

Before the Hearings Panel

At Waimakariri District Council

Under Schedule 1 of the Resource Management Act

In the matter of the Proposed Waimakariri District Plan and

Variation 2 to the Proposed Waimakariri District Plan

Between Various submitters

And **Waimakariri District Council**

Respondent

Council Officer's Final Right of Reply on Variation 2

INTRODUCTION

1. My full name is Peter Gordon Wilson. I am employed as a Principal Policy Planner for the Waimakariri District Council.
2. The purpose of this document is to provide a Final Right of Reply on Variation 2 (Stream 7A) matters.
3. I have had the benefit of hearing evidence presented at hearing stream 7A. Where I have relied on or referred to this evidence in my response to questions, I have recorded this in my response.
4. I have provided a final Appendix A, containing my recommendations, and an updated Appendix B, showing the changes from the Appendix B I presented in my s42A report.
5. I am authorised to provide this evidence on behalf of the District Council.

Date:

28/11/2024

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1. Questions were set out for myself as reporting officer to respond to at page 4 of Minute 41. These are set out in the format as presented by the Panel.

Question	Comments
<p>Would making more than two new dwellings a controlled activity in the Medium Density Residential Zone in order to determine whether a financial contribution is payable be deemed to be introducing a new Qualifying Matter to modify the MDRS (and in particular clauses 2 and 10 of Schedule 3A of the RMA). If the new activity status is a Qualifying Matter, have the relevant tests in sections 77J and L been met?</p>	<p>I do not consider that a FC rule with a controlled activity status, which applies to three or more dwellings per site is a qualifying matter, as it does not limit density. It merely applies a consideration of what may need to happen to provide for that density. I consider that this FC provision, or FC provisions of this nature, are enabling, in that they are seeking to ensure that if there are infrastructure matters that need to be addressed to provide for density, that they are appropriately costed and designed so that the infrastructure need is addressed for the long term.</p> <p>As I understand it, the particular issue that the rule was seeking to manage was the situation with loss of water pressure to three storey buildings, as in, the rule applies vertically to the third storey, rather than to prevent three units at two-storeys. Whilst there is ample capacity in the potable water network for additional population, pressure may become an issue at higher heights, especially if these dwellings approach the height of the existing reservoirs and/or when water levels in the reservoirs are lower. Most of the network is gravity supplied from the reservoirs to dwellings, but there are booster pumps in outlying areas, albeit, these areas are not likely to be within the medium density zone in the context of FC-R1, but may be in the context of FC-R2. This may necessitate the need for booster pumps for each building, and for these to be sized and designed accordingly.</p> <p>I accept that the rule as notified does not express this issue, and nor was technical evidence presented on the water pressure issue. As notified, the rule would not deal with the height issue, even if it were to be accepted in the absence of technical evidence. It is however in the standard FC-S2(c).</p> <p>Thus, I cannot support FC-R1 and FC-R2 applying to only two dwellings. I would recommend that it is amended to apply to three or more dwellings.</p> <p>For large subdivisions, of 4 or more units, water supply is a consideration under the subdivision provisions, and pressure issues would be identified and potentially also with financial contributions required under the amended FC-R1 and FC-R2.</p>

	<p>FC-R1 New Residential Units Medium Density Residential Zone Activity status: PER</p> <p>Where:</p> <p>there are more than two <u>three</u> residential units per site; a financial contributions assessment has been completed in accordance with FC-S1; and all monies calculated under FC-S2 to FC-S4 are paid. Activity status when compliance is not achieved: DIS</p> <p>FC-R2 Subdivision All Zones Activity status: PER</p> <p>Where:</p> <p>more than two <u>three</u> new allotments are created; a financial contributions assessment has been completed in accordance with FC-S1; and all monies calculated under FC-S2 to FC-S4 are paid. Activity status when compliance is not achieved: DIS</p>
<p>What is the relationship between Waimakariri District Council's Development Contributions Policy (DCP) and the Operative District Plan's (ODP) Financial Contributions Chapter (FC Chapter)? In particular:</p> <p>a. Was the DCP in place when the District Plan was made operative?</p> <p>b. How often are the FC Chapter provisions triggered, and a financial contribution is payable?</p>	<p>The DCP has been operative well before the PDP was notified, and is updated annually through the Long Term Plan, under the Local Government s198 Act 2002 process.</p> <p>I consider that Development Contributions under the LGA, and Financial Contributions under the RMA to be separate processes. Development Contributions are more commonly used, but these are for specific and scheduled purposes.</p> <p>To date, financial contributions emerge in the context of consideration of consent applications, particularly where the development is larger in scale or size, and/or requires consent anyway. This means larger developments and any subdivision of land. The planning implementation unit have informed me that they</p>

apply financial contribution conditions to consents about 3-4 times per year, under s108 RMA. These are usually for roading matters.

3. In what sort of circumstances is it envisaged that the PDP FC Chapter provisions would be triggered?

Multi-unit developments for both land use and subdivision of 4 or more units would trigger them, so larger subdivisions and greenfield developments, and most likely, on transport matters and the vesting of land, under FC-S2 and FC-S4. Three waters matters are most likely to be handled through development contributions, although there may be situations where a proposal, on its merits, requires additional contributions beyond that expressed in the development contributions schedule. FC-S2 expresses this additionality.

This would invariably apply in the large greenfield developments that will follow rezoning.

Rural subdivision will also most likely trigger them, again, particularly on roading, but also as three water infrastructure in those areas may not exist or be of an appropriate standard. In being responsive to these applications, I consider there is a need to ensure that growth pays for itself, as the development contributions schedule and this process is not linked to the NPSUD – Council cannot anticipate, for the purposes of a development contribution schedule, what applications in what areas it may or may not receive ahead of time. Where areas have been rezoned, I would expect that development contributions apply and have been considered, but being responsive to out-of-zone applications, given that the NPSUD is more enabling of growth in these areas provided they are well-functioning, necessitates also having financial contribution provisions.

I am conscious that the absence of financial contributions provisions in the plan in context of the NPSUD responsiveness provisions may mean that contributions cannot be levied, which I consider to be a risk, especially as Council cannot know in advance where it may receive an application, but must still be responsive. Development contributions only cover existing or proposed infrastructure, when the proposal is known by Council in advance.

Therefore I consider that the financial contributions provisions, if amended to refer to more than three units remain appropriate for the district.

	<p>Appendix C contains a list of financial contributions levied from 1 January 2015 to June 2021. As stated above, most of these are for roads, rural roads, and the total monetary amount received is just over \$500,000.</p>
<p>Please respond to Ms McKeever’s evidence regarding FC-S4 related to financial contributions for Roading on the basis that the methodology refers in part to a calculation that allows consideration of ‘any potential lots that could develop’ which appears to be a subjective assessment.</p>	<p>I note Ms McKeever’s evidence at para 37-45 on how FC-S4 operates in respect of additional future lots and effects on the existing roading network. I agree with her about the potential uncertainty, noting that it was not Council’s intention to introduce this uncertainty. I note that the concept of a “development” is already in clause (c) which I consider encapsulates what Ms McKeever has stated about known effects at the time of subdivision design and consent. “Future additional lots” would either be in the subdivision plans, or, if there is additional area, subject to another consent at a later stage, and/or appropriated to another developer. Therefore I agree that the rule can should be amended to remove this uncertainty. I have proposed changes as below.</p> <p>c. the percentage contribution required to be paid by the development will be calculated as follows: vehicle movements per day <u>likely to be</u> generated by the development divided by vehicle movements per day of the development plus vehicle movements per day of any potential additional lots that could develop plus average daily traffic: % contribution = $\frac{\text{vmpd development}}{\text{(vmpd development + vmpd potential new lots + current average daily traffic)}}$</p> <p>My recommendation on [V1 69.5] would thus change to accept.</p>
<p>Please advise whether WDC has reviewed its DCP to reflect the MDRS? Is there a capacity issue within those areas of the District proposed to be zoned Medium Density Residential that supports retaining the trigger at two new residential units?</p>	<p>As I stated in my answer above, my understanding of the trigger was that the genesis of it was out of concern for additional storeys above two storeys creating water supply pressure issues to those buildings. This issue still exists, although I note no engineering evidence has been presented on the matter, and as such, I do not consider I have scope to recommend the changes.</p> <p>To address the issue, the FC provisions would need to be amended to apply to three storeys or above, but I would also need to be satisfied as s42A reporting officer of the scale and nature of the issue. On that as stated previously, I have no evidence.</p> <p>Development contributions would not cover this matter, as the need for a booster pump cannot be determined on a site-specific basis in advance of a development, and as a permitted activity, it would not</p>

	<p>be known by Council in advance for the MDRS scenarios.</p> <p>There is thus a level of risk here, but noting that Mr Yeoman has stated that there is no demand for three-storey dwellings in the district, and nor is there likely to be any demand, that the risk is low.</p>
<p>Please consider the Panel’s questions about the workability of proposed rules FC-R1 and FCR2.</p>	<p><i>Overall workability</i></p> <p>I consider I have addressed the two or more unit issue, by recommending that they now apply at 3 or more units. I note that these provisions are more targeted than the operative plan FCs, in that they now only apply to the medium density residential zone for developments of more than three units, and subdivision anywhere.</p> <p>My consideration of workability of the provisions is based on alignment with other likely consent procedures, as I do consider it would be difficult to have a regime for financial contributions that requires a consent, or a consideration of a consent, when everything else is a permitted activity.</p> <p>In the scenarios where financial contributions will apply, there will always be a consent requirement, for subdivision (in all zones) as at least a controlled activity, and for the 3 or more unit developments that do not involved subdivision, as a restricted discretionary activity (MRZ-R17).</p> <p>Thus the financial contributions will be assessed as part of a general consent application for subdivision and/or land use, as a controlled activity status applies at a minimum to all of the activities covered in my recommended amendments. The situation won’t arise where something is otherwise a permitted activity, but requires a controlled consent for financial contributions.</p> <p>I have recommended matters of control that link to the subdivision matters of control for assessment.</p> <p><i>Application to Tuahiwi</i></p> <p>I note the Panel’s questions about the application of the provisions to Tuahiwi, and the many submissions on this topic. I had recommended addressing the matter by separating out the application of the subdivision financial contribution rule to apply specifically to Tuahiwi, with an advice note that indicated that Council would apply particular discretion to these applications, insofar that I consider that Council has</p>

discretion anyway.

However, in reflecting on this text, I note that the text sits somewhere between an advice note and a rule, and its overall status needs to be clarified. In doing this, I consider that the best way to resolve this is to recommend an additional matter of control that applies to SPZ(KN) only. This matter of control in turn implements SPZ(KN)-O1 and SPZ(KN)-P1, which set out the aspirations of Runanga for the use and development of land. This includes recognition of tikanga Maori in how those decisions on financial contributions may be reached.

Appendix A

Objectives	
FC-01	Infrastructure Impacts
	Residential intensification, new <u>subdivision</u>, and development equitably contribute towards remedying or mitigating <u>effects</u> on Council <u>infrastructure</u>.

Activity Rules

FC-R1	New Residential Units
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<p>Medium Density Residential Zone</p>	<p>Activity status: PER CON¹</p> <p>Where:</p> <ol style="list-style-type: none"> 1. there are more than <u>two three</u>² residential units per site; 2. a financial contributions assessment has been completed in accordance with FC-S1; and 3. all monies calculated under FC-S2 to FC-S4 are paid <p><u>Matters of control</u></p> <ul style="list-style-type: none"> • <u>SUB-MCD2 – Subdivision design</u> • <u>SUB-MCD6 – Infrastructure</u> 	<p>Activity status when compliance is not achieved: DIS</p>
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<p>FC-R2</p>	<p><u>Subdivision</u></p>	
<p>All Zones except SPZ(KN)³</p>	<p>Activity status: PER <u>CON</u>⁴</p> <p>Where:</p> <ol style="list-style-type: none"> 1. more than <u>two three</u>⁵ new allotments are created; 	<p>Activity status when compliance is not achieved: DIS</p>

¹ Bellgrove Rangiora Ltd [66.5], Kainga Ora [77.6]

² Kainga Ora [77.6]

³ Ngai Tuahuriri submitters

⁴ Bellgrove Rangiora Ltd [66.6], Kainga Ora [77.7]

⁵ Kainga Ora [77.6]

	<ol style="list-style-type: none"> 2. a financial contributions assessment has been completed in accordance with FC-S1; and 3. all monies calculated under FC-S2 to FC-S4 are paid <p><u>Matters of control</u></p> <ul style="list-style-type: none"> • <u>SUB-MCD2 – Subdivision design</u> • <u>SUB-MCD6 – Infrastructure</u> 	
<p><u>SPZ(KN)</u></p>	<p><u>Activity status: CON⁶</u></p> <p>-</p> <p><u>Where:</u></p> <ol style="list-style-type: none"> 1. <u>more than two three⁷ new allotments are created;</u> 2. <u>a financial contributions assessment has been completed in accordance with FC-S1; and</u> 3. <u>all monies calculated under FC-S2 to FC-S4 are paid prior to the issue of a completion certificate under s224c of the Resource Management Act 1991</u> <p><u>Matters of control</u></p> <ul style="list-style-type: none"> • <u>SUB-MCD2 – Subdivision design</u> • <u>SUB-MCD6 – Infrastructure</u> • <u>FC-SPZ(KN)-MCD1</u> 	<p><u>Activity status when compliance is not achieved: DIS</u></p>

⁶ Bellgrove Rangiora Ltd [66.6], Kainga Ora [77.7]

⁷ Kainga Ora [77.6]

<p><u>FC-SPZ(KN)-MCD1</u></p>	<p><u>1. Decisions on financial contributions that apply to subdivision on Maori land in the SPZ(KN) at Tuahiwi ensure that</u></p> <ul style="list-style-type: none"> <u>a. Te Ngāi Tūāhuriri Rūnanga exercise kaitiakitanga in the use and development of ancestral land for their social, cultural and economic well-being; and</u> <u>b. Enable the use and development of Māori land for a wide range of activities in accordance with tikanga Māori, including kāinga nohoanga and mahinga kai, to support the social, cultural and economic aspirations of mana whenua.⁸</u> 	
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Financial Contribution Standards

FC-S1: Assessment Methodology

<p><u>1. The District Council will issue a Financial Contribution Calculation Assessment (which will be valid for three years from the date of issue) that specifies:</u></p> <ul style="list-style-type: none"> <u>a. all reasonable costs incurred or to be incurred in providing the service, utility or facility (including but not limited to; any legal, survey, design, planning, engineering costs and disbursements);</u> 	<p><u>Activity status when compliance is not achieved: N/A</u></p>
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⁸ Runanga submitters, as set out in para 64.

- b. any reasonable costs to avoid,⁹ remedy or mitigate any effects on the environment from intensification, and subdivision;
- c. the value of and/or the costs of acquiring any or interest in any land required for the service, utility, facility or reserve;
- d. an allowance or adjustment for inflation; and
- e. an allowance for the overhead costs of the Council and/or any costs associated with servicing Council expenditure in providing or upgrading a service or facility.

FC-S2: Financial Contribution Calculation for Water, Wastewater and Stormwater

1. **As part of the District Council Financial Contribution Calculation Assessment for drinking water, wastewater and stormwater firstly an assessment will be undertaken to¹⁰ the following calculation methodology will be used assess whether the upgrade, extension or new infrastructure required already accounted for in growth component allowed for in the Development Contributions policy; and then**
 - a. **assess the increase in capacity of the upgrade, extension or new infrastructure required and only charge the proportion needed to service the proposed development;**
 - b. **where required to be installed on Council land and agreed to by the Council, the 100% estimated cost of all materials, installation and commissioning of a water supply booster pump and associated infrastructure to maintain water pressure in any building three or more stories in height; and**

Activity status when compliance is not achieved: N/A

⁹ 199 Johns Rd et al [68.5], Eliot Sinclair and Partners [69.4]

¹⁰ Bellgrove Rangiora Ltd [66.11], Kainga Ora [77.9]

<p>c. assess provision of on-site stormwater management, and if sufficient to manage a 10 year storm, either no or a reduced financial contribution will be required.</p>	
<p>FC-S4: Financial Contribution Calculation for Roading</p>	
<p>1. As part of the District Council Financial Contribution Calculation Assessment for roading <u>firstly an assessment will be undertaken to¹¹</u>the following calculation methodology will be used: assess whether the upgrade of extension to or new roading infrastructure required is already accounted for in the growth component allowed for in the Development Contributions policy; <u>and then</u></p> <p>a. if not provided for in the Development Contributions policy, the cost of the upgrade extension or new roading infrastructure will be calculated by Council;</p> <p>b. the percentage contribution required to be paid by the development will be calculated as follows: vehicle movements per day generated by the development divided by vehicle movements <u>likely to be generated</u> per day of the development plus vehicle movements per day of any potential additional lots that could develop¹² plus average daily traffic: % contribution = vmpd development/ (vmpd development + vmpd potential new lots + current average daily traffic);</p> <p>c. where new roads are required, the financial contribution will be based on a unit rate per kilometre of new road multiplied by the number of new lots divided by the existing lots plus proposed new lots; and</p>	<p>Activity status when compliance is not achieved: N/A</p>

¹¹ Bellgrove Rangiora Ltd [66.11], Kainga Ora [77.9]

¹² Eliot Sinclair and Partners [V1 69.5]

d. where land is required to be vested for roading purposes, the area of land, the value of the land, and its¹³ proposed classification, shall be specified by Council.

¹³ Cl 16(2) minor error

Appendix B Responses to submissions (changes)

69.5	Eliot Sinclair and Partners Limited	FC-S4: Financial Contribution Calculation for Roding	Oppose	<p>Standard FC-S4 should assess a financial contribution at the time of physical development when the actual effect can be quantified. It is not appropriate to charge for future potential development, and therefore, should be aligned with the development contribution policy. Amend FC-S4:</p> <p>"1. As part of the District Council Financial Contribution Calculation Assessment for roading the following calculation methodology will be used:</p> <p>a. assess whether the upgrade of extension to or new roading infrastructure required is already accounted for in the growth component allowed for in the</p>	Section 8.13	<p>Reject <u>Accept</u></p>	<p>Potential development are should still be assessed upfront to avoid the added cost of incremental assessments and upgrades</p> <p><u>The reference to additional lots has been removed</u></p>	<p>No <u>Yes</u></p>
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				<p>Development Contributions policy;</p> <p>b. if not provided for in the Development Contributions policy, the cost of the upgrade extension or new roading infrastructure will be calculated by Council;</p> <p>c. the percentage contribution required to be paid by the development will be calculated as follows: vehicle movements per day generated by the development divided by vehicle movements per day of the development plus vehicle movements per day of any potential additional lots that could develop plus average daily traffic : % Roothing financial contribution = $\frac{\text{vmpd development}}{\text{vmpd development} + \text{vmpd potential new lots} + \text{current average daily traffic}}$;</p> <p>..."</p>				
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77.6	Kainga Ora - Homes and Communities	FC-R1 New Residential Units	Amend	Financial contributions, through Rule FC-R1(1) should apply to more than three residential units, on the basis that the MDRS permit up to 3 units per site and this level of development should be planned for by Council in terms of infrastructure requirements and funding, and financial contributions should be paid prior to the issue of a Code Compliance Certificate under the Building Act. Amend FC-R1: 1. there are more than two three residential units per site; 2. a financial contributions assessment has been completed in accordance with FC-S1; and 3. all monies calculated under FC-S2 to FCS4 are paid, prior to the issue of a Code Compliance Certificate under the Building Act 2004." Make consequential amendments as required to V1, including as a minimum, the deletion of all	Section 8.9	Accept in part	Changes to the rule have been made to link it to the code compliance certificate <u>Changes have been made to apply the rules to three or more units</u>	Yes
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				other infrastructure assessment matters applying to land					
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Appendix C – Financial contributions from January 2016 to 2021

Transaction ID	Property ID	Module Code	Transaction Date	Module Reference	Invoice Number	Transaction Type	Status	Amount	Charge Effect	Transaction Month & Year	Financial Year	Contra	Notes	Transaction Month & Year	Account	Charge Type
24412863		Debtors, Debtors	22/01/2015	11901	651725	Charge, Initial Debit Fee/Charge Creation Transaction, Y	Current	13,294.68	No effect on Charge Amount	201501	2015	DebFCRoad	50% seal extension of Camside Road as per agreement Trim- 140820088281	Jan 2015	GL100000004100	FC1415ROAD
24412865		Debtors, Debtors	22/01/2015	37048	651726	Charge, Initial Debit Fee/Charge Creation Transaction, Y	Current	9,921.45	No effect on Charge Amount	201501	2015	DebFCRoad	50% seal extension of main Drain road as per agreement Trim-140716075922	Jan 2015	GL100000004100	FC1415ROAD
34673354		Debtors, Debtors	17/02/2016	735079	670530	Charge, Initial Debit Fee/Charge Creation Transaction, Y	Current	13,043.48	No effect on Charge Amount	201602	2016	DebFCRoad	50% seal extension of 369 Waimakariri Gorge Road as per agreement Trim-151209161979	Feb 2016	GL100000004100	FC1415Road
27213806		Debtors, Debtors	27/05/2015	734450	658566	Charge, Initial Debit Fee/Charge Creation Transaction, Y	Current	18,812.00	No effect on Charge Amount	201505	2015	DebFCRoad	50% seal extension of North Eyre Road as per agreement	May 2015	GL100000004100	FC1415Road
26524689		Debtors, Debtors	5/05/2015	RC145063	657349	Charge, Initial Debit Fee/Charge Creation Transaction, Y	Current	19,521.46	No effect on Charge Amount	201505	2015	DebFCRoad		May 2015	GL100000004100	FC1314Road
25870436		Debtors, Debtors	25/03/2015	RC115176	655119	Charge, Initial Debit Fee/Charge Creation Transaction, Y	Current	11,600.00	No effect on Charge Amount	201503	2015	DebFCRoad		Mar 2015	GL100000004100	FC1112Road
25870434		Debtors	25/03/2015	RC13539	655118	Charge,	Current	7,665.91	No	201503	2015	DebFCRoad		Mar 2015	GL100000004100	FC1314Road

	s, Debtors		5 0		Initial Debit Fee/Charge Creation Transaction, Y	nt											100	d
25241271	Debtors, Debtors	24/02/2015	RC13539 5 0	653348	Charge, Initial Debit Fee/Charge Creation Transaction, Y	Curre nt	5,000.00		201502	2015	DebFCRoad			Feb 2015		GL100000004 100	FC1314Road	
													Ashley Estates Ltd Storm water Financial Contribution					
22869066	Debtors, Debtors	11/11/2014	RC11526 4 0	647940	Charge, Initial Debit Fee/Charge Creation Transaction, Y	Curre nt	81,670.00		201411	2015	DebDCDrainWRgaS PA	Infrastructure cost sharing		Nov 2014		GL100000004 100	FC1112RG DW	
39898881	Debtors, Debtors	29/07/2016	RC15526 6 3	678248	Charge, Initial Debit Fee/Charge Creation Transaction, Y	Curre nt	87,958.96		201607	2017	DebFCRoad			Jul 2016		GL100000004 100	FC1415Road	
41286133	Debtors, Debtors	9/09/2016	RC14531 1	680450	Charge, Initial Debit Fee/Charge Creation Transaction, Y	Curre nt	9,000.00		201609	2017	DebFCRoad			Sep 2016		GL100000004 100	Fc1415road	
48180216	Debtors, Debtors	5/07/2017	RC15518 5	694669	Charge, Initial Debit Fee/Charge Creation Transaction, Y	Curre nt	13,688.75		201707	2018	DebFCRoad	Condition 8.1 of the Environment Court Consent Order required the consent holder to pay a Roading Financial Contribution of \$15742.06 including GST.		Jul 2017		GL100000004 100	FC1415Road	
51705641	Debtors, Debtors	20/09/2017	RC14558 7 4	686013	Refund, Refund, Y	Curre nt	4,000.00		201709	2017	DebRefundSuspense	RC145584 Refund Boroma Trust		Sep 2017		CtlSundryDebtors	FC1617Road	
55331871	Debtors, Debtors	20/02/2018	RC17530 8 1	706611	Charge, Initial	Curre nt	28,000.00		201802	2018	DebFCWaterOX1			Feb 2018		GL100000004 100	FC1718Ox1 w	

	Debtors				Debit Fee/Charge Creation Transaction, Y Charge, Initial Debit Fee/Charge Creation Transaction, Y Charge, Initial Debit Fee/Charge Creation Transaction, Y		Amount									
55776219	Debtors	6/03/2018	RC135014	707298	707298	Current	4,228.62	201803	2018	DebFCRoad		Mar 2018	GL100000004100	FC1718Road		
65024668	Debtors, Debtors	23/01/2019	RC135117	722909	722909	Current	14,077.89	201901	2019	DebFCRoad		Jan 2019	GL100000004100	FC1819Road		
72806633	Debtors, Debtors	19/09/2019	RC195136	735190	735190	Current	3,313.04	201909	2020	DebFCRoad	Additional lot for road seal extension upgrades (Loburn Kowai Road)	Sep 2019	GL100000004100	FC1819Road		
73115628	Debtors, Debtors	2/10/2019	RC195034	736069	736069	Current	6,412.17	201910	2020	DebDCSewerWden dTua		Oct 2019	GL100000004100	FCSewwotua		
56508880	Debtors, Debtors	13/04/2018	RC175149	709125	709125	Current	8,359.10	201804	2018	DebFCRoad	Roading for 458 Loburn Terrace Raod	Apr 2018	GL100000004100	FC1718Road		
56508882	Debtors, Debtors, Debtors	13/04/2018	RC175091	709126	709126	Current	2,176.84	201804	2018	DebFCRoad	Roading for 134 Smarts Road Loburn. Four lot Rural Subdivision	Apr 2018	GL100000004100	FC1718Road		
62311282	Debtors	3/10/2018	RC165073	717897	717897	Current	60,998.31	201810	2019	DebDCDrainERga		Oct 2018	GL100000004100	Fc1112Erdr		

					Creation Transaction, Y		Amount								
78537161	Debtors, Debtors	24/04/2020	RC195115	746149	Charge, Initial Debit Fee/Charge Creation Transaction, Y	Current	7,626.09	No effect on Charge Amount	202004	2020	DebFCRoad	Financial Contribution of \$8770.00 per lot including GST for lots 1 to 5 towards the costs to seal Springbank Road from Garterys Road to the ROW at 411 Springbank Road (Lot 1 DP474802)	Apr 2020	GL100000004 100	FC1920Road
80137501	Debtors, Debtors	22/06/2020	RC185354	748945	Charge, Initial Debit Fee/Charge Creation Transaction, Y	Current	2,137.39	No effect on Charge Amount	202006	2020	DebDCSewerWden dTua	Condition 13 of RC185354 Financial Contribution of \$1229.00 (including GST @ 15%) per Sewer connection RC185310 as per Decision 200128010502 - Condition 10. Financial Contribution:	Jun 2020	GL100000004 100	FcSewWotua
86451435	Debtors, Debtors	30/11/2020	RC185310	758235	Charge, Initial Debit Fee/Charge Creation Transaction, Y	Current	8,568.75	No effect on Charge Amount	202011	2021	DebFCRoad	10.1 The consent holder shall pay to the Council a Road Upgrading Financial Contribution of \$8568.75 plus GST.	Nov 2020	GL100000004 100	FC2021Road
67305055	Debtors, Debtors	29/04/2019	RC185412	727426	Charge, Initial Debit Fee/Charge Creation Transaction, Y	Current	17,745.00	No effect on Charge Amount	201904	2019	DebFCRoad	Kerbing and new footpath Cone Street	Apr 2019	GL100000004 100	FC1819Road
86653579	Debtors, Debtors	9/12/2020	RC205004	758784	Charge, Initial Debit Fee/Charge Creation Transaction, Y	Current	4,363.35	No effect on Charge Amount	202012	2021	DebFCRoad	RC205004 Two Lot Subdivision Road Financial Contribution as per condition 6.1	Dec 2020	GL100000004 100	FC1920Road
26269496	Debtors, Debtors	20/04/2015	18636	656499	Charge, Initial Debit Fee/Charge Creation Transaction, Y	Current	60,000.00	No effect on Charge Amount	201504	2015	DebDCWaterPegas us	Financial Contributions for installing a fifth big pump and modifications to the switchboard controls	Apr 2015	GL100000004 100	FC1415Pegw

523,183.

