution, for ODAs, which recognises the costs of the development of infrastructural services that are unique to that particular development.

3.3.5.1 The ODA Drainage Scheme Development Contribution (except Southbrook)

Where:

- co = capital expenditure relating to growth in the DCA
- f = funding costs in respect of historical expenditure, if any
- s = subsidies, if any
- pc = development contributions previously received, if any
- r = replacement cost of any infrastructure replaced
- d = depreciated replacement cost of any infrastructure replaced
- dca = estimated number of additional lots planned to be serviced in the

development contribution area

Contribution per lot equals:

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

The schedule details the actual costs relating to each DCA.

3.3.5.2 Rangiora / Southbrook Stormwater DCS Drainage Scheme Development Contribution

Where:

co = capital expenditure due to growth

m = area (m²) of that part of the lot(s) to be subdivided or developed less the area which is assessed as having been developed as at 1 July 2007

a = 0.85X + 0.1 (Z-0.85X)

X = area (m²) of all lots identified as Area X lots on Plan 2878, (those that are largely undeveloped) less the area of each of those lots assessed as developed at 1 July 2007

Z = gross area (m²) of all lots within the DCA, less that area contributing to pond B shown on Plan 2878.

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

$$co \times m/a$$

3.3.6 Drainage Adjustment Factor

The stormwater HUE is based on the expected runoff from impermeable surfaces. A typical Greenfields residential development on a 600m² allotment is assumed to have a run-off coefficient (or anticipated proportion of run-off) of 55 %. Runoff coefficient assessments are based on the Compliance Document for New Zealand Building Code Clause E1 Surface Water, which provides a list of typical runoff coefficients. Adjustments for drainage contributions for non-residential activity will be made on resource consent or building consent.

In the case of developments outside of DCAs and special stormwater management areas such as Southbrook, the stormwater development contribution will be calculated on the basis of the run-off coefficient. If the run-off coefficient is greater than 55%, additional development contributions will be charged for development serviced by the District's reticulated stormwater collection systems.

3.4 Rooding

3.4.1 Calculation of contribution

The contribution is calculated on the cost of the capital expenditure associated with increasing the capacity of the network, less any subsidies. The value of any financial contribution taken with respect to a particular development and roading project is subtracted also, so the contribution relates to extra work in the system.

This value is then divided by the number of projected new ~~dwellinghouses~~ household units in the District. For historical costs, an adjustment is made for funding costs. The result is the cost that will apply to each new lot.

The calculation of roading contributions for DCAs relates to the cost of construction of collector roads (if any) that are required to connect the DCA to the District-wide roading network. The development contribution payable for these DCAs is based on the estimated cost of the collector road divided by the number of new allotments to be created in that DCA.

3.4.2 Charges are levied

A charge is levied either on each:

- New residential or non-residential allotment, or
- Second or subsequent dwelling, or
- Residential land use resource consent or building consent.

3.4.3 Outline Development Areas

In addition to the above roading development contribution calculation, the DCAs have an additional contribution, for ODAs, which apportions the costs of the development of main trunk roads that are unique to that particular development.

3.4.3.1 The District Roading Development Contribution

Where:

- c = capital expenditure related to growth for that project
- f = funding costs in respect of historical expenditure, if any
- s = subsidies associated with the growth portion of the project, if any
- pc = development contributions previously received in respect of that project
- fc = financial contribution applicable to that roading project, if any
- h = total estimated number of additional dwellinghouses-household units in the District over the remainder of the LTP period

Contribution per lot equals:

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

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

3.4.3.2 The ODA Roading Development Contribution (excluding Southbrook)

Where:

- co = capital expenditure relating to growth in DCA
- f = funding costs in respect of historical expenditure, if any
- s = subsidies associated with the growth portion of the project, if any
- pc = development contributions previously received in respect of that project
- fc = financial contribution applicable to roading developments
- dca = estimated number of additional lots planned to be serviced in the development contribution area

Contribution per lot equals:

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

3.4.3.3 The Southbrook DCA Roading Scheme Development Contribution:

Where:

- co = capital expenditure which includes a growth component
- f = funding costs in respect of historical expenditure, if any (Council's current policy is to fund these from rates rather than development contributions)
- s = subsidies or income received from other sources, if any
- r = replacement cost of any infrastructure replaced
- d = depreciated replacement cost of any infrastructure replaced
- m = area (m²) of lot(s) being subdivided or developed
- a = [total area of the Southbrook DCA area (m²) less the area dedicated to the stormwater retention pond less a 15% allowance for roading and reserves

Contribution per lot equals:

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

3.4.4 Roading adjustment factor

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

APPENDIX 4: COMMUNITY INFRASTRUCTURE DEVELOPMENT CONTRIBUTIONS

4.1 Calculation of contribution

The contribution is calculated on the cost of the capital expenditure relating to the development of community infrastructure to cope with growth of the District, less:

- Any subsidies
- The total of the replacement cost of the existing asset (if any)
- The depreciated replacement cost of the existing asset, and then divided by the total estimated number of ~~dwellinghouses~~ household units in the District at the end of the LTP period.

For historical expenditure, an adjustment is made for funding costs. For 100% growth project, the calculation is based on the estimated number of additional ~~dwellinghouses~~ household units projected for the LTP period.

4.2. Community Infrastructure Development Contribution:

Where:

- c = growth component of capital expenditure
- s = subsidies, if any
- r = replacement cost of any infrastructure replaced
- d = depreciated replacement cost of any infrastructure replaced
- n = total estimated number of rating units in the District as at the end of the LTP period.
- r_{t-a} = the funding rate applied in respect of each year from the time of the works being carried out.

Contribution per lot equals:

For future expenditure:

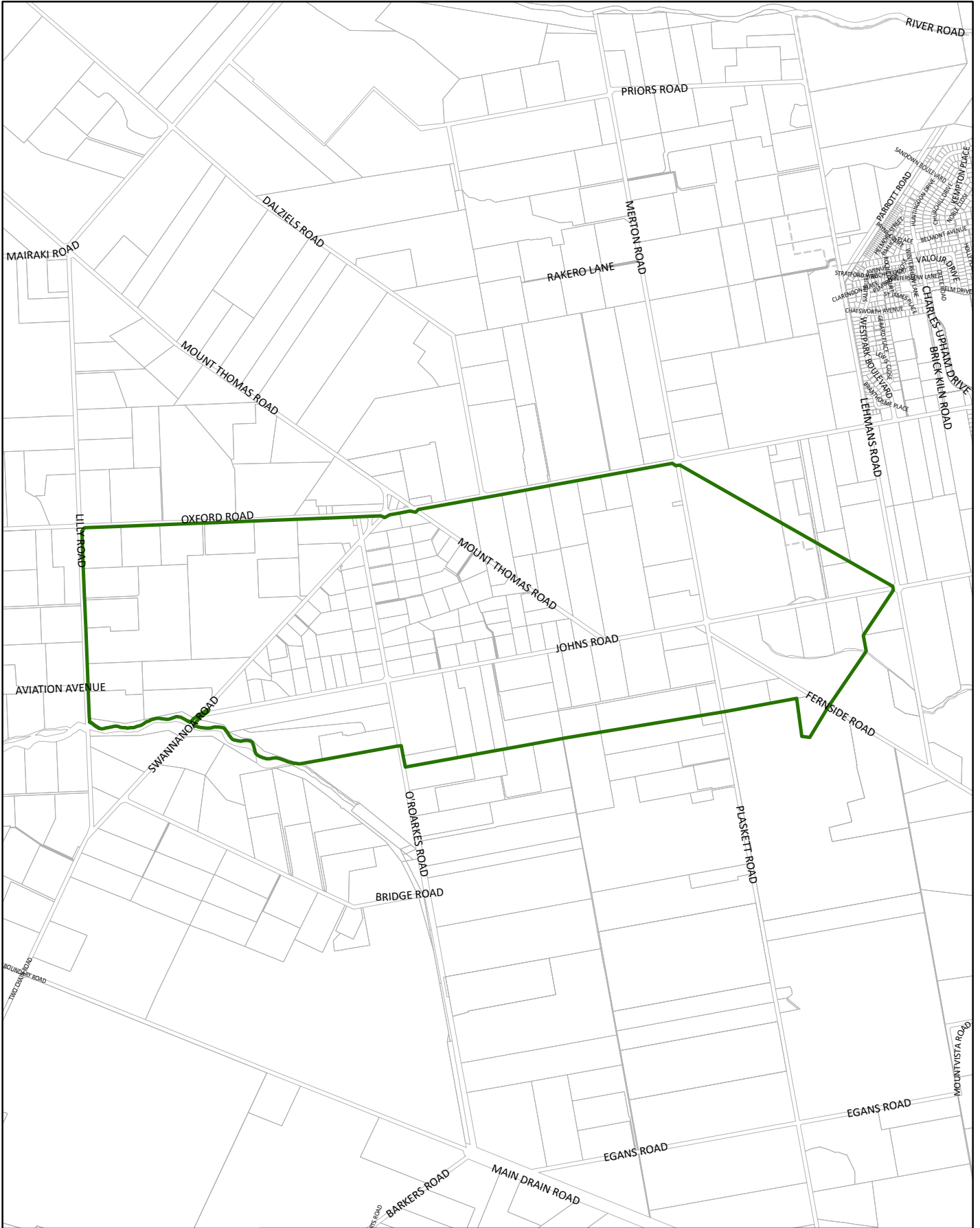
$$((c - s) - (r - d)) \times (1 / n)$$



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

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

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



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



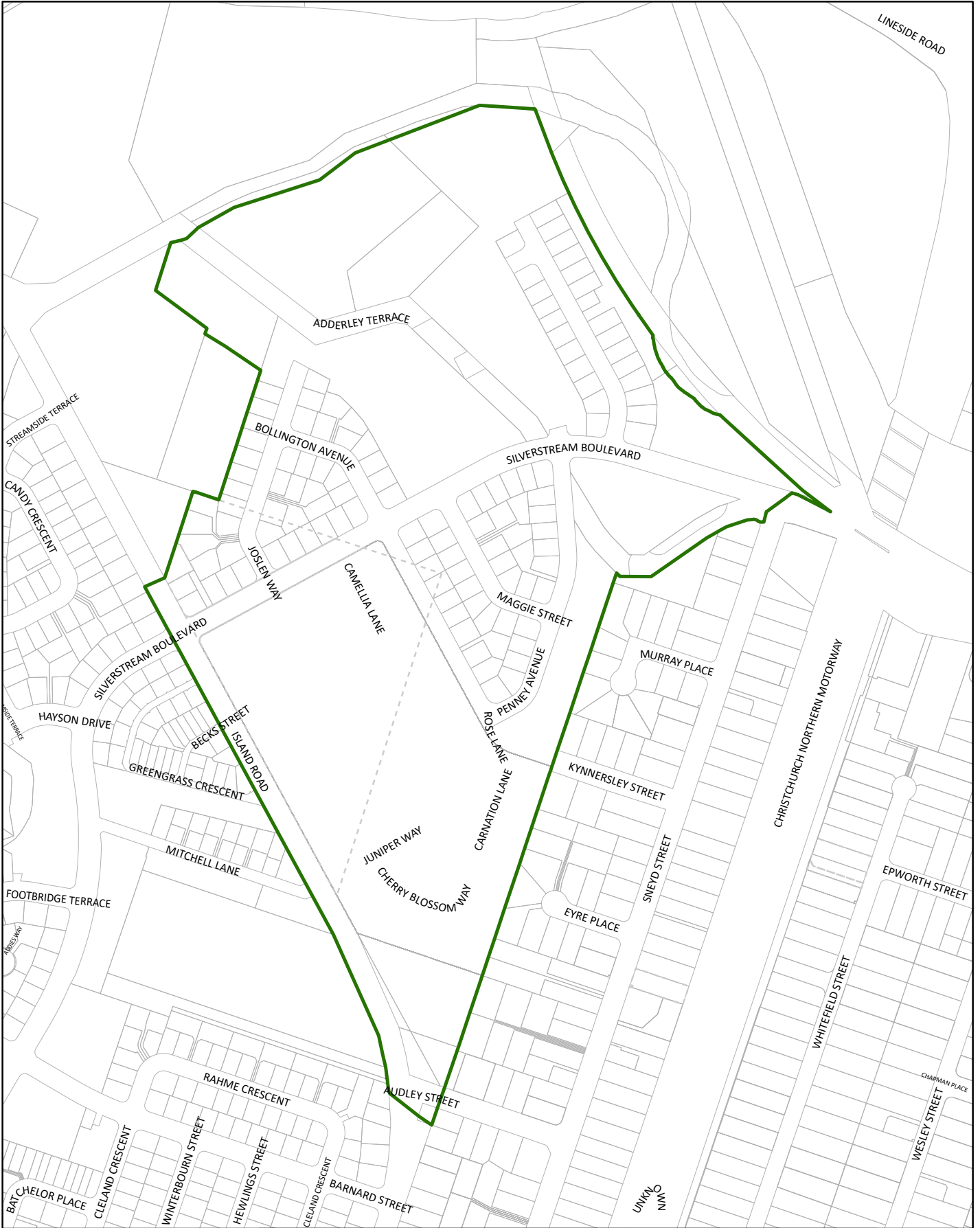
 WAIMAKARIRI DISTRICT COUNCIL	Development Contribution Area Sewer FERSIDE		Map ID FRN 1	Scale (A4) 1:24,500	
			GIS Ref 23-002	Date 16/02/2023	



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 WAIMAKARIRI DISTRICT COUNCIL	Development Contribution Area Water, Sewer and Stormwater NORTH EAST KAIAPO	Map ID KAI 1	Scale (A4) 1:8,000	
		GIS Ref 23-002	Date 16/02/2023	



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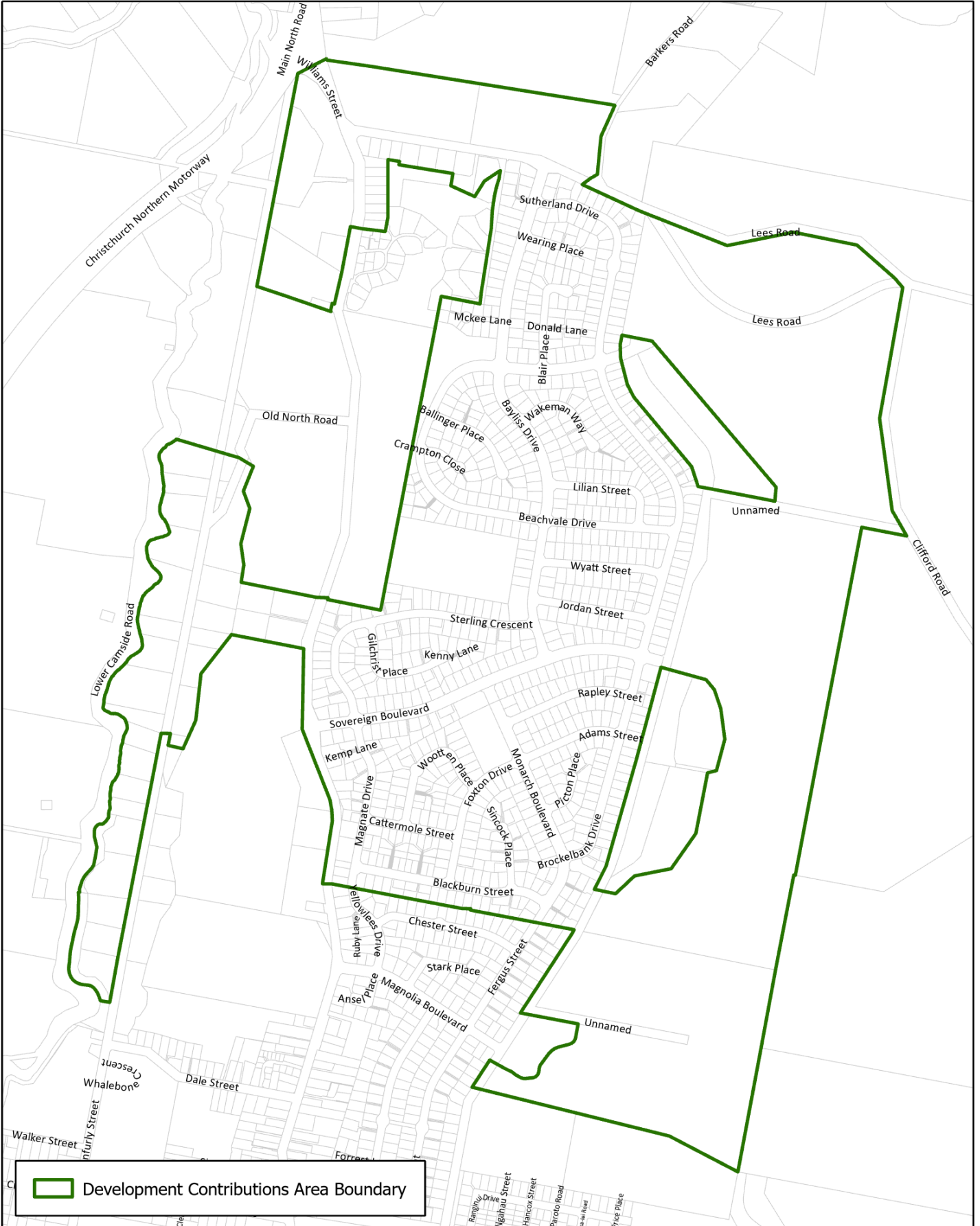
 WAIMAKARIRI DISTRICT COUNCIL	Development Contribution Area Water, Sewer, Stormwater, New Collector Rd WEST KAIAPOI	Map ID KAI 2	Scale (A4) 1:4,500	
		GIS Ref 23-002	Date 16/02/2023	

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 WAIMAKARIRI DISTRICT COUNCIL	Development Contribution Area Arterial Road WEST KAIAPOI ROADING ARTERIAL	Map ID KAI 3	Scale (A4) 1:7,000	
		GIS Ref 23-002	Date 16/02/2023	

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 Development Contributions Area Boundary

 WAIMAKARIRI DISTRICT COUNCIL	Development Contribution Area Sewer EAST NORTH EAST KAIAPOI		Map ID KAI 5	Scale (A4) 1:10,786	
			GIS Ref 24-005	Date 15/01/2024	

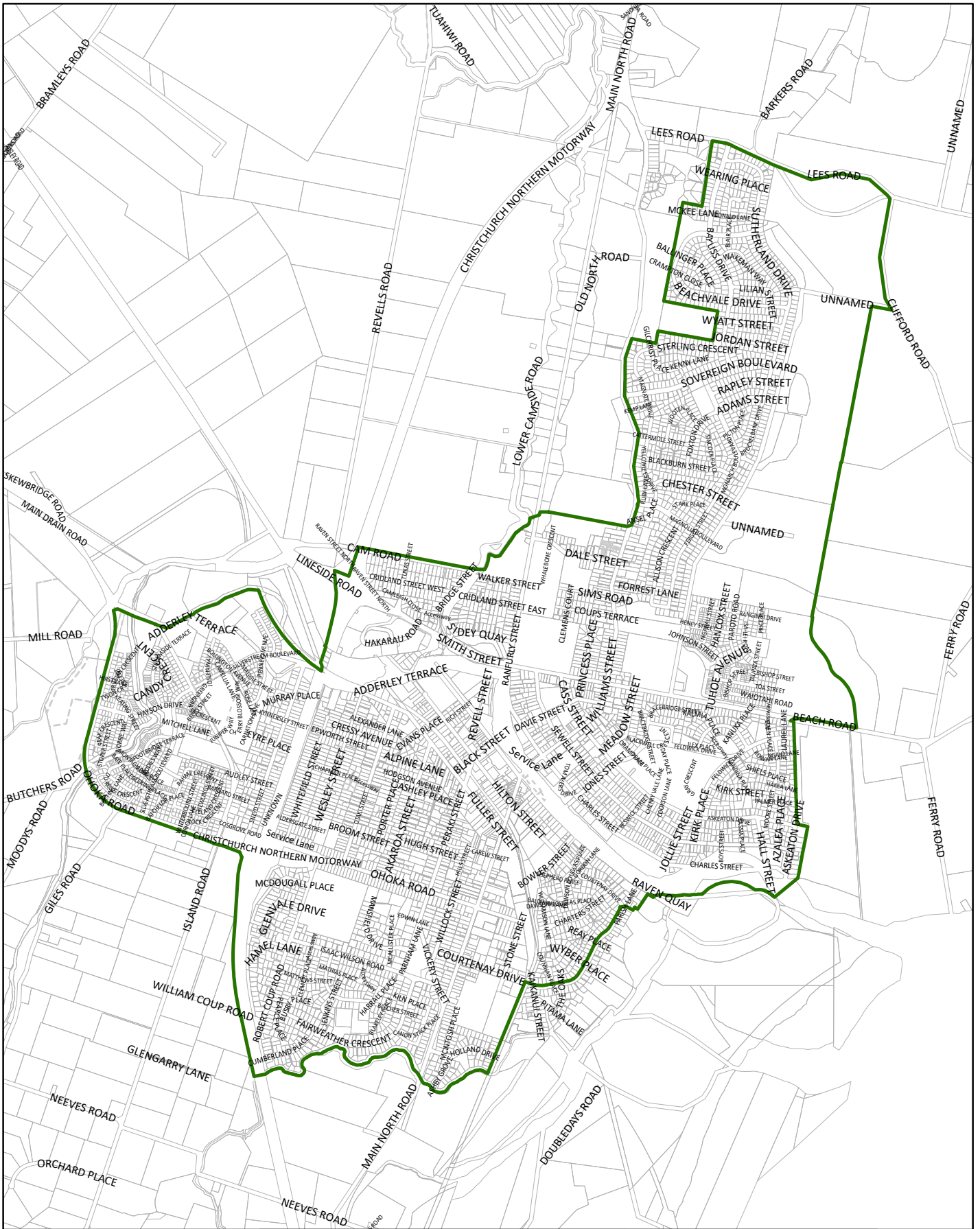
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 WAIMAKARIRI DISTRICT COUNCIL	Development Contribution Area Drainage and Water EAST NORTH EAST KAIAPOI	Map ID KAI 4	Scale (A4) 1:9,745	
		GIS Ref 24-005	Date 12/01/2024	

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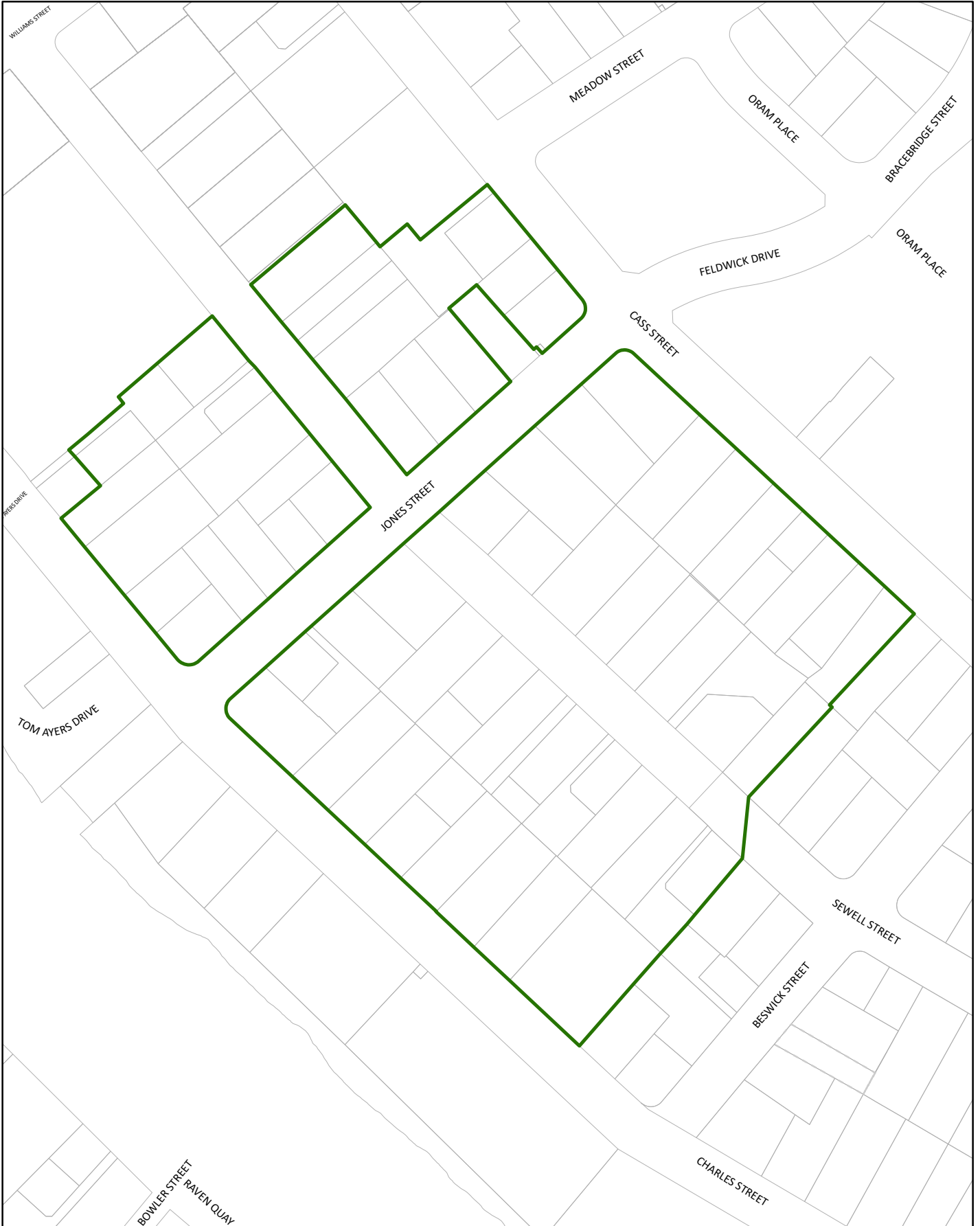
 WAIMAKARIRI DISTRICT COUNCIL	Development Contribution Area Drainage KAIAPOI	Map ID	Scale (A4)	
		KAI 7	1:24,000	
		GIS Ref	Date	
		23-002	16/02/2023	



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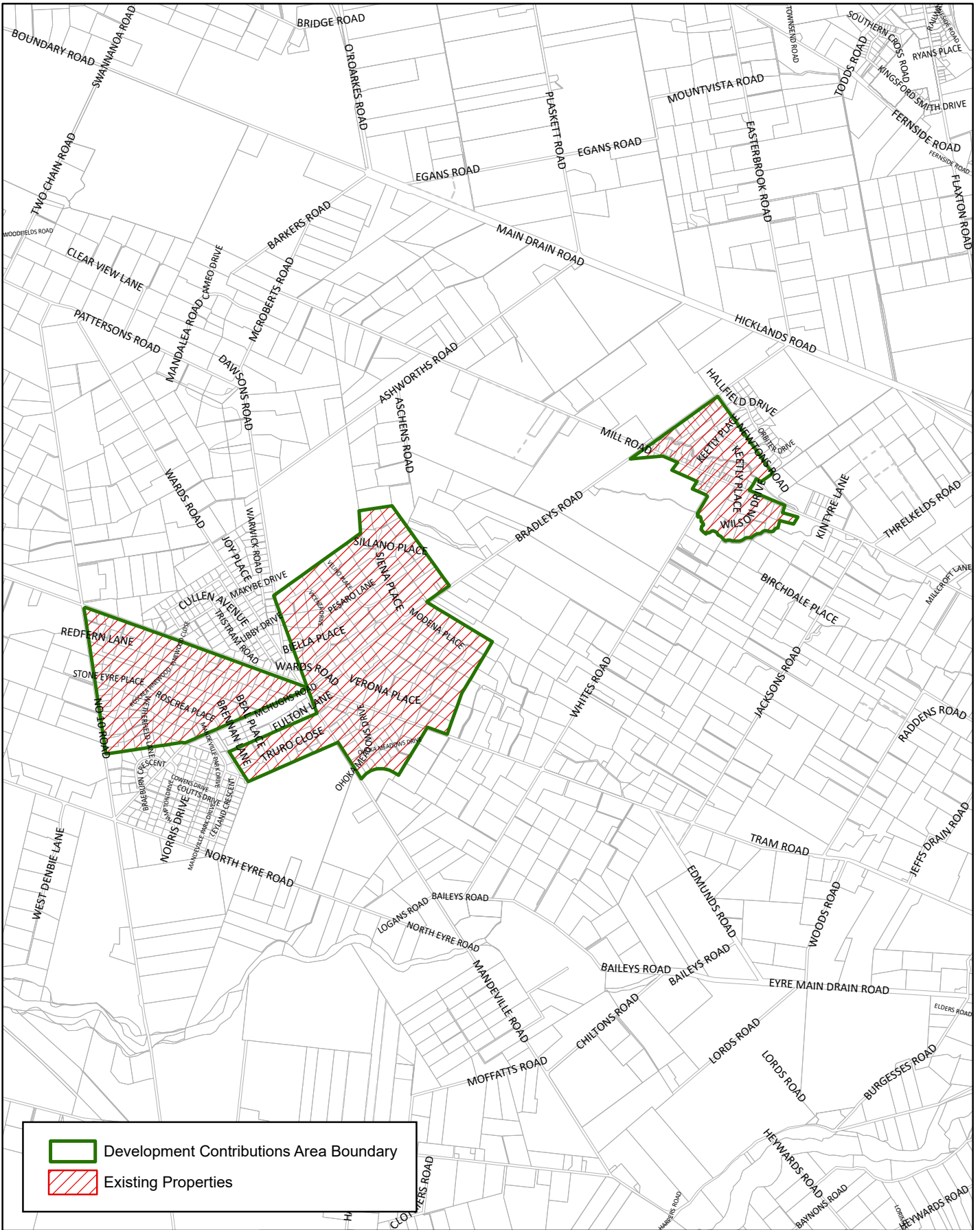
 WAIMAKARIRI DISTRICT COUNCIL	Development Contribution Area Roading KAIAPOI SOUTH MIXED USE BUSINESS AREA	Map ID	Scale (A4)	
		KAI 8	1:1,500	
		GIS Ref	Date	
		23-002	16/02/2023	



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 WAIMAKARIRI DISTRICT COUNCIL	Development Contribution Area Roding KAIAPOI EAST MIXED USE BUSINESS		Map ID KAI 9	Scale (A4) 1:2,000	
			GIS Ref 23-002	Date 16/02/2023	

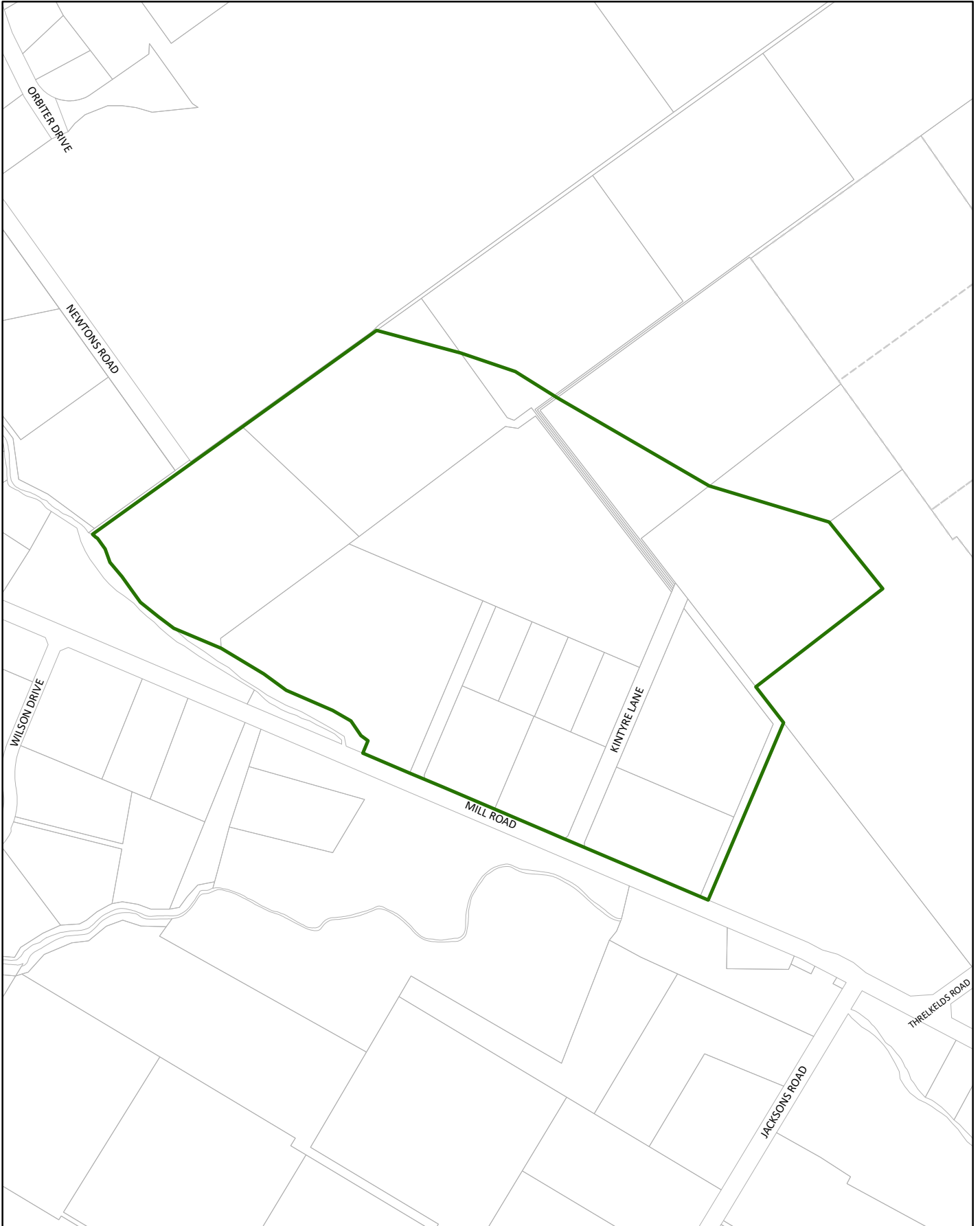
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 Development Contributions Area Boundary
 Existing Properties

 WAIMAKARIRI DISTRICT COUNCIL	Development Contribution Area Sewer MANDEVILLE, SWANNANOA AND OHOKA	Map ID MSO 1	Scale (A4) 1:41,500	
		GIS Ref 23-064	Date 24/11/2023	

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**Development Contribution Area
Stormwater
MILL ROAD ODP**

Map ID
OHO 2

Scale (A4)
1:5,500

GIS Ref
23-002



Date
16/02/2023



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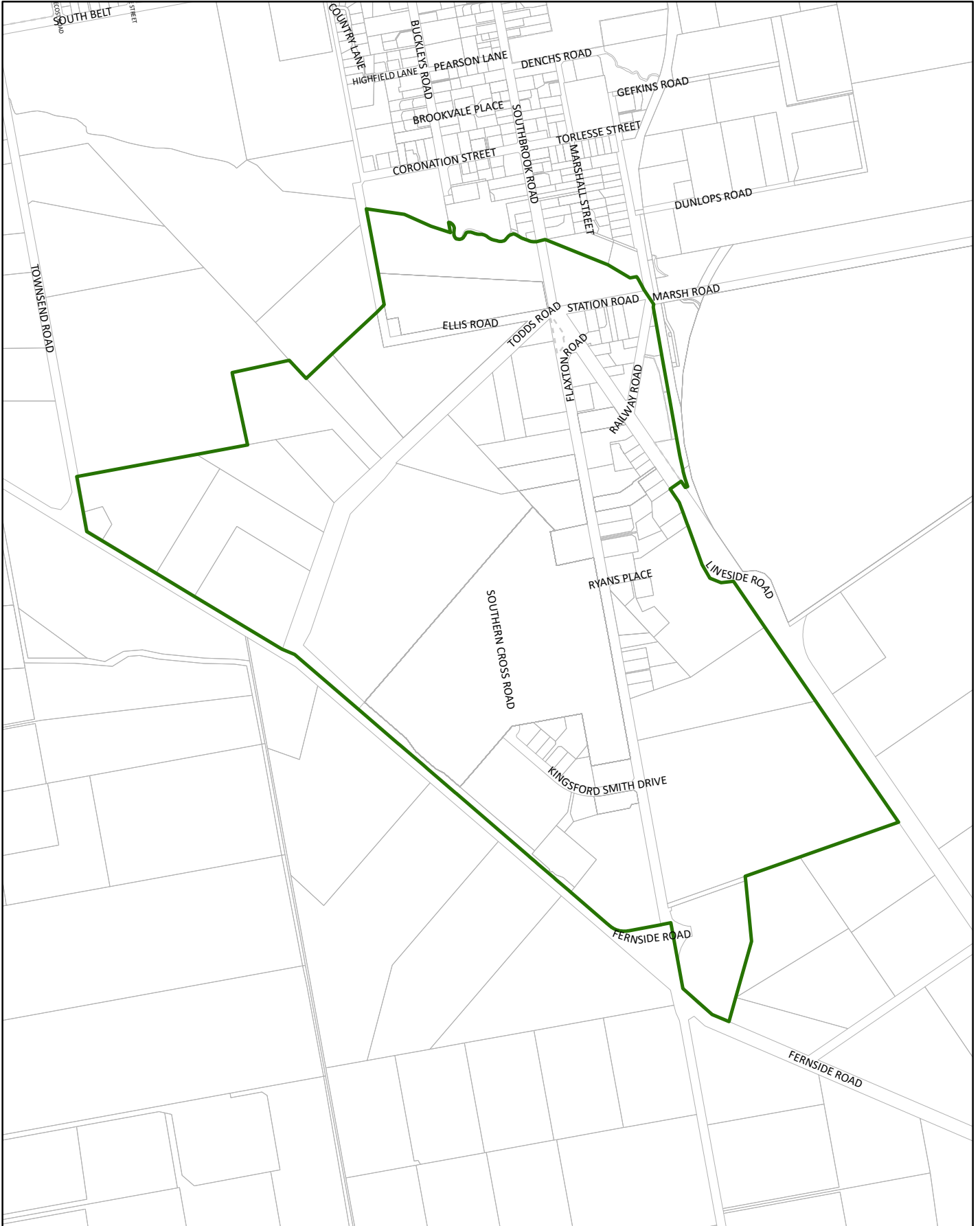
 WAIMAKARIRI DISTRICT COUNCIL	Development Contribution Area Water OHOKA	Map ID	Scale (A4)	
		OKA 1	1:13,500	
		GIS Ref	Date	
		23-002	16/02/2023	



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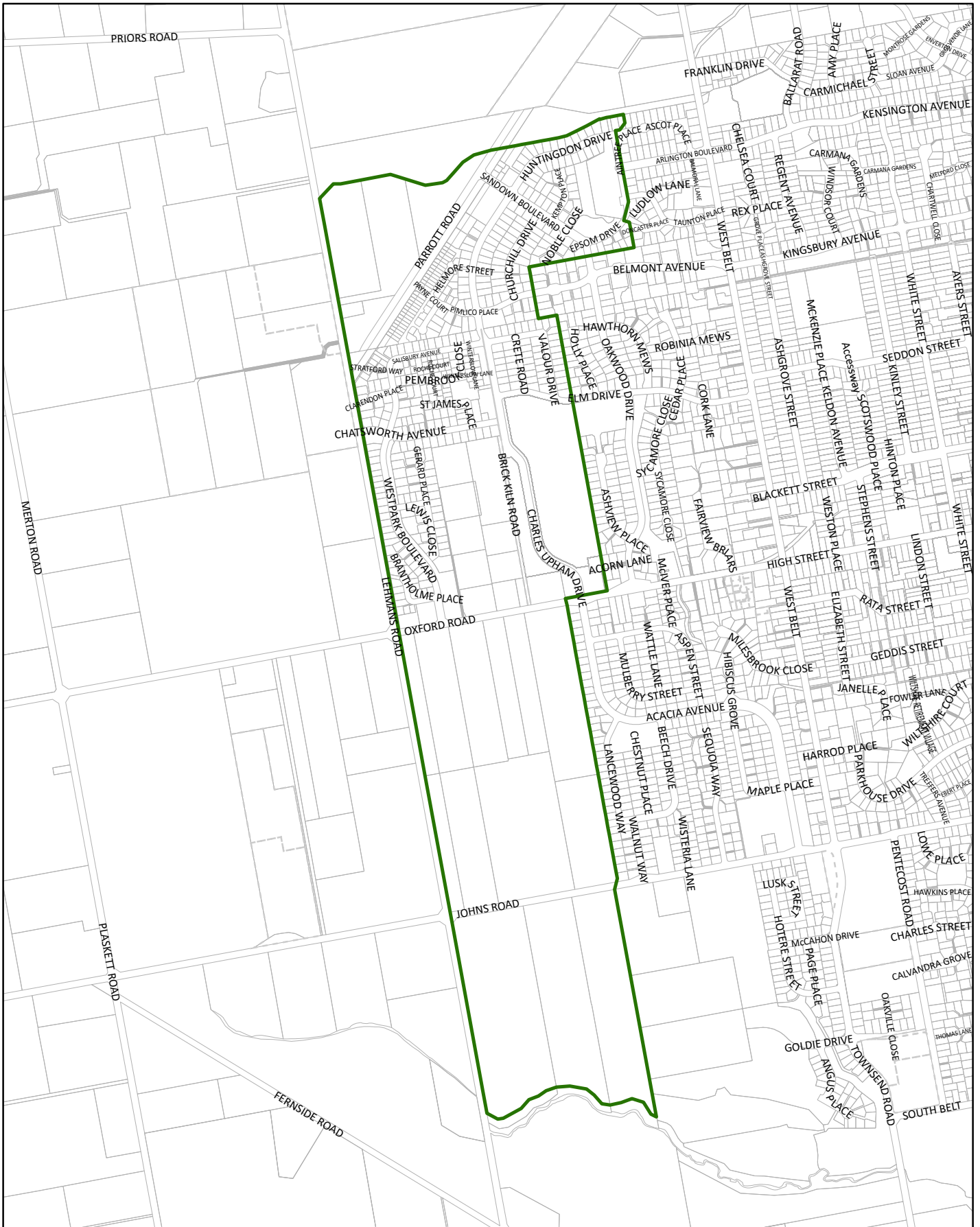
 WAIMAKARIRI DISTRICT COUNCIL	Development Contribution Area Sewer OXFORD	Map ID	Scale (A4)	
		OXF 1	1:21,500	
		GIS Ref	Date	
		23-002	16/02/2023	



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 WAIMAKARIRI DISTRICT COUNCIL	Development Contribution Area Water SOUTHBROOK	Map ID RGA 1	Scale (A4) 1:11,000	
		GIS Ref 23-002	Date 16/02/2023	



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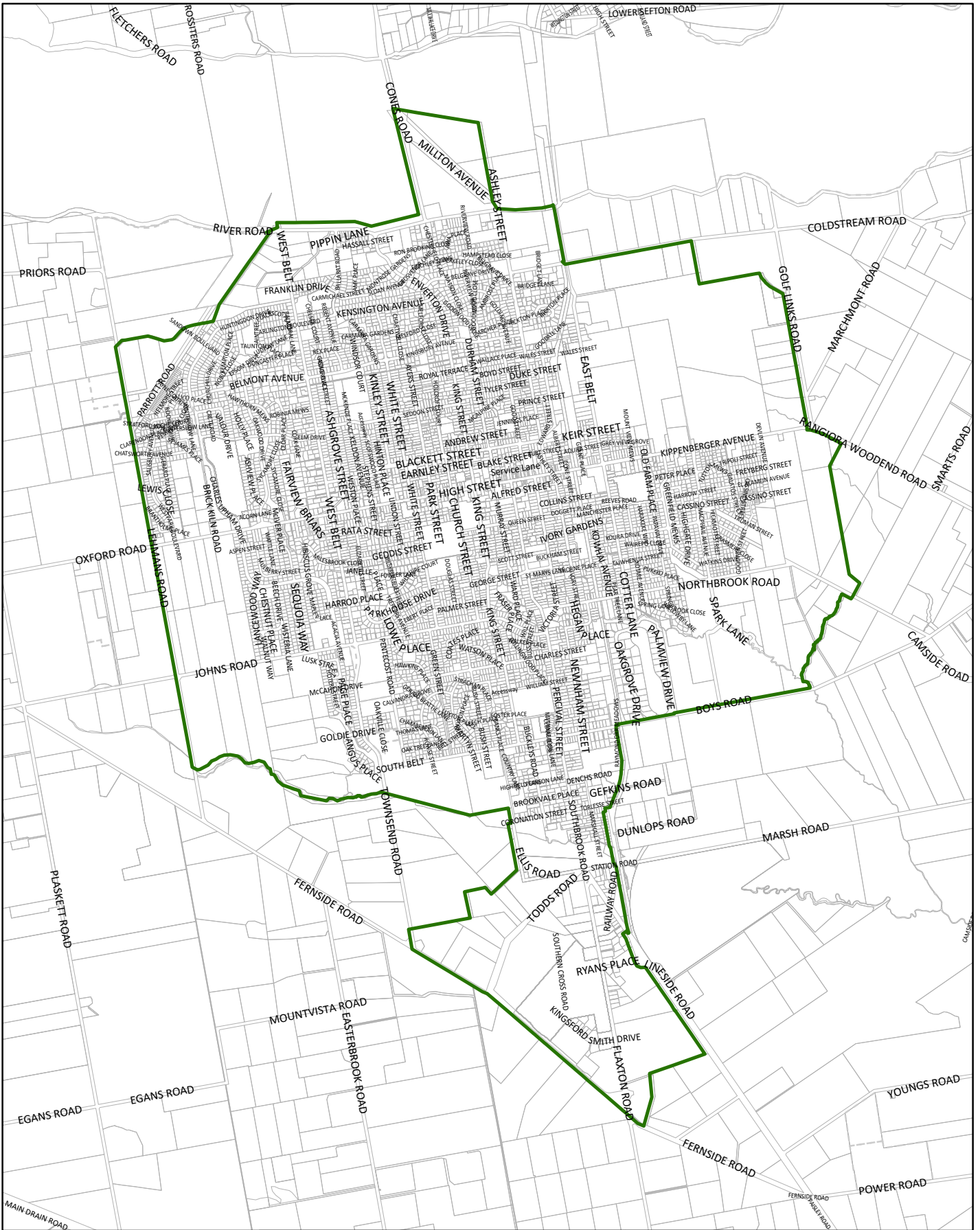
 WAIMAKARIRI DISTRICT COUNCIL	Development Contribution Area Roding WEST RANGIORA		Map ID RG A 10	Scale (A4) 1:14,000	
			GIS Ref 23-002	Date 16/02/2023	



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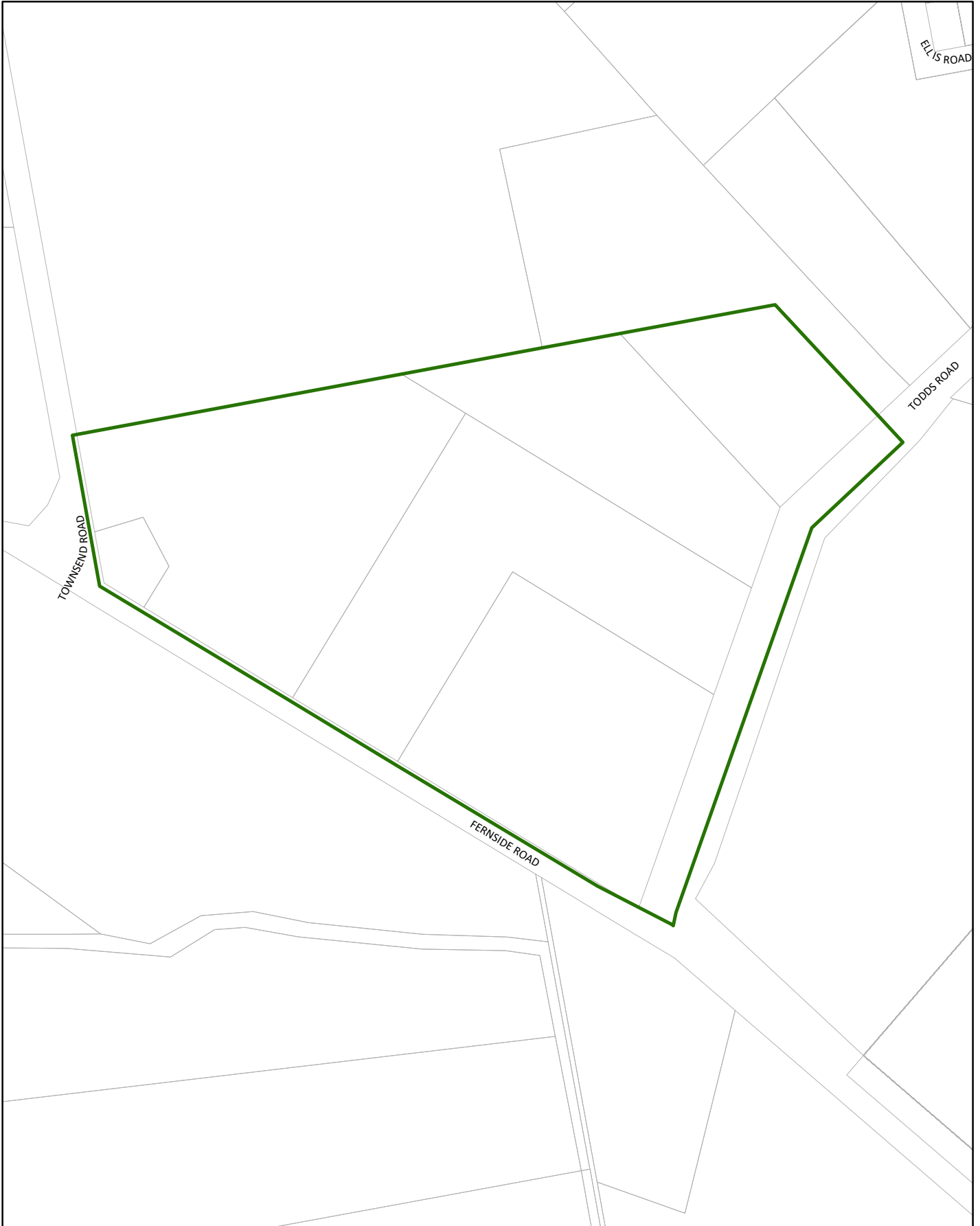
 WAIMAKARIRI DISTRICT COUNCIL	Development Contribution Area Stormwater and Roding SOUTH WEST RANGIORA	Map ID	Scale (A4)	
		RGA 11	1:5,500	
		GIS Ref	Date	
		23-002	16/02/2023	

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 WAIMAKARIRI DISTRICT COUNCIL	Development Contribution Area Drainage RANGIORA	Map ID	Scale (A4)	
		RGA 12 GIS Ref 23-002	1:30,500 Date 16/02/2023	

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**Development Contribution Area
Sewer and Stormwater
TODDS RD BUSINESS ZONE**

Map ID
RGA 13

Scale (A4)
1:4,000

GIS Ref
23-002

Date
16/02/2023



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**Development Contribution Area
Enverton Drive East Stormwater
NORTH RANGIORA**

Map ID
RGA 14

Scale (A4)
1:1,500

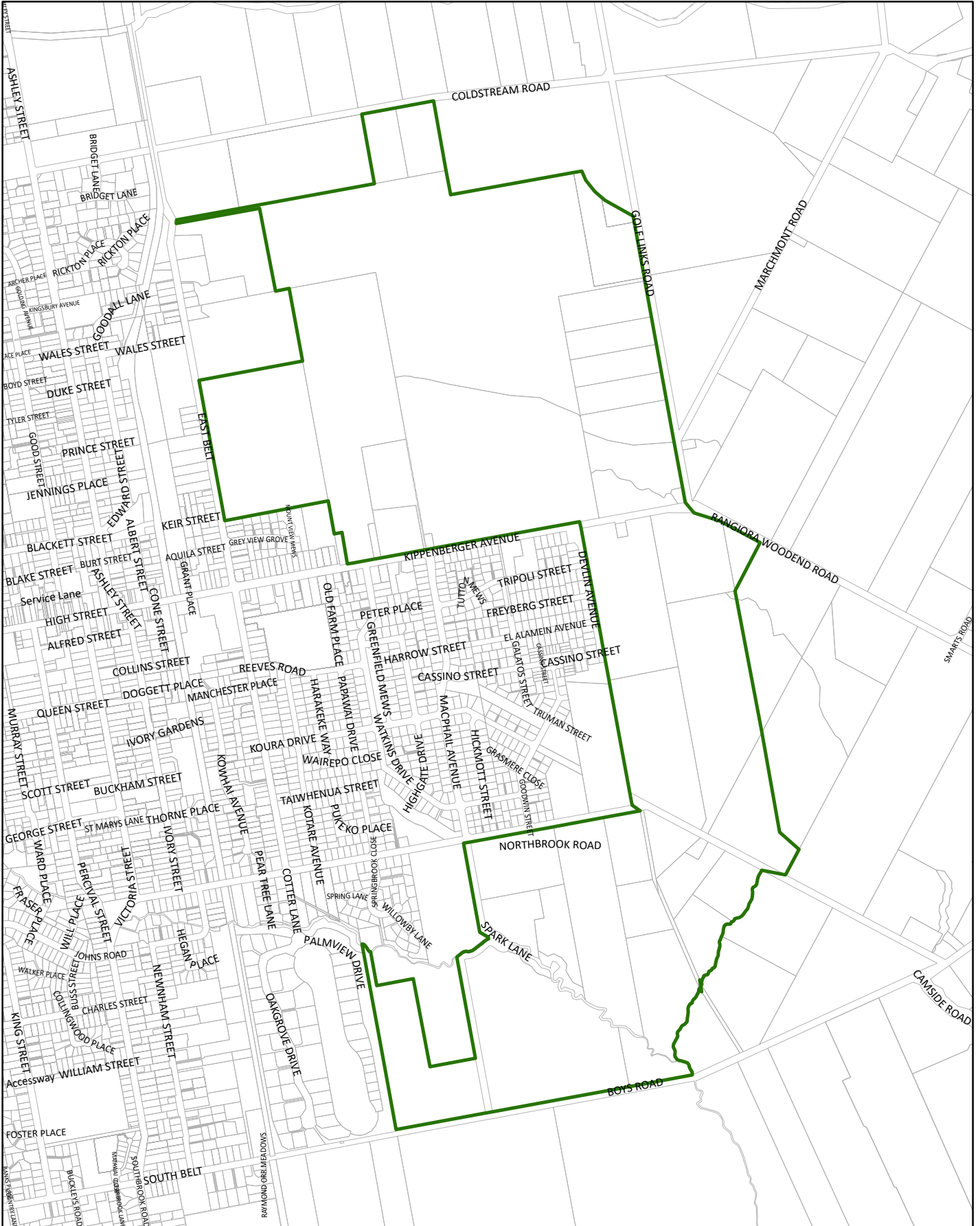
GIS Ref
23-002



Date
16/02/2023



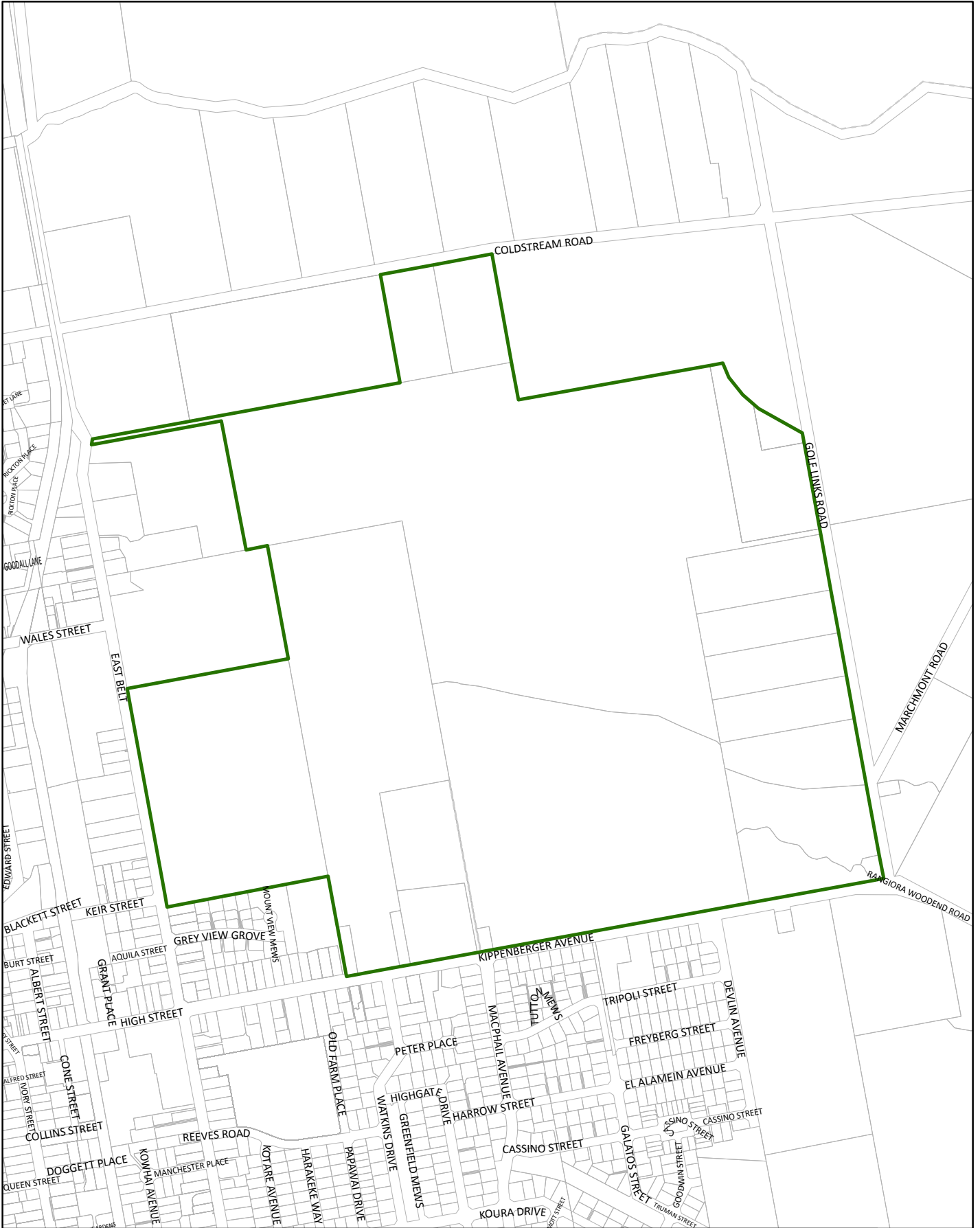
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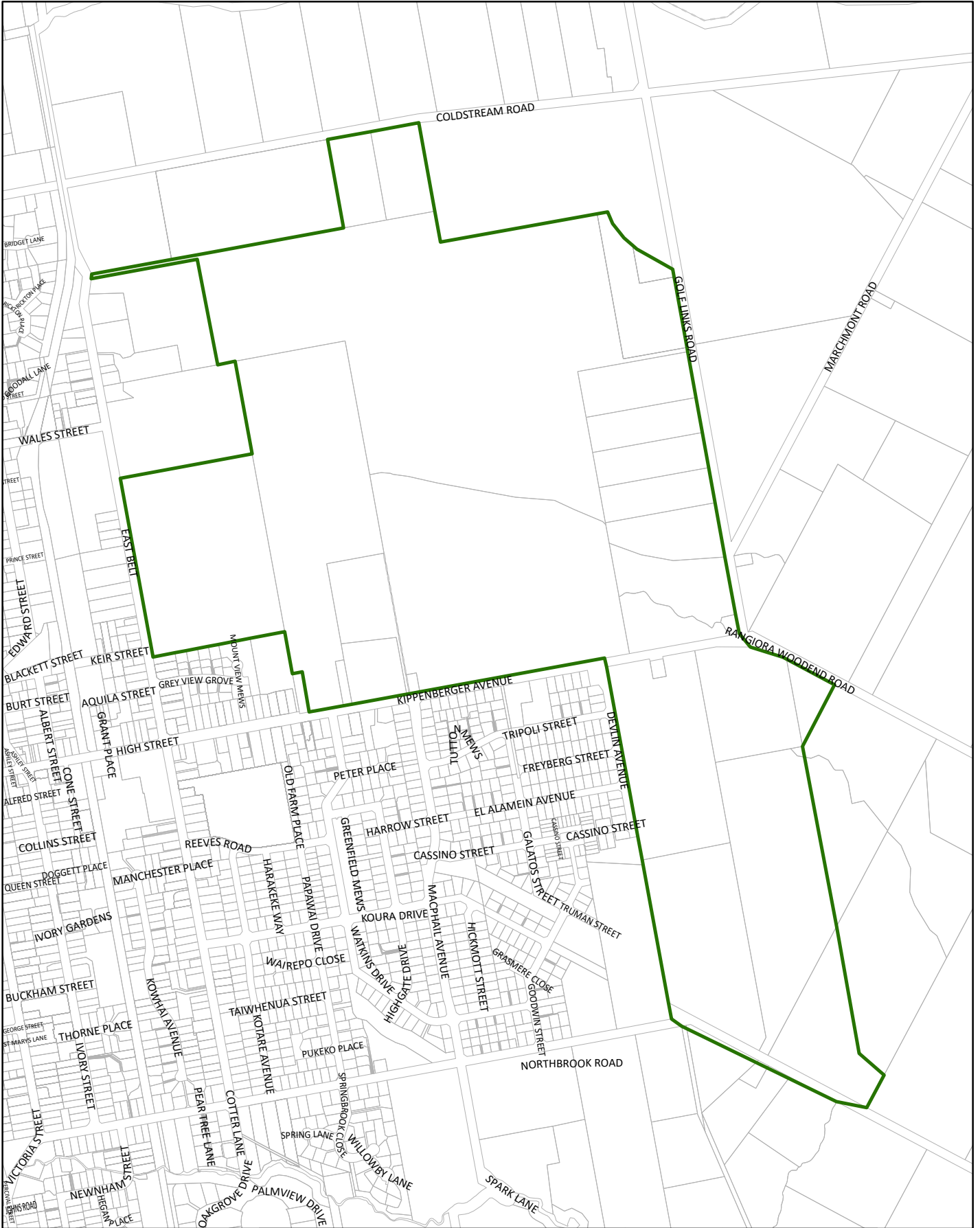
 WAIMAKARIRI DISTRICT COUNCIL	Development Contribution Area Water and Roding (Eastern Link Road) OUTER EAST RANGIORA		Map ID RGA 15	Scale (A4) 1:14,000	
	GIS Ref 23-002	Date 16/02/2023			



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 WAIMAKARIRI DISTRICT COUNCIL	Development Contribution Area Rooding OUTER EAST RANGIORA	Map ID	Scale (A4)	
		RGA 16	1:9,000	
		GIS Ref	Date	
		23-002	16/02/2023	


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 WAIMAKARIRI DISTRICT COUNCIL	Development Contribution Area Sewer OUTER EAST RANGIORA		Map ID RG A 17	Scale (A4) 1:11,000	
			GIS Ref 23-002	Date 16/02/2023	

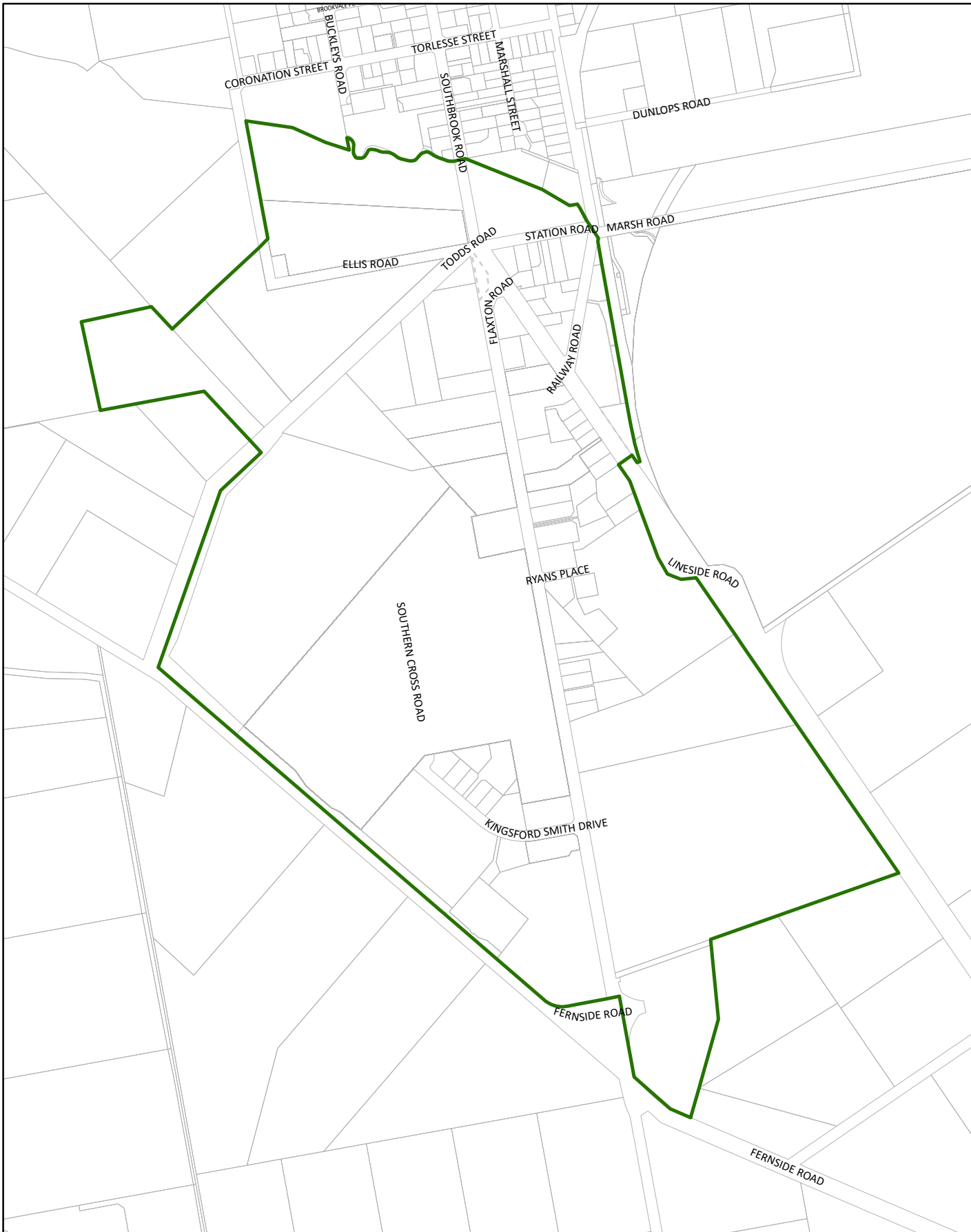
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 Development Contributions Area Boundary

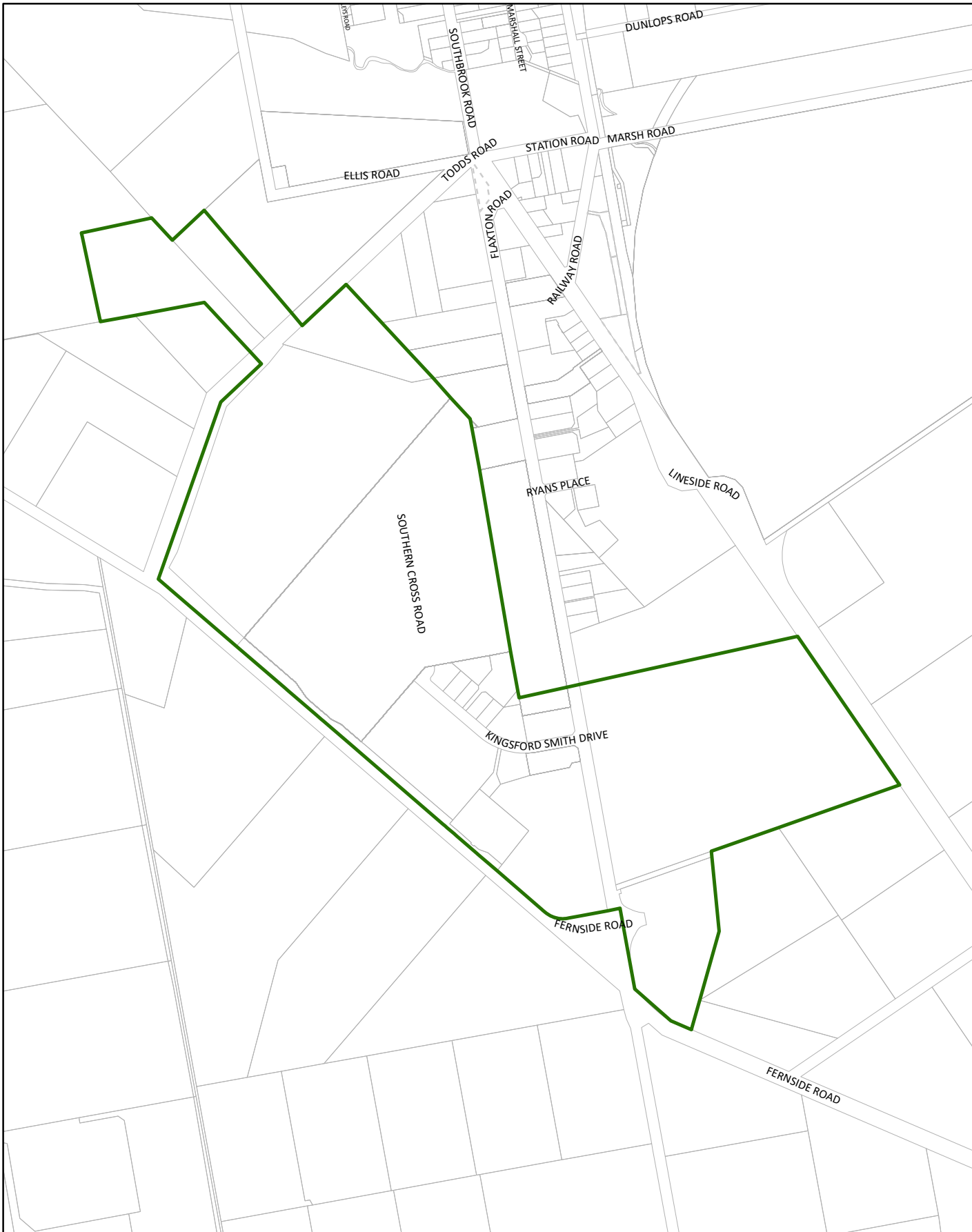
 WAIMAKARIRI DISTRICT COUNCIL	Development Contribution Area Water, Sewer, Drainage WEST OF BELLGROVE (Kippenberger Ave)		Map ID RG 18	Scale (A4) 1:1,809	
			GIS Ref 24-001	Date 8/01/2024	



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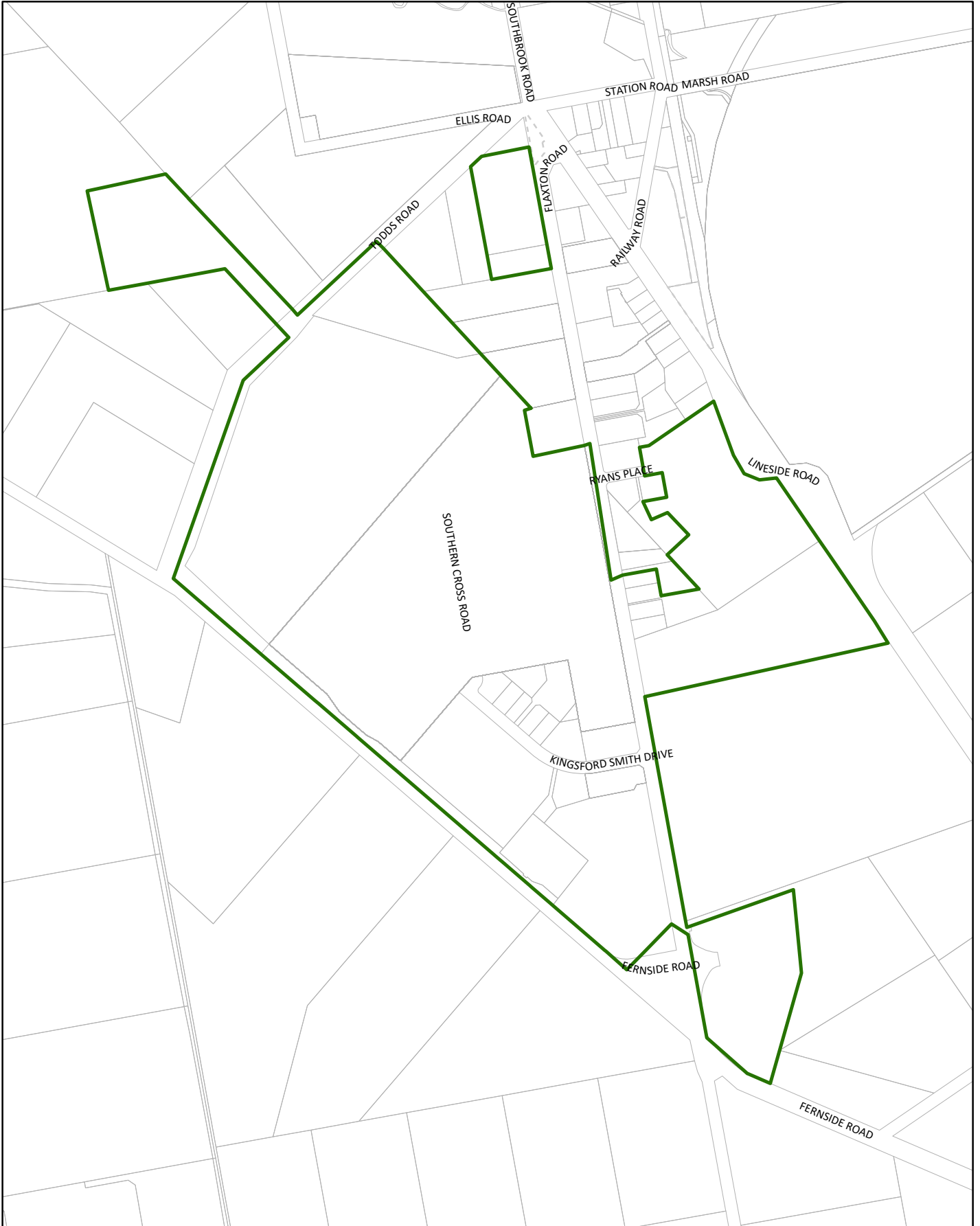
 WAIMAKARIRI DISTRICT COUNCIL	Development Contribution Area Roading SOUTHBROOK	Map ID	Scale (A4)	
		RG 1A	1:9,000	
		GIS Ref	Date	
		23-002	16/02/2023	



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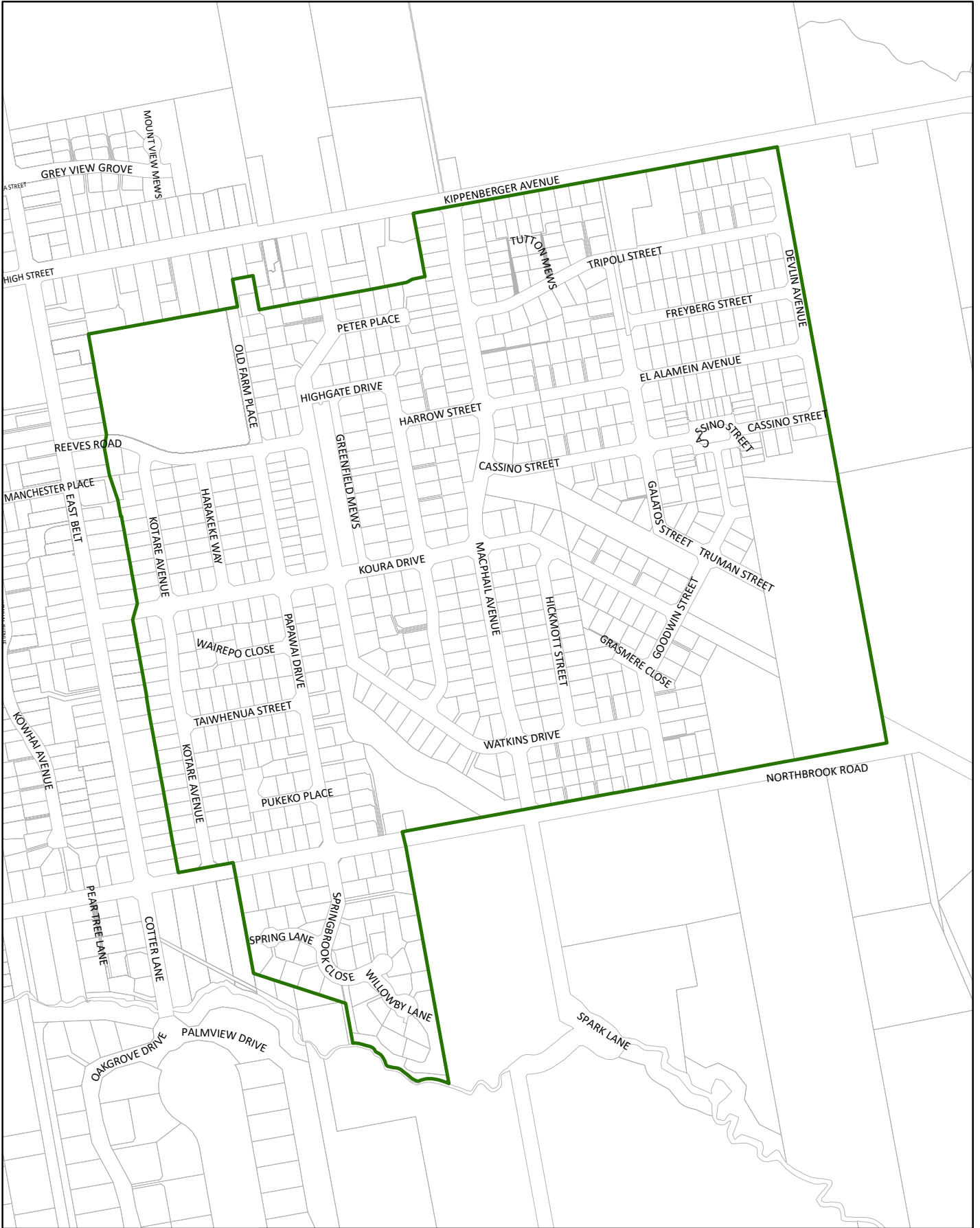
 WAIMAKARIRI DISTRICT COUNCIL	Development Contribution Area Sewer SOUTHBROOK	Map ID	Scale (A4)	
		RGA 2	1:9,000	
		GIS Ref	Date	
		23-002	16/02/2023	



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 WAIMAKARIRI DISTRICT COUNCIL	Development Contribution Area Stormwater SOUTHBROOK	Map ID	Scale (A4)	
		RGA 3	1:8,000	
		GIS Ref	Date	
		23-002	16/02/2023	



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 WAIMAKARIRI DISTRICT COUNCIL	Development Contribution Area Water and Sewer EAST RANGIORA		Map ID RGA 4	Scale (A4) 1:6,500	
			GIS Ref 23-002	Date 16/02/2023	

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 WAIMAKARIRI DISTRICT COUNCIL	Development Contribution Area Stormwater EAST RANGIORA		Map ID RGA 5	Scale (A4) 1:5,500	
			GIS Ref 23-002	Date 16/02/2023	

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**Development Contribution Area
Water and Sewer
NORTH RANGIORA**

Map ID
RGA 6

Scale (A4)
1:11,000

GIS Ref
23-002



Date
16/02/2023



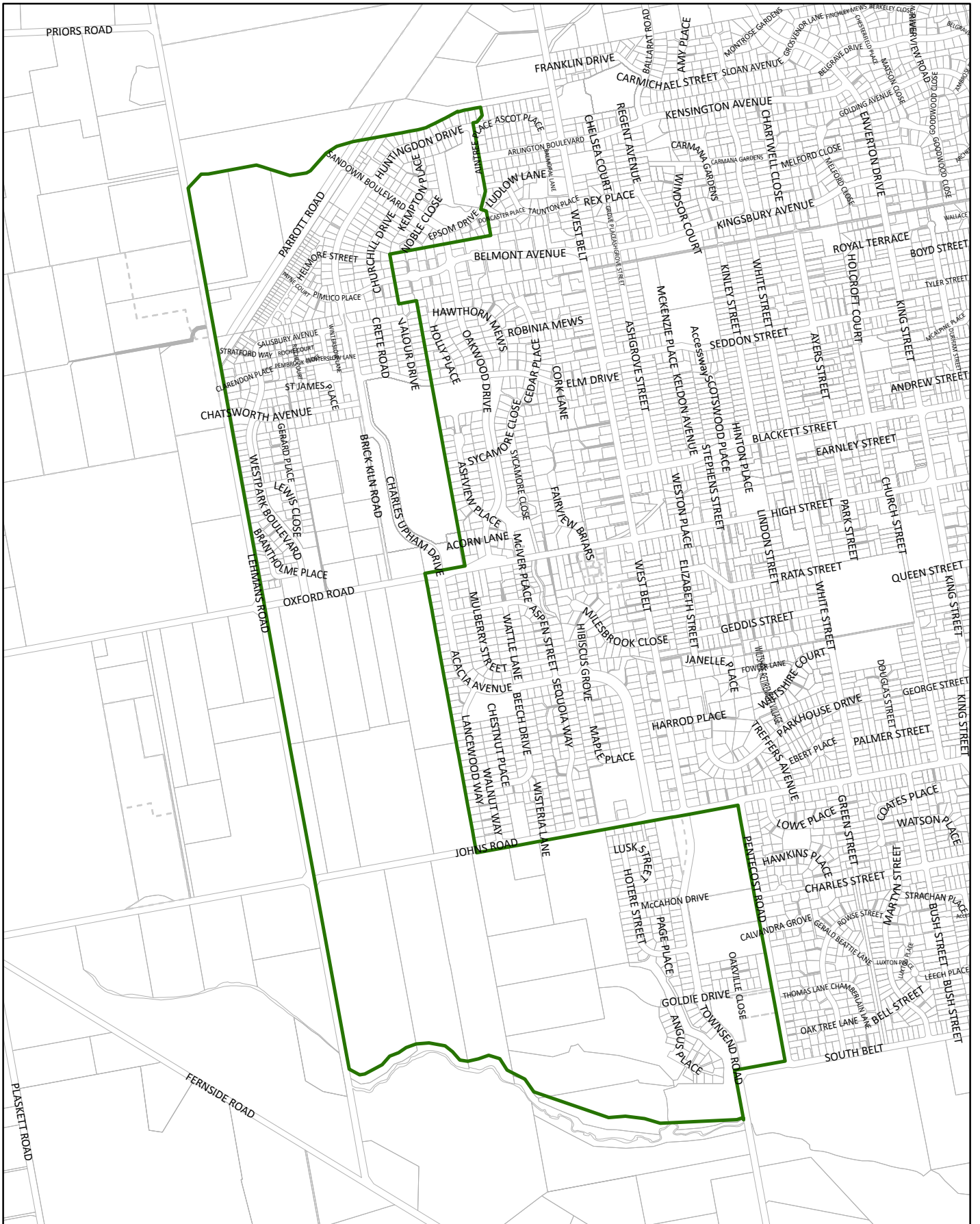
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 WAIMAKARIRI DISTRICT COUNCIL	Development Contribution Area Enverton Drive / Ballarat Road Stormwater NORTH RANGIORA	Map ID RGA 7	Scale (A4) 1:1,500	
		GIS Ref 23-002	Date 16/02/2023	



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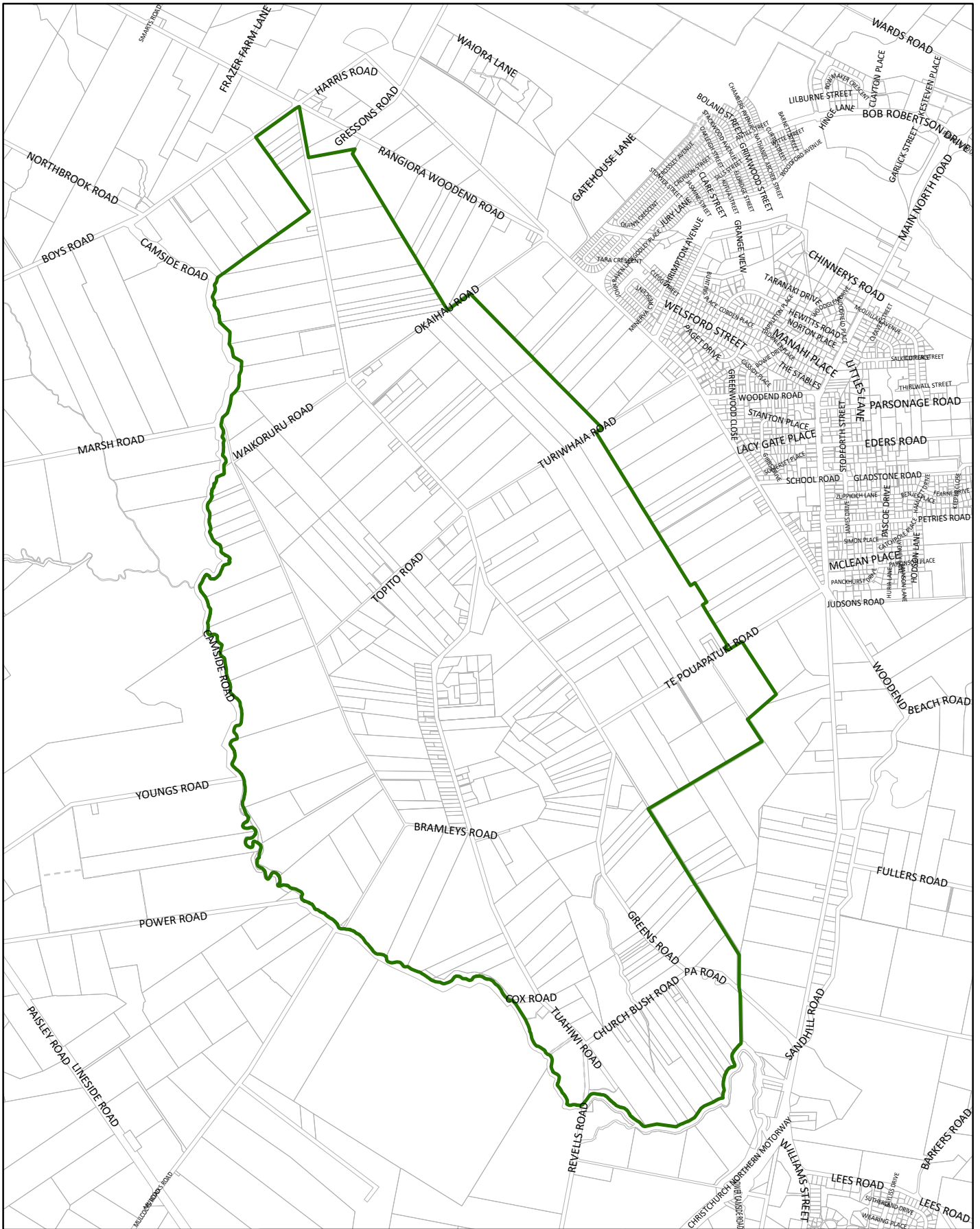
 WAIMAKARIRI DISTRICT COUNCIL	Development Contribution Area Water and Sewer WEST RANGIORA	Map ID	Scale (A4)	
		RGA 9	1:14,500	
		GIS Ref	Date	
		23-002	16/02/2023	



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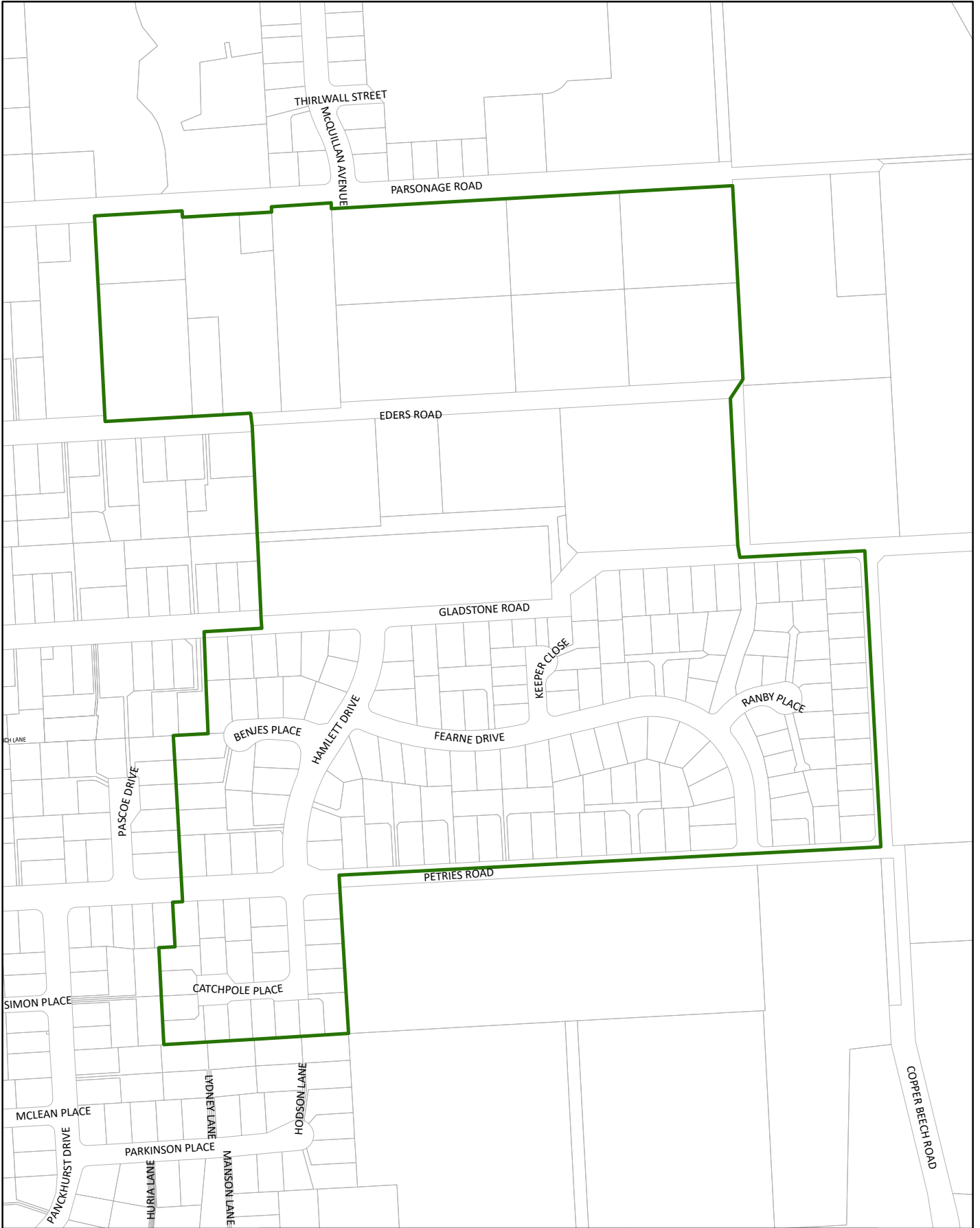
 WAIMAKARIRI DISTRICT COUNCIL	Development Contribution Area Stormwater WEST RANGIORA	Map ID	Scale (A4)	
		RGA 9A GIS Ref 23-002	1:7,000 Date 16/02/2023	



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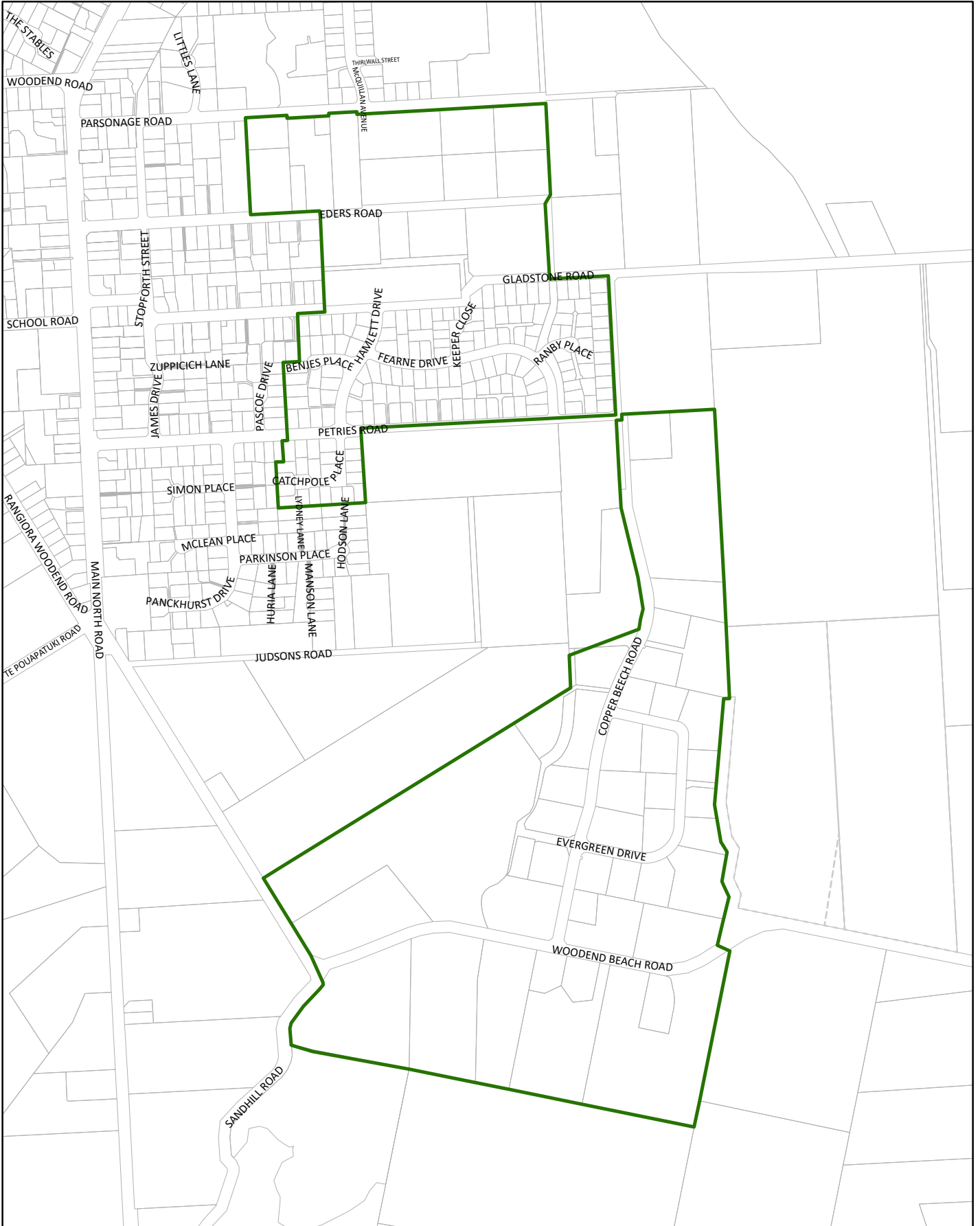
 WAIMAKARIRI DISTRICT COUNCIL	Development Contribution Area Water TUAHIWI	Map ID TUA 1	Scale (A4) 1:23,500	
		GIS Ref 23-002	Date 16/02/2023	



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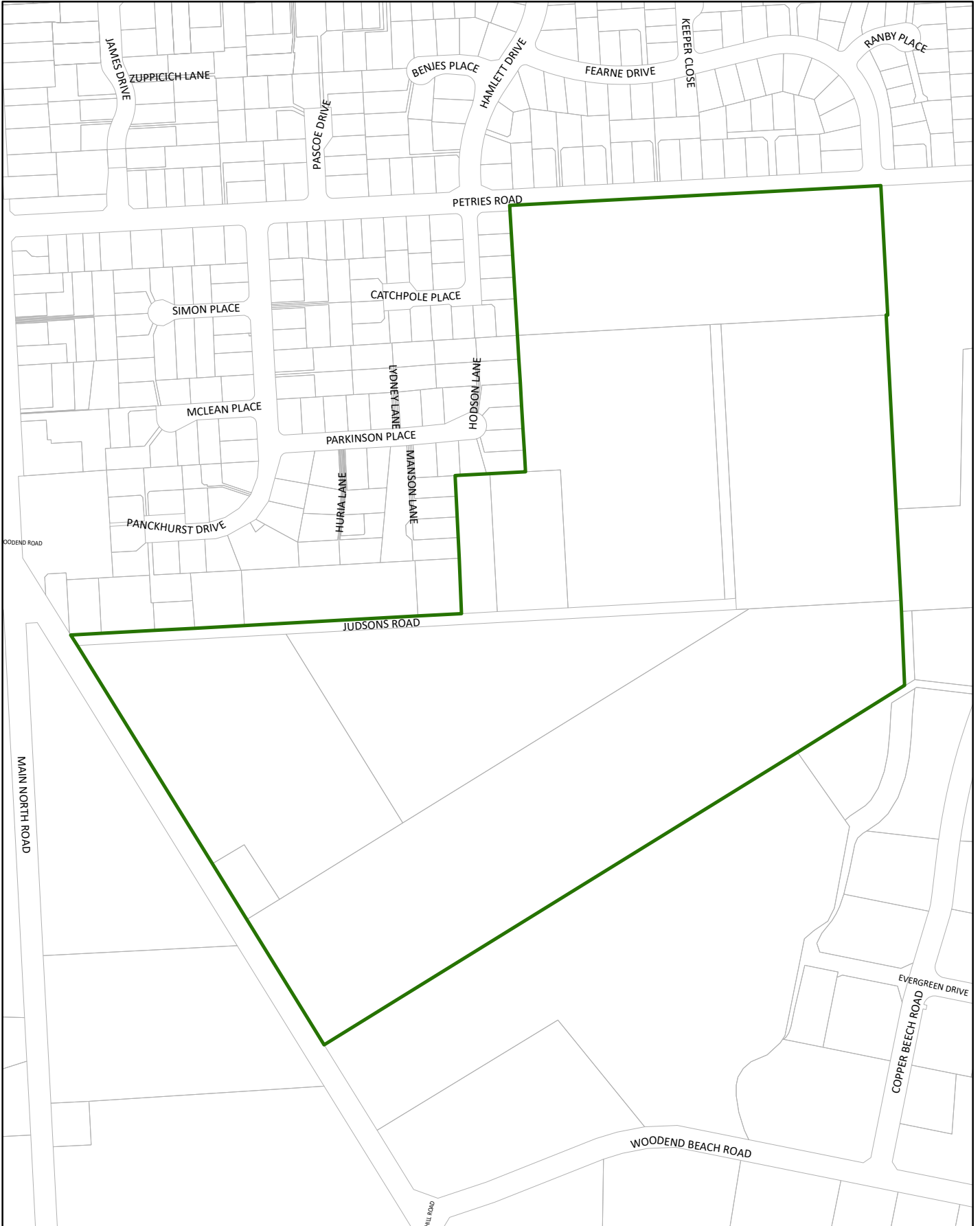
 WAIMAKARIRI DISTRICT COUNCIL	Development Contribution Area Stormwater and Rooding EAST WOODEND	Map ID WND 1	Scale (A4) 1:4,000	
		GIS Ref 23-002	Date 16/02/2023	



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 WAIMAKARIRI DISTRICT COUNCIL	Development Contribution Area Sewer EAST WOODEND	Map ID WND 1A	Scale (A4) 1:8,500	
		GIS Ref 23-002	Date 16/02/2023	

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 WAIMAKARIRI DISTRICT COUNCIL	Development Contribution Area Stormwater WOODEND		Map ID WND 2	Scale (A4) 1:4,500	
			GIS Ref 23-002	Date 16/02/2023	

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Development Contribution Area
Stormwater
WOODEND COMMERCIAL

Map ID
WND 3

Scale (A4)
1:3,000

GIS Ref
23-002

Date
16/02/2023



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Development Contributions:		
All contribution charges are shown inclusive of GST.		
Council's full Development Contribution Policy should be consulted when determining an assessment		
	Annual Plan 2023-24	Long Term Plan 2024-25
WATER		
Cust	7,486	12,188
Fernside	1,511	1,569
Garrymere	8,814	9,570
Kaiapoi	2,017	1,787
North East Kaiapoi DCA	733	761
East North East Kaiapoi	102	205
West Kaiapoi DCA	3,738	3,854
Mandeville	1,710	3,670
Ohoka	9,143	7,151
Oxford	10,487	18,488
Oxford 1	8,277	9,880
Oxford 2	8,168	4,794
Poyntzs Road	2,715	3,563
Rangiora	7,316	9,047
East Rangiora DCA	148	154
East Rangiora DCA - Kippenberger Ave	148	154
North Rangiora Outline Development Plan Area	5,767	6,750
West Rangiora	1,793	1,960
West of Bellgrove (Kippenberger Ave)	-	115
Outer East Rangiora	1,007	2,128
Southbrook (m2)	0.87	1.00
Summerhill	11,016	12,163
Tuahiwi	14,193	10,066
Woodend - Tuahiwi water	6,152	6,271
Waikuku Beach	560	559
West Eyreton	1,925	667
Woodend	12,060	9,599

Development Contributions:		
All contribution charges are shown inclusive of GST.		
Council's full Development Contribution Policy should be consulted when determining an assessment		
	Annual Plan 2023-24	Long Term Plan 2024-25
SEWER		
Eastern Districts	6,567	6,088
Kaiapoi	2,189	2,220
North East Kaiapoi	410	296
West Kaiapoi	1,918	1,992
East North East Kaiapoi Reticulation	2,586	7,402
Rangiora	1,878	2,064
Todds Rd Business Zone (per hectare)	166,095	118,924
Southbrook Stage 2 (m2)	2.25	2.48
East Rangiora DCA Other Properties	10,565	10,238
East Rangiora DCA (Gilberthorpes)	2,699	2,620
Outer East Rangiora Sewer	5,107	5,254
West of Bellgrove (Kippenberger Ave)	-	839
Inner West Rangiora DCA	2,153	2,205
West Rangiora DCA	3,024	2,993
North Rangiora DCA	7,912	8,201
Fernside	17,712	17,712
Tuahiwi	6,918	4,348
Mandeville, Ohoka, Swannanoa - new properties	16,307	16,973
Mandeville, Ohoka, Swannanoa - existing properties wishing to connect	1,868	1,942
Waikuku Beach	2,875	1,807
Woodend	-	-
East Woodend DCA	8,390	8,655
Oxford Sewer	4,586	26,468
Loburn Lea Sewer	18,375	18,375
DRAINAGE		
Rangiora	42	45
West of Bellgrove (Kippenberger Ave)	-	28,225
East Rangiora	8,972	9,291
South West Rangiora DCA	8,157	8,822
North Rangiora - Enverton Drive East	7,274	7,551
North Rangiora - Enverton Drive / Ballarat Rd	3,187	3,309
Southbrook (m2)	9.02	9.02
Todds Rd Business Zone (per hectare)	57,500	72,436
Coastal Urban	-	-
East Woodend DCA	10,301	10,681
Woodend DCA	2,784	2,784
Woodend DCA (Commercial) (m2)	8.65	8.65
Kaiapoi	-	-
North East Kaiapoi	-	-
North East Kaiapoi Commercial (m2)	-	-
East North East Kaiapoi	2,166	2,166

Development Contributions:		
All contribution charges are shown inclusive of GST.		
Council's full Development Contribution Policy should be consulted when determining an assessment		
	Annual Plan 2023-24	Long Term Plan 2024-25
West Kaiapoi	2,859	2,968
Mill Road ODP	31,909	32,319

Development Contributions:		
All contribution charges are shown inclusive of GST.		
Council's full Development Contribution Policy should be consulted when determining an assessment		
	Annual Plan 2023-24	Long Term Plan 2024-25
ROADING		
District	12,062	10,121
Southbrook (m2)	0.69	0.69
East Woodend	7,022	7,022
West Rangiora DCA	3,555	3,555
West Kaiapoi DCA	5,931	5,931
West Kaiapoi DCA - new collector Rd	10,227	10,227
Kaiapoi North	764	764
Kaiapoi South MUBA (m2)	44	30
Kaiapoi East MUBA (m2)	8	-
Outer East Rangiora Roding	5,298	5,298
Outer East Rangiora Roding (Eastern Link Road)	3,849	3,855
South West Rangiora (West Belt Extension to Townsend Road)	7,196	7,196
RESERVES		
District-wide	1,665	1,630
Neighbourhood, including district-wide	19,928	15,943
COMMUNITY INFRASTRUCTURE		
District	-	1,451

WAIMAKARIRI DISTRICT COUNCIL**REPORT FOR DECISION****FILE NO and TRIM NO:** FIN-01 / 240605090378**REPORT TO:** COUNCIL**DATE OF MEETING:** 25 June 2024**AUTHOR(S):** Greg Bell, Acting General Manager Finance and Business Support**SUBJECT:** Adoption of the Long-Term Plan 2024-2034**ENDORSED BY:**
(for Reports to Council,
Committees or Boards)
Department Manager
Chief Executive**1. SUMMARY**

- 1.1. The purpose of this report is to present the Long-Term Plan 2024-2034 (LTP) for adoption by the Council.
- 1.2. The LTP is the culmination of a large amount of work by staff, Councillors and Community Board members, and was supported by significant input from the community. It provides direction for the organisation over the coming 10 years and sets out the community outcomes we are seeking to achieve, the levels of service we plan to deliver, the major projects we intend to complete, as well as how the work programme will be funded.

Attachments:

- i. Long-Term Plan 2024-2034 (*Trim document 240501068892 circulated separately*)
- ii. Infrastructure Strategy 2024-2034 (*Trim document 240614096458 circulated separately*)

2. RECOMMENDATION**THAT** the Council:

- (a) **Receives** report N° 240605090378
- (b) **Approves** the removal of the out-of-date information from the Revenue and Financing Policy that shows historic funding percentages for Council activities.
- (c) **Adopts** the Long-Term Plan 2024-2034 (*Trim document 240501068892*) including the Infrastructure Strategy (*Trim document 240614096458*) and Financial Strategy.
- (d) **Notes** the Audit Opinion provided by Audit New Zealand is an unmodified opinion and includes an emphasis of matter in relation to uncertainty over funding for some roading projects.
- (e) **Authorises** the Chief Executive and the Acting General Manager Finance and Business Support to make necessary minor edits and corrections to the Long-Term Plan 2024-2034 prior to publication.

3. **BACKGROUND**

- 3.1. The Local Government Act 2002 (the Act) requires councils to prepare a Long-Term Plan every three years. The Act sets out what information needs to be included in the document and requires that it is audited by the Auditor-General.
- 3.2. The LTP sets out the Council's work programme for the next 10 years. It includes the major projects planned over the coming years, explains the activities and levels of service to be provided for the community and shows how the plan will be funded through rates and other sources of revenue.
- 3.3. Consultation with the community forms a key part of the preparation of the LTP. The Consultation Document on the Draft LTP was adopted on 27 February 2024 and was open for consultation from 15 March 2024 and closed on 15 April 2024.
- 3.4. The Consultation Document included five key proposals for the 10-year period:
 - How we will prioritise the natural environment
 - Building the right community facilities at the right time
 - Extension of the Trevor Inch Memorial Rangiora Library
 - Funding flood resilience and improvements
 - Rangiora Eastern Link road.
- 3.5. Three hundred and thirty-six submissions were made on the Consultation Document. Hearings were held on 8, 9 and 10 May 2024 and the Council deliberated on the submissions on 21 May 2024.
- 3.6. At its deliberations meeting the Council resolved to proceed with its preferred option for each of the five key proposals. Other changes were made as a result of the submissions and deliberations process and these are reflected in the LTP.
- 3.7. Changes to the LTP were made during the deliberation process to reflect new information that became available during recent months that changed the assumptions on which the Consultation Document and draft LTP were prepared. The main changes were in relation to the anticipated cost of the Council insurance renewal due on 30 June 2024 and an increase the value of the Council's three waters infrastructure assets. The increase in infrastructure asset value also increases the annual cost of inflation that is taken into account when setting rates.
- 3.8. On 7 June 2024 NZTA Waka Kotahi provided the Council with information on its indicative funding allocation for the Local Road Pothole Prevention, Local Road Operations, and Local Road Improvements - Bridge & Structure Renewals continuous programmes for the first three years of the LTP. This indicates the level of this work that will be funded by NZTA subsidy will be \$7.8m less than assumed in the draft LTP over the three years, and therefore that the level of subsidy received will be \$4m less than assumed. The Council will need to determine its approach to revising the roading budgets for the coming year, however, the Auditor has indicated that this matter is not material to the LTP and that the LTP can be adopted in its current form. This means there is no change to the LTP or the rates as a consequence of the NZTA information and the Council can determine what changes are required to the roading budgets separately from the LTP process. A report will be brought to Council on the NZTA funding and options for the 2024/25 continuous programme budgets when confirmed funding levels are made available in August 2024.
- 3.9. A change has been made to the Revenue and Financing Policy included in the final LTP. The policy sets out the Council's approach to funding its activities within the framework set by the Local Government Act 2002. Activities are funded by various sources, including general rates, targeted rates, fees and charges, development contributions, subsidies and borrowing. The policy sets the mix of funding sources that will be used for each activity based on an assessment of, amongst other things, the distribution of benefits received from the activity and the extent to which the actions of individuals or groups contribute to the need to undertake the activity, as well as an assessment of the overall impact of the

funding approach on the current and future well-being of the community. This assessment is recorded in a table for each activity.

- 3.10. In draft LTP this assessment table for each activity included percentages for the amount of revenue that would be raised from each funding source. However, these percentages have not been updated for some time and are not relevant to the LTP 2024-34 and the Auditor suggested they be removed from the final LTP to avoid confusion. Staff have therefore removed this out-of-date information. The Auditor has suggested the Council may wish to review the Revenue and Financing Policy in the future and consider the use of percentage ranges to guide the use funding sources for Council activities. This is something that staff will consider for the next review of the policy.
- 3.11. The impact of the new information on cost increases since the Consultation Document was prepared meant that the proposed rate increase for 2024/25 moved from 8.94% to 9.39%. There was also a knock-on effect of increased costs in the subsequent years, with the movement in the two years 2025/26 and 2027/28 averaging 4.8% compared with 4.1% in the draft LTP.
- 3.12. Audit New Zealand audited the draft LTP 2024-34 Consultation Document prior to the plan being adopted by Council for consultation. The final LTP and changes have also been audited by Audit New Zealand.
- 3.13. Audit New Zealand provided an unmodified opinion on the draft 2024-34 LTP Consultation Document and have provided clearance for an unmodified opinion to be issued for the LTP. The Audit Opinion provided by Audit New Zealand includes an emphasis of matter in relation to uncertainty over funding for some roading projects. This is because the Council has prepared the LTP on the assumption that the NZTA will part fund the Eastern Rangiora Link Road and the replacement of Skew Bridge, but the availability of funding is uncertain at this time.

4. ISSUES AND OPTIONS

- 4.1. The Council has the option of adopting the LTP or it may request that further changes be made.
- 4.2. Minor edits are covered by the recommendations provided within this report. However, if a more substantive change is requested this may require further reworking and audit review prior to adoption.
- 4.3. A significant change may also require further consultation. Depending on the extent of the delay caused by further work, the Council may not be able to meet the statutory deadline to adopt its LTP by 30 September 2024 (this is an extended statutory deadline for 2024 only). Also, it would not be able to set its rates based on the LTP until the plan is adopted. If the rates are not set in time, the Council would need to invoice the first quarter rates based on 25% of the 2023/24 rates assessments. This would mean any rates increase for the first quarter would be added to the invoices for the remaining three quarters of the year.
- 4.4. **Implications for Community Wellbeing**
There are implications on community wellbeing by the issues and options that are the subject matter of this report. These have been considered throughout the consultation and within the final LTP for approval.
- 4.5. The Management Team has reviewed this report and support the recommendations.

5. COMMUNITY VIEWS

- 5.1. **Mana whenua**
Te Ngāi Tūāhuriri hapū are likely to be affected by, or have an interest in the subject matter of this report.

Council meet with Te Ngāi Tūāhuriri hapū kaitiaki and representatives of Mahaanui Kurataiao bi-monthly to discuss a range of issues and matters of shared interest. Through these meetings, Te Ngāi Tūāhuriri provided views and feedback on various aspects of the draft LTP, including (but not limited to) the Council's Strategic Priorities and Community Outcomes, capital works in Tuhiwai, and the Natural Environment Strategy.

5.2. Groups and Organisations

There are groups and organisations likely to be affected by, or to have an interest in the subject matter of this report. The Council received 46 submissions from groups and organisations and these were all considered as part of the consultation process.

The Council's Controlled Organisations and the measures contained within the Statement of Intent have been incorporated into the LTP. This includes Enterprise North Canterbury and Te Kōhaka o Tūhaitara Trust.

5.3. Wider Community

The wider community is likely to be affected by, or to have an interest in the subject matter of this report.

The draft LTP 2024-2034 Consultation Document received 290 submissions from members of the wider community. Some Council departments also prepared submissions on the draft 2024-2034 LTP and were considered by the Council on the 21 May.

6. OTHER IMPLICATIONS AND RISK MANAGEMENT

6.1. Financial Implications

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

Table 1 below sets out the average rates increases over the period of the LTP. Many of the factors driving rates increases are outside of the Council's control, such as the higher interest rates, higher depreciation expense due to the increasing replacement cost of infrastructural assets and the rising cost of insurance. Other factors are planned increases to levels of service, such as the projects outlined in the LTP Consultation Document.

Table 1: Average rate increase for the 2024-34 LTP

	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34
% movement	9.39%	4.73%	4.85%	4.91%	4.84%	4.05%	3.85%	3.63%	3.11%	2.52%

Note: the amounts above exclude the provision for the optional Collection services and the Ashley Water rates.

Chart 1 below shows the average rates increases compared with the Council's self-set limits. The Council will exceed its self-set annual rates increase limit in 2024/25, and is forecast to do so in 2028/29. The limit set is the Local Government Cost Index (LGCI) plus the rate effects from the earthquakes plus increases for higher levels of service. The quantified limit for 2024/25 is 7.65% and for 2028/29 4.37%.

Chart 1: average rate increase compared with self-set quantified limit

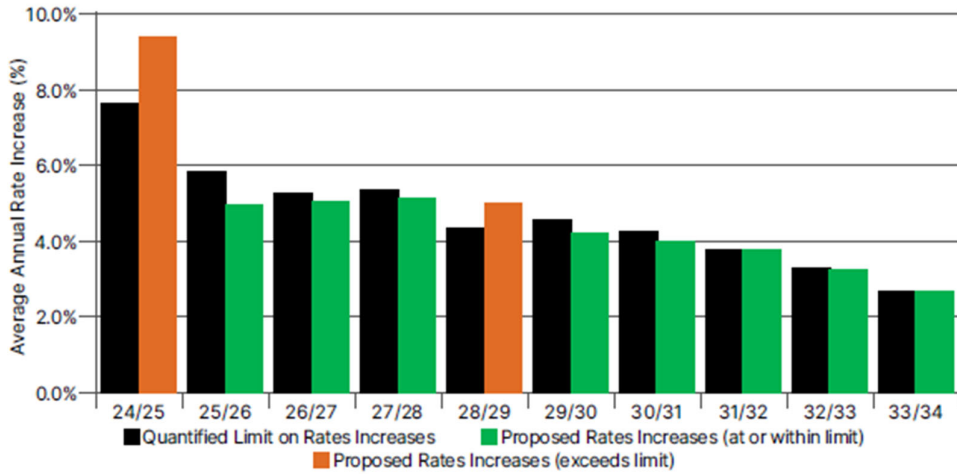


Chart 2 below shows the Council’s gross debt over the period of the LTP. It illustrates how gross debt rises in the early part of the LTP as new debt exceeds the repayment of existing debt. However, increasing operating surpluses in later years means that the level of debt reduces towards the end of the LTP period as repayments exceed new debt.

Chart 2: Total borrowing, new debt, and debt repayments

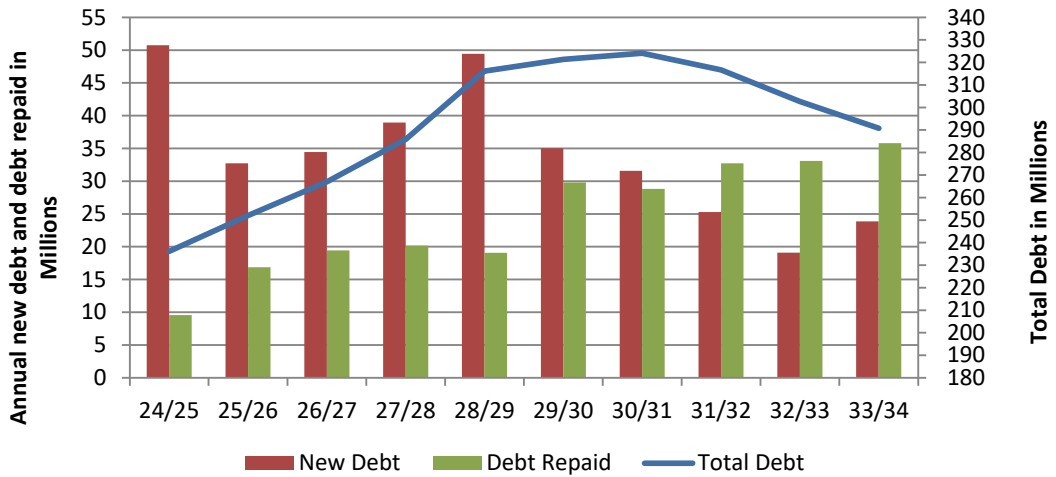
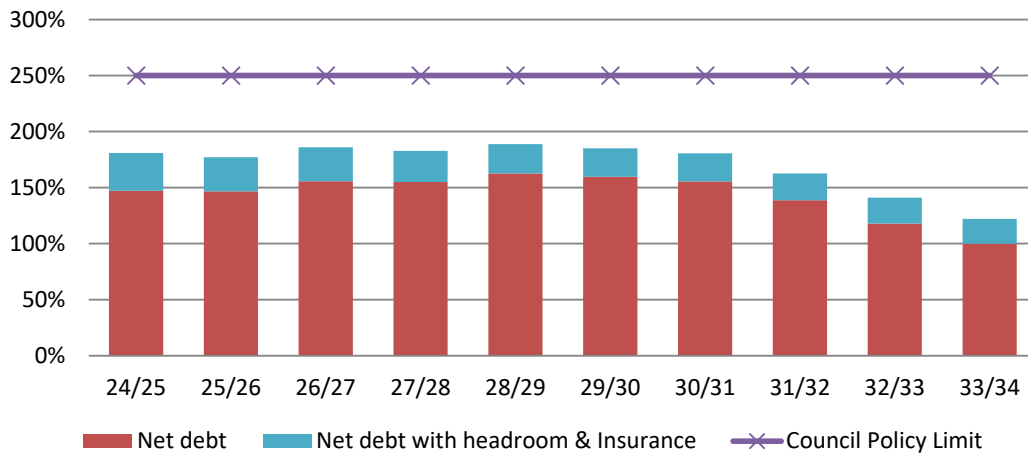


Chart 3 below shows the Council’s compliance with the debt limits set in its financial strategy. It shows the ratio of net debt to revenue compared with the Council’s policy limit of 250%. In this ratio, net debt is gross debt, less cash and short-term investments and revenue is total revenue, less development contributions and vested assets. The chart shows the Council is planning to operate well within its policy limit and that in the final year of the LTP period the level of net debt to revenue is forecast to reduce to 100%. The chart also shows that the Council still has the capacity for additional debt after allowing for uninsured costs in the event of a major disaster.

Chart 3: The ratio of net debt to revenue

6.2. Sustainability and Climate Change Impacts

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

6.3 Risk Management

The audit of the LTP carried out by Audit New Zealand provides assurance that the Council's LTP is a reasonable basis for long-term decision making and that it is based on reasonable assumptions and information. The Auditor has emphasised that there is uncertainty in relation to funding sources for some of the Council's planned roading projects, but this uncertainty is outside the control of the Council.

Health and Safety

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

7. CONTEXT

7.1. Consistency with Policy

This matter is a matter of significance in terms of the Council's Significance and Engagement Policy.

The matters contained within this report may be a matter of significance in terms of the Council's Significance and Engagement Policy, however the LTP and changes made are as a result of consultation carried out with the community.

7.2. Authorising Legislation

Under the Local Government Act 2002, the Council must adopt its LTP by 30 September 2024. This extended deadline compared with the usual 30 June reflects the statutory provisions relating to Water Services Acts Repeal Act 2024.

7.3. Consistency with Community Outcomes

The Council's community outcomes are relevant to the actions arising from recommendations in this report. The LTP supports the achievement of Community Outcomes and the link between the Council's activities and the Community Outcomes they help deliver is set out in the LTP.

7.4. Authorising Delegations

The Council must adopt its LTP.

WAIMAKARIRI DISTRICT COUNCIL**REPORT FOR DECISION****FILE NO and TRIM NO:** RAT-01-01, GOV-01-11/ 240524084179**REPORT TO:** COUNCIL**DATE OF MEETING:** 25th June 2024**AUTHOR(S):** Lee Palmer, Credit Controller**SUBJECT:** Rates Resolution 2024/2025**ENDORSED BY:**
(for Reports to Council,
Committees or Boards)
Department Manager
Chief Executive**1. SUMMARY**

- 1.1. This report is to meet the requirements of Section 23 of the Local Government (Rating) Act 2002 which requires that rates must be set by a resolution of Council.
- 1.2. Section 24 of the Local Government (Rating) Act 2002 requires that the Council state the financial year to which the rates apply and the due dates for payment in its resolution setting the rates.

2. RECOMMENDATION**THAT** the Council:

- (a) **Receives** Report No. 240524084179
- (b) **Resolves** to set and assess the following rates under the Local Government (Rating) Act 2002 and in accordance with the relevant provisions of the Long Term Annual Plan 2024-2034 and Funding Impact Statement for the 2024/2025 year, on rating units in the Waimakariri District for the financial year commencing on 1 July 2024 and ending on 30 June 2025.

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

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

Targeted rating area boundaries are available at waimakariri.govt.nz or at any Council Service Centre.**1. GENERAL RATES**

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

Uniform annual general charge per rateable rating unit	\$135.00
General rate in the dollar on rateable capital value	\$0.000435

2. EARTHQUAKE RECOVERY RATE

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

Fixed amount per rateable rating unit	\$141.87
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3. ROADING RATES

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

Fixed amount per rateable rating unit	\$130.14
Roading rate in the dollar on rateable capital value	\$0.000533

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

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

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

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

Fixed amount per rateable rating unit	\$331.65
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6. BARKERS ROAD SEAL EXTENSION LOAN RATE

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

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

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

Fixed amount per separately used or inhabited part of a rateable rating unit in the Town Residential category	\$612.10
Fixed amount per rateable rating unit in the Town Commercial category	\$612.10
Fixed amount per rateable rating unit in the Town Vacant category	\$85.00
Fixed amount per separately used or inhabited part of a rateable rating unit in the Rural Residential category	\$527.10

Fixed amount per rateable rating unit in the Rural Commercial category	\$527.10
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A full explanation of the differential categories is in the Funding Impact Statement contained in the Long Term Plan 2024-2034 available at waimakariri.govt.nz or at any Council Service Centre.

8. COMMUNITY LIBRARY AND MUSEUMS RATE

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

Fixed charge per rateable rating unit used for business purposes	\$218.03
Fixed charge per separately used or inhabited part of a rateable rating unit used for residential purposes	\$218.03

9. COMMUNITY SWIMMING POOLS RATE

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

Fixed charge per rateable rating unit used for business purposes	\$193.78
Fixed charge per separately used or inhabited part of a rateable rating unit used for residential purposes	\$193.78

10. CANTERBURY MUSEUM OPERATIONAL LEVY RATE

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

Fixed charge per rateable rating unit used for business purposes	\$31.80
Fixed charge per separately used or inhabited part of a rateable rating unit used for residential purposes	\$31.80

11. CANTERBURY MUSEUM REDEVELOPMENT LEVY RATE

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

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

12. PEGASUS SERVICES RATE

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

Fixed amount per rateable rating unit	\$73.30
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13. ANIMAL CONTROL (STOCK) RATE

A targeted rate set under Sections 16-18 as a rate in the dollar on the rateable capital value on rating units situated in the Residential 4A, Residential 4B and rural zones in the Waimakariri District Council District Plan.

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

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

Rate in the dollar on rateable capital value on each rating unit situated in the Kaiapoi-Tuahivi Community Board area	\$0.000007
Fixed amount per rateable rating unit situated in the Kaiapoi-Tuahivi Community Board area	\$22.86
Rate in the dollar on rateable capital value on each rating unit situated in the Rangiora-Ashley Community Board area	\$0.000005
Fixed amount per rateable rating unit situated in the Rangiora-Ashley Community Board area	\$20.42
Rate in the dollar on rateable capital value on each rating unit situated in the Woodend-Sefton Community Board area	\$0.000008
Fixed amount on per rateable rating unit situated in the Woodend-Sefton Community Board area	\$25.60
Rate in the dollar on rateable capital value on each rating unit situated in the Oxford-Ohoka Community Board area	\$0.000006
Fixed amount per rateable rating unit situated in the Oxford-Ohoka Community Board area	\$30.78

15. PROMOTION AND ECONOMIC DEVELOPMENT RATE

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

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

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

Rate in the dollar on rateable capital value	\$0.0001219
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17. KAIAPOI CBD AREA MAINTENANCE AND STREET WORKS RATE

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

Rate in the dollar on rateable capital value	\$0.0002505
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18. KERBSIDE RUBBISH AND RECYCLING COLLECTION RATE

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

Fixed charge per separately used or inhabited part of a rating unit to which the Kerbside Rubbish and Recycling Collection service is available	\$118.00
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19. OHOKA KERBSIDE RECYCLING COLLECTION RATE

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

Fixed charge per separately used or inhabited part of a rating unit in the Ohoka Kerbside Recycling Area	\$108.00
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20. KERBSIDE BIN RUBBISH COLLECTION

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

Fixed charge per 80 litre rubbish wheelie bin	\$112.60
Fixed charge per 140 litre rubbish wheelie bin	\$150.10

21. KERBSIDE ORGANICS BIN COLLECTION

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

Fixed charge per 80 litre organics wheelie bin	\$94.10
Fixed charge per 140 litre organics wheelie bin	\$127.60
Fixed charge per 240 litre organics wheelie bin	\$181.30

22. WATER RATES

Targeted rates for water supply set under Sections 16-19 as follows:

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

an unrestricted connection) for each unit of water supplied is set on rating units provided with a restricted connection to the above named water supplies.

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

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

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

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

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

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

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

Ashley Rural water rates are collected on behalf of the Hurunui District Council.

Cust	\$1,712.20
Cust – restricted supply per unit of water	\$684.88
Summerhill – per unit of water	\$127.40
Summerhill – per rating unit	\$1,059.10
Fernside Loan Rate per unit of water	\$87.30
Rangiora	\$451.90
Rangiora – restricted supply per unit of water	\$180.76
Kaiapoi	\$313.00
Kaiapoi – restricted supply per unit of water	\$125.20
Waikuku Beach	\$593.80
Waikuku Beach – restricted supply per unit of water	\$237.52
Woodend-Tuahiwi-Pegasus	\$441.80
Woodend-Tuahiwi– Pegasus restricted supply per unit of water	\$176.72
Tuahiwi rural water loan rate	\$778.30
Tuahiwi residential area water connection loan rate	\$667.11
Tuahiwi residential area water pipeline loan rate	\$489.22
West Eyreton—per unit of water	\$106.10
West Eyreton—per rating unit	\$1,097.90
Oxford Township	\$700.10
Oxford Township – restricted supply per unit of water	\$280.04
Oxford Rural Water No 1 per unit of water	\$527.50

Oxford Rural Water No 2 per unit of water	\$488.40
Water UV Treatment rate – per rating unit	\$70.57
Mandeville – per unit of water	\$333.80
Ohoka – per unit of water	\$25.38
Ohoka – per rating unit	\$1,305.12
Poyntzs Road – per unit of water	\$81.00
Poyntzs Road – per rating unit	\$949.00
Garrymere – per unit of water	\$45.70
Garrymere – per rating unit	\$1,696.33
Ashley Rural Water- per unit of water	\$1,181.39

23. WAIMAKARIRI WATER RACE RATES

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

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

Area Rate (per Hectare)	\$8.59
Fixed amount per rateable rating unit (properties of over .4046 ha land area)	\$137.00
Fixed amount per rateable rating unit (properties less than or equal to .4046 ha)	\$132.00
Special fixed amount per rateable rating unit for piped supply	\$137.00

24. SEWER RATES

A targeted rate under Sections 16-18 per water closet or urinal within a rating unit connected to the Eastern Districts Sewer in Rangiora, Waikuku Beach, Woodend, Woodend Beach, Pines Kairaki, Tuahiwi, Kaiapoi, Pegasus, Swannanoa, Mandeville, Ohoka, Loburn Lea and Fernside.

A targeted rate set under Sections 16-18 as a fixed charge per rateable rating unit in the Oxford sewer rating area.

Targeted loan rates set under Sections 16-18 as a fixed amount per rateable rating unit located in the Ohoka Utilities Connection Loan area and the Fernside Sewer Loan rating area and the Loburn Lea Sewer loan rating area.

Eastern Districts (Rangiora, Waikuku Beach, Woodend, Woodend Beach, Pines Kairaki, Tuahiwi, Kaiapoi, Pegasus, Swannanoa, Mandeville, Ohoka, Fernside, Loburn Lea) per WC or urinal.	\$615.90
Ohoka Utilities Sewer Connection Loan Rate fixed amount per rateable rating unit	\$321.00
Loburn Lea Sewer Loan Rate fixed amount per rateable rating unit	\$1,160.56
Oxford Sewer Operating Rate fixed amount per rateable rating unit	\$1,212.50

Fernside Sewer Loan Rate fixed amount per rateable rating unit	\$1,077.74
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25. URBAN STORMWATER DRAINAGE RATES

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

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

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

Rate in the dollar on rateable land value in the Kaiapoi urban drainage rating area excluding the Island Road rural extension	\$0.001311
Fixed amount per rating unit in the Alexander Lane Drainage Rating area	\$120.00
Rate in the dollar on rateable land value in the Kaiapoi urban drainage rating area Island Road Extension	\$0.000656
Rate in the dollar on rateable land value in Rangiora urban drainage rating area	\$0.0008443
Rate in the dollar on rateable land value in Coastal Urban (Woodend, Waikuku and Pines/Kairaki) urban drainage rating areas	\$0.0005619
Rate in the dollar on rateable land value in the Oxford urban drainage rating area	\$0.0008824
Rate in the dollar on rateable land value in the Pegasus urban drainage rating area	\$0.0007863

26. RURAL LAND DRAINAGE RATES

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

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

Ohoka fixed amount per rateable rating unit	\$75.00
Ohoka rate in the dollar on rateable land value	\$0.0004374
Loburn Lea rate in the dollar on rateable land value	\$0.0017855
Oxford fixed amount per rateable rating unit	\$57.00
Oxford rate in the dollar on rateable land value	\$0.0002592

Clarkville fixed amount per rateable rating unit	\$210.00
Clarkville rate on land area (per hectare)	\$55.36
Waimakariri Coastal Rural fixed amount per rateable rating unit	\$71.00
Waimakariri Coastal Rural rate on land area (per hectare)	\$43.21
Waimakariri Central Rural fixed amount per rateable rating unit	\$63.00
Waimakariri Central Rural rate in the dollar on rateable land value	\$0.0002422
Cust rate on land area (per hectare)	\$68.64

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

Instalment	Due Date	Penalty Charge Applies
1	20 August 2024	27 August 2024
2	20 November 2024	27 November 2024
3	20 February 2025	27 February 2025
4	20 May 2025	27 May 2025

- (d) **Resolves** pursuant to Sections 57 and 58 a penalty charge amounting to 10% of the amount of unpaid rates from previous financial years, remaining unpaid at 5 July 2024 will be added on 5 July 2024 and a further penalty charge of 10% will be added on 6 January 2025 to rates for previous years still remaining unpaid as at 6 January 2025.
- (e) **Resolves** pursuant to Section 55 and the Discount for the Early Payment of Rates Policy, a discount amounting to 4% of the General Rate, Uniform Annual General Charge, Rooding Rates, Community Parks and Reserves, Buildings and Grants rate, Community Library & Museums Rate, Community Swimming Pools Rate, Pegasus Services Rate, Canterbury Museum Operational Levy rate and Canterbury Museum Redevelopment Levy Rate, will be allowed if the total year's rates and charges assessed, including those rates collected on behalf of the Canterbury Regional Council and Hurunui District Council are paid in full by 27 August 2024.
- (f) **Resolves** that rates shall be payable by cash or eftpos (debit card) at any of the following places during office opening hours:

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

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

3. **BACKGROUND**

- 3.1. The Council has been through the process of drafting, consulting and adopting the Long Term Plan which includes its funding requirements for the 2024/2025 year. This resolution is required in terms of Sections 23 and 24 of the Local Government (Rating) Act 2002 and is the final step in setting the rates for the new financial year.
- 3.2. References to Rating Policy maps have been removed from the resolution as maps are now available directly from the Council website, or any Council Service Centre.

4. **ISSUES AND OPTIONS**

4.1. **Implications for Community Wellbeing**

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

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

5. **COMMUNITY VIEWS**

5.1. **Mana whenua**

Te Ngāi Tūāhuriri hapū are not likely to be affected by or have an interest in the subject matter of this report.

5.2. **Groups and Organisations**

There are not groups and organisations likely to be affected by, or to have an interest in the subject matter of this report.

5.3. **Wider Community**

The wider community is not likely to be affected by, or to have an interest in the subject matter of this report.

6. **OTHER IMPLICATIONS AND RISK MANAGEMENT**

6.1. **Financial Implications**

There are not financial implications of the decisions sought by this report. This report reflects the funding decisions made in the LongTerm Plan 2024-2034 Council deliberations.

6.2. **Sustainability and Climate Change Impacts**

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

6.3 **Risk Management**

There are risks arising from the adoption/implementation of the recommendations in this report. If the correct procedure is not followed, the Council may be challenged through the Courts as to the validity of its rates. A Legal review of the rates resolution was carried out in 2021 during the 2021-2031 Long Term Plan process.

6.4 **Health and Safety**

There are not health and safety risks arising from the adoption/implementation of the recommendations in this report.

7. **CONTEXT**

7.1. **Consistency with Policy**

This matter is not a matter of significance in terms of the Council's Significance and Engagement Policy.

Authorising Legislation

Local Government (Rating) Act 2002, Relevant sections are referenced in the report.

Consistency with Community Outcomes

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

7.2. **Authorising Delegations**

Rates must be set by resolution of Council.