

Waimakariri District Council

Agenda

Draft Annual Plan budget meeting

Tuesday 28 January 2025 commencing at 9am

Wednesday 29 January 2025 commencing at 9am

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

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 28 JANUARY 2025** and **WEDNESDAY 29 JANUARY 2025**, commencing at **9AM** each day, to consider budgets in relation to the Draft Annual Plan.

Sarah Nichols
GOVERNANCE MANAGER

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

The Draft Annual Plan will be publicly consulted on from Friday 14 March to Monday 14 April 2025.

Hearings will be held 7 and 8 May 2025.

Deliberations will be held 27 and 28 May 2025.

The Annual Plan will be adopted by the Council 17 June 2025.

BUSINESS

Page No

1. **APOLOGIES**

2. **CONFLICTS OF INTEREST**

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

3. **OVERVIEW AND FINANCIAL STRATEGY**

3.1 **Overview – G Bell (Acting General Manager Finance and Business Support)**

Each unit will present reports followed by operational budgets before proceeding to the next unit. The order that operational units will present information to the Council is:

- *Utilities and Roading*
- *Community and Recreation*
- *Regulation and Planning*
- *Strategy, Engagement and Economic Development*
- *Finance and Business Support*
- *Management*

4. REPORTS

4.1 Councillor Suggested Opportunities for Organisational Efficiencies and Savings – S Hart (General Manager, Strategy, Engagement and Economic Development)

RECOMMENDATION

13 – 21

THAT the Council

- (a) **Receives** Report No. 250122009628.
- (b) **Endorses** the assessment and categorisation of suggestions for efficiencies and savings, that were provided by Councillors as part of the development of the 2025/26 draft Annual Plan, and as provided in attachment (i) of this report and described in Option One(section 4.2).
- (c) **Notes** that of the 34 suggestions received, five have been assessed as already being implemented as part of existing processes, a further three have been implemented during the development of the draft 2025/26 Annual Plan budgets, 22 suggestions are being further investigated, and four a recommended as not being progressed.
- (d) **Endorses** staff to further investigate the 22 suggestions as highlighted above in recommendation (c) and provided in attachment (i) of this report, and to bring back a further report to Council providing advice and options relating to these suggestions.
- (e) **Notes** that the draft 2025/26 Annual Plan budgets have been prepared consistent with the staff recommendations column within the assessment and categorisation of the 34 suggestions provided by Councillors, as highlighted in attachment (i) of this report.
- (f) **Notes** that staff are currently underway with the development of a new policy that provides a framework to support the ongoing pursual of operational efficiencies, cost savings and continuous improvement opportunities, while maintaining critical infrastructure and agreed levels of service. This draft policy will be presented to Council for consideration in April.
- (g) **Circulates** this report to the Community Boards for their information.

4.2 Rangiora Airfield – Water and Wastewater Servicing and Budgets for 2025/26 Annual Plan – D Roxborough (Strategic and Special Projects Manager) and O Stewart (Airfield Manager and Safety Officer)

RECOMMENDATION

22 – 32

THAT the Council

- (a) **Receives** Report No. 241205216641.
- (b) **Approves** additional capital budget (loan funded) of \$356,400 for Option 1 water infrastructure services to serve the airfield in 2026/27, and that the balance of works over 2025/26 and 2026/27 would be funded from planned carryovers of existing budgets.
- (c) **Approves** additional capital budget (loan funded) of \$223,220 for Option 1 wastewater infrastructure services in 2026/27, and that the balance of works over 2025/26 and 2026/27 would be funded from planned carryovers of existing budgets.
- (d) **Notes** that the water and wastewater budgets are still dependent on successful rezoning through the Proposed District Plan in accordance with the submission

on the adjacent land, and if this is unsuccessful, then the budget will need reconsideration.

- (e) **Approves** additional operational budget of \$12,000 in the 2025/26 year for interim servicing of the existing septic tanks.
- (f) **Approves** additional operating budget of \$10,000 in the 2025/26 year for legal and professional services associated with the proposed adjacent Airpark private development, and ongoing renewals of hangar leases.
- (g) **Approves** additional operating budget of \$30,000 in the 2025/26 year for professional services and physical works and regulatory fees associated with obtaining resource consents for global earthworks at the airfield.
- (h) **Notes** that the extra budget requested in this report is already identified within the Annual Plan budget sheets and the effect on rates has been included already in the Annual Plan forecasts.

4.3 2025/26 Development Contribution Schedule for Consideration with Draft Annual Plan – C Roxburgh (Project Delivery Manager), J Eggleton (Project Planning and Quality Team Leader) and A Meredith (Project Engineer)

RECOMMENDATION

33 – 155

THAT the Council

- (a) **Receives** Report No. 240620100651
- (b) **Approves** the Draft 2025/26 Development Contribution Schedules as per Attachment i, for consultation with the 2025-26 Annual Plan (Record No. 241220227191).
- (c) **Approves** the Draft 2025/26 Development Contribution maps to be unchanged from 24/25 as per Attachment ii, for consultation with the 2025-26 Annual Plan (Record No. 240626103949).
- (d) **Approves** the proposed updates to the Development Contribution Policy to be consulted on as part of the Annual Plan, to allow Development Contributions for several larger projects to be charged to more than 10 years of growth (Trim No. 240925164481) for the following projects:
 - Growth component of the Oxford WWTP Upgrade Project to be recovered over 35 years, as this better aligns with the time period over which the upgrade will be sized. The Policy and schedules are proposed to be updated to state that the growth component of this project be recovered over a 35-year period rather than 10-year.
 - Growth component of the Red Lion Corner roading project, which has been set up in the schedules to be recovered over a 25-year period, but this is not reflected in the Policy. The Policy is proposed to be updated to reflect how the project has been set up in the DC schedules.
 - Growth component of the Ashley River bridge roading project, which has been set up in the schedules to be recovered over a 25-year period, but this is not reflected in the Policy. The Policy is proposed to be updated to reflect how the project has been set up in the DC schedules.

4.4 **Rates Remission Policy – Multiple Dwellings on a Single Rating Unit** – M Harris
(Customer Services Manager)

RECOMMENDATION

156 – 160

THAT the Council

- (a) **Receives** Report No. 241203214736
- (b) **Approves** the draft Rates Remission Policy – Remission on Multiple Dwellings on a Single Rating Unit for consultation in the 2025/26 Draft Annual Plan.
- (c) **Notes** the proposed changes to the definition of a Separately Used and Inhabited Part of a Rating Unit (SUIP) for use in calculating liability for targeted rates under Clause 7, Schedule 3 of the Local Government (Rating) Act 2002.
- (d) **Notes** that this report has no effect on development contributions.

Budget Folder Page No.

5. **BUDGETS**

(The Page numbers listed here refer to the pages in the Budget folders)

Note that budget resolutions will be considered proforma during the meeting and confirmed collectively prior to the conclusion of the meeting.

5.1 **Roading**

1 - 32

RECOMMENDATION

THAT the Council

- (a) **Approves** the draft budget for the 2025 -2026 year;
- (b) **Notes** that Maintenance, Operations and Renewals funding endorsed by NZ Transport Agency is less than requested by Council and this has resulted in a funding shortfall;
- (c) **Notes** that Council resolved at its October meeting that for Maintenance, Operations and Renewals to work to the NZ Transport Agency approved budget plus Council un-subsidised share, to ensure there was no rating impact;
- (d) **Notes** that Low Cost Low Risk funding endorsed by NZ Transport Agency is also less than requested by Council and this has resulted in a significant funding shortfall and the need to re-prioritise a large number of capital projects over the three years of the NLTP (2024 to 2027);
- (e) **Notes** that consideration has been given to the option of reducing capital project spending to balance the shortfall and Council has resolved to take a multi-layered approach to progressing these projects. This approach includes allowing work to continue on the design of a number of declined projects so that if funding does become available over the next two years, Council will be well positioned to secure funding and progress projects quickly;
- (f) **Notes** that Council resolved at its December meeting to allocate additional budget in the area of Low Cost Low Risk in years one of the 2024-27 NLTP period, to partially cover a shortfall in funding of to allow the Minor Safety

Programme to continue in full as planned and safety improvements to be delivered;

- (g) **Approves** for inclusion in the Draft Annual Plan, consultation on the allocation of additional budget of \$405,450 in both 2025/26 and 2026/27, to cover a shortfall in funding in the Low Cost Low Risk area, specifically the Minor Safety Programme.
- (h) **Notes** that there are a number of areas where additional funding is likely to be required in the short term resulting from the retendering of the District Road Maintenance Contract, the development of the Belfast to Pegasus RoNS project, and development in the South MUBA area.
- (i) **Notes** that funding constraints through the National Land Transport Programme are likely to be an ongoing issue.
- (j) **Notes** that there has been a deduction on depreciation of \$2.218M.
- (k) **Notes** that while there is still an increase in the Roding Rate for the 2025/26 Year, this is 2.8% (including inflation) less than was originally indicated in the Long Term Plan.

5.2 **Solid Waste**

33 - 71

RECOMMENDATION

THAT the Council

- (a) **Approves** the draft Solid Waste budget for the 2025 -2026.

5.3 **Water**

72 - 138

RECOMMENDATION

THAT the Council

- (a) **Approves** the draft budget for the 2025 -2026.
- (b) **Notes** that the rate increases are predominantly due to increased interest and depreciation costs.

5.4 **Stock Water Races**

139 - 146

RECOMMENDATION

THAT the Council

- (a) **Approves** the draft stockwater budget for the 2025-26 Annual Plan.

5.5 **Wastewater**

147 - 195

RECOMMENDATION

THAT the Council

- (a) **Approves** the draft budget for the 2025 -2026.

- (b) **Notes** that the rate increases are predominantly due to increased depreciation costs.

5.6 Drainage

196 - 250

RECOMMENDATION

THAT the Council

- (a) **Approves** the draft budget for the 2025 -2026.
- (b) **Notes** that the rate increases are predominantly due to increased depreciation costs.
- (c) **Notes** the Capital Budgets incorporate an additional \$50,000 for general maintenance activity.

5.7 Utilities and Roading Overheads

251 - 259

THAT the Council

- (a) **Approves** the draft budget for the 2025 -2026.

5.8 Project Delivery Unit

260 - 266

RECOMMENDATION

THAT the Council

- (a) **Approves** the draft budget for the 2025 -2026.

5.9 Water Unit

267 - 275

RECOMMENDATION

THAT the Council

- (a) **Approves** the draft budget for the 2025 -2026.

5.10 Libraries and Local Museums

276 - 285

RECOMMENDATION

THAT the Council

- (a) **Approves** the draft budget for the 2025-2026.
- (b) **Notes** that budgets remain largely unchanged from 2024/34 Long-Term plan, with the exception of efficiencies identified in this document.

- 5.11 Aquatic Facilities** 286 - 306
- RECOMMENDATION*
- THAT** the Council
- (a) **Approves** the draft budget for the 2025 -2026.
 - (b) **Notes** the recommendations from the District Aquatic Plan for the development of Hydrotherapy, Leisure and integration of the Dudley Pavilion to meet current community demand for services
 - (c) **Notes** that further development of the facilities in line with the recommendations of the District Aquatics Plan have been moved to fall outside of the current Long Term Plan period.
-
- 5.12 Community Development** 307 - 312
- RECOMMENDATION*
- THAT** the Council
- (a) **Approves** the draft budget for the 2025 -2026.
-
- 5.13 Greenspace and Community Facilities** 313 - 364
- RECOMMENDATION*
- THAT** the Council
- (a) **Approves** the draft budget for the 2025 -2026.
 - (b) **Notes** that the renewal of the parks and reserves and streets and reserves tree contracts poses a risk of cost escalation in the later part of the 2025 – 2026 financial year. This has not been budgeted in the current accounts.
-
- 5.14 Community and Recreation Overheads** 365 - 372
- RECOMMENDATION*
- THAT** the Council
- (a) **Approves** the draft budget for the 2025 -2026.
-
- 5.15 Strategic and Special Projects** 373 – 378
- RECOMMENDATION*
- THAT** the Council
- (a) **Approves** the draft budget for the 2025 -2026 year.
 - (b) **Notes** that the Strategic & Special Projects Community and Recreation team has been established as a new Cost Centre with the primary purposes of delivering and monitoring the capital works programme principally for

Greenspace, Regeneration, Earthquake Recovery, and the Rangiora Library and Civic Precinct projects as some key examples.

- (c) **Notes** that there is no net overall change in operational costs within Community and Recreation arising from the new team setup itself, and that the overheads costs are transferred/recovered internally to the Units/Cost Centres being served, based on an assessed proportional split based on forecast levels of team effort for the 2025/26 year.

5.16 **Earthquake Recovery and Regeneration**

379 - 390

RECOMMENDATION

THAT the Council

- (a) **Approves** the draft budget for the 2025 -2026.
- (b) **Notes** that the District Regeneration activity is now largely wound-up, with the delivery of any remaining capital projects from 2025/26 year onward under Regeneration and Earthquake Recovery budgets now being delivered via Strategic and Special Project Community and Recreation, or Roading/Civils teams.
- (c) **Notes** that internal and external funding provisions for the proposed Kaiapoi Community Hub Trust's development of buildings and associated facilities on site are not included in this budget and commentary.
- (d) **Notes** that these budgets do not include for Mixed Use Business Area developments & contributions (including Public Realm) – these are covered in Recreation Activity or Business and Centres Activity budgets
- (e) **Notes** that these budgets do not include for any further WDC inputs or in-kind support to WHow Aquasports Park proposal
- (f) **Notes** that a report will be provided regarding the Williams Street Bridge Balustrade Project scope and budget.

5.17 **Property, Housing for the Elderly, Camping Grounds**

391 - 416

RECOMMENDATION

THAT the Council

- (a) Approves the draft budget for the 2025 -2026.

5.18 **Planning and Regulation Management Overhead**

417 - 424

RECOMMENDATION

THAT the Council

- (a) **Approves** the draft budget for the 2025 -2026.

- 5.19 Planning Implementation Unit** 425 - 433
- RECOMMENDATION*
- THAT** the Council
- (a) **Approves** the draft budget for the 2025 - 2026.
 - (b) **Notes** the fees and charges align with the median market across Canterbury councils.
- 5.20 Development Planning Unit** 434 - 440
- RECOMMENDATION*
- THAT** the Council
- (a) Approves the draft budget for the 2025 -2026 financial year.
- 5.21 Building Unit** 441 - 464
- RECOMMENDATION*
- THAT** the Council
- (a) **Approves** the draft budget for the 2025 -2026.
- 5.22 Environmental Services** 465 - 476
- RECOMMENDATION*
- THAT** the Council
- (a) **Approves** the draft ESU budget for the 2025 -2026.
 - (b) **Notes** that proposed fees and charges are comparable to other Councils in the region.
- 5.23 Strategy, Engagement and Economic Development** 477 - 488
- RECOMMENDATION*
- THAT** the Council
- (a) **Approves** the draft budget for the 2025 -2026.
- 5.24 Communications and Engagement** 489 - 496
- RECOMMENDATION*
- THAT** the Council
- (a) **Approves** the draft budget for the 2025 -2026.

- 5.25 Civil Defence Emergency Management** 497 - 505
- RECOMMENDATION*
- THAT** the Council
- (a) **Approves** the draft CDEM budget for the 2025 -2026.
- 5.26 Finance and AIM (Asset Information Management)** 506 - 515
- RECOMMENDATION*
- THAT** the Council
- (a) **Approves** the draft budget for the 2025 -2026.
- (b) **Notes** that there is no change from what was proposed in the 2024-2034 LTP for the 2025/26 year.
- 5.27 Customer Services** 516 - 528
- RECOMMENDATION*
- THAT** the Council
- (a) **Approves** the draft budget for the 2025 -2026.
- (b) **Adopts** the recommended Land Information Memoranda fees for consultation in the 2025/26 Annual Plan
- (c) **Agrees** to consult in the 2025/26 Draft Annual Plan to amend the Rates Policy by removing Section 4, Discount for the early payment of rates in the current financial year (under section 55 of the Local Government (Rating) Act 2002) to take effect from 1 July 2025.
- 5.28 Canterbury Museum** 529 - 537
- RECOMMENDATION*
- THAT** the Council
- (a) **Approves** the draft budget for the 2025 -2026
- (b) **Approves** Canterbury Museum Annual Plan 2025/26 being referred to the contributing local authorities for a period of 6 weeks, likely to be from March 2025 concluding in April 2025.
- (c) **Notes** Staff will arrange a suitable time for the Museum to present to our council on its draft Annual Plan and the Museum Project.

- 5.29 Information and Technology Support** 538 - 553
RECOMMENDATION
THAT the Council
(a) **Approves** the draft budget for the 2025 -2026.
- 5.30 Governance, Quality and Risk and Creative Administration** 554 - 569
RECOMMENDATION
THAT the Council
(a) **Approves** the draft Governance budget for the 2025 -2026 Annual Plan.
- 5.31 District Management** 570 - 578
RECOMMENDATION
THAT the Council
(a) **Approves** the draft budget for the 2025 -2026.
- 5.32 Organisational Development and Human Resources** 579 - 587
RECOMMENDATION
THAT the Council
(a) **Approves** the draft budget for the 2025 -2026.

All budget resolutions to be confirmed from proforma discussion.

6. BUDGET SUMMARY

G Bell will provide a verbal update summarising the budget outcomes and rate based on decisions made.

7. NEXT MEETING

The Council will meet on Tuesday 18 February 2025 to consider a report on the consultation timeframes of the Draft Annual Plan.

The next ordinary meeting of the Council is scheduled for 9am Tuesday 4 February 2025 in the Council Chamber, Rangiora Service Centre, 215 High Street, Rangiora.

WAIMAKARIRI DISTRICT COUNCIL

REPORT FOR DECISION

FILE NO and TRIM NO: EXC-61/250122009628

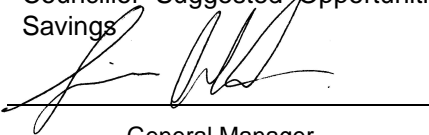
REPORT TO: Council Annual Plan Meeting

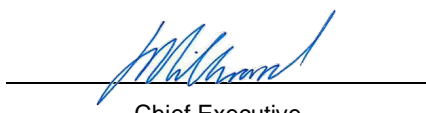
DATE OF MEETING: 28th and 29th January 2025

AUTHOR(S): Simon Hart, General Manager, Strategy, Engagement and Economic Development

SUBJECT: Councillor Suggested Opportunities for Organisational Efficiencies and Savings

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


General Manager


Chief Executive

1. SUMMARY

- 1.1. The purpose of this report is to provide Council with an overview of the work staff have undertaken to assess and investigate the 34 suggested opportunities for financial efficiencies and savings Councillors provided as part of the 2025/26 Annual Plan process. The report seeks Council's endorsement of the assessment and categorisation of these suggestions, and in relation to how they have been considered through development of the 2025/25 Annual Plan budgets.
- 1.2. At the Council's 8th October Workshop, Councillors provided a number of suggested efficiencies and savings ideas for staff to further investigate as part of the 2025/26 Annual Plan budget process. An opportunity to provide further ideas and suggestions by way of email to the Governance team, was extended to Councillors following that workshop, and resulted in additional suggestions being received.
- 1.3. This report highlights which of those suggestions are already being implemented, which were implemented/considered through development of the draft 2025/26 Annual Plan budgets, which are proposed to be further investigated and could potentially be implemented at an appropriate future date, and which staff are recommending not to be progressed further.
- 1.4. The nature of some of the suggestions received enable them to be considered and implemented within the near term, whereas some suggestions require further investigation or would require work or processes to be undertaken that would mean a potentially longer-term implementation, should Council wish to pursue these.
- 1.5. The draft 2025/26 Annual Plan budgets have been prepared on the basis of the categorisation provided for each of the Councillor provided suggestions, and with the recommendations provided within this report.
- 1.6. In addition to the work undertaken on the suggestions provided by Councillors, work is underway on a new policy that provides a framework to support the pursual of ongoing efficiencies, savings and continuous improvement opportunities, while maintaining critical infrastructure and agreed levels of service.

Attachments:

- i. Assessment and categorisation table - Councillors efficiency and savings suggestions (Trim 250122009630)

2. RECOMMENDATION

THAT the Council:

- (a) **Receives** Report No. 250122009628.
- (b) **Endorses** the assessment and categorisation of suggestions for efficiencies and savings, that were provided by Councillors as part of the development of the 2025/26 draft Annual Plan, and as provided in attachment (i) of this report and described in Option One(section 4.2).
- (c) **Notes** that of the 34 suggestions received, five have been assessed as already being implemented as part of existing processes, a further three have been implemented during the development of the draft 2025/26 Annual Plan budgets, 22 suggestions are being further investigated, and four a recommended as not being progressed.
- (d) **Endorses** staff to further investigate the 22 suggestions as highlighted above in recommendation (c) and provided in attachment (i) of this report, and to bring back a further report to Council providing advice and options relating to these suggestions.
- (e) **Notes** that the draft 2025/26 Annual Plan budgets have been prepared consistent with the staff recommendations column within the assessment and categorisation of the 34 suggestions provided by Councillors, as highlighted in attachment (i) of this report.
- (f) **Notes** that staff are currently underway with the development of a new policy that provides a framework to support the ongoing pursual of operational efficiencies, cost savings and continuous improvement opportunities, while maintaining critical infrastructure and agreed levels of service. This draft policy will be presented to Council for consideration in April.
- (g) **Circulates** this report to the Community Boards for their information.

3. BACKGROUND

- 3.1. During the development of the 2024 – 34 Long Term Plan, and over the subsequent months, Council has been mindful of the ongoing difficult economic environment and cost of living pressures faced by our communities. Staff were asked to apply a lens of fiscal prudence to the development of Long Term and Annual Plan budgets, while maintaining investment in growth, critical infrastructure, and agreed levels of service.
- 3.2. In August (2024) the government announced measures to encourage councils to ‘get back to basics’, further acknowledging and recognising the difficult economic environment, and in support the government’s programme of work to reduce the cost of living for communities across New Zealand.
- 3.3. With this operating environment in mind, the Council’s Chief Executive instructed staff to begin the process of developing a new policy that provides a framework to support the pursuit of ongoing efficiencies, savings and continuous improvement opportunities, while maintaining critical infrastructure and agreed levels of service.
- 3.4. In addition, a number of Council Workshops held during 2024 focused on delivery of a fiscally responsible 2025/26 draft Annual Plan budget. At the Council’s 8th October Workshop, Councillors were provided with an opportunity to submit their own ideas and suggestions with regards to further possible efficiencies and savings that could be investigated as budgets were being reviewed. Following the meeting, an extended period of time was provided to enable Councillors to provide additional suggestions by way of email to the Governance team.
- 3.5. In total 34 possible efficiency and savings suggestions were provided by Councillors (attachment (i)). Through the development of the draft Annual Plan budgets, the Council’s Management Team undertook an assessment of the suggestions provided by Councillors,

with a view to assess which could be implemented through the current Annual Plan budget process and which would need further investigation.

- 3.6. At the Council's Workshop on December 10th (2024), staff presented an update to Council on the progress of the draft 2025/26 Annual Plan, including the initial assessment undertaken of the Council's efficiency and savings suggestions and explanation of how they had been considered through the preparation of the budget process.
- 3.7. Staff also provided an overview of the progress being made on the new 'Cost Efficiencies' policy, which proposes to include the following guiding principles:
- Encourage an ongoing culture of continuous improvement
 - Recognise the challenges of affordability versus growth
 - Provide a framework to support cost effectiveness
 - Understand costs and cost drivers for activities, goods and services
 - Integration of clear and consistent criteria and analysis related to cost effectiveness into Council's planning, reporting and accountability processes.
 - Provide clarity in describing and evaluating effectiveness
 - Ensuing performance measures include efficiency measures.
- 3.8. Council demonstrated general support for these principles, acknowledged the existing cost effectiveness processes already in place, and signalled comfort with the focus areas of the new policy. This has enabled staff to progress the draft policy's content in greater detail, and it is anticipated that the full draft policy will be presented to Council in March/April for consideration.

4. ISSUES AND OPTIONS

- 4.1. There are two potential options available to Council with regards to the recommendations and content of this report.
- 4.2. **Option One** (Endorse the assessment and categorisation, and associated staff recommendations, of suggestions for efficiencies and savings, as provided in attachment (i) of this report). This is the recommended option.

Staff have undertaken a thorough review of the suggestions provided by Councillors to understand what suggestions are already being undertaken as part of existing practices, which suggestions could be further included into the 2025/26 Annual Plan (or future) budgets, which require further investigation or more extensive processes to be undertaken before they could be implemented (such as community consultation), and which are not likely to provide greater efficiencies or savings.

The current draft 2025/26 Annual Plan budget has been prepared with the assessment of the 34 councillor suggestions in mind. There are a number of the suggestions to be further investigated over the coming year, and which might result in further options for Council's for Council's consideration. However, the Management Team believe that those that can be implemented in this Annual Plan budget, are either already part of existing cost efficiency processes, or have been included. And that the draft 2025/26 Annual Plan budget represents a responsible and fiscally prudent position for the coming financial year.

- 4.3. **Option Two** (Request staff to further review the list of 34 suggestions made by Councillors with a view to implementing a greater number of these within the 2025/25 Annual Plan budget). This is not the recommended option.

Staff could redirect resource to the further investigation of the 34 councillor suggestions, and in particular those 22 earmarked for further investigation, with a view to try and find further cost savings and efficiencies within the current draft Annual Plan budget.

There are a number of risks associated with this option, including the risk of significant delaying on public consultation, and delivery of the 2025/26 Annual Plan. There is also a risk that a number of the possible savings that might be identified may also have a level of service impact and require either public consultation or further consideration of unplanned perverse outcomes.

With these significant risks in mind, staff are not recommending this option.

Implications for Community Wellbeing

There are implications on community wellbeing by the issues and options that are the subject matter of this report. The Council's Long Term and Annual Planning processes provide the strategic and financial framework for all of the Councils operational activities, which in turn significantly contribute to the community's wellbeing.

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

5. COMMUNITY VIEWS

5.1. Mana whenua

Te Ngāi Tūāhuriri hapū may be affected by or have an interest in the subject matter of this report. Long Term and Annual Plan discussions are held at bi-monthly meetings with Te Ngāi Tūāhuriri kaitiaki and their advisors, to establish matters of importance to the rūnanga.

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. Public consultation of the Annual Plan provides opportunities for interested groups and organisation to submit their views and feedback on the draft 2025/26 Annual Plan.

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 Annual Plan provides the strategic and financial framework for the levels of service and activities delivered by Council, and these have a direct impact on community wellbeing. Public consultation of the Annual Plan provides opportunities for interested groups and organisation to submit their views and feedback on the draft 2025/26 Annual Plan.

6. OTHER IMPLICATIONS AND RISK MANAGEMENT

6.1. Financial Implications

There are no financial implications of the decisions sought by this report. The recommendations contained within this report are consistent with the draft 2025/26 Annual Plan budget.

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 no anticipated risks arising from the adoption/implementation of the recommendations in this report.

6.4. Health and Safety

There are no 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**

Local Government Act 2002

7.3. **Consistency with Community Outcomes**

The Council's community outcomes are relevant to the actions arising from recommendations in this report. The Long Term and Annual Planning processes provide the strategic and financial framework to enable achievement of all of the Council's Community Outcomes.

7.4. **Authorising Delegations**

The Council has delegated authority to approved Long Term and Annual Plans and associated budgets.

Councillor Suggestions - Efficiencies and Savings

#	Status	Suggested area of Efficiency/Saving	Department Lead	Suggestion Type	Staff Recommendation	Timing	Comments
1	Already implemented	Needed to investigate all efficiencies across all Departments	All Departments	Full Efficiencies Review	Already Implemented	Ongoing	Efficiencies are looked at through a number of existing Council processes on an ongoing basis. E.g. Annual Plan and LTP budget processes, Project planning, MTO/Council Report Processes, Procurement Processes etc. A new 'Value for Money' Policy is under development to bring together these processes under one policy, and highlight opportunities for continuous improvement processes.
2	Already implemented	It may be time to consider co-funding opportunities with government entities	All Departments	Partnerships	Already Implemented	Ongoing	Council is always open to co-funding opportunities with central government agencies, and a number of arrangements already exist. Staff should continue to explore opportunities, noting that the current Government is currently reducing spend significantly within its own agencies, and has signalled 'prudent and responsible' spend. There is current work and pending work streams for example 3 Waters, RMA and BCA. The list of Collaborations will be provided.
3	Already implemented	Relook at all consultants e.g. the Solar one we just had could have been googled to get knowledge. If staff could not do this, we have not got the right experience with staff employed.	All Departments	Staffing and Consultants	Already Implemented	Ongoing	Staff have removed consultant support where such work could be undertaken by staff. Council policy requires any consultant over \$5k must require justification and approval. The solar presentation is an example of a request from Council for information which staff do not have specific technical qualifications or experience in. The consultant provided was a renewable energy expert.
4	Already implemented	Reduce number of proposed new appointments in 2024/25 staff costs \$2.2 million budget for 2024/25	Chief Executive	Staff Resourcing	Already Implemented	25/26 Annual Plan	Although we are growing annually, on average, just under 2%, the Management Team have instructed no new staff are to be employed unless absolutely necessary in the 2025/26 Annual Plan process, reflecting Council's wish to try and manage costs within LTP forecasts. Notwithstanding this, the CE and Management Team have a responsibility to maintain agreed levels of service, ensure a safe and healthy workplace, and provide for a growing community, so some exceptions may need to be considered on a case by case basis.
5	Already implemented	Consultation maybe should happen before too much work goes into a project that is not wanted by the public?	Strategy, Engagement and Economic Development	Community Engagement	Already Implemented	Ongoing	Major projects across Council are supported by Communications Plans which consider the appropriate junctions throughout a project to engage with the community. Often an initial amount of work is required to ensure sufficient material is available to consult and engage on. Consultation and engagement also occurs through processes like the Long Term and Annual Plans.
6	Implementing	Fees and Charges, especially for resource consenting, should be increased appropriately, noting a need to be comparable with neighbouring Tas.	Planning, Regulation and Environment	Fees and Charges	Implementing	25/26 Annual Plan	Review of fees and charges as part of 2025/26 Annual Plan Process will be provided as part of the budget pack and commentary.
7	Implementing	Insurance seemed to be a major cost, and as it was increasing, the Council should ensure it was getting the best deals.	Finance and Business Support	Insurance Arrangements	Implementing	24/25 Current	A review of insurance options and policies is currently being provided to council and a continuing area of work. It has also been signalled as a central government priority. There will be some areas provided for within the AP, but unlikely to be complete for the 25/26 Annual Plan.
8	Implementing	Investigate best price options for electricity at Council buildings and service delivery	Chief Executive	Electricity Contract	Implementing	24/25 Current	Investigation of pricing/contract options is underway and would need to be in place towards the end of the 25/26 financial year, leading into the next Annual Plan. There is a reasonably high likelihood that pricing will increase on the current arrangements, and the objective would be to reduce the impact of increases as much as possible.
9	Investigate	Annual grants need to be reviewed to ensure that the organisations/groups still qualified for assistance	All Departments	Grants and Funding	Investigate	2027 LTP	Interconnected with item 2 on this list. Staff have previously signalled a desire to review the process for the issuing of grants to external groups and organisations. This is a reasonably significant piece of work, that would require a number of discussions with external stakeholders and elected members. This work could be progressed in 2025/26 in conjunction with the 2027 LTP.
10	Investigate	Although the Council had committed to funding the Canterbury Museum in Christchurch, was there a possibility to spread funding over a longer period	Chief Executive	Funding and Financing	Investigate	25/26 Annual Plan	Loan funding arrangements that reflect the life of the asset being funded could be investigated and presented to Council for consideration.

Councillor Suggestions - Efficiencies and Savings

#	Status	Suggested area of Efficiency/Saving	Department Lead	Suggestion Type	Staff Recommendation	Timing	Comments
11	Investigate	Solar power needs to be explored for high power usage sites. EG sewer plants and water pump stations.	Chief Executive	Electricity Contracts and Energy	Investigate	26/27 Annual Plan	Use of solar could be investigated for various Council activities, with relative financial implications and comparisons with other energy options. This is unlikely to be undertaken in time for the coming 2025/26 Annual Plan. A report is to be presented as part of the 2025/26 Annual Plan that explores investment of Solar at Mainpower stadium. This would, within our debt capability could be extended to other sites. PPPs can also be explored through the tender process
12	Investigate	Reassess its level of service to sports clubs to ensure uniformity with funding and to also find any possible savings	Community and Recreation	Grants and Funding	Investigate	2027 LTP	This is a complex piece of work, that can be undertaken, but would need more time and consideration than is allowed for prior to the draft Annual Plan being considered. This work is also interrelated with the wider question of Council grant processes and would be well suited for consideration as part of the next LTP. A project plan will be provided to council next year.
13	Investigate	Council could consider steps that would significantly reduce rates through reduced levels of service. One option could be bringing back policies that allow Libraries to charge fees for late returns and similar charges.	Community and Recreation	Levels of Service	Investigate	2027 LTP	The LTP provides an opportunity to undertake a full level of service review across Council functions. Changes in services as suggested could be considered in advance of the LTP and presented as an option to Council through the upcoming Annual Plan. Charging for Library books was only removed a few years ago. As the Annual Plan is worked through, if these were tagged as to review, a review of these would then be bought back to council.
14	Investigate	Investigate the possibility of reducing Aquatic Centres and library hours to save costs and consider cutting any programmes at the pools that were not fully supported.	Community and Recreation	Levels of Service	Investigate	2027 LTP	The LTP provides an opportunity to undertake a full level of service review across Council functions. Small changes in services as suggested could be considered in advance of the LTP and presented as an option to Council through the upcoming Annual Plan, but may not result in significant savings comparative to the reduced level of service.
15	Investigate	Levels of service in reserves and parks, look at which reserves were used the most and invest further into them. Did all small parks need toilets when they only serviced the surrounding neighbourhood?	Community and Recreation	Levels of Service	Investigate	2027 LTP	The LTP provides an opportunity to undertake a full levels of service review across Council functions. Small changes in services as suggested could be considered in advance of the LTP and presented as an option to Council through the upcoming Annual Plan, but may not result in significant savings comparative to the reduced level of service.
16	Investigate	Maybe the Council should look at alternatives than planting grass in certain areas that need a lot of expensive mowing. EG between Heller meats and Kaiapoi beside cycle path, maybe should be planted in low growing permanent plants.	Community and Recreation	Levels of Service	Investigate	Ongoing	This could be investigated, and would need conversations with Council about the relative pros and cons, and associated costs.
17	Investigate	Some of the gardens planted in the same way without have large sums of expense on them. You can get plants now that last permanently and look great.	Community and Recreation	Levels of Service	Investigate	Ongoing	This could be investigated, and would need conversations with Council about the relative pros and cons, and associated costs.
18	Investigate	I think that maybe the Rangiora Airfield should be giving a return to ratepayers rather than the ratepayers topping the airport up. There are a lot of commercial operations at the airport, and they are not even paying the amount of rates that opposition businesses' pay that are not based at the airport.	Community and Recreation	Fees and Charges	Investigate	26/27 Annual Plan	Fees and Charges are considered by Council again through the Annual Plan review. If the council wants to make a fundamental shift and more the Airport from a mix of commercial and recreational, such a review would take some time to complete. It would consider the various types of airfield users, and appropriate fees and charges for each. This process may take more time than is available for the coming 2025/26 Annual Plan, and would require a reasonable amount of engagement with stakeholders, the community, and elected members.
19	Investigate	Should the Council be spending \$250k on sealing the rest of the road at the airport while we have so many public roads in WDC area that needs sealing? Maybe the Council should use the formula that is used for public roads to be sealed.	Community and Recreation	Capital Projects	Investigate	25/26 Annual Plan	This would need to be considered as part of the review identified within item 30. Currently the additional capital expenditure would be an additional charge on rates and would need to be considered as part of the cost and benefit analysis. Asset managers are looking at their capital programmes for the 2025/26 year and beyond to consider priorities, programmes are achievable etc. This could be considered as part of this process.
20	Investigate	The number of Council vehicles? I know this is a worry and every time that I drive into the Council carpark there is normally a minimum of approx 16 parked unused vehicles.	Finance and Business Support	Council Fleet	Investigate	25/26 Annual Plan	For the last 3 years there has been a sealing on new plant, with plant replacements complying with policy. A fleet review is already underway. The results of this review will be considered, with appropriate review recommendations implemented.

Councillor Suggestions - Efficiencies and Savings

#	Status	Suggested area of Efficiency/Saving	Department Lead	Suggestion Type	Staff Recommendation	Timing	Comments
21	Investigate	The maintenance of these vehicles needs to be tendered with the local small, qualified garages	Finance and Business Support	Council Fleet	Investigate	Ongoing	The Council utilises the MBIE tendering process, which allocates work to local suppliers, that submit proposals to that process. Their rates and work is monitored by this contract. Need to consider warrantee arrangements, existing contracts and potentially outcome of the fleet review.
22	Investigate	Greater Christchurch partnership resourcing should be considered	Planning, Regulation and Environment	Partnerships	Investigate	26/27 Annual Plan	This is currently under review and involves discussions with other councils and EMs. It is not likely to be undertaken in time for the 25/26 Annual Plan.
23	Investigate	Look at the Council's Tender Framework process and alter the level of allowable risk	Utilities and Roading	Procurement Processes	Investigate	Ongoing	Work on procurement processes is underway. Further discussions with Council on this would need to occur, and there are a number of legislative, policy and best practice considerations that need to be included in these discussions. Includes the degree of risk sharing opportunities and sizing contracts and panels to appropriate levels.
24	Investigate	Roading to look at some footpath, road maintenance programmes that could possibly be delayed in order to include the pathway access from Woodend to Ravenswood in this year.	Utilities and Roading	Capital Projects	Investigate	25/26 Annual Plan	Asset managers are looking at their capital programmes for the 2025/26 year and beyond to consider priorities, programmes are achievable etc. This could be considered as part of this process.
25	Investigate	We had a workshop on some acknowledgement of the Kippenberger Ave projects and we were offered a couple of initial thoughts to commemorate Kippenberger, however I feel that this is not urgent and would prefer this budget to go into the safety of our pathway access from Woodend, for example.	Utilities and Roading	Capital Projects	Investigate	25/26 Annual Plan	Asset managers are looking at their capital programmes for the 2025/26 year and beyond to consider priorities, programmes are achievable etc. This could be considered as part of this process.
26	Investigate	Look at ALL contracts that involve clipping the ticket e.g. the transfer station employs staff full time to do the same thing day in and day out. The business owner of this contract makes a profit that the Council should have.	Utilities and Roading	Procurement Processes	Investigate	Ongoing	Council has procurement processes that consider the implications of new and renewed contracts. Council also has a role in undertaking Section 17a reviews on significant contracts and delivery of services, which aim to evaluate delivery options.
27	Investigate	The time it takes to get jobs moving...e.g. the Sefton septic tank we are spending \$700 per month on temp hired toilets while we are waiting. I have had this priced at approx 30 to 40 K buy small, qualified contractors in Waimakariri. We have probably spent this total cost so far mucking around.	Utilities and Roading	Procurement Processes	Investigate	Ongoing	A review of our Procurement and Contract Management cycle is to be undertaken in 2025. Delays can be caused by numerous factors including resourcing, outside council influences, decision making processes etc. Staff can investigate opportunities to reduce delays in the delivery of projects, both at a process level, and at a 'project plan' level.
28	Investigate	We need to make the tender system easier for small contractors to price. Smaller contractors need to be supported better to price council contracts. A lot of time the smaller local trades persons can submit a better price than large companies.	Utilities and Roading	Procurement Processes	Investigate	Ongoing	This will be considered and in conjunction with the above comments a review of procurement processes. Potential suppliers and contractors for certain work will need to meet criteria to ensure appropriate levels of service are achieved by appropriate qualified and experienced organisations. Appropriate procurement processes also need to be undertaken to ensure value for money and fairness.
29	Investigate	Staff need to check to see if local contractors are available before one off contracts are consigned to North Island contractors as thoughts that no local ones are available.	Utilities and Roading	Procurement Processes	Investigate	Ongoing	Council staff are currently underway with a review of procurement processes. Potential suppliers and contractors for certain work will need to meet criteria to ensure appropriate levels of service are achieved by appropriate qualified and experienced organisations. Appropriate procurement processes also need to be undertaken to ensure value for money and fairness.
30	Investigate	Roading budgets need to be on needs rather than wants	Utilities and Roading	Capital Projects	Investigate	25/26 Annual Plan	Asset managers are looking at their capital programmes for the 2025/26 year and beyond to consider priorities, programmes are achievable etc. This could be considered as part of this process. Noting that the definition of 'needs' and 'wants' are largely influenced and decided upon by elected members by way of the review of capital programmes.

Councillor Suggestions - Efficiencies and Savings

#	Status	Suggested area of Efficiency/Saving	Department Lead	Suggestion Type	Staff Recommendation	Timing	Comments
31	Not recommended to progress	If you look at the LTP if we had no increases to staff remuneration, we would save \$3.2 million \$2.2 for 2024/25 and \$1 million for 2025/26.	Chief Executive	Staff Remuneration	Do Not Progress	Ongoing	While this could be considered, it is important to ensure we have the appropriate staff to undertake the programmes of work we seek to deliver. Remunerating staff at the appropriate level ensures that we are competitive in the labour market, and attract and retain the right skills and experience. Not keeping up with the labour market rates would likely result in higher attrition (with associated costs), and less qualified and experienced people. If this approach was prolonged, this would likely have a negative impact on levels of service, and increase risk across the organisation.
32	Not recommended to progress	Why have we just appointed an Arts Strategy Co-ordinator at such a time of trying to save costs and this does not fit in with what government is saying as far as needs and wants.	Community and Recreation	Staff Resourcing	Do Not Progress	25/26 Annual Plan	The delivery of the recently adopted Arts Strategy, and the associated resourcing for this was considered as part of last years LTP. Council could decide to retract this funding should it choose, although this would not be the staff recommendation, and other efficiencies and savings are being recommended.
33	Not recommended to progress	Relook at costs of Lineside Road plantings etc	Community and Recreation	Capital Projects	Do Not Progress	25/26 Annual Plan	Council considered this resourcing through last years LTP (Natural Environment Strategy) and decided to fund work at this site. This work contributes to important biodiversity and natural environment outcomes, and delivers on the purpose for acquiring this site. Council could choose to retract funding if they choose, although this would not be the staff recommendation.
34	Not recommended to progress	Cancel all cycleway expenditure in line with Central Government's decisions. \$900 K from memory.	Utilities and Roading	Capital Projects	Do Not Progress	25/26 Annual Plan	There has been relatively strong support for cycleway projects, which offer alternative safe transport options and recreational opportunities.

WAIMAKARIRI DISTRICT COUNCIL

REPORT FOR DECISION

FILE NO and TRIM NO: AIR-09 / 241205216641

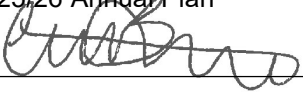
REPORT TO: COUNCIL ANNUAL PLAN 2025/25 BUDGET MEETINGS

DATE OF MEETING: 28 – 29 January 2025


AUTHOR(S): Duncan Roxborough, Strategic & Special Projects Manager
Owen Stewart, Airfield Manager and Safety Officer

SUBJECT: Rangiora Airfield – Water and Wastewater Servicing and Budgets for 2025/26 Annual Plan

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



General Manager



Chief Executive

1. SUMMARY

- 1.1. The purpose of this report is to provide an update on the budgets that staff are seeking approval for in the 2025/26 Annual Plan for the supply of sewerage and water services to Rangiora Airfield.
- 1.2. This report also provides a general update of other airfield operational budget changes for the 2025/26 Annual Plan process. This report is intended to support the separate budget sheets and budget commentary also submitted to the Annual Plan budget meeting.
- 1.3. Following the designation of the Rangiora Airfield under the District Plan, staff and the Airfield Advisory Group have continued the planning for future development of this space to ensure that the Airfield remains viable and meets health and safety and compliance standards as required by regulation and Acts.
- 1.4. The following items were included in the 2022/23 Annual Plan Budget by Council relating to the development of the Rangiora Airfield:
 - Provide waste water services to the Airfield
 - Provide water services to the Airfield
- 1.5. As a result of construction cost increases since the budget for the work was initially developed, and since a detailed assessment of the system design revealed that a booster pumping and treatment station (additional chlorination) is required at the Merton Road/Priors Road intersection, additional funding is required to complete the water and wastewater infrastructure servicing project.
- 1.6. Consideration has been given to the deferral of the provision of the sewer and water services to later years, however, the old septic tank systems that have been in place for many years are now failing, so there is a need to maintain the commencement of the original scheme and plan for the 2025/26 financial year. Other alternatives to the proposed scheme are available, however these are not recommended, in the interests of future proofing the airfield for development.

2. RECOMMENDATION

THAT the Council:

- (a) **Receives** Report No. 241205216641.
- (b) **Approves** additional capital budget (loan funded) of **\$356,400** for Option 1 water infrastructure services to serve the airfield in 2026/27, and that the balance of works over 2025/26 and 2026/27 would be funded from planned carryovers of existing budgets.
- (c) **Approves** additional capital budget (loan funded) of **\$223,220** for Option 1 wastewater infrastructure services in 2026/27, and that the balance of works over 2025/26 and 2026/27 would be funded from planned carryovers of existing budgets.
- (d) **Notes** that the water and wastewater budgets are still dependent on successful rezoning through the Proposed District Plan in accordance with the submission on the adjacent land, and if this is unsuccessful, then the budget will need reconsideration.
- (e) **Approves** additional operational budget of \$12,000 in the 2025/26 year for interim servicing of the existing septic tanks.
- (f) **Approves** additional operating budget of \$10,000 in the 2025/26 year for legal and professional services associated with the proposed adjacent Airpark private development, and ongoing renewals of hangar leases.
- (g) **Approves** additional operating budget of \$30,000 in the 2025/26 year for professional services and physical works and regulatory fees associated with obtaining resource consents for global earthworks at the airfield.
- (h) **Notes** that the extra budget requested in this report is already identified within the Annual Plan budget sheets and the effect on rates has been included already in the Annual Plan forecasts.

3. BACKGROUND

- 3.1. Following the designation of the Rangiora Airfield under the District Plan, staff and the Airfield Advisory Group have continued the planning for future development of this space to ensure that the Airfield remains viable and meets health and safety and compliance standards as required by Regulation and Acts.
- 3.2. The following items (among others) were included in the 2022/23 Annual Plan Budget by Council relating to the development of the Rangiora Airfield:
 - Provide waste water services to the Airfield
 - Provide water services to the Airfield
- 3.3. The neighbouring landowner has submitted to the Proposed District Plan (PDP) seeking a zone change to allow the development of the surrounding properties and wants to integrate this with the overall development of the Rangiora Airfield. The proposed development by DM and AD Smith Investments Ltd (D Smith) involves the properties that surround the Airfield. A public private partnership has been entered into to ensure that the proposed 'Airpark' development is in conjunction with the Council's vision for the Airfield.
- 3.4. It should be noted that the zone change is being considered by independent commissioners, and that the outcome of this process is as yet unknown.
- 3.5. This partnership has continued to give effect to integration of any D Smith development into the overall development of the Airfield space including access, services and other

airfield activities. The proposed development includes the provision of water and wastewater services to the properties proposed to be developed, and an opportunity existed for Council to take advantage of this process to provide these services to the existing Airfield at the same time.

- 3.6. Council staff have been working with the developer to work through the opportunities to achieve mutual benefit if the zone change is approved. Discussions to date have continued to include cost sharing of water and sewerage servicing and road realignment. The Rangiora Airfield itself will share in the cost of the water and wastewater servicing infrastructure in order to connect to the Rangiora township water and wastewater schemes. Further background to this has been covered in a number of previous reports to Council.
- 3.7. It is intended that the agreed outcome of these discussions will eventually be captured in a Private Developer Agreement (PDA). The PDA will be prepared on a 'subject to approval of the zone change' basis and will be required to be approved by Council, and is outside the scope of this current report.
- 3.8. The Airfield is presently served by an on-site water supply system fed from an on site well. The scheme includes some storage, filtration and UV disinfection, and reticulation to a number of consumers including private hangars, external taps, and the public toilets and various clubrooms facilities at the Airfield.
- 3.9. The Airfield also has a number of septic tanks, some privately owned and some owned by Council. Some of the existing Council-owned septic systems are quite old and have failing disposal fields. Many of the existing septic tank systems are also unconsented, so any future works on these may need retrospective resource consent. Some interim investigations and repairs have been done in the present financial year, and a regime of routine pump-out of the septic tanks has been implemented.
- 3.10. The work noted above relating to the water services is required by changes to the provision of public water supply legislation, enacted by the Water Services Act 2021. The water supply at the airfield is classed as a drinking water supply and Council is deemed to be a drinking water supplier. Council is therefore required to meet minimum standards for the quality of the potable water supply to the airfield users. The requirements under the Water Services Act will necessitate that this supply is registered under the Drinking Water Standards NZ (DWSNZ) and appropriate measures put in place to ensure compliance.
- 3.11. While the outcome of the hearing for the proposed development adjacent to the airfield is still unknown, staff have continued to work through the implications of the proposal, to ensure that mutually beneficial outcomes for the airfield and the developer can be achieved.
- 3.12. The works on extending the Rangiora township network to service the Airfield and the private development commenced in 2023/24 year. So far the pipelines have been installed along Lehmans Road up to the Rangiora Holiday Park. The next stages would progressively extend along Priors Road, and then split at Mertons Road to serve both the Airfield, and the private Airpark development (and also the future WDC development of the south side of the Airfield).

4. ISSUES AND OPTIONS

Water and Wastewater Servicing

- 4.1. As noted above, D Smith has submitted an application to the District Plan review seeking to rezone land which would allow developing the properties surrounding the Airfield. Provision of water and wastewater services to the new properties is required as part of the development.
- 4.2. Discussions have continued between D Smith and Council staff (Greenspace, 3 Waters and Planning) around the development of these properties and what will be required.
- 4.3. The option that was considered the most appropriate by both Council and the developer was sizing to service long term usage, but sharing installation costs on a 'expected usage' basis, only between the airport and the developer.
- 4.4. This option will utilise the services that are being run to the D Smith development with a connection off to minimise the cost to Council to provide water and wastewater to the existing side of the Airfield. The compliance requirements identified earlier in this report will need to be implemented within the timeframes set out by the Water Services Act. The timeframes associated with this does give Council a period of years to register as a public supply and then implement the required compliance measures.
- 4.5. The shared costs to both the airport and the developer of sharing the costs of the infrastructure are less than the costs of 'stand-alone servicing' for both parties, and this remains a win-win.
- 4.6. The progress of time has resulted in additional costs, which have been discussed with the developer and require further discussion to finalise a mutually acceptable position. Satisfaction with the costs in writing will be through the PDA (which will also cover all other matters of mutual interest). The Council will have a later opportunity to consider and approve this PDA. The additional costs have arisen from:
 - Increase in construction costs since the time of the original estimates
 - Design development, including the new requirement for an additional water booster pumping and treatment station to serve the airfield and private development, due to the overall distance from the main network (to maintain pressure and residual chlorine levels)
- 4.7. The proposed layout of this option is shown below for both water and wastewater and has not changed (with the exception of the added pumping/chlorination service station at the corner of Merton and Priors Road). The land at this intersection is already owned by Council and can be made available through apportioning a small area for the service centre.

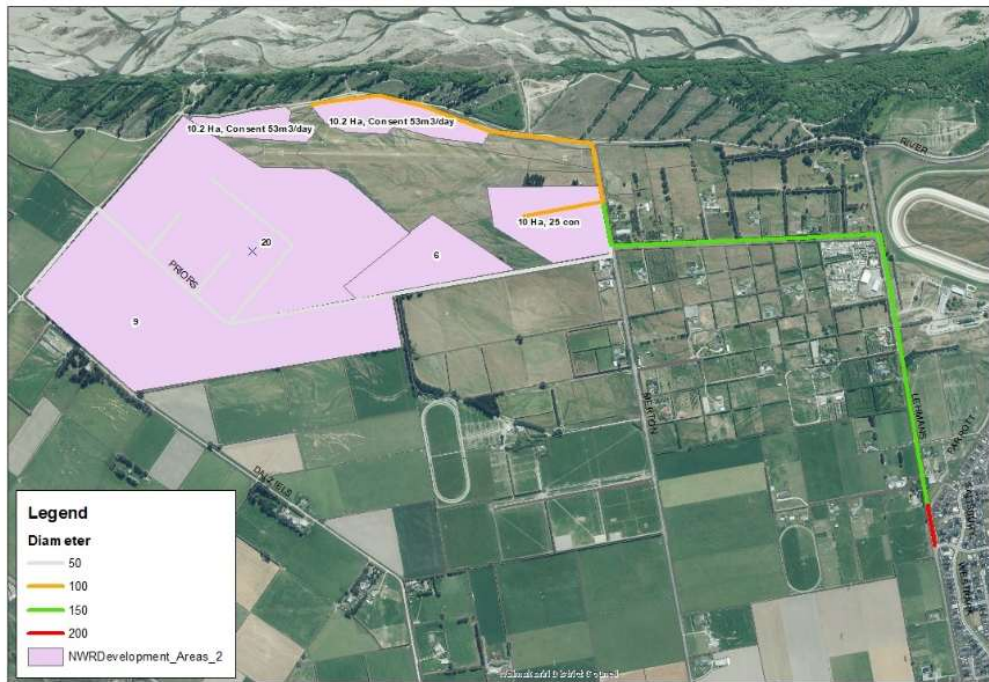


Figure 1 - Proposed Water Services

- 4.8. The following sections shows what Council would be required to fund in relation to water services as part of the existing Airfield development (the orange line north along Merton Rd, excluding the section into the new development area on Merton Rd which would be funded by the developer). This work would terminate at the existing pump shed and include the upgrade of this to allow for the improved water provision.

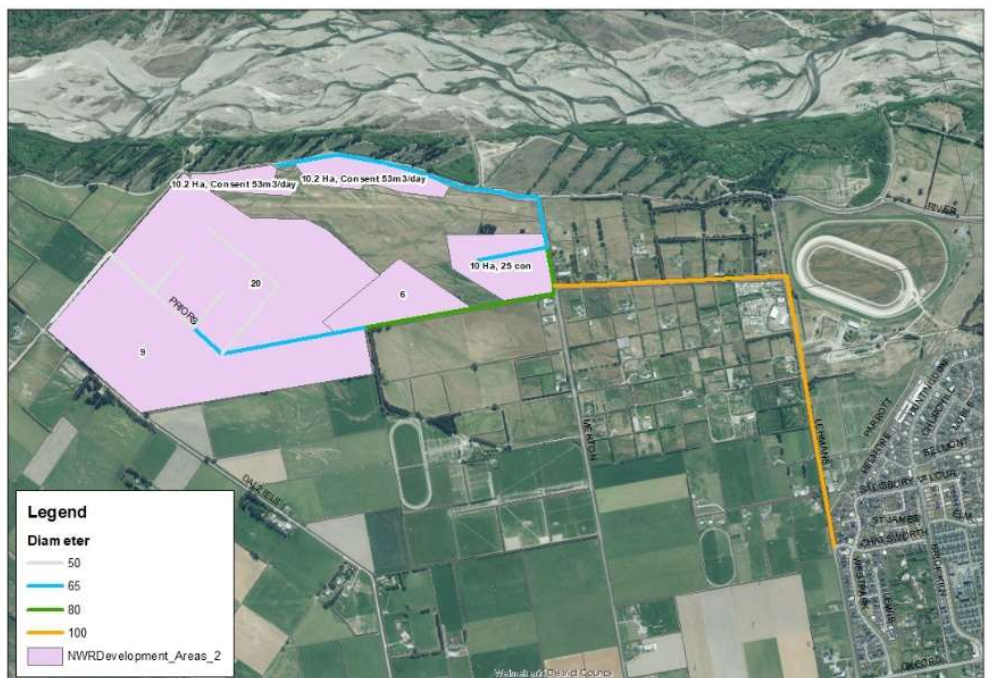


Figure 2 - Proposed Wastewater Services

- 4.9. The above shows the proposed wastewater services to service the existing Airfield development with the Council contribution being the blue section along Merton Rd into the existing Airfield excluding the section into the new Merton Rd development funded by the developer.

The proposed scheme has the following costs (and forecast costs) associated with it:

Table 1: PDU Cost estimates for Water and Wastewater Infrastructure servicing

	23/24 & 24/25 (ACTUAL SPEND)	25/26 (PROJECTED SPEND)	26/27 (PROJECTED SPEND)
	EXPENSE	EXPENSE	EXPENSE
WASTEWATER			
Holiday Park	\$ 65,000	\$ -	\$ -
WDC Airfield Lots	\$ 17,333	\$ 47,799	\$ 42,865
Rangiora Airfield	\$ 54,167	\$ 474,746	\$ -
D Smith Developer	\$ 188,500	\$ 348,828	\$ 779,526
TOTAL	\$ 325,000	\$ 871,373	\$ 822,391
WATER			
Holiday Park	\$ 9,989	\$ -	\$ -
WDC Airfield Lots	\$ 4,517	\$ 26,053	\$ 68,194
Rangiora Airfield	\$ 90,114	\$ 544,216	\$ 359,402
D Smith Developer	\$ 123,381	\$ 802,275	\$ 716,815
TOTAL	\$ 228,001	\$ 1,372,544	\$ 1,144,411

The airfield budget is required to cover the 'Rangiora Airfield', and the 'WDC Airfield Lots' shares of the total works. The Airfield Lots are the potential lots generated on WDC land on the southern side of the airfield immediately adjoining (or part of or accessed by) the private 'Airpark' development. The total overall works cost forecast is approx. \$4.76m with approx. \$1.73m total of the shared infrastructure works belonging to the airfield.

Note – these are the costs associated with bringing the infrastructure to a central termination pit within the airfield (or to the existing water treatment station at the airfield), and do not otherwise include other required on-site capital works on the airfield.

- 4.10. In order to be able to utilise the new wastewater service infrastructure at the airfield, a number of on-site wastewater pumping stations will also be required, to replace the existing septic tanks. This is discussed further in the Financial section, but brings the total WDC cost over all years to \$1.93m for water and wastewater.
- 4.11. Note if the rezoning is not approved as part of the PDP deliberations, then these budgets will need revising. Note also that if the drivers from either the development or the airport indicate a faster or slower timeframe this will be accommodated by either requesting the Council approve bringing the funding forward, or carrying the budget over.
- 4.12. The options available to Council are the following:

Option 1: Approve the budget to provide water and wastewater service to the existing Airfield.

This would allow the airfield development and improvements to tie in with the D Smith development and take advantage of the work being completed to service his development.

Option 2: Decline to include budget to provide water and wastewater services to the existing Airfield development at this stage.

This is not the recommended option as it is likely that with the overall development of the Airfield these services will be required in the long-term to be provided to ensure continuity

for users in this space, and at that stage the opportunity to share costs will have passed. Also this means that additional steps will be required to bring the on-site water and septic systems up to required compliance levels. It is possible that new or additional on-site wastewater treatment systems might not obtain consent. This option also would not provide central infrastructure to service the proposed future WDC Airfield lots on the south side of the airfield, which could hinder development or uptake of these sites, and affect potential future lease revenue and business at the airfield. This would also be a departure from the in-principle agreements already formulated with the private developer, who is also progressing in good faith that these works and the proposed cost share arrangement will go ahead.

- 4.13. Staff recommend Option 1: to include the budget for both provision of waste water and provision of water supply. This will ensure compliance standards are met and lead to a more cost effective process by working with the neighbouring land owner, and facilitating ongoing development and business and rental income at the airfield in future.

Septic Tank Servicing

- 4.14. Due to the current condition of some of the existing council-owned septic tanks (and associated effluent disposal fields) at the airfield, a new regime of septic tank servicing has been implemented. This will include routine pumping out of the septic tank systems at more regular intervals than typical, in order to prolong the life and performance of the systems until such time as new wastewater servicing is available.
- 4.15. A proposed new budget provision of \$12,000 has been included for the 2025/26 year to allow for interim routine servicing of the WDC-owned septic tanks, for the year.

Earthworks Site Management Plan and Consent

- 4.16. The airfield is considered to include activities on the Hazardous Activities and Industries List (HAIL), and is therefore included on the Listed Land Use Register (LLUR) maintained by ECan. There are implications of this under the Health and Safety at Work Act, the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011, and guided via the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCOS), if any disturbance of soil, or certain other activities are undertaken.
- 4.17. This partially limits the ability to undertake earthworks or activities that might disturb the soil on the airfield, without a number of regulatory controls such as environmental reports/testing, and resource consents. This affects the WDC operations (e.g. runway renovations), as well as private hangar owners (foundation and apron dig-outs), and general contractors working on the wider airfield site (e.g. wastewater and drainage works, and driveways etc). It is proposed to engage a Suitably Qualified Professional to undertake Detailed Site Investigations and develop a Site Management Plan for the entire airfield, with the intent of also obtaining a global resource consent for earthworks and soil disturbance activities at the airfield. This will be more efficient than undertaking and consenting each project at the airfield on a case by case basis. This will also likely allow for more efficient and cost effective management and disposal or stockpiling of soil from ongoing earthworks activities.
- 4.18. A proposed new budget provision of \$30,000 has been included for the 2025/26 year to allow for development of the Site Management Plan, and obtaining a global resource consent.

Private Development and Hangar Leases Coordination Professional Advice Fees

- 4.19. With the adjacent private Airpark development, council staff will have ongoing interaction with the private developer as their plans come to fruition. Some key legal and other professional elements that WDC will need to develop or participate in formulating will be:
- Land transactions/swaps agreements
 - Airfield Access agreement
 - Formalising the water and wastewater and roading cost share agreements
- 4.20. In addition – there is ongoing work on renewing hangar leases and adopt new general lease terms. These works often require assistance from legal professionals.
- 4.21. A proposed new budget provision of \$10,000 has been included for the 2025/26 year to cover some of the general legal/professional fees associated with advice on the above.
- 4.22. An update to the overall airfield designation will be required to accommodate the ongoing development at the airfield (including proposed future runway extensions) , however these future works are beyond the scope of this current report and budget, and will be included in future Long Term Plan process.

Implications for Community Wellbeing

There are implications on community wellbeing by the issues and options that are the subject matter of this report.

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

5. COMMUNITY VIEWS

5.1. Mana whenua

- 5.1.1. Te Ngāi Tūāhuriri hapū are likely to be affected by, or have an interest in the subject matter of this report.
- 5.1.2. If septic tank systems are retained in the long term, then mana whenua will likely be a key stakeholder or considered an affected party in consideration of any ongoing need for resource consent (new or renewed) for wastewater discharge to ground. It is likely that ongoing discharge of effluent to ground will be looked on unfavourably, considering that an alternative opportunity potentially exists to connect to the Eastern Districts Scheme.

5.2. Groups and Organisations

- 5.2.1. There are groups and organisations likely to be affected by, or to have an interest in the subject matter of this report.
- 5.2.2. The current airfield hangar owners have a particular interest in the ongoing provision of services at the airfield. There is an expectation that current levels of service will not be reduced. The number of connected hangars is currently unknown, but is anticipated to include up to 25 hangars currently connected to wastewater (whether private or public septic system), and estimated approximately 75 connected to the central water services. The number of connected properties will be established over the coming 6 months as hangars are audited, and will inform the eventual designs.
- 5.2.3. If the systems are upgraded, then Council may wish to consider passing on some of the cost of the upgrades and ongoing operational costs to the hangar owners who are connected. The means of doing this would need to be reviewed partially

through the upcoming fees and charges review for the Airfield leases. Any cost recovery would need to consider many factors, including but not limited to; the public and private share of the systems capacity, who benefits, affordability and ability to pay, current lease terms, and the additional future capacity that is built-in now but held by WDC for future developments on the opposite side of the airfield. It is possible that some hangar owners would opt to disconnect from services if they were faced with charges for contribution to the network upgrades.

5.3. Wider Community

5.3.1. The wider community is likely to be affected by, or to have an interest in the subject matter of this report. This report is requesting additional budget to enable the continued operation of the airfield, so there will be an impact on rates for the airfield activity, the level of which will depend on how much cost is eventually recovered potentially from hangar owners/leaseholders, or future hangar developers on the future Airfield Lots.

6. OTHER IMPLICATIONS AND RISK MANAGEMENT

6.1. Financial Implications

There are financial implications of the decisions sought by this report.

This budget is not included in the Annual Plan/Long Term Plan. The updated cost estimates prepared by PDU for the forthcoming works (years 3 and 4 of the project), for the Airfield alone are summarized as follows (extracted airfield items from previous table 1):

Table 2: Airfield Costs for future Water and Wastewater works stages

Year	Water	Wastewater	Total	Notes
25/26 year	\$ 570,270	\$ 522,550	\$ 1,092,820	Water provision this year allows for piping only.
26/27 year	\$ 427,600	\$ 242,870	\$ 670,470	Water provision this year allows for council share of booster pumping and treatment station in this year. Wastewater provision allows for separate Airfield additional provision of \$200k for replacement of septic tanks with packaged wastewater pumping stations.

The current 24/25 Annual Plan budget, and the current forecast actual costs at the end of 24/25 year are shown in table 3:

Table 3: Summary of budget vs expenditure forecast

	Water PJ101887	Wastewater PJ101888	Total
2024/25 Current Airfield Budget (inc carryovers from prev years)	\$ 736,100	\$ 613,700	\$ 1,349,800
Actuals (incl WIP from prev years)	\$ 94,630	\$ 71,500	\$ 166,130
Remaining Current Budget subtotal	\$ 641,470	\$ 542,200	\$ 1,183,670
2025/26 year			
<i>Proposed Carryover to 25/26 year</i>	\$ 570,270	\$ 522,550	\$ 1,092,820
<i>Proposed carryover to 26/27 year</i>	\$ 71,200	\$ 19,650	\$ 90,850
<i>Total Carryover of existing Budget</i>	\$ 641,470	\$ 542,200	\$ 1,183,670
2026/27 year			
Total cost forecast 25/26 year	\$ 570,270	\$ 522,550	\$ 1,092,820
<i>Less: Proposed Carryover to 25/26 year</i>	\$ 570,270	\$ 522,550	\$ 1,092,820
Extra budget required (in 25/26 year)	\$ nil	\$nil	\$ nil
2026/27 year			
Total cost forecast for 26/27 year	\$ 427,600	\$ 242,870	\$ 670,470
<i>Less: Proposed carryover to 26/27 year</i>	\$ 71,200	\$ 19,650	\$ 90,850
Extra budget required (in 26/27 year)	\$ 356,400	\$ 223,220	\$ 579,620

It can be seen that the revised cost estimates require a net additional capital budget of \$579,620 in the 2026/27 year. This includes the \$200,000 provision for on site wastewater pumping stations at the airfield.

6.2. Sustainability and Climate Change Impacts

- 6.2.1. The recommendations in this report do have sustainability and/or climate change impacts.
- 6.2.2. Connecting to the water and wastewater network will result in improved environmental outcomes. There will be some energy usage and costs associated with operating on the new network (if implemented) – due to the need to pump. However the new systems would reduce the need for sucker trucks to pump out the existing septic tanks. Provision of water services from the Rangiora township network is overall expected to be a more efficient method of delivery of potable water long term, due to pumping, treatment, maintained, servicing and monitoring costs reduction/rationalisation or efficiencies.
- 6.2.3. By providing the town potable water supply, it will enable Council to meet its obligations and compliance requirements with the Water Services Act 2021

6.3. Risk Management

- 6.3.1. There are risks arising from the adoption/implementation of the recommendations in this report.
- 6.3.2. If the private development is not enabled through the District Plan Review, or the private developer does not proceed, then the council share of overall waster and wastewater servicing costs will increase, and the airfield will need to carry almost all of the overall cost burden. This is considered an unlikely scenario.

6.4. Health and Safety

- 6.4.1. 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

- Resource Management Act
- Local Government Act

7.3. Consistency with Community Outcomes

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

- The natural and built environment in which people live is clean, healthy and safe.
- Enterprises are supported and enabled to succeed.
- There are sufficient and appropriate locations where businesses can set up in our District.
- Infrastructure and services are sustainable, resilient, and affordable.

7.4. Authorising Delegations

The Council holds the delegated authority to set or review budgets via the Annual Plan process.

WAIMAKARIRI DISTRICT COUNCIL

REPORT FOR DECISION

FILE NO and TRIM NO: POL-08-39 / 241217224631

REPORT TO: COUNCIL

DATE OF MEETING: 28-29 January 2025

AUTHOR(S): Alex Meredith, Project Engineer
Jane Eggleton, Project Planning and Quality Team Leader
Colin Roxburgh, Project Delivery Manager

SUBJECT: 2025/26 Development Contribution Schedule for Consultation with Draft Annual Plan

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



General Manager



Chief Executive

1. SUMMARY

- 1.1. The purpose of this report is to seek Council approval of the Draft 2025/26 Development Contribution Schedules for consultation as part of the 2025/26 Annual Plan
- 1.2. The draft 2025/26 Development Contribution Schedules are based on the Annual Plan budgets and growth projects.
- 1.3. As a result of changes to budgets and growth projections, many of the development contributions have changed from the 2024/25 schedules. In general, these changes are minor only, reflecting modest changes to growth budgets or growth projections.
- 1.4. The Development Contribution Schedules and maps will be included with the supporting information to the Draft 2025-26 Annual Plan Consultation Document.
- 1.5. It is noted that two updates to the Development Contribution Policy are also proposed to be considered with this report. These Policy updates are to allow several larger projects to gather DCs over more than 10-years of growth, in recognition that the respective projects are intended to service growth over a significantly greater period than 10 years.

Attachments:

- i. 2025/26 Draft Development Contribution Schedules (Record No. 241220227191)
- ii. 2025/26 Draft Development Contribution Maps (Record No. 250121008896)
- iii. Proposed Updated Development Contribution Policy (Record No. 240925164481))

2. **RECOMMENDATION**

THAT the Council:

- (a) **Receives** Report No. 240620100651
- (b) **Approves** the Draft 2025/26 Development Contribution Schedules as per Attachment i, for consultation with the 2025-26 Annual Plan (Record No. 241220227191).
- (c) **Approves** the Draft 2025/26 Development Contribution maps to be unchanged from 24/25 as per Attachment ii, for consultation with the 2025-26 Annual Plan (Record No. 240626103949).
- (d) **Approves** the proposed updates to the Development Contribution Policy to be consulted on as part of the Annual Plan, to allow Development Contributions for several larger projects to be charged to more than 10 years of growth (Record No. 240925164481)) for the following projects:
 - Growth component of the Oxford WWTP Upgrade Project to be recovered over 35 years, as this better aligns with the time period over which the upgrade will be sized. The Policy and schedules are proposed to be updated to state that the growth component of this project be recovered over a 35-year period rather than 10-year.
 - Growth component of the Red Lion Corner roading project, which has been set up in the schedules to be recovered over a 25-year period, but this is not reflected in the Policy. The Policy is proposed to be updated to reflect how the project has been set up in the DC schedules.
 - Growth component of the Ashley River bridge roading project, which has been set up in the schedules to be recovered over a 25-year period, but this is not reflected in the Policy. The Policy is proposed to be updated to reflect how the project has been set up in the DC schedules.

3. **BACKGROUND**

- 3.1. The cumulative effect of development on Council infrastructure is one of the principles to be taken into consideration when preparing a Development Contribution Policy or requiring development contributions. All new developments, whether rural or urban, create additional demand on some of Council's infrastructure such as roading facilities and community infrastructure. Each specific development will also have an impact on specific infrastructure schemes in the area, which also may require new localised infrastructure to support the development area.
- 3.2. The Development Contributions Policy has a series of schedules that set out the basis for the various development contributions (DCs). DCs 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.
- 3.3. DCs have two primary components: the growth anticipated for the scheme or development contribution area, and the capital cost of the works required for servicing the new growth. The DCs are determined based on the projects and costs which are required to facilitate growth in the area divided by the expected number of properties to be developed in that area. These project costs include both past expenditures and anticipated future expenditures that need to be recovered by growth in the area that is serviced by the growth-related projects.

- 3.4. Solely growth-related projects (those required only to service new development) have capital costs spread as a development contribution over the anticipated number of new lots in the scheme/District.
- 3.5. Partially growth-related projects (level of service improvements that also provide additional capacity for growth) typically have the growth component as the percentage of new lots in the scheme/District anticipated period over which the growth component is to be recovered (typically 10-year planning period, unless stated otherwise in the Policy).
- 3.6. Development contributions are established based on catchments where each scheme (water, sewer, or drainage) has a development contribution. This approach is taken as a practical approach to group development areas by geographic area and type of land use.
- 3.7. DCA servicing requirements are identified through structure plans and investigations into the requirements to service specific growth areas.
- 3.8. The District's roading network is considered a single integrated network in the Development Contribution Policy, and the components of upgrades and additions represent improvements to key roads on the network designed to cater for growth. This network approach is in accordance with the principles of development contributions. The growth costs associated with strategic roading projects are all pooled together for the purposes of calculating the District Roding calculation. It is considered that this approach is fair given considerations of practicality and administrative efficiency.
- 3.9. The costs of projects that are included within each development contribution are only those costs related to growth. Projects within each development contribution have a percentage of the project cost allocated to growth and a percentage to levels of service and/or renewal. This percentage is based on benefit to each group.

4. ISSUES AND OPTIONS

This section outlines the key matters that have been considered as part of this update

DCA Review

- 4.1. New growth areas within the district necessitate the creation of new development contribution areas (DCA). However, there are no new DCAs necessary for this update.

Update to Policy for Projects to be Recovered Over Greater than 10-year Period

- 4.2. *Oxford Wastewater Treatment Plant*

- 4.2.1. The Oxford Wastewater Treatment Plant was introduced in the 24/25 DC rates with the growth component of the project proposed to be recovered over 10-years.

- 4.2.2. The Policy is set up such that the default time period over which the growth component of a project is recovered is within 10-years of the date the project is undertaken, unless the Policy specifically states otherwise.

- 4.2.3. This project is intended to service growth over a much longer period than this so an update to the Development contribution policy is proposed to allow DCs to be collected from this project for 35 years. This is consistent with other strategic wastewater projects such as the Ocean Outfall pipe, as well as strategic new source water projects (i.e. Smith Street Source).

- 4.3. This would reduce the cost of Oxford Wastewater DCs from \$26,468 to \$23,700 inc GST, while also increasing the share of this project paid for by development. Red Lion Corner and Ashley River Bridge

- 4.3.1. It is approaching 10-years since the Red Lion Corner and Ashley River Bridge projects were completed meaning that they are due to drop-off the DC schedule.
- 4.3.2. However, it has been identified through analysis of the Roothing budget spreadsheet that these projects were set up and the DC amount determined on the assumption that 25% of the project costs were determined to be to cater for growth, and that these growth costs would be recovered over a 25-year period.
- 4.3.3. However, the current DC policy does not allow district roading projects to be collected over 25 years, unless specifically stated. Therefore, the Policy is required to be updated to allow the intended growth portion of these projects to be recovered, as was intended when the projects were introduced.

Development Contribution Schedules

- 4.4. A summary of the draft 2025/26 development contributions based on the budgets and growth projections in the draft 2025-26 Annual Plan are shown below. Commentary is provided when the development contribution has changed by more than 10% from the 2024/25 development contribution rate.
- 4.5. There may be minor changes to the Development Contribution Schedules made through the consultation process, or as a result of the consultation, if any changes are made to either growth projections or growth projects during this time. Adoption of these changes will be sought when the final Development Contribution Schedules are adopted by the Council, as part of adopting the Annual Plan.
- 4.6. There are four main possible reasons for the changes to development contributions:
 - 4.6.1. Changes to interest and/or financing costs
 - 4.6.2. Changes to projects required to cater for growth (new projects added), or to budget estimates for projects already included in the schedule.
 - 4.6.3. Changes to forecast growth numbers.
 - 4.6.4. New projects entering the 10-year window over which DCs start to be recovered (i.e. a project that was in year 11 becoming in year 10).
 - 4.6.5. A previous project dropping off the schedule due to more than 10 years having passed since it was completed.

Table 1: Summary of Draft 2025/26 Development Contributions with Commentary for changes greater than 10% (all figures inclusive of GST)

	LTP 2024-25	Annual Plan 2025-26	% Change	Commentary (10% Variance)
WATER				
Cust	12,188	11,488	-6%	
Fernside	1,569	1,636	4%	
Garrymere	9,570	12,345	29%	Increase due to decrease in projected 10-year growth
Kaiapoi	1,787	1,937	8%	
North East Kaiapoi DCA	761	794	4%	
East North East Kaiapoi	205	204	0%	
West Kaiapoi DCA	3,854	3,980	3%	
Mandeville	3,670	4,255	16%	Increase due to decrease in projected 10-year growth
Ohoka	7,151	7,557	6%	
Oxford	18,488	17,582	-5%	
Oxford 1	9,880	9,514	-4%	

	LTP 2024-25	Annual Plan 2025-26	% Change	Commentary (10% Variance)
Oxford 2	4,794	6,226	30%	Increase due to updates to final costs for recently completed projects.
Poyntzs Road	3,563	3,577	0%	
Rangiora	9,047	8,784	-3%	
East Rangiora DCA	154	160	4%	
East Rangiora DCA - Kippenberger Ave	154	160	4%	
North Rangiora Outline Development Plan Area	6,750	6,744	0%	
West Rangiora	1,960	1,807	-8%	
West of Bellgrove (Kippenberger Ave)	115	115	0%	
Outer East Rangiora	2,128	2,501	18%	Increase due to increase in forecast costs for growth component of projects, and updates to cost to finance.
Southbrook (m ²)	1.00	1.00	0%	
Summerhill	12,163	12,604	4%	
Tuahiwi	10,066	10,150	1%	
Woodend - Tuahiwi water	6,271	6,809	8%	
Waikuku Beach	559	578	3%	
West Eyreton	667	696	4%	
Woodend	9,599	8,074	-16%	Decrease due to some projects to service currently unserved areas (i.e. Waikuku Township) being pushed out.
SEWER				
Eastern Districts	6,088	6,032	-1%	
Kaiapoi	2,220	2,193	-1%	
North East Kaiapoi	296	261	-12%	Decrease due to reduction in financing costs
West Kaiapoi	1,992	2,077	4%	
East North East Kaiapoi Reticulation	7,402	7,402	0%	
Rangiora	2,064	1,361	-34%	Decreased due to: <ul style="list-style-type: none"> • Increased projected growth • Some budgets being reduced • One project being removed due to having been completed more than 10 years ago.
Todds Rd Business Zone (per hectare)	118,924	118,924	0%	
Southbrook Stage 2 (m2)	2.48	2.50	1%	
East Rangiora DCA Other Properties	10,238	10,664	4%	
East Rangiora DCA (Gilberthorpes)	2,620	2,719	4%	
Outer East Rangiora Sewer	5,254	4,767	-9%	
West of Bellgrove (Kippenberger Ave)	839	839	0%	
Inner West Rangiora DCA	2,205	2,267	3%	
West Rangiora DCA	2,993	3,120	4%	
North Rangiora DCA	8,201	8,539	4%	
Fernside	17,712	17,712	0%	
Tuahiwi	4,348	4,679	8%	

	LTP 2024-25	Annual Plan 2025-26	% Change	Commentary (10% Variance)
Mandeville, Ohoka, Swannanoa - new properties	16,973	17,754	5%	
Mandeville, Ohoka, Swannanoa - existing properties wishing to connect	1,942	2,032	5%	
Waikuku Beach	1,807	1,853	3%	
Woodend	-	-		
East Woodend DCA	8,655	8,968	4%	
Oxford Sewer	26,468	23,700	-10%	Decrease due to proposed change to Policy to collect DCs from Oxford WWTP Upgrade over 35 years instead of 10 years, to better reflect time period which the upgrade is to be sized for.
Loburn Lea Sewer	18,375	18,375	0%	
DRAINAGE				
Rangiora	45	46	2%	
West of Bellgrove (Kippenberger Ave)	28,225	28,225	0%	
East Rangiora	9,291	9,682	4%	
South West Rangiora DCA	8,822	8,088	-8%	
North Rangiora - Enverton Drive East	7,551	7,875	4%	
North Rangiora - Enverton Drive / Ballarat Rd	3,309	3,450	4%	
Southbrook (m2)	9.02	9.19	2%	
Todds Rd Business Zone (per hectare)	72,436	72,436	0%	
Coastal Urban	-	-		
East Woodend DCA	10,681	11,444	7%	
Woodend DCA	2,784	2,784	0%	
Woodend DCA (Commercial) (m2)	8.65	8.65	0%	
Kaiapoi	-	-		
North East Kaiapoi	-	-		
North East Kaiapoi Commercial (m2)	-	-		
East North East Kaiapoi	2,166	2,166	0%	
West Kaiapoi	2,968	3,096	4%	
Mill Road ODP	32,319	32,803	1%	
ROADING				
District	10,121	10,888	8%	
Southbrook (m2)	0.69	0.69	0%	
East Woodend	7,022	7,826	11%	Increase due to increased budgets to service growth.
West Rangiora DCA	3,555	3,555	0%	
West Kaiapoi DCA	5,931	5,931	0%	
West Kaiapoi DCA - new collector Rd	10,227	8,420	-18%	Decrease due to final costs for completed projects

	LTP 2024-25	Annual Plan 2025-26	% Change	Commentary (10% Variance)
Kaiapoi North	764	764	0%	
Kaiapoi South MUBA (m ²)	30	30	0%	
Kaiapoi East MUBA (m ²)	-	-		
Outer East Rangiora Rooding	5,298	5,298	0%	
Outer East Rangiora Rooding (Eastern Link Road)	3,855	3,855	0%	
South West Rangiora (West Belt Extension to Townsend Road)	7,196	7,196	0%	
RESERVES				
District-wide	1,630	1,389	-15%	Decrease due to updated budgets
Neighbourhood, including district-wide	15,943	16,017	0%	
COMMUNITY INFRASTRUCTURE				
District	1,451	1,485	2%	

4.7. Options

4.8. The Council has three main options:

- 4.8.1. The Council could approve the changes to the Draft 2025/26 Development Contribution Schedules and maps, alongside the proposed policy updates and approve them to undergo consultation as part of the 2025-26 Annual Plan. This is the recommended option.
- 4.8.2. The Council could approve the changes to the Draft 2025/26 Development Contribution Schedules and map without approving the Policy changes. This is not recommended as this would increase the DCs for Oxford by approximately 10% and remove the ability to continue collecting DCs for the Red Lion Corner and Ashley River bridge projects, despite the intended growth portion not yet being fully recovered.
- 4.8.3. The Council could choose not to approve any of the draft changes for consultation. This is not recommended as this would result in the DC schedules being out of date, and not reflecting the proposed updated budgets and Policy, which would mean they would be subject to being challenged.

Implications for Community Wellbeing

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

4.9. 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 and have an interest in the subject matter of this report. Regardless, the Council will consult with Te Ngāi Tūāhuriri through the consultation period of the Annual Plan, and there will be the opportunity for submissions to be made should there be any points of interest to Te Ngāi Tūāhuriri.

5.2. Groups and Organisations

Community groups and organisations, including developers, have an opportunity to review the Draft 2025/26 Development Contribution Schedules as part of the consultation process.

Specific issues relating to specific development areas are also consulted on with developers and landowners in the area as required during the early stages of a development.

5.3. Wider Community

The wider community have an opportunity to review the Draft 2025/26 Development Contribution Schedules and maps as part of the consultation process.

The recommended changes to the DCs for the 2025/26 financial year will have an impact on developments and that impact will vary depending on where growth occurs.

To provide an indication of the impact of the development contributions on various development areas within the District, the following examples have been prepared. The 2024/25 development contribution rate has also been included for comparison.

Table 2: Example of proposed 2025/26 Development Contributions compared to 2024/25 over a sample of Development Areas (All figures are inclusive of GST)

	Water	Sewer	Drainage	Roading	Comm. Inf.	Recreation	25/26 Total	24/25 Total
Kaiapoi	1,937	8,225		10,888	1,485	16,017	38,552	37,284
DCAs pay the costs above PLUS:								
West Kaiapoi	3,980	2,077	3,096	14,351			61,730	62,256
Oxford	17,582	23,700	-	10,888	1,485	16,017	69,672	72,149
Rangiora	8,784	7,393	46	10,888	1,485	16,017	44,613	44,291
DCAs pay the costs above PLUS:								
Outer East Rangiora	2,501	4,767		5,298			57,179	60,826
North Rangiora	6,744	8,539	7,875				67,530	66,793
West Rangiora (South West DCA)	1,807	3,120	8,088	7,196			64,583	65,202
Southbrook (10,000 m ² development)	10,000	25,000	91,900	6,900			162,155	160,248
Woodend	8,074	6,032	-	10,888	1,485	16,017	42,496	42,880
DCAs pay the costs above PLUS:								
East Woodend		8,968	11,444	7,826			68,569	69,238
Woodend DCA			2,784				43,115	45,664
Ohoka	7,557	23,786	-	10,888	1,485	1,389	45,105	43,092
Mandeville	4,255	23,786	-	10,888	1,485	1,389	41,803	39,611

6. OTHER IMPLICATIONS AND RISK MANAGEMENT

6.1. Financial Implications

- 6.1.1. There are financial implications of the decisions sought by this report.
- 6.1.2. This budget is included in the Annual Plan.
- 6.1.3. The current funding policy, excluding ring fenced outline development areas, is to fund capital works until development contributions are received. The development contribution amount is amended each year to reflect the cost of funds and any changes to the programme.
- 6.1.4. 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.
- 6.1.5. The Local Government Act 2002 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.
- 6.1.6. In accordance with the above, Council's Development Contribution Policy allows for some larger infrastructure projects such as the Ocean Outfall and new water source projects to be recovered over a 35-year period.
- 6.1.7. If policy updates are approved the Oxford WWTP Upgrade will also be recovered over a 35-year period, and the Red Lion Corner and Ashley River Bridge projects will be recovered over a 25-year period. Development contributions for specific Development Contribution Areas are generally recovered until the development area is completely developed.

6.2. Sustainability and Climate Change Impacts

The recommendations in this report do not have sustainability and/or climate change impacts. The design and construction of the infrastructure that eth DCs relate to are constructed to be resilient to climate change and make allowance for climate change impacts such as sea level rise and increased rainfall intensity.

6.3 Risk Management

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

- 6.2.1. The key risk associated with development contributions is the timing of works completed to ensure 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.
- 6.2.2. This risk is managed through careful programming of work and collaboration with developers on timing of developments.
- 6.2.3. There is also the risk that the development contributions are challenged by a developer. In recent years, developers have been more vocal about rising development contributions and the effects on the financial viability of developments.
- 6.2.4. The risk of developer challenge to development contributions can be reduced through review of the development contributions policy and implementation of this Policy. A probity audit of the development contribution schedules was undertaken

in September 2016. Recommendations from this report were implemented and carried through to development contribution schedules in subsequent years.

6.3 **Health and Safety**

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

There will be individual project-based health and safety risks associated with the specific projects included in the development contribution schedules. These risks will be assessed during the planning, design, and construction phases of each specific project.

7. **CONTEXT**

7.1. **Consistency with Policy**

This matter is 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 197AA 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. The Council has delegation to make any changes to the Development Contribution Policy including schedules and maps.

7.4.2. Council staff may only apply development contributions in accordance with the Development Contribution Policy, including the schedules and maps.

Development Contributions:			
All contribution charges are shown inclusive of GST.			
Council's full Development Contribution Policy should be consulted when determining an assessment			
	Long Term Plan 2024-25	DRAFT Annual Plan 2025-26	
WATER			
Cust	12,188	11,488	-5.7%
Fernside	1,569	1,636	4.3%
Garrymere	9,570	12,345	29.0%
Kaiapoi	1,787	1,937	8.4%
North East Kaiapoi DCA	761	794	4.3%
East North East Kaiapoi	205	204	-0.5%
West Kaiapoi DCA	3,854	3,980	3.3%
Mandeville	3,670	4,255	15.9%
Ohoka	7,151	7,557	5.7%
Oxford	18,488	17,582	-4.9%
Oxford 1	9,880	9,514	-3.7%
Oxford 2	4,794	6,226	29.9%
Poyntzs Road	3,563	3,577	0.4%
Rangiora	9,047	8,784	-2.9%
East Rangiora DCA	154	160	3.9%
East Rangiora DCA - Kippenberger Ave	154	160	3.9%
North Rangiora Outline Development Plan Area	6,750	6,744	-0.1%
West Rangiora	1,960	1,807	-7.8%
West of Bellgrove (Kippenberger Ave)	115	115	0.0%
Outer East Rangiora	2,128	2,501	17.5%
Southbrook (m2)	1.00	1.00	0.0%
Summerhill	12,163	12,604	3.6%
Tuahiwi	10,066	10,150	0.8%
Woodend - Tuahiwi water	6,271	6,809	8.6%
Waikuku Beach	559	578	3.4%
West Eyreton	667	696	4.3%
Woodend	9,599	8,074	-15.9%
SEWER			#DIV/0!
Eastern Districts	6,088	6,032	-0.9%
Kaiapoi	2,220	2,193	-1.2%
North East Kaiapoi	296	261	-11.8%
West Kaiapoi	1,992	2,077	4.3%
East North East Kaiapoi Reticulation	7,402	7,402	0.0%
Rangiora	2,064	1,361	-34.0%
Todds Rd Business Zone (per hectare)	118,924	118,924	0.0%
Southbrook Stage 2 (m2)	2.48	2.50	0.8%
East Rangiora DCA Other Properties	10,238	10,664	4.2%
East Rangiora DCA (Gilberthorpes)	2,620	2,719	3.8%
Outer East Rangiora Sewer	5,254	4,767	-9.3%
West of Bellgrove (Kippenberger Ave)	839	839	0.0%
Inner West Rangiora DCA	2,205	2,267	2.8%
West Rangiora DCA	2,993	3,120	4.2%
North Rangiora DCA	8,201	8,539	4.1%
Fernside	17,712	17,712	0.0%
Tuahiwi	4,348	4,679	7.6%
Mandeville, Ohoka, Swannanoa - new properties	16,973	17,754	4.6%
Mandeville, Ohoka, Swannanoa - existing properties wishing to connect	1,942	2,032	4.6%
Waikuku Beach	1,807	1,853	2.5%

Development Contributions:			
All contribution charges are shown inclusive of GST.			
Council's full Development Contribution Policy should be consulted when determining an assessment			
	Long Term Plan 2024-25	DRAFT Annual Plan 2025-26	
Woodend	-	-	#DIV/0!
East Woodend DCA	8,655	8,968	3.6%
Oxford Sewer	26,468	23,700	-10.5%
Loburn Lea Sewer	18,375	18,375	0.0%
DRAINAGE			#DIV/0!
Rangiora	45	46	2.2%
West of Bellgrove (Kippenberger Ave)	28,225	28,225	0.0%
East Rangiora	9,291	9,682	4.2%
South West Rangiora DCA	8,822	8,088	-8.3%
North Rangiora - Enverton Drive East	7,551	7,875	4.3%
North Rangiora - Enverton Drive / Ballarat Rd	3,309	3,450	4.3%
Southbrook	9.02	9.19	1.9%
Todds Rd Business Zone (per hectare)	72,436	72,436	0.0%
Coastal Urban	-	-	#DIV/0!
East Woodend DCA	10,681	11,444	7.1%
Woodend DCA	2,784	2,784	0.0%
Woodend DCA (Commercial) (m2)	8.65	8.65	0.0%
Kaiapoi	-	-	#DIV/0!
North East Kaiapoi	-	-	#DIV/0!
North East Kaiapoi Commercial (m2)	-	-	#DIV/0!
East North East Kaiapoi	2,166	2,166	0.0%
West Kaiapoi	2,968	3,096	4.3%
Mill Road ODP	32,319	32,803	1.5%
ROADING			#DIV/0!
District	10,121	10,888	7.6%
Southbrook (m2)	0.69	0.69	0.0%
East Woodend	7,022	7,826	11.4%
West Rangiora DCA	3,555	3,555	0.0%
West Kaiapoi DCA	5,931	5,931	0.0%
West Kaiapoi DCA - new collector Rd	10,227	8,420	-17.7%
Kaiapoi North	764	764	0.0%
Kaiapoi South MUBA (m2)	30	30	0.0%
Kaiapoi East MUBA (m2)	-	-	#DIV/0!
Outer East Rangiora Rooding	5,298	5,298	0.0%
Outer East Rangiora Rooding (Eastern Link Road)	3,855	3,855	0.0%
South West Rangiora (West Belt Extension to Townsend Road)	7,196	7,196	0.0%
RESERVES			#DIV/0!
District-wide	1,630	1,389	-14.8%
Neighbourhood, including district-wide	15,943	16,017	0.5%
COMMUNITY INFRASTRUCTURE			#DIV/0!
District	1,451	1,485	2.3%

Cust Water Development Contribution Calculation
2024-25 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely Growth Related Projects					
<i>Future Expenditure</i>					
<i>Past expenditure (including interest)</i>					
Cust Township Surface Pump Upgrade	21,653	21,653	6	3,609	4,150.16
Partially growth related Projects					
<i>Future Expenditure</i>					
Cust Supply and Fire Main Upgrade	835,263				
	835,263	32,543	154	5,424.00	6,238.00
<i>Past expenditure (including interest)</i>					
Source Upgrade	108,980				
Cust supply main upgrade	10,969				
New well	27,313				
	147,262	5,737	154	956.00	1,099.40
Contribution per additional allotment or additional household unit equivalent				9,988.83	11,487.56

Waimakariri District Council
 Fernside Water Development Contribution Calculation
 2024-25 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Partially growth related Projects					
<i>Future Expenditure</i>					
<i>Past Expenditure</i>					
Connection to Mandeville	365,609	91,072	257	1,423.00	1,636.00
Solely growth related					
<i>Future Expenditure</i>					
			73		
Contribution per unit				1,423.00	1,636.00

Waimakariri District Council
 Garrymere Water Development Contribution Calculation
 2024-25 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely growth related Projects					
<i>Future Expenditure</i>					
<i>Past Expenditure</i>					
Garrymere Water Capacity Upgrade	121,645	121,645	12	10,137.08	11,657.65
Partially growth related Projects					
<i>Future Expenditure</i>					
Garrymere Backup Well	324,570				
	324,570	7,160	544	597.00	687.00
<i>Past Expenditure</i>					
Contribution per unit				10,734.08	12,344.65

Waimakariri District Council
 Kaiapoi Water Development Contribution Calculation
 2024-25 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely Growth Related Projects					
<i>Future Expenditure</i>					
Darnley Square Source	678,930				
	678,930	678,930	825	823.00	946.00
<i>Past expenditure (including interest)</i>					
Upsize Peraki St Pump station outlet main	167,721				
Darnley Square Source Supply Main Upgrade	542,680				
	710,401	710,401	825	861.00	991.00
Partially growth related Projects					
<i>Future Expenditure</i>					
	-	-	7,113	-	-
Contribution per additional allotment or additional household unit equivalent				1,684.00	1,937.00

Waimakariri District Council

North East Kaiapoi Water Development Contribution Calculation (MAP KAI 1)

2024-25 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely Growth Related Projects					
<i>Future Expenditure</i>					
<i>Past Expenditure (Area A)</i>					
North Kaiapoi East Boost Main - Stage 2	724,527				
	724,527	724,527	1,050	690.00	794.00
Contribution per additional allotment or additional household unit equivalent				690.00	794.00

Waimakariri District Council

North East Kaiapoi Water Development Contribution Calculation (MAP KAI 4)

2024-25 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely Growth Related Projects					
<i>Future Expenditure</i>					
E/o North East Supply Main - Stage 1 (Area A - SPA)	18,146				
E/o North East Supply Main - Stage 2 (Area A - SPA)	43,974				
Sovereign Boulevard Extension	87,948				
Magnolia Boulevard Extension	51,303				
	201,371	201,371	1,138	177.00	204.00
<i>Past Expenditure (Area A)</i>					
	-		1,138	-	-
Contribution per additional allotment or additional household unit equivalent				177.00	204.00

Waimakariri District Council

West Kaiapoi Water Development Contribution Calculation (MAP KAI 2)

2024-25 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely Growth Related Projects					
<i>Future Expenditure</i>					
E/o West Kaiapoi North Supply Main - Stage 2 (along Peraki to Fulle	42,927				
West Kaiapoi Supply Main Stage 3	313,053				
Total	355,980	355,980	401.5	887	1020.00
<i>Past Expenditure (Area E)</i>					
West Kaiapoi Trunk Main	332,091				
Water Main from Peraki St Headworks to Peraki St	520,690				
E/o West Kaiapoi North Supply Main - Stage 1 (Area E - SPA)	180,800				
Total	1,033,581	1,033,581	402	2,574.00	2,960.00
Contribution per additional allotment or additional household unit equivalent				3,461.00	3,980.00

Waimakariri District Council
Mandeville Water Development Contribution Calculation
2024-25 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely Growth Related Projects					
<i>Future Expenditure</i>					
Mandeville Source Upgrade 2	602,820				
Mandeville Rd Extension	68,055				
No 10 Road Northern Link Main	63,867				
	734,742		309	2,377.00	2,734.00
<i>Past expenditure (including interest)</i>					
Mandeville Surface Pump Upgrade 1	69,620		309	225.00	259.00
Partially growth related Projects					
<i>Future Expenditure</i>					
Two Chain Road 3rd Well	628,200		2,646	238.00	274.00
<i>Past expenditure (including interest)</i>					
Upgrade Caustic Storage Mandeville	233,283				
Driveway realignment Mandeville	53,472				
New source	846,589				
	1,133,344		2646	429.00	493.00
Mandeville Storage Upgrade	1,051,393		2,447	430.00	495.00
Contribution per unit				3,699.00	4,255.00

Waimakariri District Council
Ohoka Water Development Contribution Calculation
2024-25 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely growth related Projects					
<i>Future Expenditure</i>					
Ohoka Reservoir Upgrade	47,115				
	47,115	47,115	222	212.00	244.00
<i>Past expenditure (solely growth)</i>					
New Source	1,342,983				
	1,342,983	1,342,983	222	6,049.00	6,956.00
Partially growth related Projects					
<i>Future Expenditure</i>					
Ohoka Water Supply Back-up Source	628,200				
	628,200	628,200	2,026	310.00	357.00
Contribution per unit				6,571.00	7,557.00

Waimakariri District Council
Oxford Water Development Contribution Calculation
2024-25 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely Growth Related Projects					
<i>Future Expenditure</i>					
Oxford Urban Rural No. 2 Reservoir Upgrade (Oxford Urban Share)	256,515				
Oxford Road Trunk Main	504,654				
Main Street Trunk Main Upgrade	696,255				
Bay Road and Gammans Creek reservoir replacement					
	1,457,424	1,457,424	114	12,784.00	14,702.00
Partially growth related Projects					
<i>Future Expenditure</i>					
Domain Road new well	572,870	51,423	1,270	451.00	519.00
South High Street Fire Flow Upgrade	29,316	2,632	1,270	23.00	26.00
<i>Past expenditure (including interest)</i>					
New Water Source	2,098,753				
New Water Source	328,019				
	2,426,772	217,836	1,270	1,911.00	2,198.00
High St rider main	138,041				
	138,041	13,554	1,161	119.00	137.00
Contribution per additional allotment or additional household unit equivalent				15,288.00	17,582.00

Waimakariri District Council
Oxford No 1 Water Development Contribution Calculation
2024-25 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely Growth Related Projects					
<i>Future Expenditure</i>					
Chalk Hill Replacement Main 2	113,076				
Harmans Gorge Road Upgrade	647,046				
View Hill Storage Upgrade	1,047,000				
	1,807,122	1,807,122	319	5,665.00	6,515.00
<i>Past expenditure</i>					
Rockford/Depot Trunk Main - Stage 1A	277,171				
Rockford/Depot Trunk Main - Stage 1B	50,864				
	328,035	328,035	319	1,028.00	1,182.00
Partially growth related Projects					
<i>Future Expenditure</i>					
Oxford Rural No.1 Back-up well	366,450				
	366,450	52,280	2,236	164.00	189.00
<i>Past expenditure</i>					
Burnt Hill Mains	94,296				
New Mains (Woodstock Rd 26.5k)					
New pipeline	88,703				
	182,999	28,957	2,016	91.00	105.00
Additional Source	2,788,514				
Additional Source	171,972				
	2,960,486	2,960,486	2,236	1,324.00	1,523.00
Contribution per unit				8,272.00	9,514.00

Waimakariri District Council
Oxford No 2 Water Development Contribution Calculation
2024-25 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely Growth Related Projects					
<i>Future Expenditure</i>					
Oxford Urban and Oxford No 2 Reservoir Upgrade 1 (Oxford No 2 Share)	109,935	109,935			
Stubbs Road Booster Main Stage 1	97,371	97,371			
	207,306	207,306	193	1,074.00	1,235.00
<i>Past Expenditure</i>					
Ashley Gorge Trunk Main Oxford No 2	528,885	528,885	193	2,740.00	3,151.00
Partially growth related Projects					
<i>Future Expenditure</i>					
Domain Rd Well (Oxford 2 share)	252000	252000	1527	165.00	190.00
<i>Past expenditure (including interest)</i>					
Sales Rd/Powells Rd Main Upgrade	118,193				
	118,193	14,939	1,527	77.00	89.00
New Source x2	2,071,869				
	2,071,869	261,867	1,527	1,357.00	1,561.00
Contribution per unit				5,413.00	6,226.00

Waimakariri District Council

Poyntz Rd Water Development Contribution Calculation

2024-25 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely Growth Related Projects					
<i>Future Expenditure</i>					
<i>Past Expenditure</i>					
Pump upgrading	7,770	7,770			
Poyntz Road Water Source Upgrade	73,100	73,100			
	80,870	80,870	26	3,110.00	3,577.00
Partially Growth Related					
<i>Future Expenditure</i>					
Contribution per unit				3,110.00	3,577.00

Note: Base growth figure on anticipated additional connections, each connection requires a minimum of 2 units. 13 additional connections anticipated over 10 years. Most of these connections will be existing properties connecting (ex. Well water) to retic rather than new properties developed through subdivision. New pipe laid between West Eyreton & Poyntz Rd which has provided greater opportunity for existing properties to connect to scheme.

Waimakariri District Council
Rangiora Water Development Contribution Calculation
2024-25 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Alternative/New Source					
<i>Future Expenditure</i>					
Rangiora Source Upgrade 1	366,450				
	366,450	366,450	1,744	210.00	242.00
<i>Past Expenditure</i>					
Rangiora Alternative Source	29,860,587				
	29,860,587	3,976,244	13,097	2,280.00	2,622.00
Solely Growth Related Projects					
<i>Future Expenditure</i>					
Ayers Street 4th Surface Pump Installation	3,141				
South Belt Reservoir	3,868,095				
Ayers Street Supply Main	900,420				
Ayers Street to ED (Lovers Lane extra over)	266,985				
	5,038,641	5,038,641	1,744	2,889.00	3,322.00
<i>Past expenditure (including interest)</i>					
Develop Smith St 4th Bore and pipework from pumpstation to 4th bore, and 4th bore to 5th bore	920,878				
Rangiora Source Upgrade - Develop fifth bore Smith Street borefield	590,310				
Southbrook Supply Main - Construction	1,829,993				
Southbrook supply main - design	173,661				
Source upgrade Smith St bore (Drilling 4th bore 2013/14)					
Flaxton Rd main					
Flaxton Road Water					
Northbrook Road Boost Main - Stage 1	239,107				
	3,753,949	3,753,949	1,744	2,152.00	2,475.00
Partially growth related Projects					
<i>Future Expenditure</i>					
	-	-	10,600	-	-
<i>Past expenditure (including interest)</i>					
New mains Ivory Street	560,986				
South Belt Booster Main - Stage 1	210,456				
South Belt Booster Main - Stage 2	366,103				
	1,137,545	187,158	10,600	107.00	123.00
Contribution per additional allotment or additional household unit equivalent				7,638.00	8,784.00

Updated

Waimakariri District Council**West of Bellgrove (Kippenberger Ave) Water Development Contribution Calculation****2024-25 Budget for Annual Plan**

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely Growth Related Projects					
<i>Future Expenditure</i>					
Bellgrove Water Extra Over Pipework	\$ 6,519.73	\$ 6,519.73	65	\$ 100.30	\$ 115.35
<i>Past expenditure (including interest)</i>					
Contribution per additional allotment or additional household unit equivalent				100.30	115.35

Waimakariri District Council

East Rangiora Water Development Contribution Calculation (MAP RGA 4)

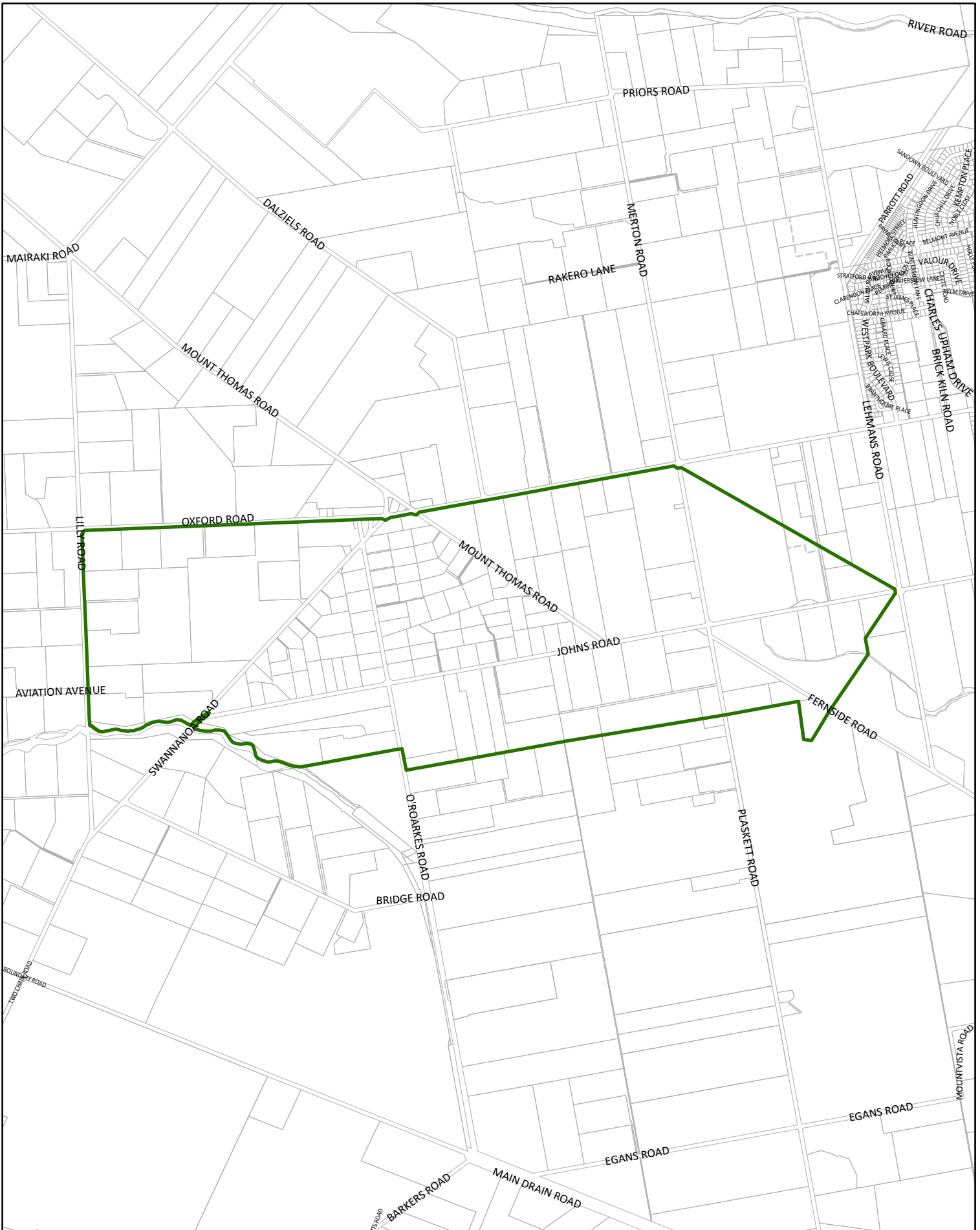
2024-25 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number	Contribution (Excluding GST)	Contribution (Including GST)
Solely Growth Related Projects					
<i>Past expenditure (including interest)</i>					
Northbrook water main	95,232				
	95,232	95,232	683	139.00	160.00
Contribution per additional allotment or additional household unit equivalent				139.00	160.00
East Rangiora Outline Development Plan Area - Kippenberger Ave					
Solely Growth Related Projects					
<i>Past expenditure (including interest)</i>	-				
	-	-	315	-	-
Contribution per additional allotment or additional household unit equivalent				139.00	160.00

Waimakariri District Council
 Southbrook Water Development Contribution Calculation (MAP RGA 1)
 2024-25 Budget for Annual Plan

	Total project cost	Proportion of total for growth funded by development contributions	Projected growth/total number (sq metres)	Contribution (Excluding GST)	Contribution (Including GST)
Solely Growth Related Projects					
<i>Future Expenditure</i>					
Todds Road Extension Main	11,517				
Southbrook Ring Main Stage 3	986,274				
	997,791	997,791	1,185,600	0.84	0.97
<i>Past expenditure (including interest)</i>					
E/O- Southbrook Ring Main - Stage 1	34,401				
	34,401	34,401	1,185,600	0.03	0.03
Contribution per square metre				0.87	1.00

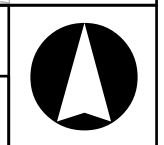
commercial so in m2



Development Contribution Area
Sewer
FERNSIDE

Map ID
FRN 1
 GIS Ref
23-002

Scale (A4)
1:24,500
 Date
16/02/2023



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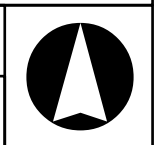
Development Contribution Area
Water, Sewer and Stormwater
NORTH EAST KAIAPO

Map ID
KAI 1

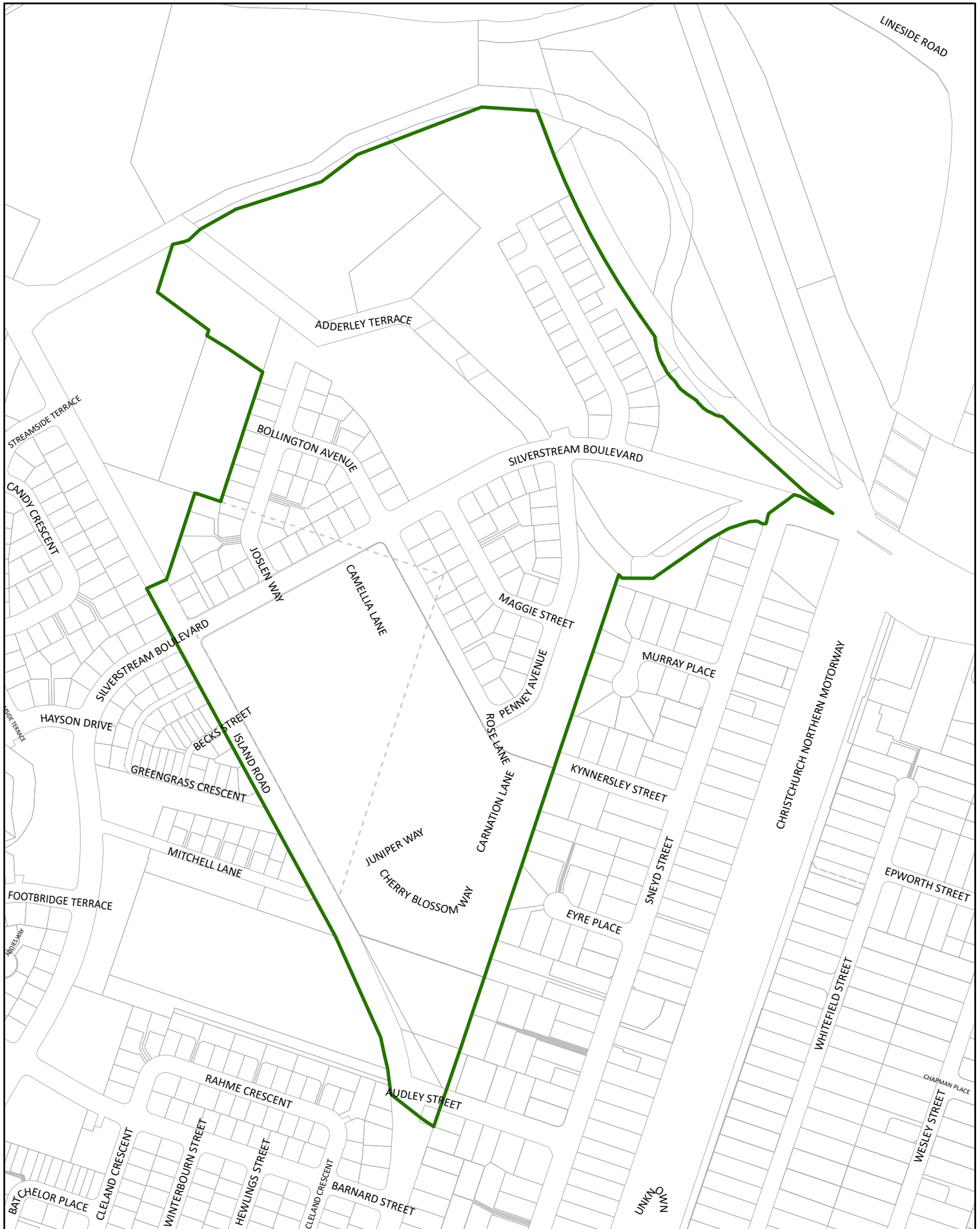
GIS Ref
23-002



Scale (A4)
1:8,000

Date
16/02/2023





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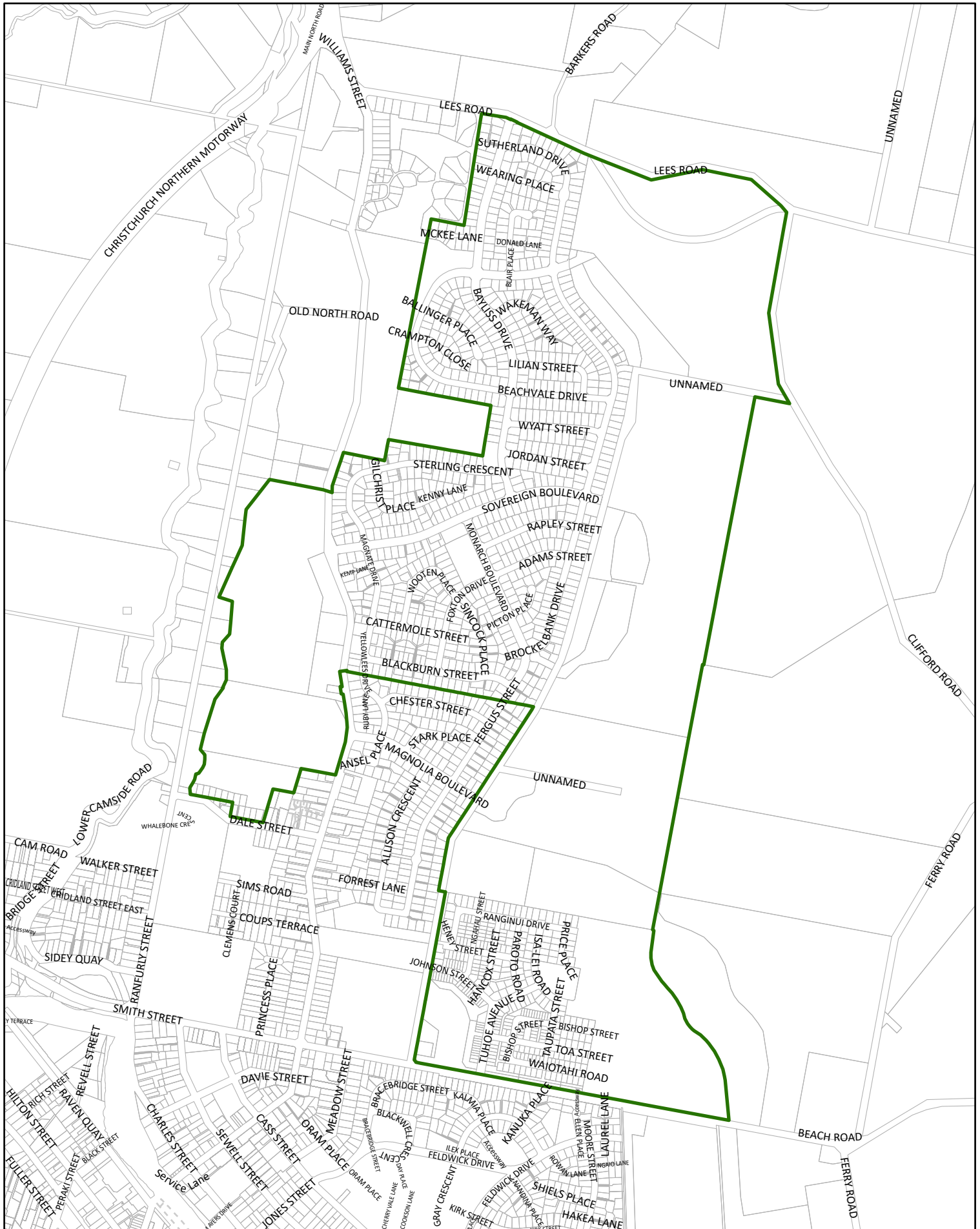
 WAIMAKARIRI DISTRICT COUNCIL	Development Contribution Area Water, Sewer, Stormwater, New Collector Rd WEST KAIAPOI	Map ID KAI 2	Scale (A4) 1:4,500	
		GIS Ref 23-002	Date 16/02/2023	

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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 Contribution Area
 Roding
KAIAPOI NORTH

Map ID
KAI 6

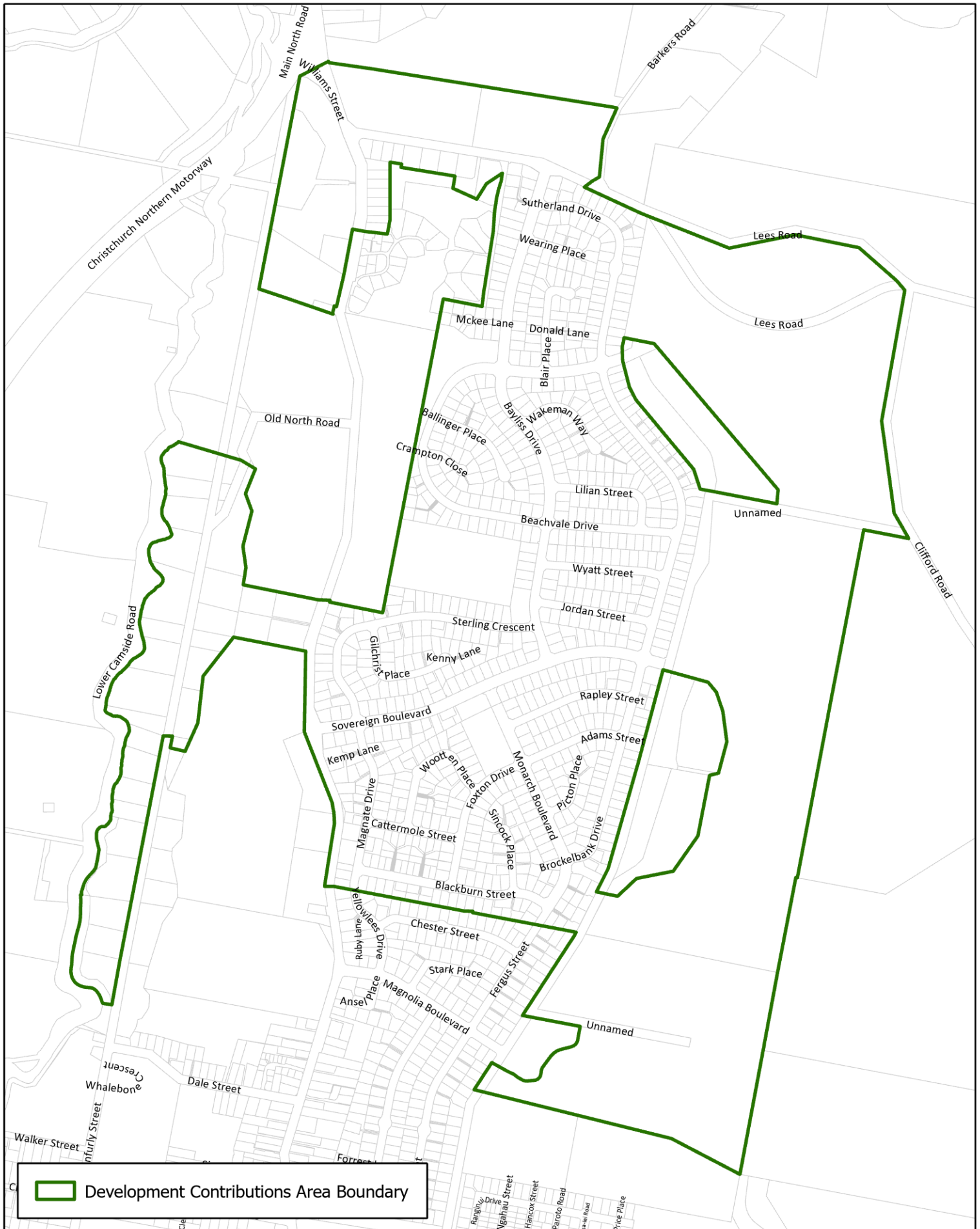
Scale (A4)
1:14,000

GIS Ref
23-002

Date
16/02/2023



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**Development Contribution Area
Sewer
EAST NORTH EAST KAIAPO**

Map ID
KAI 5

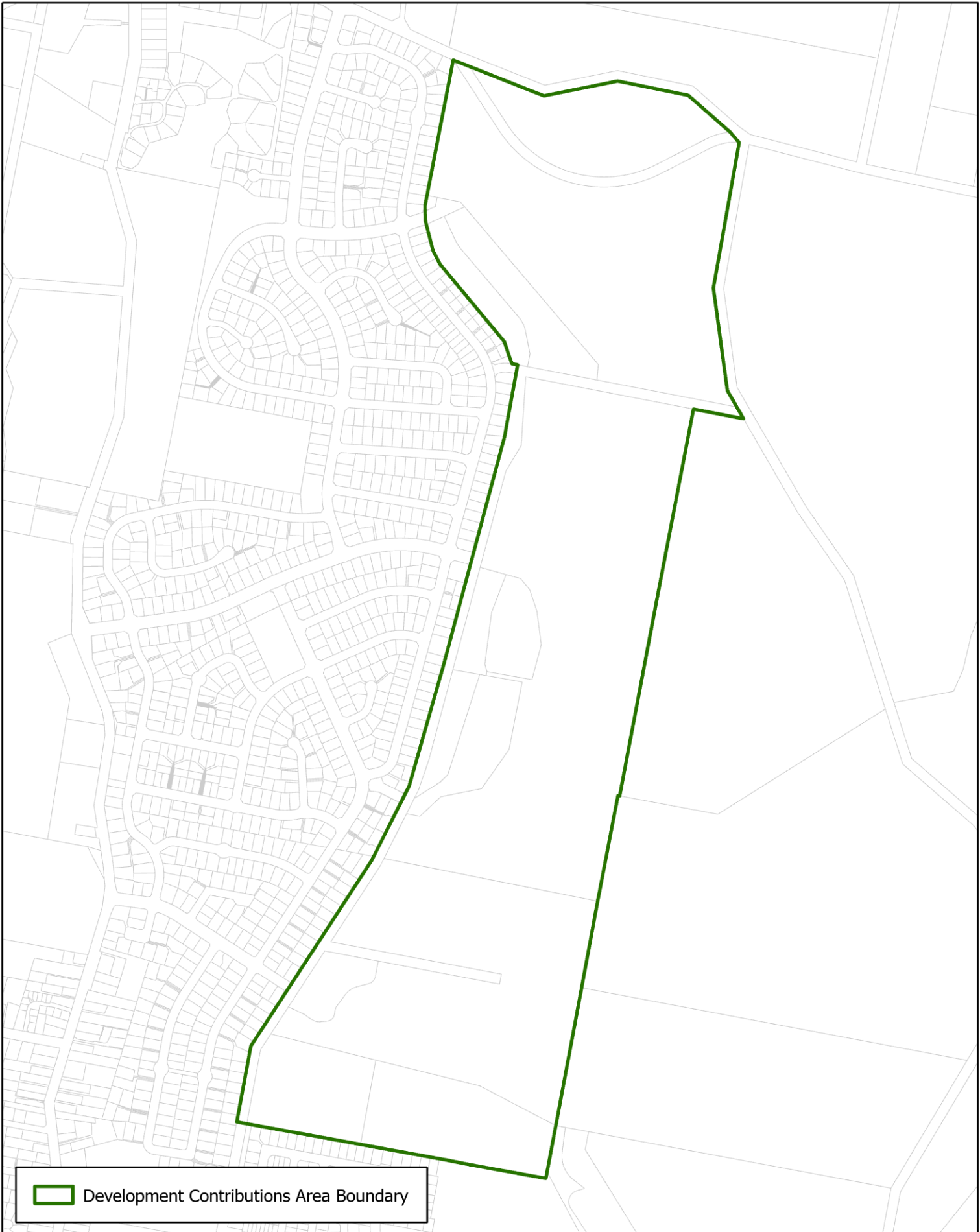
GIS Ref
24-005

Scale (A4)
1:10,786

Date
15/01/2024



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 Development Contributions Area Boundary



**Development Contribution Area
Drainage and Water
EAST NORTH EAST KAIAPOI**

Map ID
KAI 4

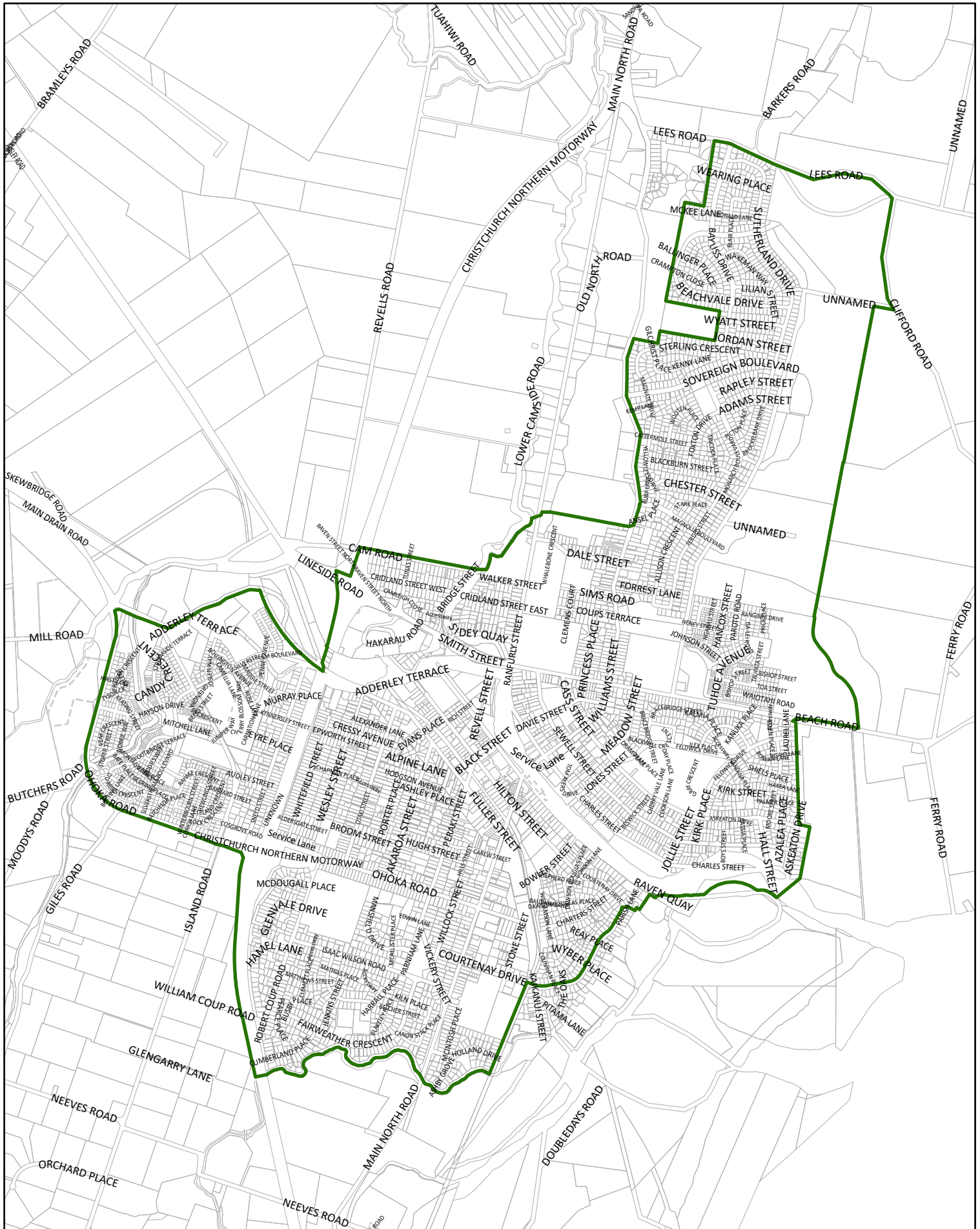
Scale (A4)
1:9,745



GIS Ref
24-005

Date
12/01/2024





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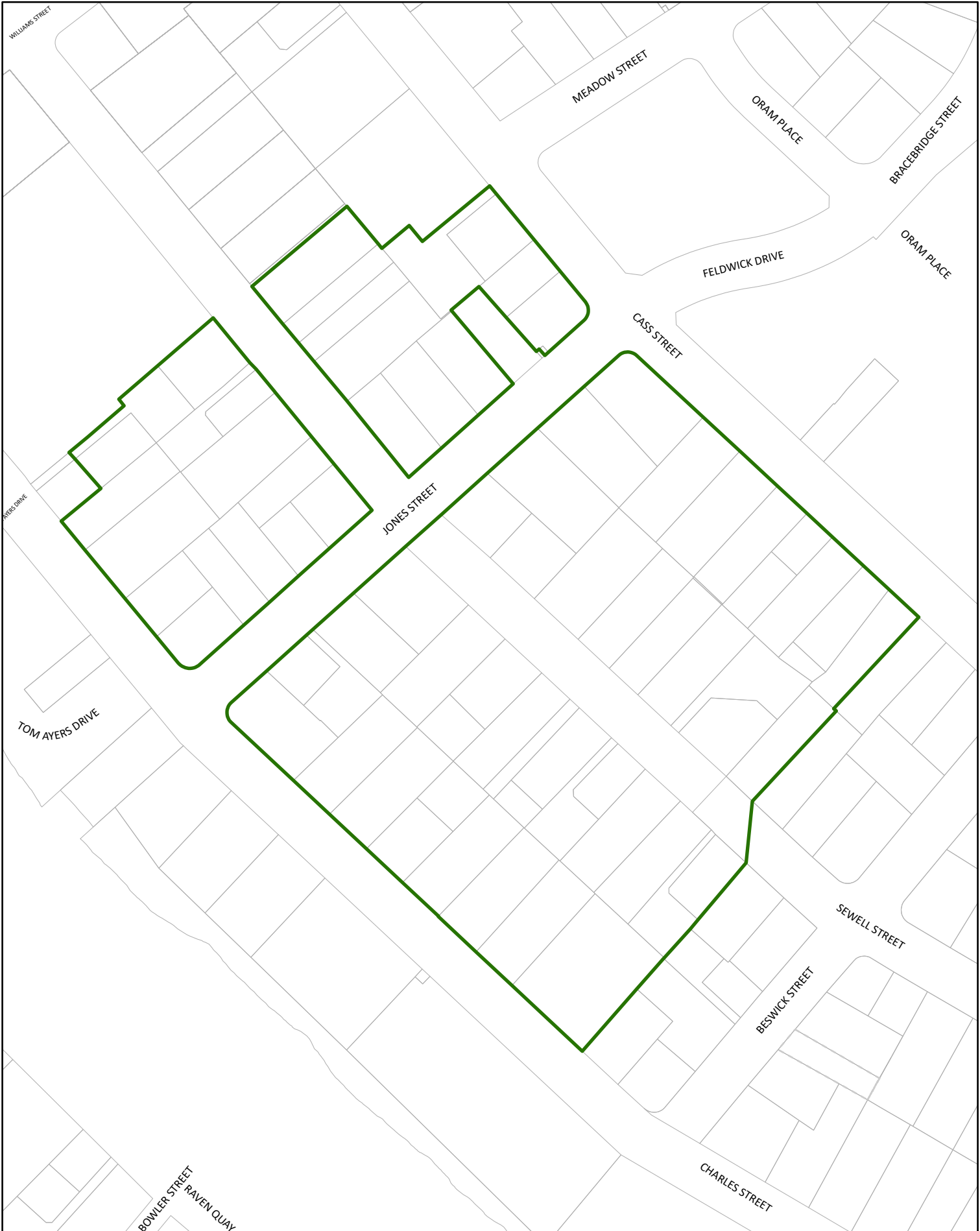
 WAIMAKARIRI DISTRICT COUNCIL	Development Contribution Area Drainage KAIAPOI	Map ID	Scale (A4)	
		KAI 7	1:24,000	
		GIS Ref	Date	
		23-002	16/02/2023	

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

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Development Contribution Area
 Roading
KAIAPOI EAST MIXED USE BUSINESS

Map ID
KAI 9

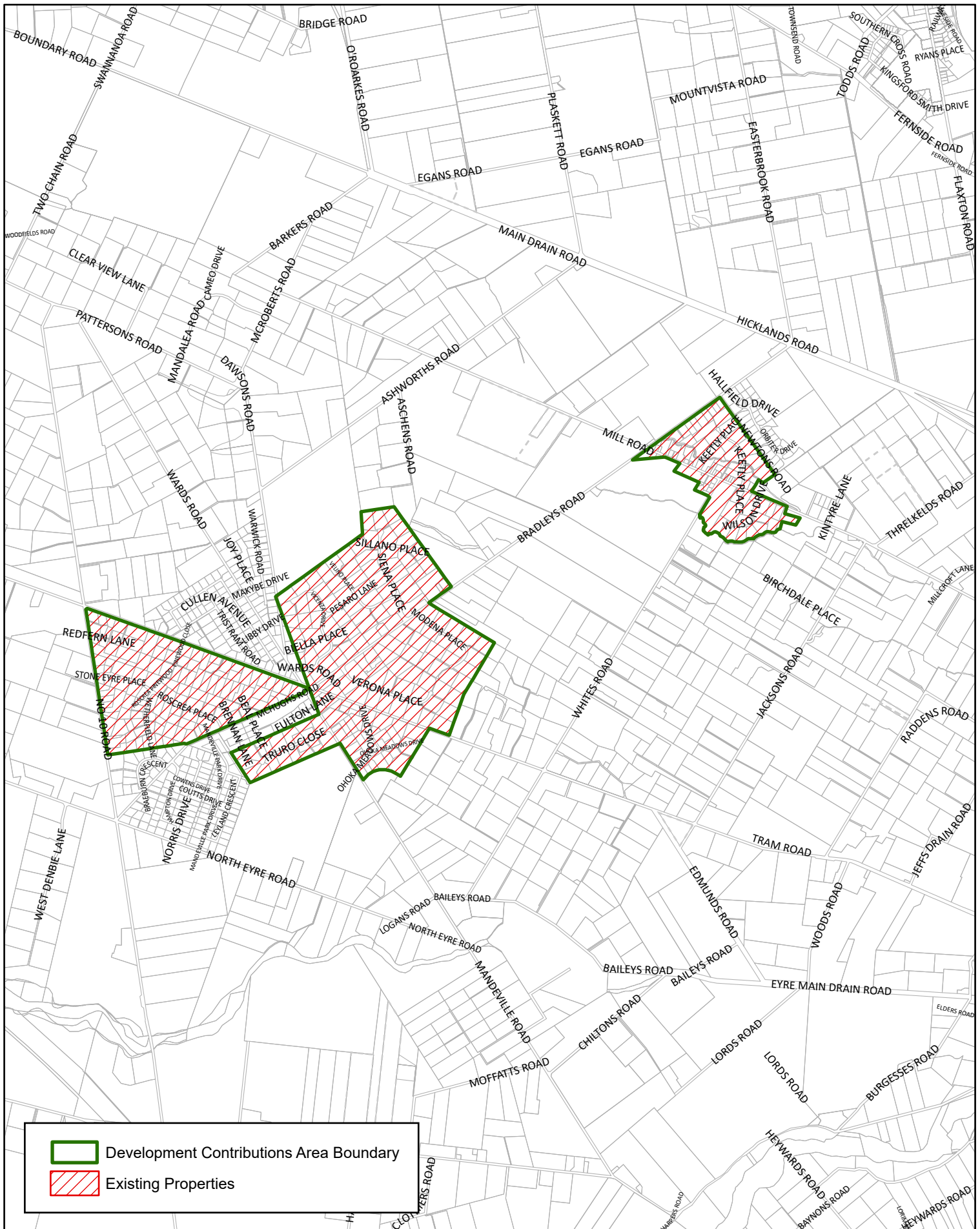
Scale (A4)
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GIS Ref
23-002



Date
16/02/2023



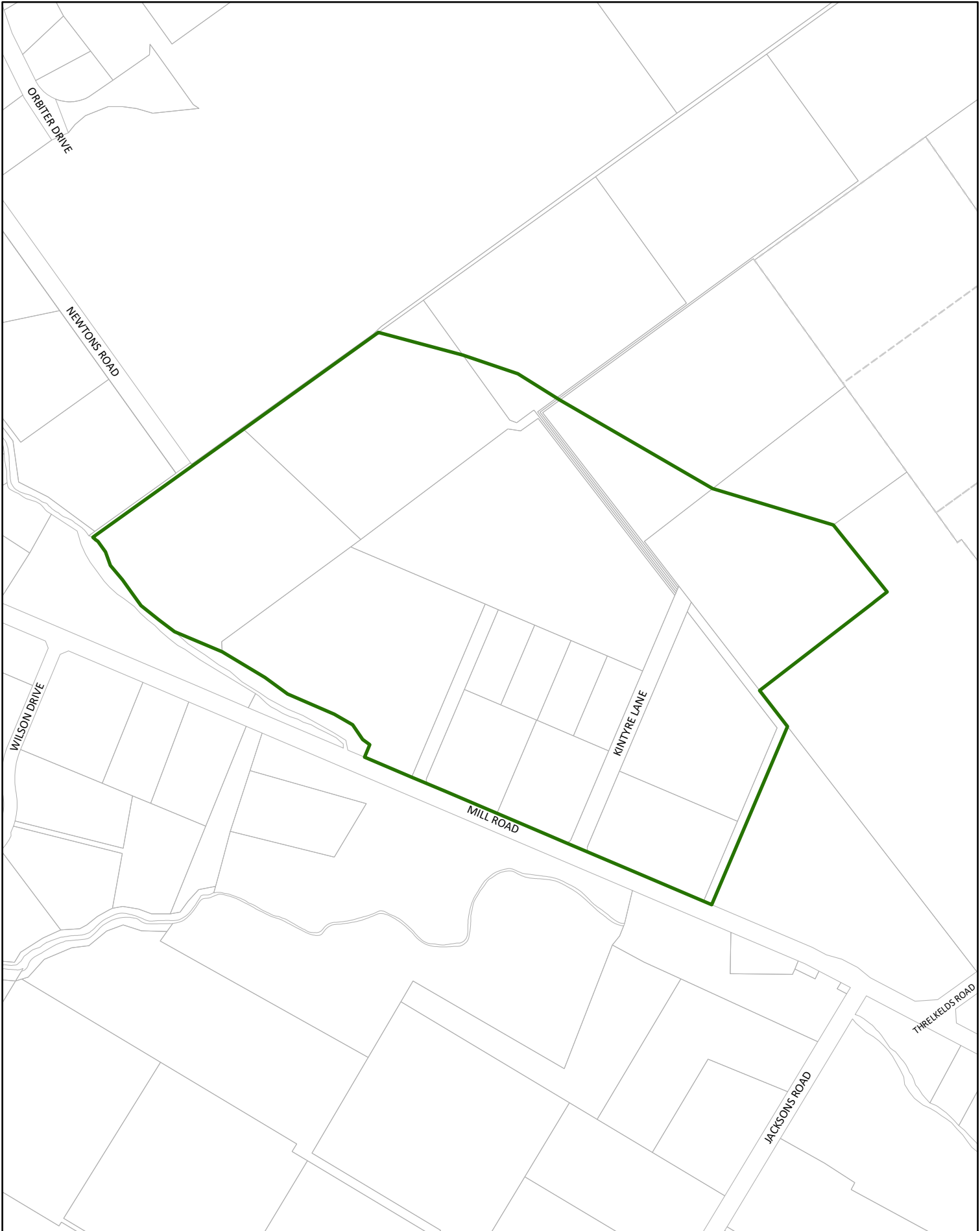
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	Development Contributions Area Boundary
	Existing Properties

 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

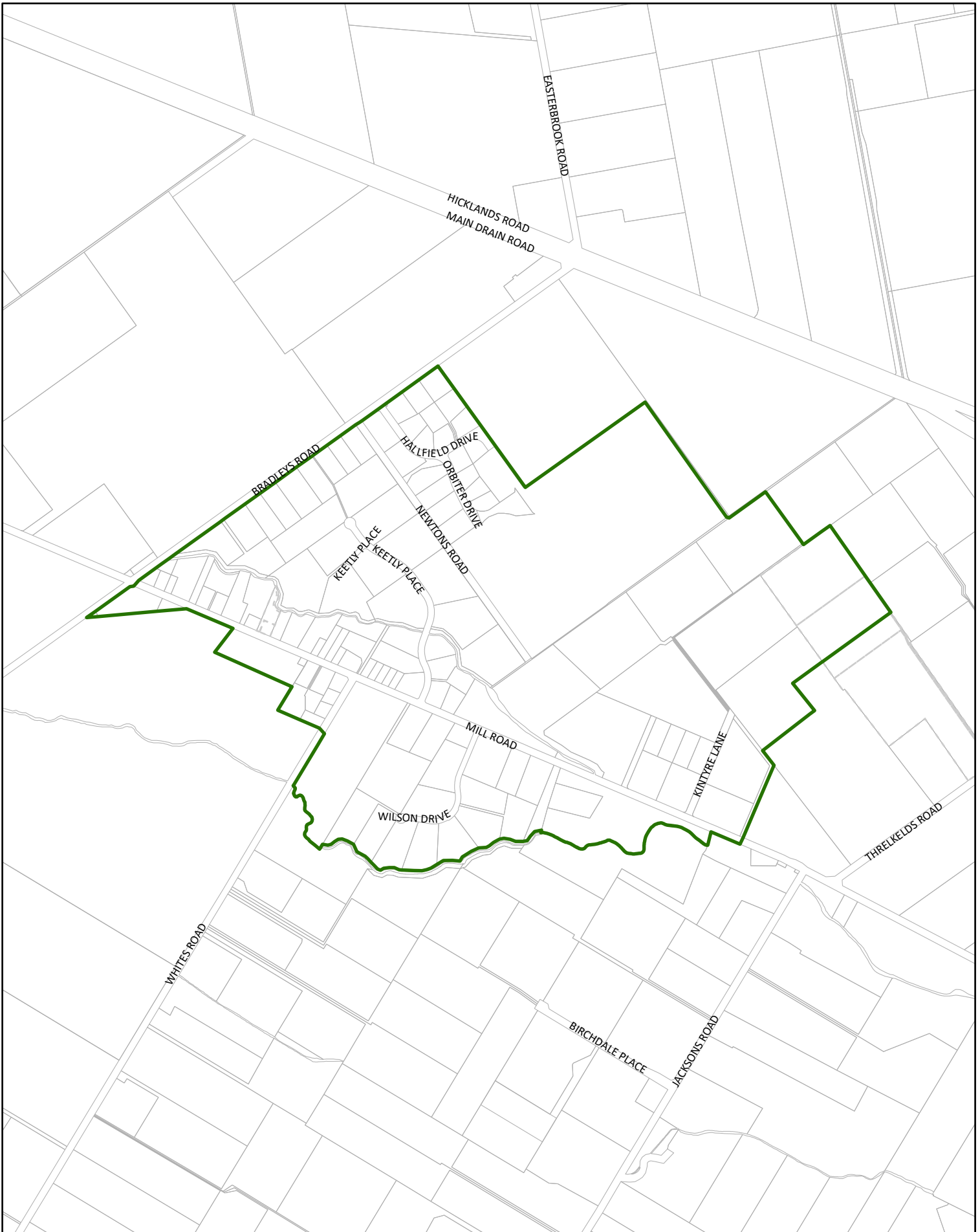
Scale (A4)
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GIS Ref
23-002

Date
16/02/2023

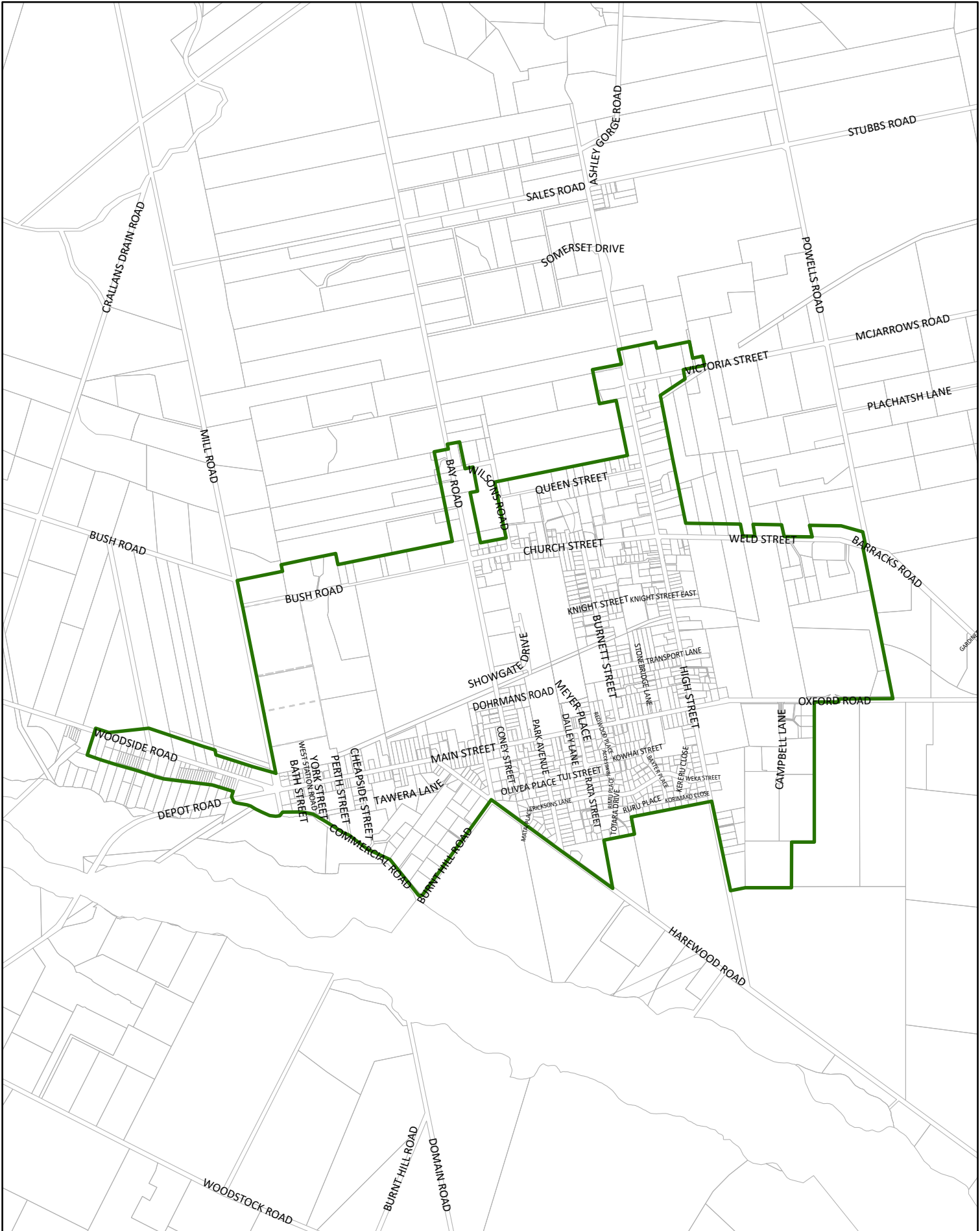


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 WAIMAKARIRI DISTRICT COUNCIL	Development Contribution Area Water OHOKA	Map ID	Scale (A4)	
		OKA 1	1:13,500	
		GIS Ref	Date	
		23-002	16/02/2023	

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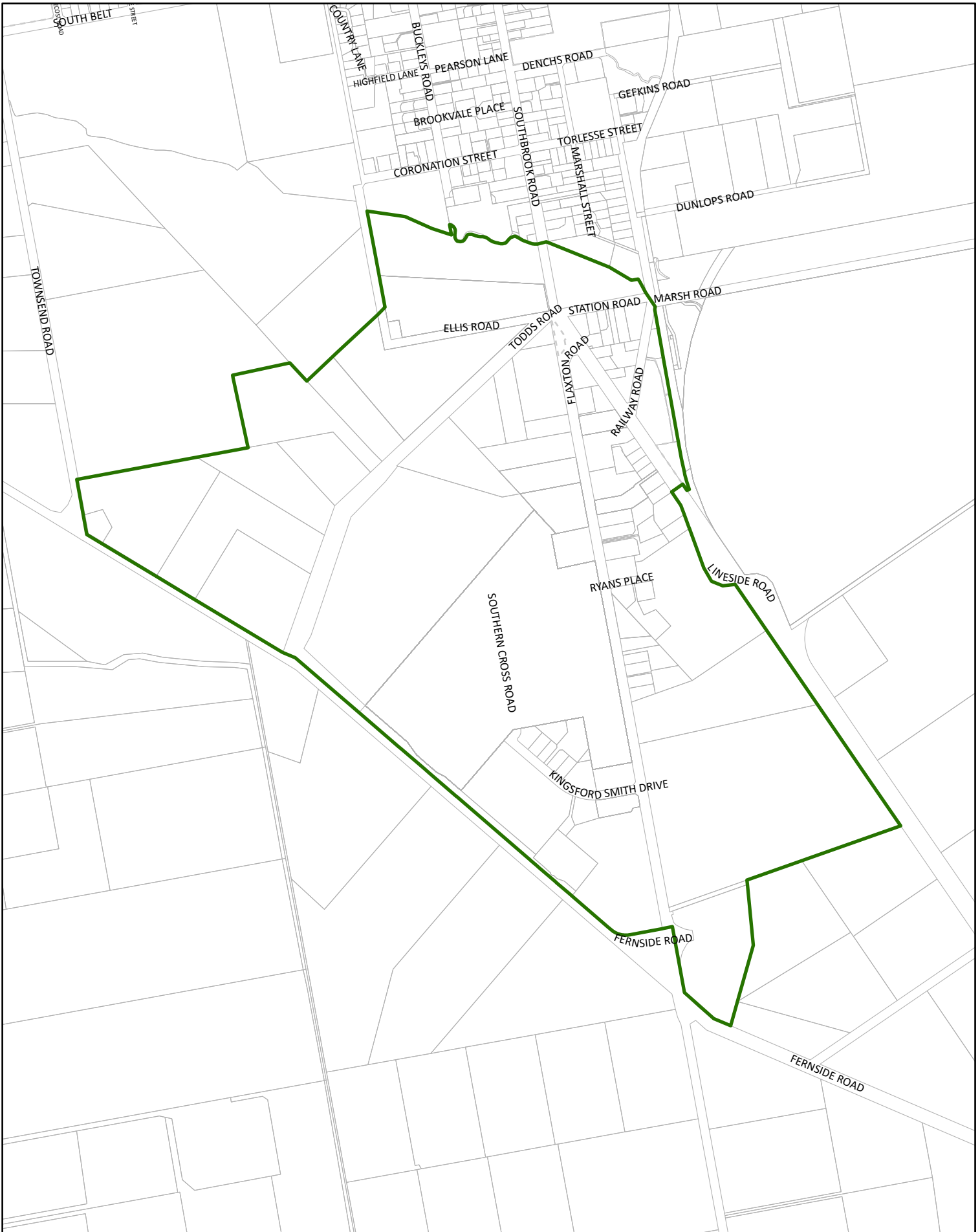




Development Contribution Area
Sewer
OXFORD

Map ID	Scale (A4)
OXF 1	1:21,500
GIS Ref	Date
23-002	16/02/2023

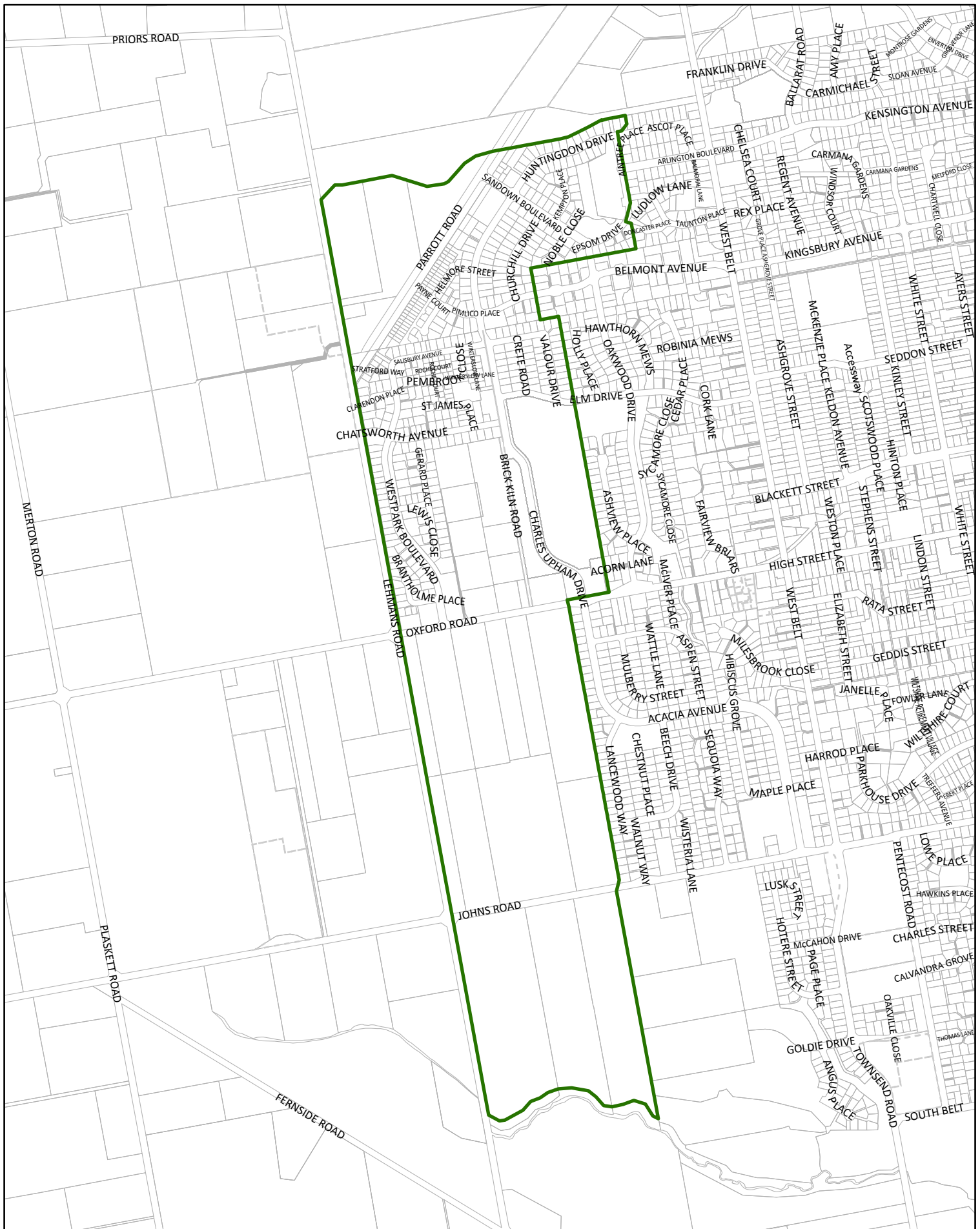




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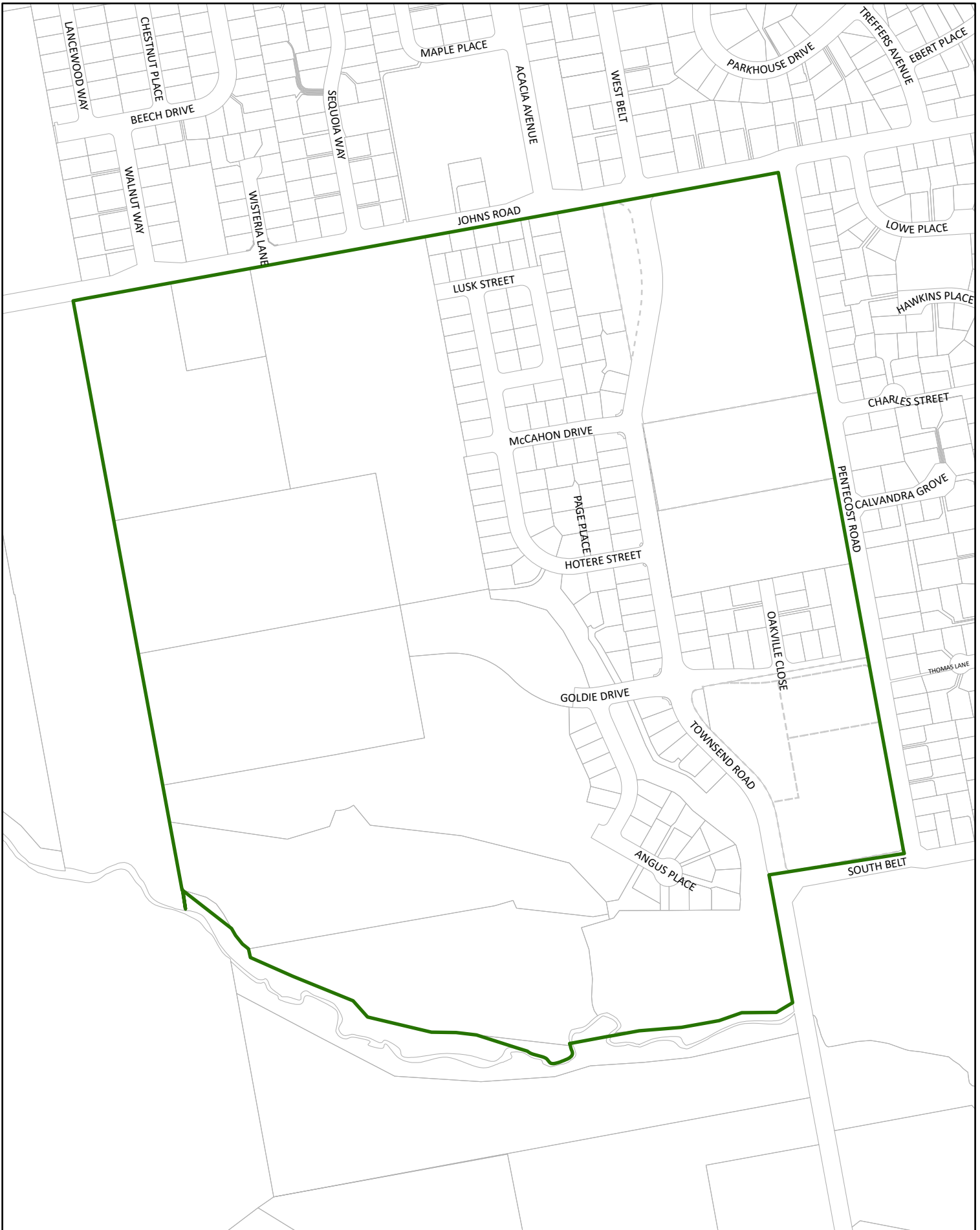
 WAIMAKARIRI DISTRICT COUNCIL	Development Contribution Area Water SOUTHBROOK	Map ID	Scale (A4)	
		RG 1	1:11,000	
		GIS Ref	Date	
		23-002	16/02/2023	



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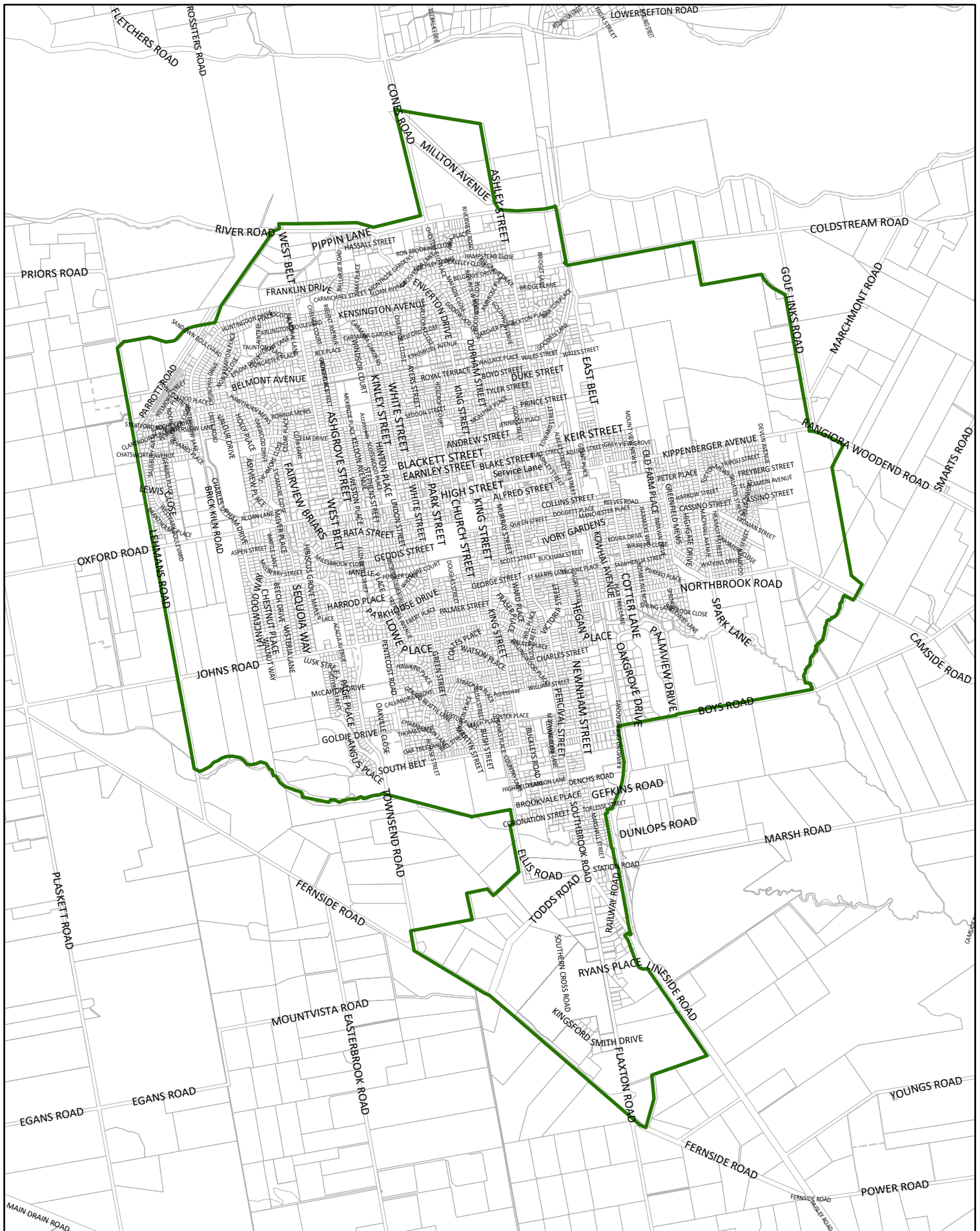
 WAIMAKARIRI DISTRICT COUNCIL	Development Contribution Area Roading WEST RANGIORA	Map ID	Scale (A4)	
		RG 10	1:14,000	
		GIS Ref	Date	
		23-002	16/02/2023	



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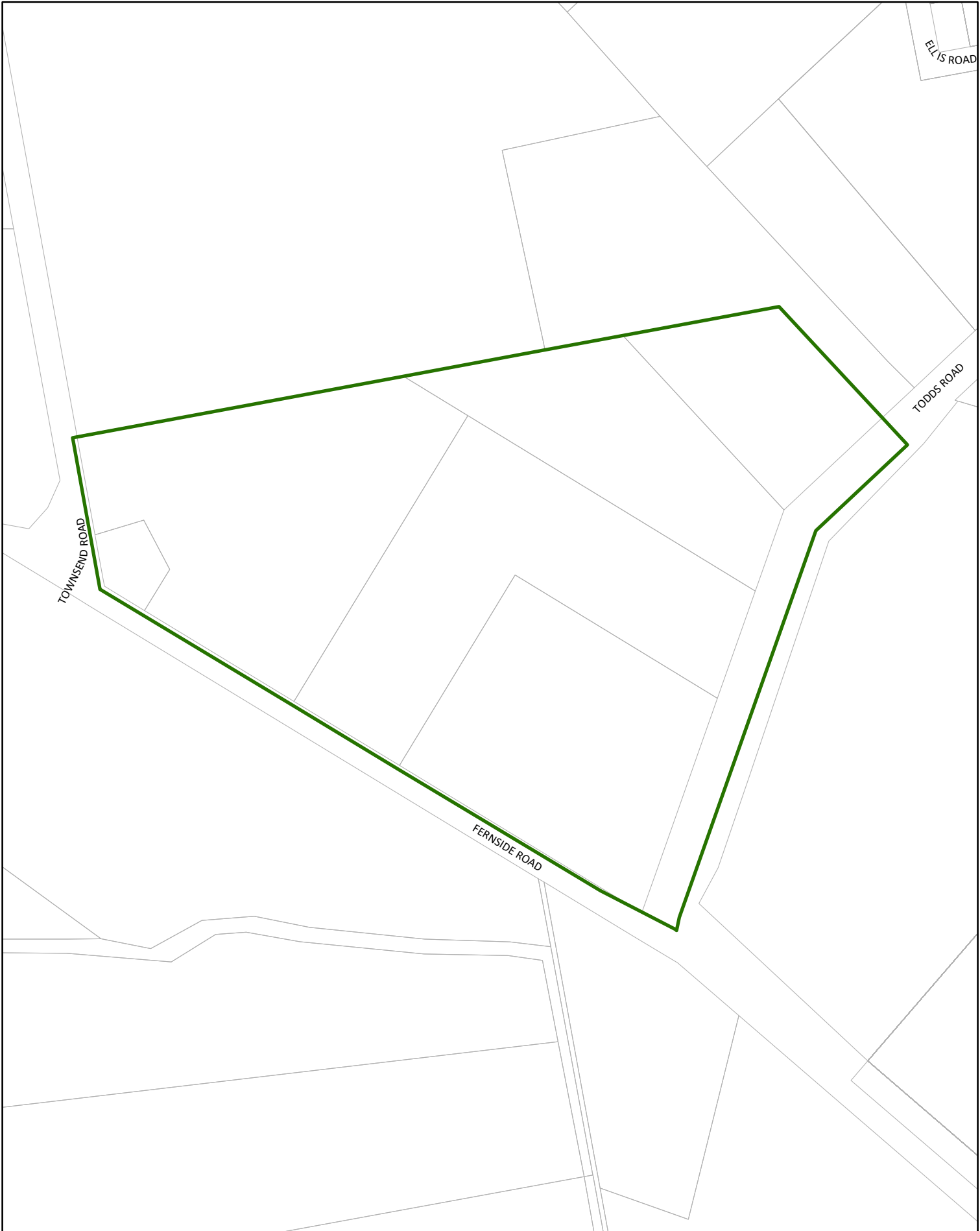




 WAIMAKARIRI DISTRICT COUNCIL	Development Contribution Area Stormwater and Roding SOUTH WEST RANGIORA	Map ID	Scale (A4)	
		RG 11	1:5,500	
		GIS Ref	Date	
		23-002	16/02/2023	

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



 WAIMAKARIRI DISTRICT COUNCIL	Development Contribution Area Sewer and Stormwater TODDS RD BUSINESS ZONE	Map ID	Scale (A4)	
		RGA 13	1:4,000	
		GIS Ref	Date	
		23-002	16/02/2023	

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Development Contribution Area
 Enverton Drive East Stormwater
NORTH RANGIORA

Map ID
RG 14

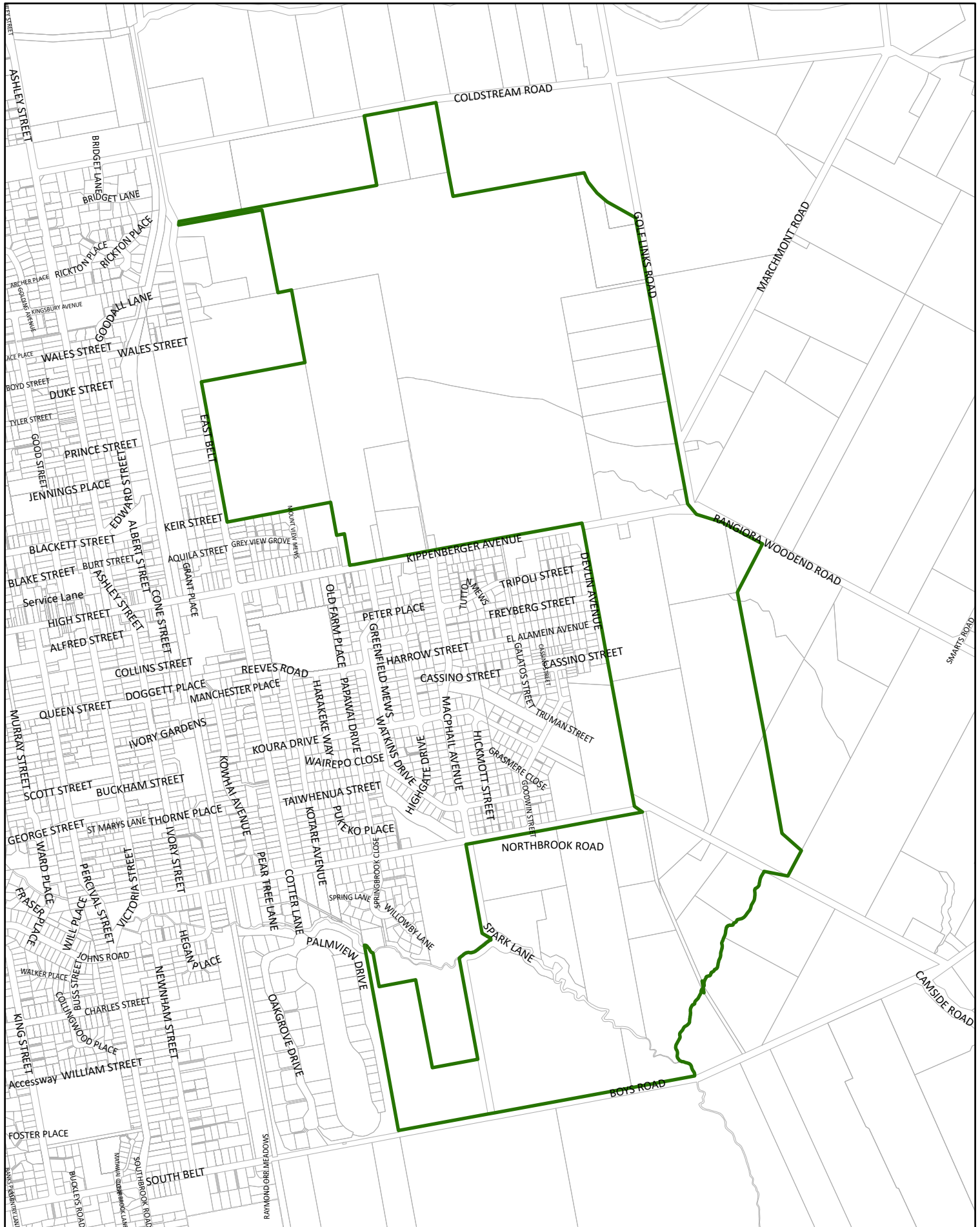
GIS Ref
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Scale (A4)
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Date
16/02/2023

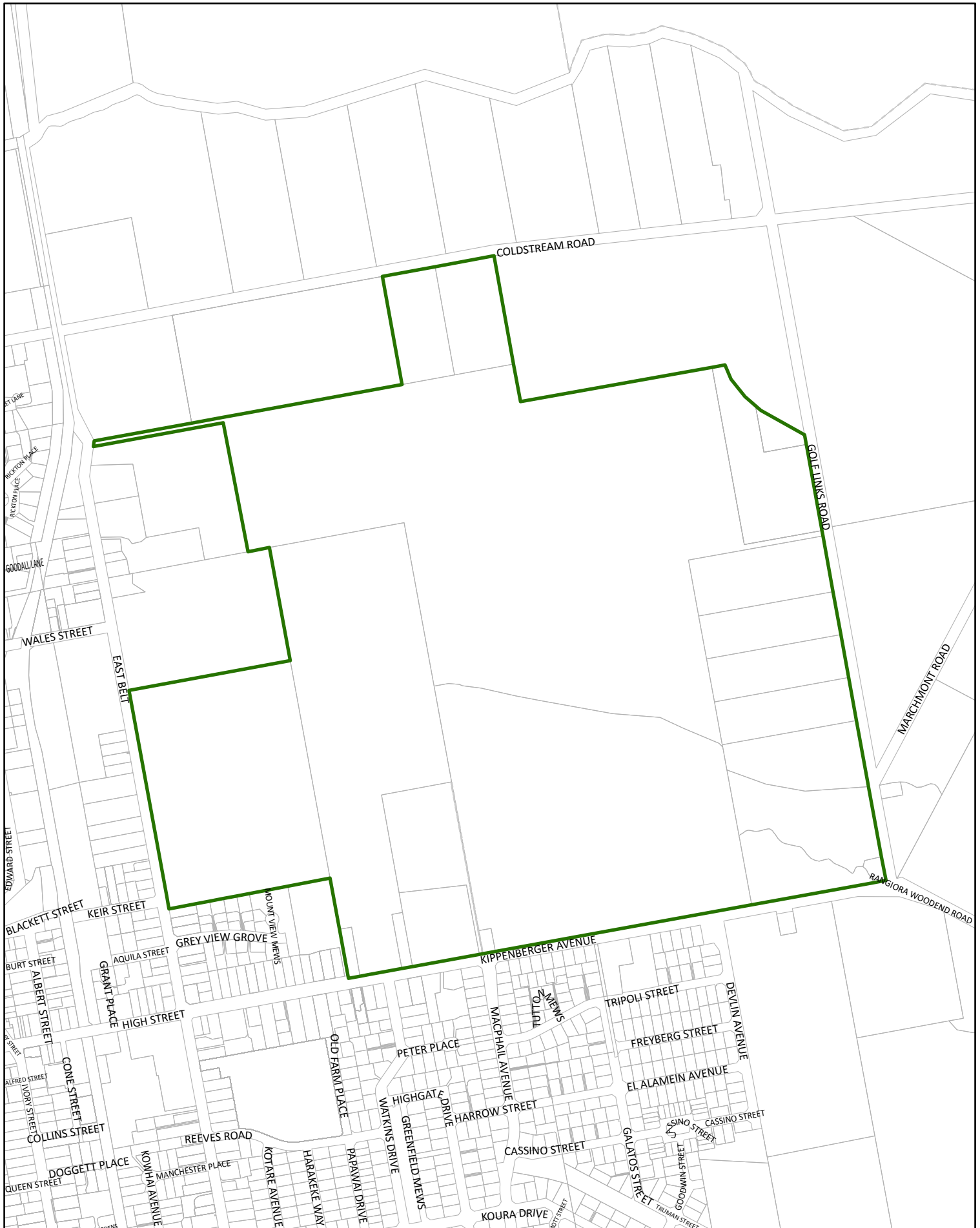




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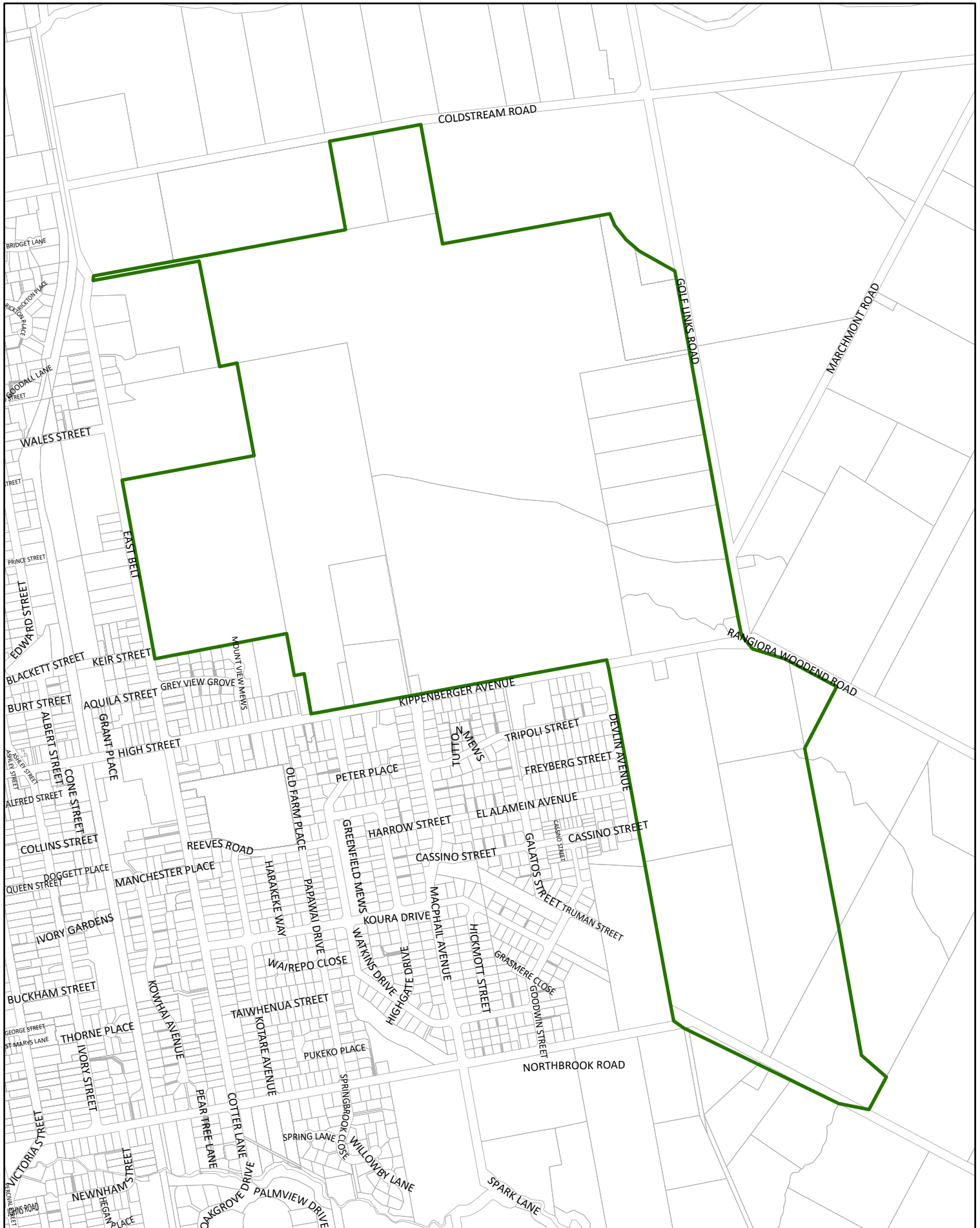
 WAIMAKARIRI DISTRICT COUNCIL	Development Contribution Area Water and Roading (Eastern Link Road) OUTER EAST RANGIORA		Map ID RG 15	Scale (A4) 1:14,000	
			GIS Ref 23-002	Date 16/02/2023	

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

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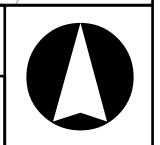
**Development Contribution Area
Sewer
OUTER EAST RANGIORA**

Map ID
RG A 17

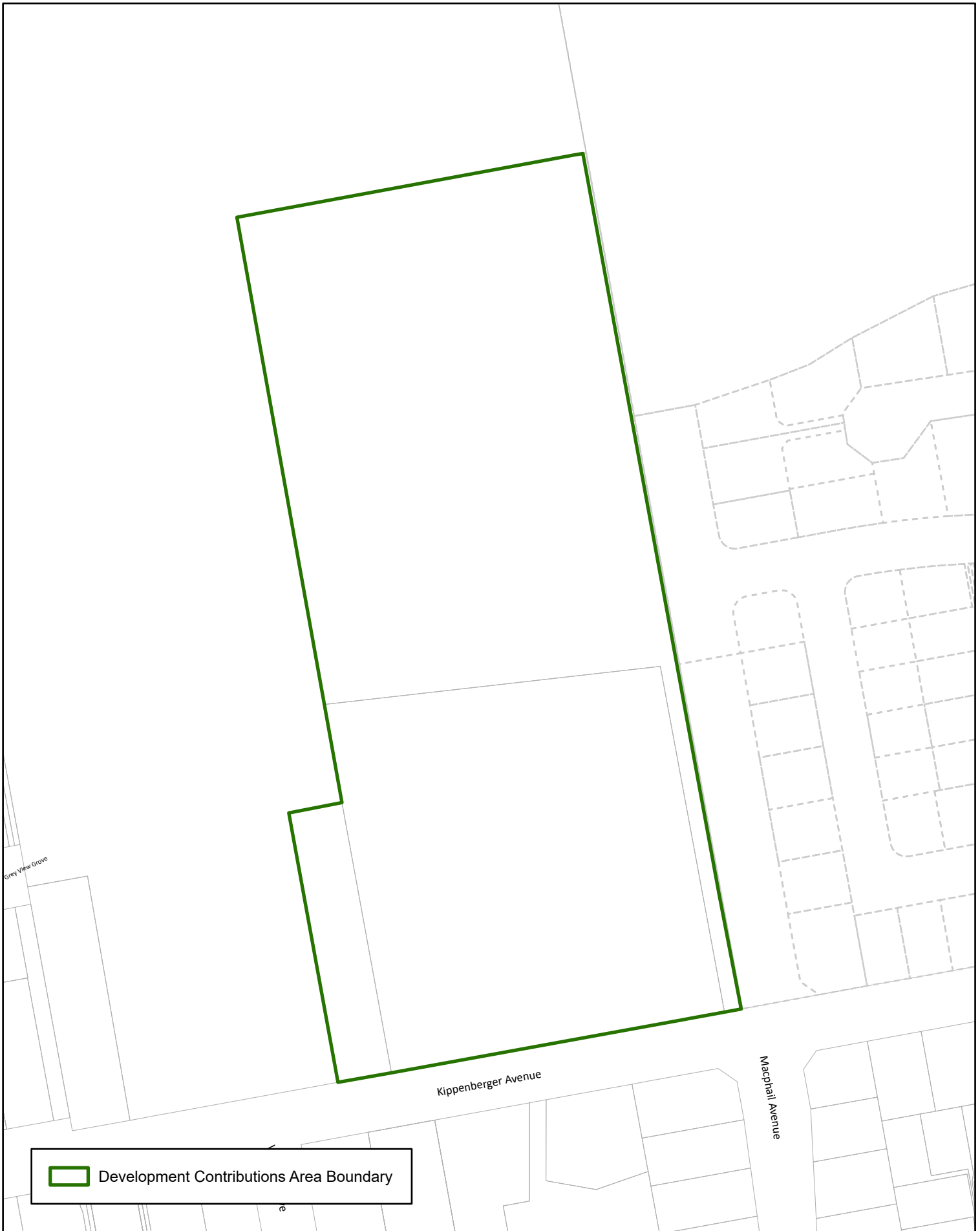
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Scale (A4)
1:11,000



Date
16/02/2023



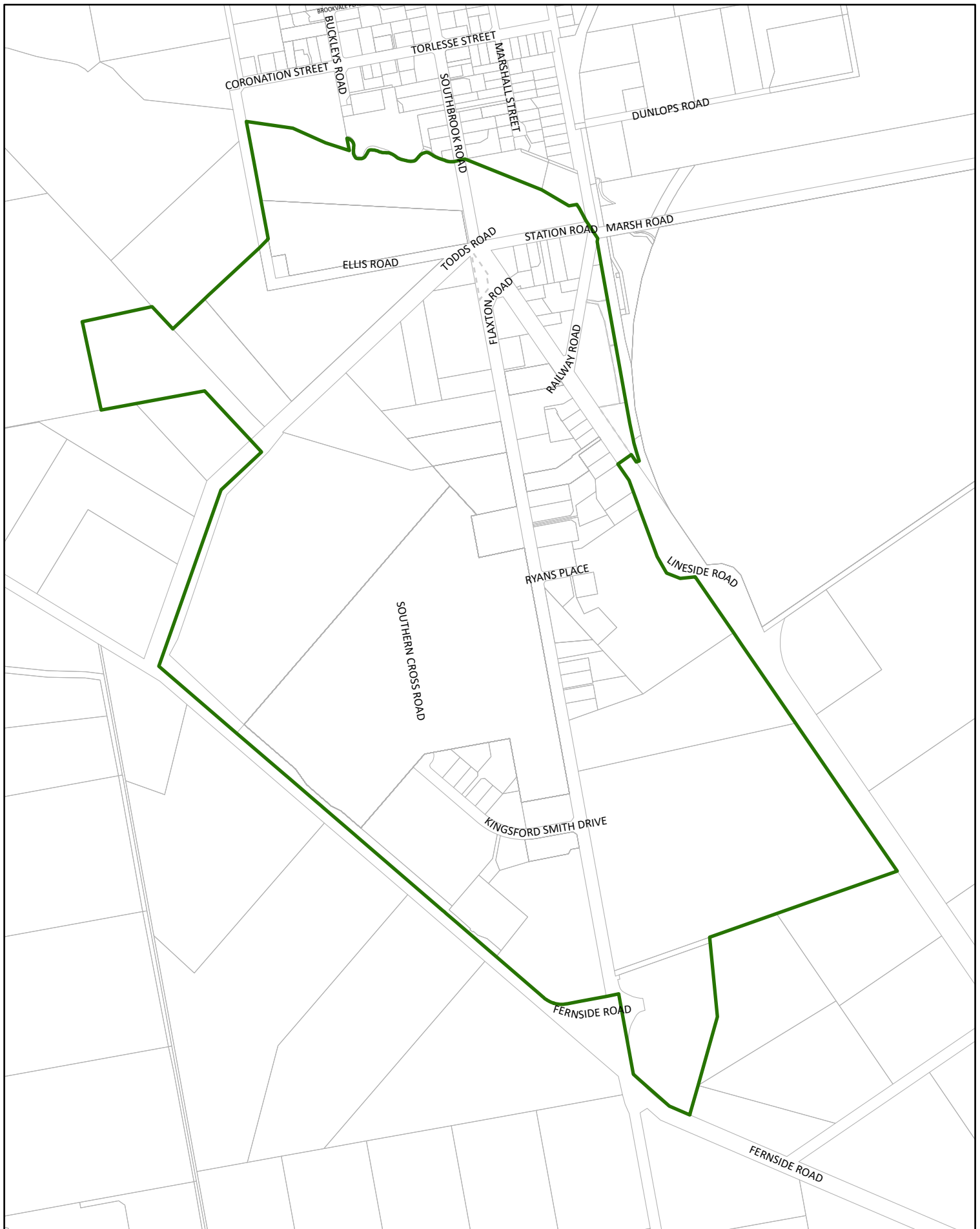
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 Development Contributions Area Boundary

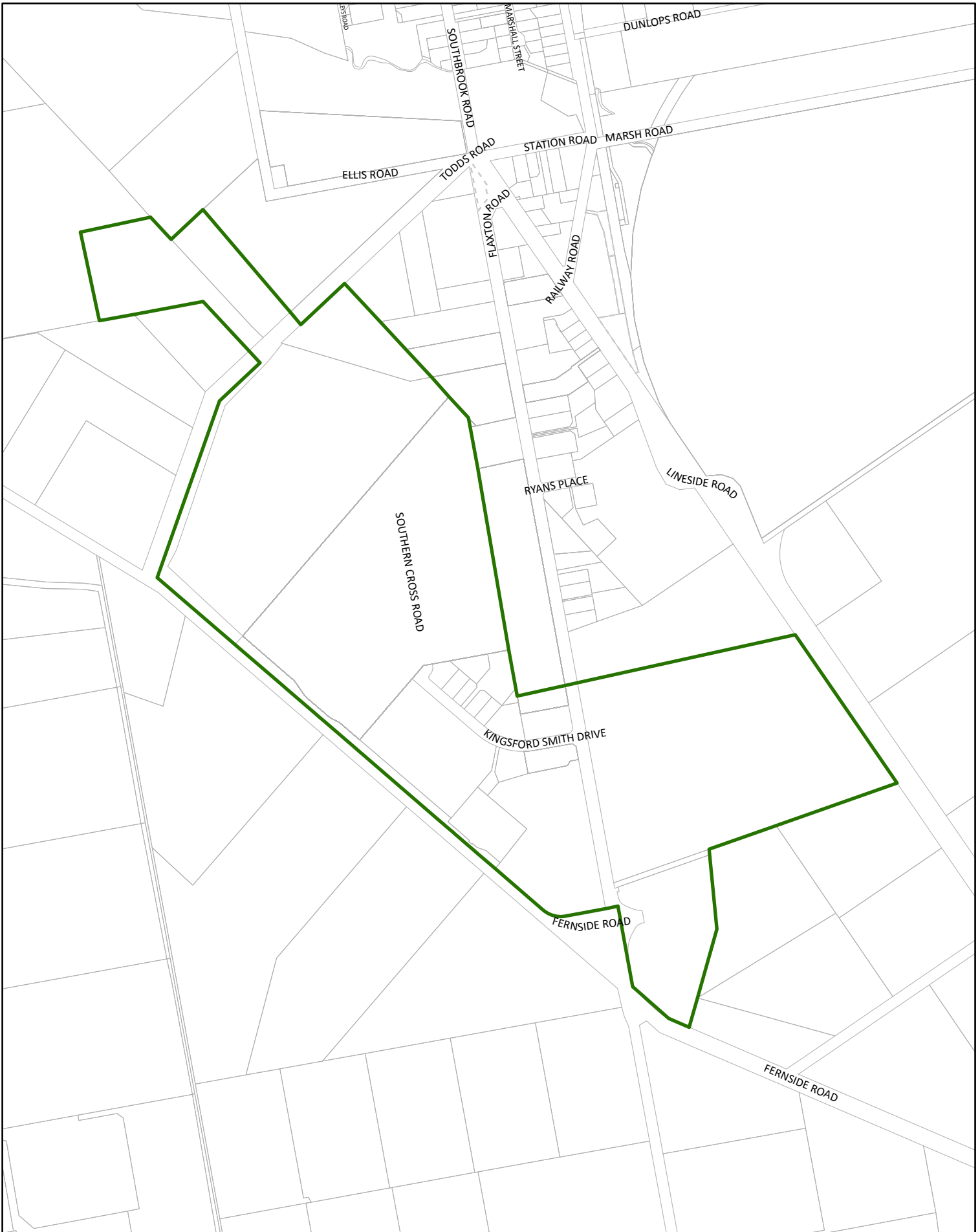
 WAIMAKARIRI DISTRICT COUNCIL	Development Contribution Area Water, Sewer, Drainage WEST OF BELLGROVE (Kippenberger Ave)	Map ID	Scale (A4)	
		RGA 18	1:1,809	
		GIS Ref	Date	
		24-001	8/01/2024	



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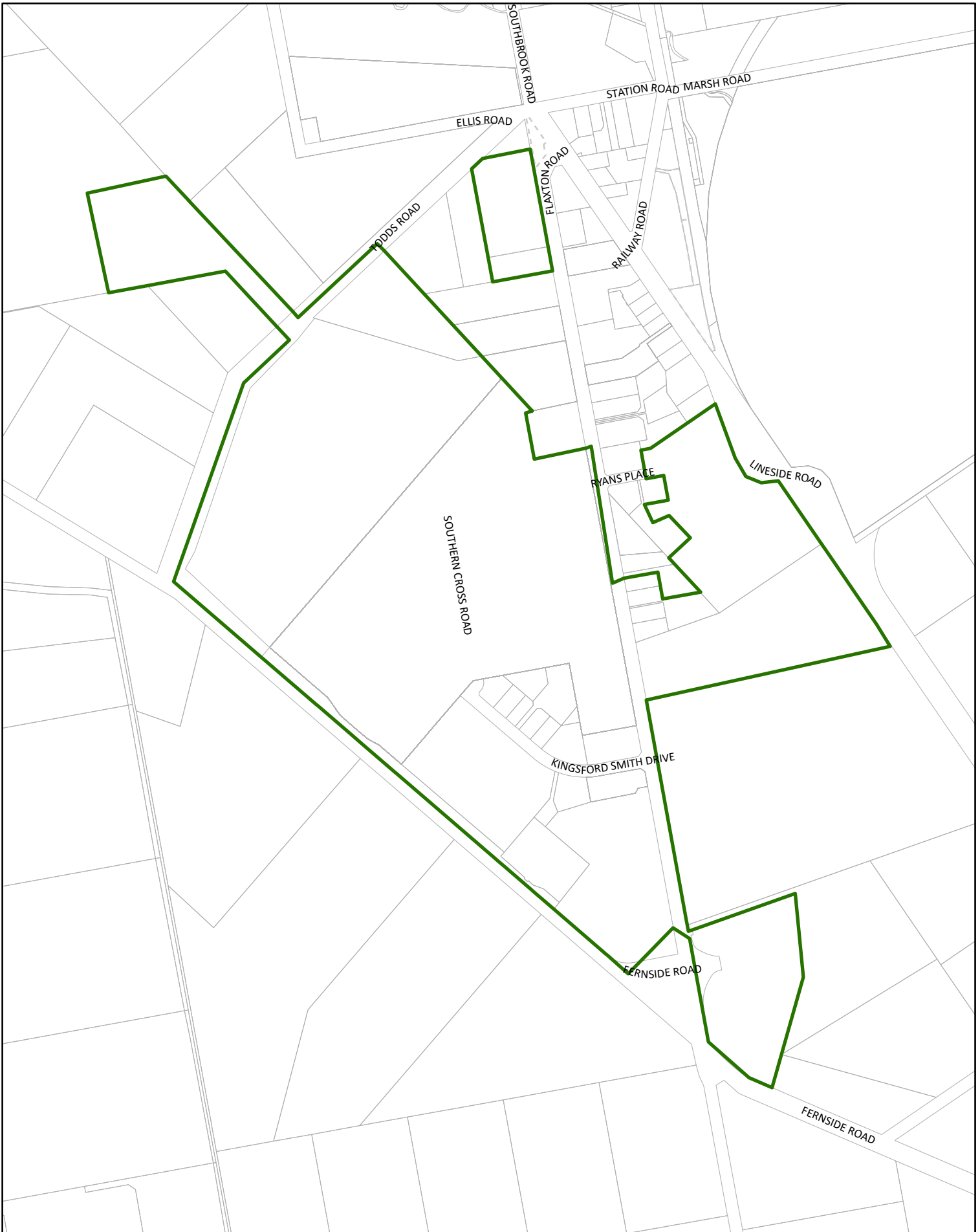
 WAIMAKARIRI DISTRICT COUNCIL	Development Contribution Area Roding SOUTHBROOK	Map ID	Scale (A4)	
		RG 1A	1:9,000	
		GIS Ref	Date	
		23-002	16/02/2023	

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

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Development Contribution Area
Stormwater
SOUTHBROOK

Map ID
RGA 3

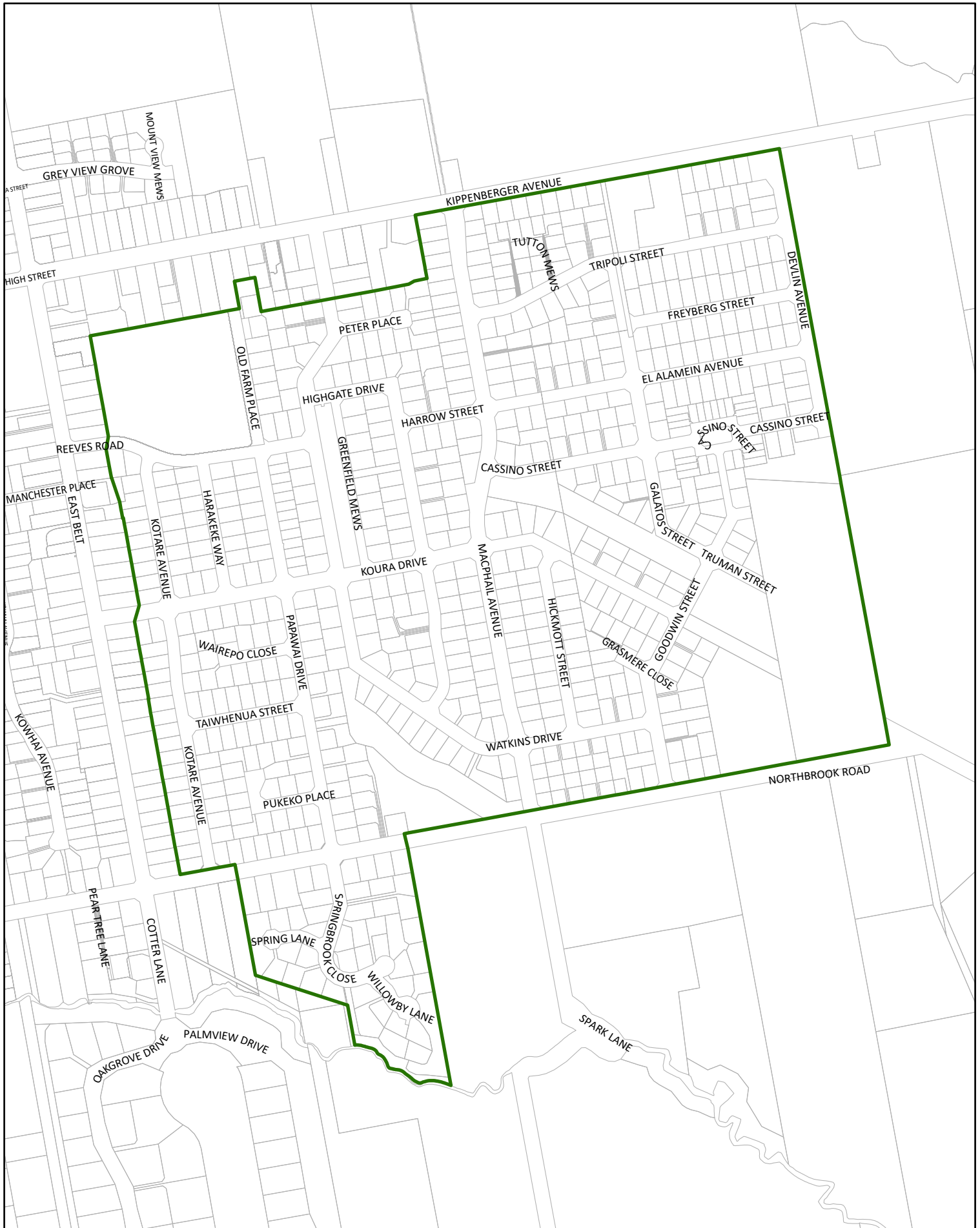
Scale (A4)
1:8,000



GIS Ref
23-002

Date
16/02/2023



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

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Development Contribution Area
Stormwater
EAST RANGIORA

Map ID	Scale (A4)	
RG 5	1:5,500	
GIS Ref	Date	
23-002	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

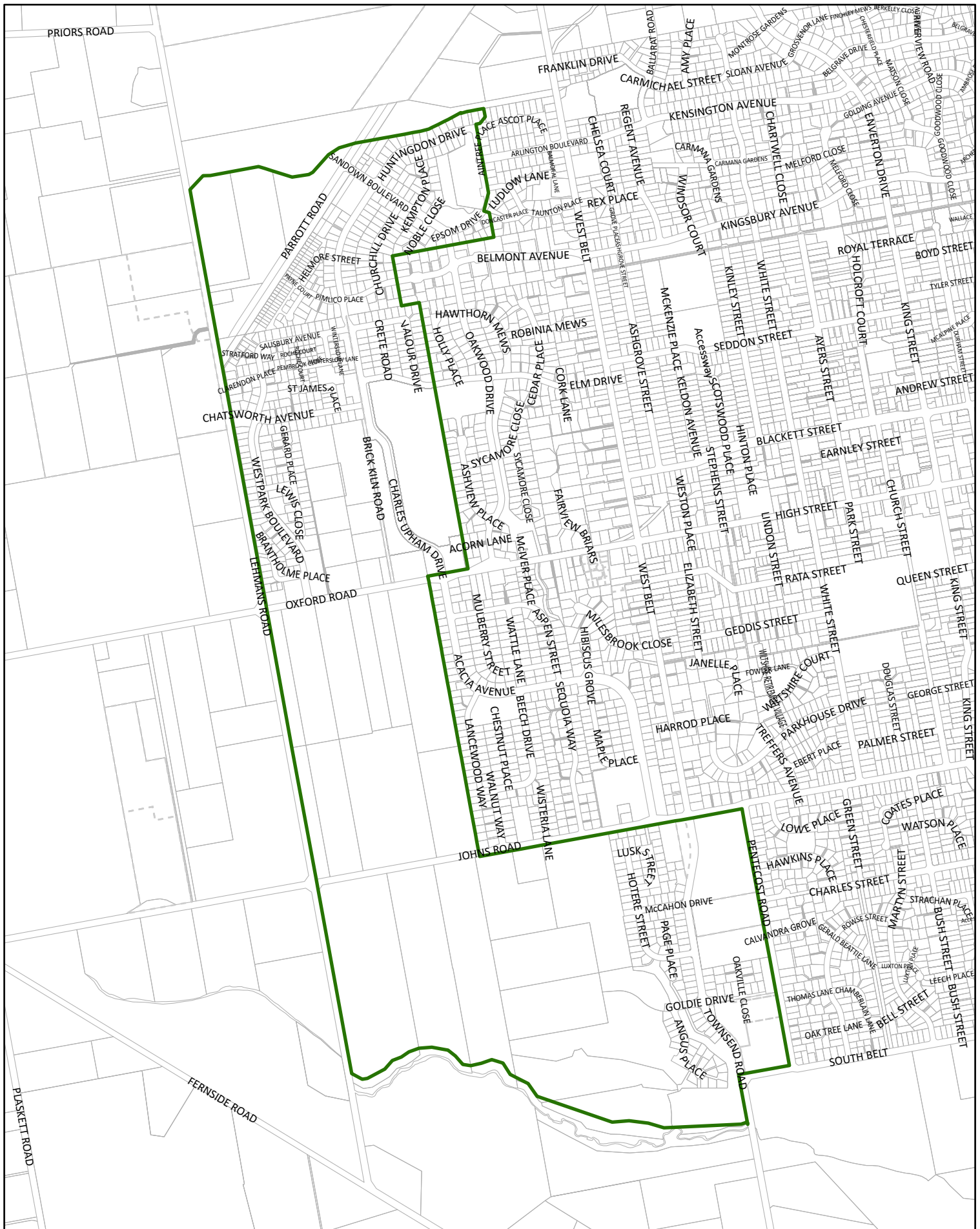




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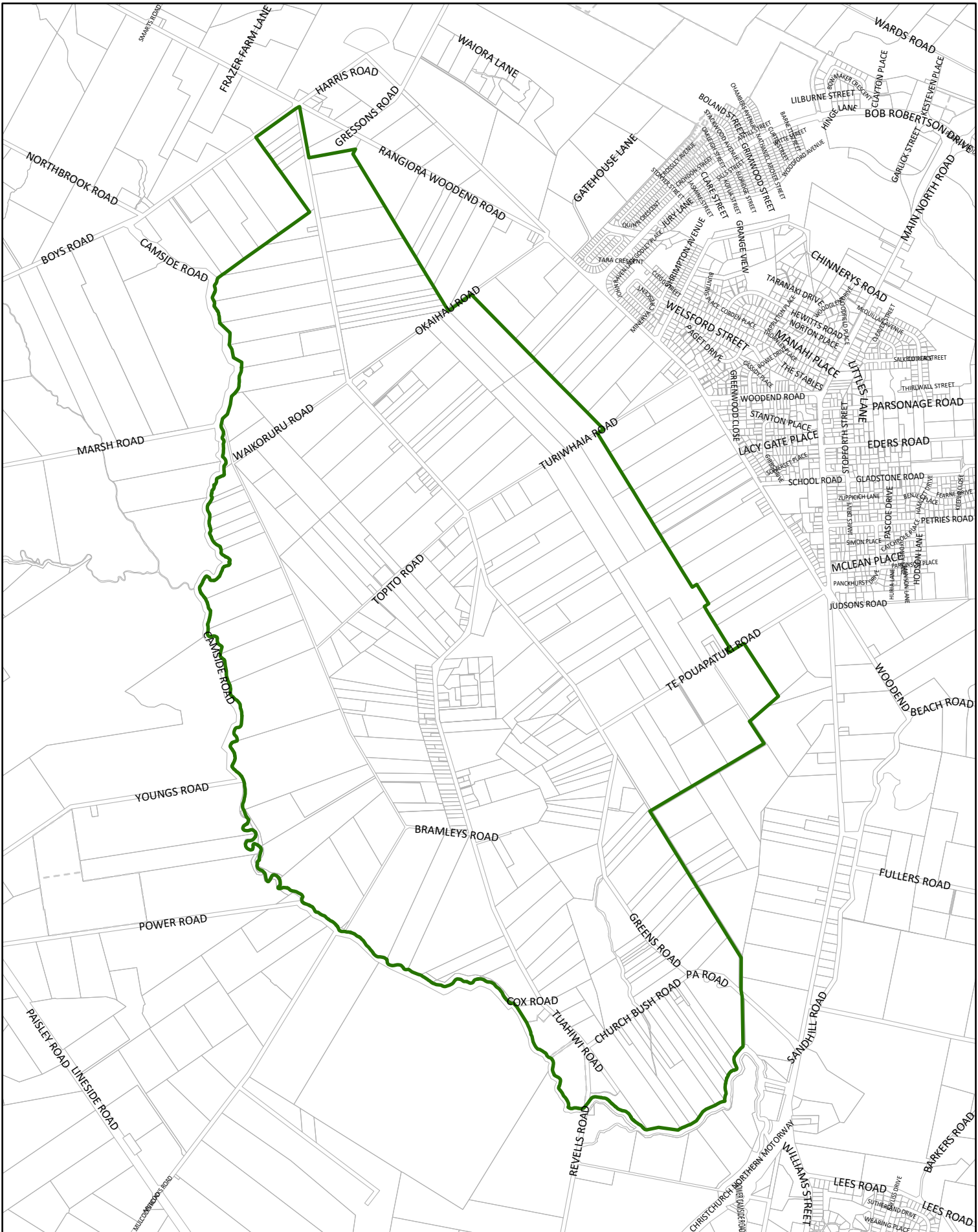
 WAIMAKARIRI DISTRICT COUNCIL	Development Contribution Area Enverton Drive / Ballarat Road Stormwater NORTH RANGIORA	Map ID	Scale (A4)	
		RG 7	1:1,500	
		GIS Ref	Date	
		23-002	16/02/2023	



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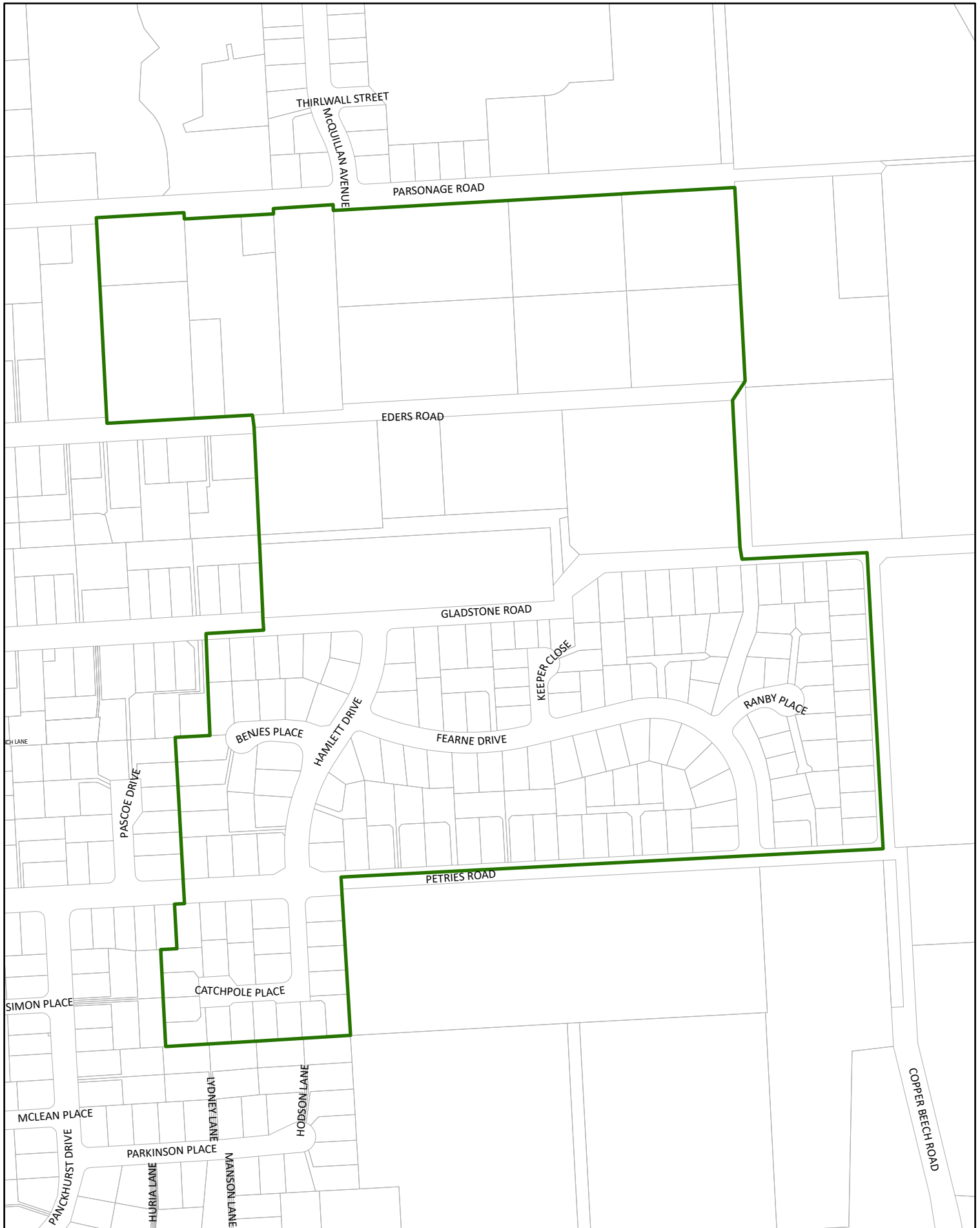
 WAIMAKARIRI DISTRICT COUNCIL	Development Contribution Area Water and Sewer WEST RANGIORA	Map ID	Scale (A4)	
		RGA 9	1:14,500	
		GIS Ref	Date	
		23-002	16/02/2023	



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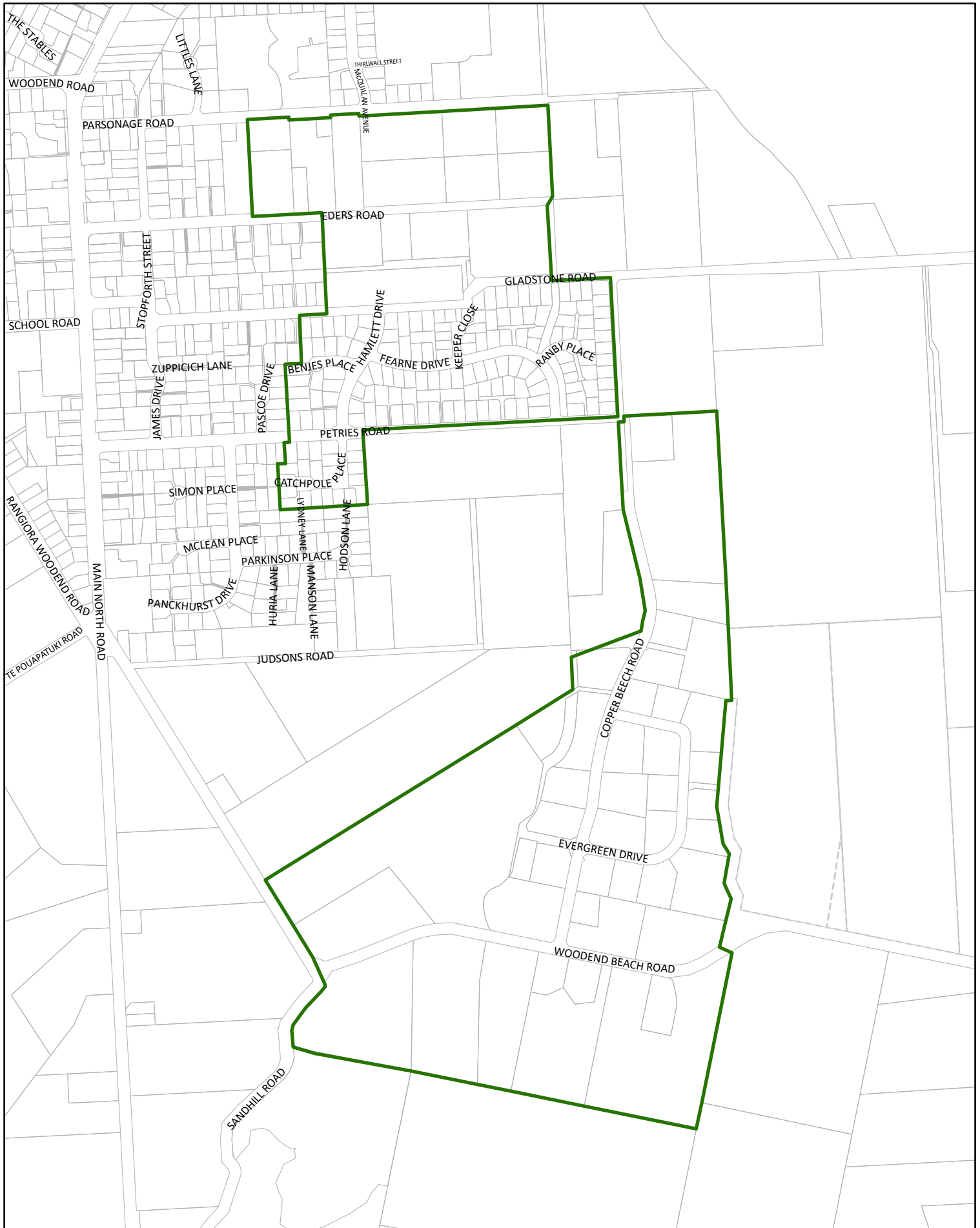
 WAIMAKARIRI DISTRICT COUNCIL	Development Contribution Area Water TUAHIVI	Map ID	Scale (A4)	
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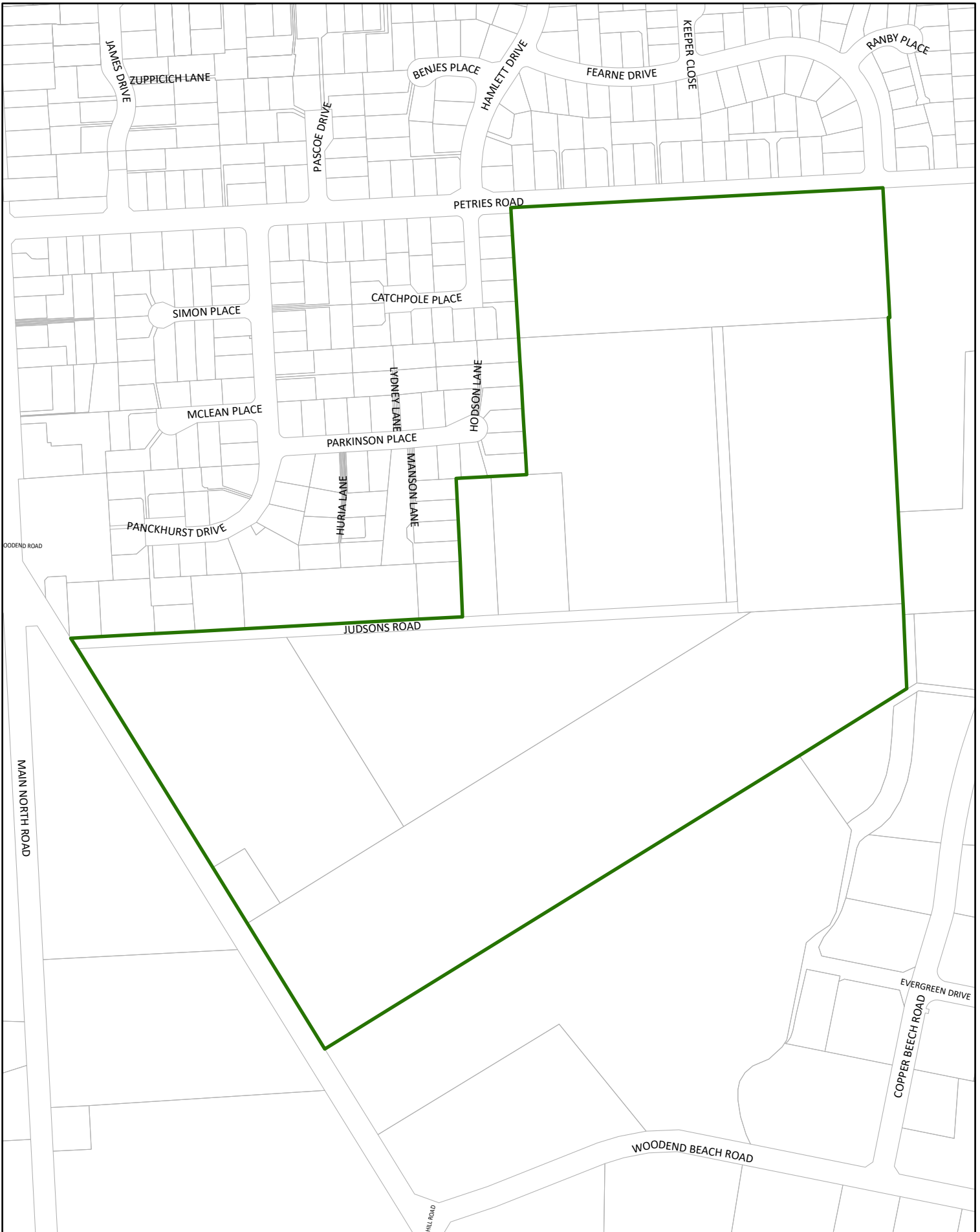
 WAIMAKARIRI DISTRICT COUNCIL	Development Contribution Area Stormwater and Roding EAST WOODEND	Map ID	Scale (A4)	
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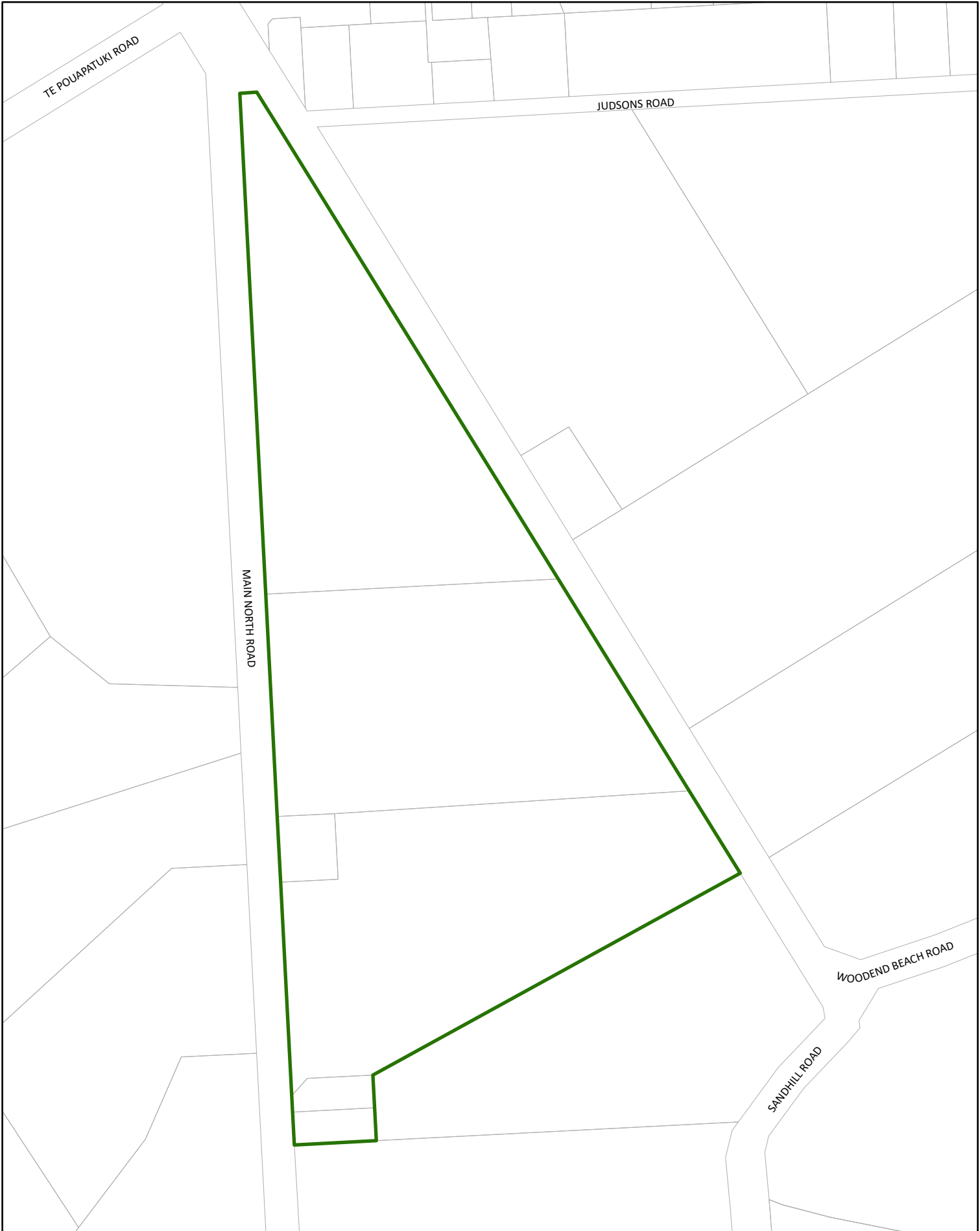
 WAIMAKARIRI DISTRICT COUNCIL	Development Contribution Area Sewer EAST WOODEND	Map ID	Scale (A4)	
		WND 1A	1:8,500	
		GIS Ref	Date	
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 WAIMAKARIRI DISTRICT COUNCIL	Development Contribution Area Stormwater WOODEND	Map ID	Scale (A4)	
		WND 2	1:4,500	
		GIS Ref	Date	
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 WAIMAKARIRI DISTRICT COUNCIL	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 Policy (2025/26)

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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 24/25 Policy was based on the District having a projected population of 81,742 by 30 June 2033, and that an estimated 32,696 HUEs based on the assumption of 2.5 people per household will be required to accommodate this projected population. In parallel with the preparation of the Long Term Plan, the 2025/26 update was prepared by ensuring growth forecasts within each DC calculation were updated by extending the previously forecasted figures by a further year. These projections are consistent with Statistics New Zealand's high variant projection for the District for 2033.

The following table sets out the anticipated population across the District based on the population projections for 30 June 2033. The Council uses its own growth model to produce high population projections as a balancing measure and to readjust projections as necessary.

	Estimated Resident Population 30 June 2028	Projected Resident Population 30 June 2033
Total	76,015	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.

Commented [JE1]: Update???

Commented [CR2R1]: I guess we should. I know this info forms part of the LTP, but I'm not actually sure where we would find this all of district data when we do an annual plan. Maybe see if Sylvia knows where we might find these updated figures. Otherwise we could maybe just tweak what is there to say something like;

The 2024/25 Policy was based on In parallel with the preparation of the Long Term Plan. The 2025/26 update was prepared by ensuring growth forecasts within each DC calculation were updated by extending the previously forecasted figures by a further year.

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 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 20254/265 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.

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.

[The only reticulated sewer scheme in the district that is not part of the EDSS is the Oxford scheme.](#)

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.

In addition, a second independent 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.

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 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 Act 1993, which may apply to any form of ownership that is recognised or provided for under Te Ture Whenua 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 development involving more than one residential unit (excluding any minor residential unit) undertaken comprehensively over one or more sites, and may include zero lot development, townhouses, apartments or terrace housing.

For the purpose of calculating Development Contributions, a building with a number of separate self-contained areas will be treated as 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 household unit or an existing, minor residential unit or subsequent 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. 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 Policy 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 policy 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, [except where a longer period is explicitly noted in Appendix three to allow for specific growth projects.](#)–

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.

4.2.3 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.

4.2.4 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 district 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.

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 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 district valuation roll.

The Council 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.

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 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 district 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 residential unit. Each additional residential unit increases the consumption of water by approximately 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 household unit established 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 two different sewerage schemes (areas) - Eastern Districts, and Oxford. While 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, [and the number of years it is calculated over](#) because of different growth [inputs](#) 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 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 household 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 roading 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 roading contribution.

4.4.5.2 Basis for assessment

There are two types of roading 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 roading 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 roading development contribution.

Circumstances for refunds or reductions for roading 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 household 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 minor residential unit will attract development contributions, as will any 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 household unit will attract development contributions. Specifically, the creation of such an allotment of a size that allows the construction of a 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;
- 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 was originally ~~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 revisit 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.

- e) A Section 226 application is ~~receieved~~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;

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 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 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 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 s 207A(1) 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 s 199A 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 2002s 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 [TBCXX June 2025](#).

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.

20254/265 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 s199A 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 s 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.

20254/265 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)

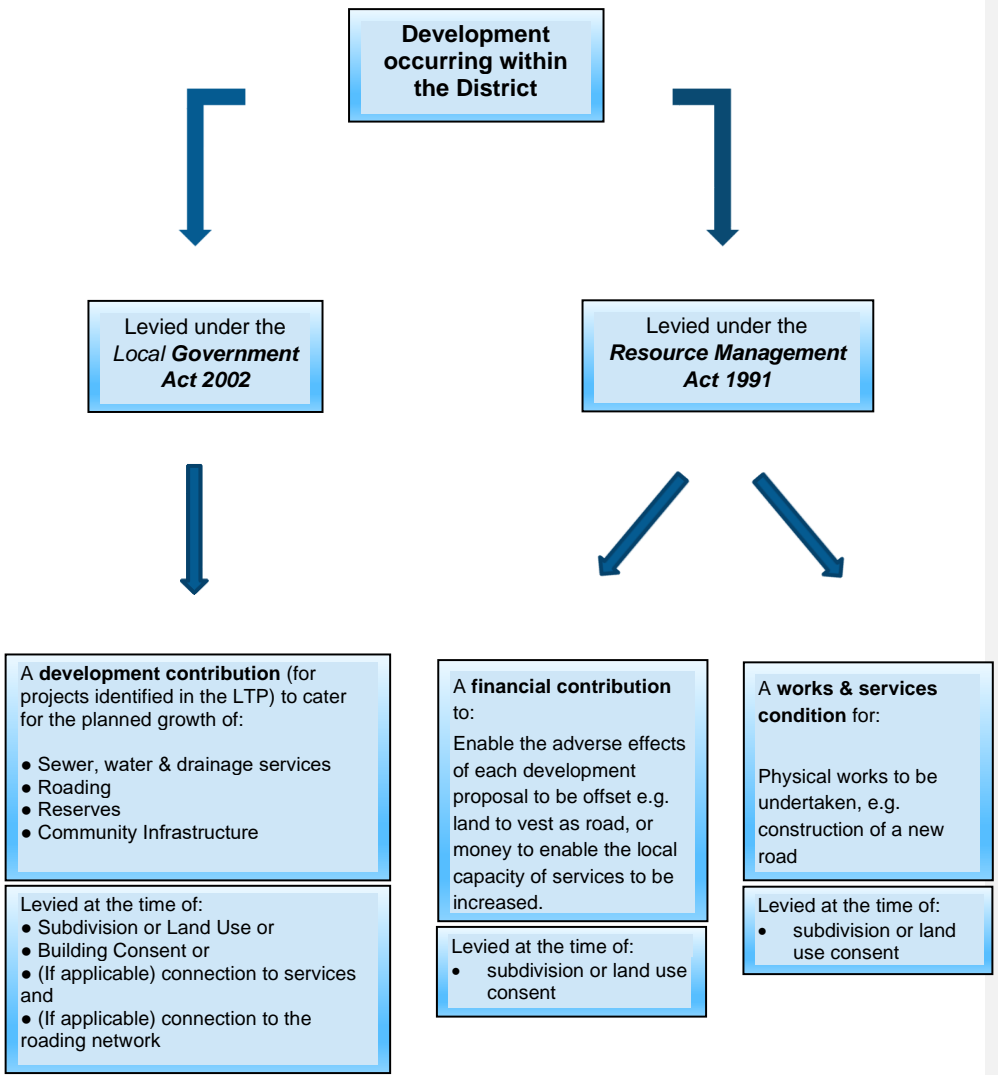
Relief sought

(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 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 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 household units in the District at the end of the LTP period
th = total estimated household units 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:

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

2.1.3 Residential 1, 2, 3, 5, 6, 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 household units in the District at the end of the LTP period
- hi = total estimated number of additional residential zone 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 household unit equivalents created by the development.

$$\text{Contribution} = \text{vm} \times \text{h}$$

Multi-unit residential includes, but is not limited to, flats, town houses, retirement villages and traveller accommodation. As set out in LGA 2002 s 203, 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 household units that the area is planned to be capable of servicing, or the number of units of water that the scheme is planned to deliver within the LTP assessment period.

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 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 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 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 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 and Oxford Wastewater Treatment Plant Upgrade 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:

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

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

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

3.2.3.2 Ocean Outfall Project and Oxford Wastewater Treatment Plant Upgrade 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 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:

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

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.

3.2.4 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:

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

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.

3.2.5 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

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

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:

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

3.2.6 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 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:

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

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

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

3.3.4 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 Roding

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 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 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 Roding 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:

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

3.4.3.4 The Red Lion Corner and Ashley Bridge Roding 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 household units in the District over 25 years

Contribution per lot equals:

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

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

3.4.4 Roding 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 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 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:

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

WAIMAKARIRI DISTRICT COUNCIL

REPORT FOR DECISION

FILE NO and TRIM NO: RAT-02-03/241203214736

REPORT TO: COUNCIL

DATE OF MEETING: 28 January 2025

AUTHOR(S): Maree Harris, Customer Services Manager

SUBJECT: Rates Remission Policy – Multiple Dwellings on a Single Rating Unit

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



General Manager



Chief Executive

1. SUMMARY

- 1.1. The purpose of this report is to request that Council introduces a rates remission policy to manage the reduction of rates on rating units that contain multiple dwellings where the second dwelling is occupied by a family member or is not available to be let.
- 1.2. The current process of managing this through the definition of SUIP (separately used and inhabited part) is high in administration effort and requires manual adjustments to property numbers for budgeting.
- 1.3. Replacing the current process with a remission policy would add transparency to the process, clarify the criteria, collect improved information and would be easier to adjust in the future if the Council wished to adjust the amount of the remission.
- 1.4. This report is not seeking to set a definition for granny flats or secondary dwellings for the purpose of this or any other policy. If Council amends the rates remission policy, a minor change to the definition of a SUIP will be required. Both the update to the remission policy and revised definition of a SUIP will be consulted with the 2025/26 Draft Annual Plan.

2. RECOMMENDATION

THAT the Council

- (a) **Receives** Report No. 241203214736
- (b) **Approves** the draft Rates Remission Policy – Remission on Multiple Dwellings on a Single Rating Unit for consultation in the 2025/26 Draft Annual Plan.
- (c) **Notes** the proposed changes to the definition of a Separately Used and Inhabited Part of a Rating Unit (SUIP) for use in calculating liability for targeted rates under Clause 7, Schedule 3 of the Local Government (Rating) Act 2002.
- (d) **Notes** that this report has no effect on development contributions.

3. BACKGROUND

- 3.1. Council sets a number of rates as a fixed charge per SUIP (separately used and inhabited part of a rating unit). This allows a separate set of fixed charges on multiple dwellings or multiple businesses held on a single rating unit. One fixed charge is applied to each separate part.
- 3.2. The definition of a SUIP is not set in the legislation, it is up to each Council to set its own criteria. The current WDC definition of a SUIP is shown on page 5 of this report. Note there

is an exception on a rating unit that contains more than one dwelling where “the second dwelling is a granny flat occupied by a member of the ratepayers household or the second dwelling is not let or available to be let.”

- 3.3. The SUIP definition has led to the exclusion of worker accommodation from the rates in situations where multiple dwellings are used for housing employees. This is on the basis that worker accommodation is considered a condition of employment rather than a general tenancy.
- 3.4. The total value of the rates reduction on multiple dwellings in 2024/25 is \$738,593 incl GST. This is spread over 14 rate types. The rates reduction is typically higher in the towns due to a higher level of fixed charges, this could be up to \$1,800 on a single dwelling.
- 3.5. Applications are currently made annually for the next rating year. A new declaration form is sent out each year. Applications received after the start of the rating year that apply to the situation existing prior to 1 July are accepted and the rates are re-set. While there is a final date advised to have applications in by, many are late with some coming in after the new rating year has started.
- 3.6. Because circumstances change during the year, and an application is required annually, the rating factors are removed from qualifying rating units just prior to the rates setting, then loaded back for the next financial year. This means that there are times when reports on rates numbers and income need to be manually adjusted. This would not be the case with a remission policy.

4. **ISSUES AND OPTIONS**

- 4.1. **Option 1:** Continue with the status quo but strengthen the criteria and tidy up the application process.

Adding to the criteria would add complexity to the definition of a SUIP that would be better situated in a rates remission policy. Any change to the application process would still require charges to be changed prior to the rates setting. It is still not certain how the current process would be managed in the new Datascape system.

- 4.2. **Option 2:** Use a rates remission to reduce rates on multiple dwellings. This would produce greater transparency as the remission is budgeted for and is shown on the rates assessment together with the actual rates liability. A remission would also be easier to adjust in the future, for example if the Council decided to collect part of the rates on second dwellings it could reduce the amount remitted. This is the recommended option.

- 4.3. Next Steps

A draft rates remission policy will be consulted as part of the Draft Annual Plan 2025 2026. It is intended to inform ratepayers that currently pay rates on rating units containing two or more dwellings directly to notify of the proposed change.

Implications for Community Wellbeing

There are not implications on community wellbeing by the issues and options that are the subject matter of this report. The outcome for most ratepayers will not change.

- 4.4. 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. 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 from the matters raised in this report as the end result, ie reductions in rates for multiple dwellings, is not expected to change significantly from the status quo.

There is expected to be a saving in staff time if a rates remission is introduced as remissions could be loaded into the system as they are approved. The need to re-set rates should also be reduced.

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 not risks arising from the adoption/implementation of the recommendations in this report. The recommendation should strengthen this process.

6.3 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

Local Government Act 2002

S.102 Funding and financial policies

S.109 Rates Remission Policy

Local Government (Rating) Act 2002

S.85 Remission of rates

S.86 Recording remitted rates

7.3. Consistency with Community Outcomes

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

7.4. Authorising Delegations

Rates remission policies are required to be set by Council.

Definition of Separately Used and Inhabited Part of a Rating Unit(SUIP)

Includes any portion inhabited or used by the owner, or a person other than the owner who has the right to use or inhabit that portion by virtue of a tenancy, lease, licence, or other agreement.

This definition includes separately used parts, whether or not actually occupied at any particular time, which are used by the owner for rental (or other form of occupation) on an occasional or long term basis by someone other than the owner.

For the purpose of this definition, vacant land and vacant premises offered or intended for use or habitation by a person other than the owner and usually used as such are defined as “used”.

For the avoidance of doubt, a rating unit that has a single use or occupation is treated as having one separately used or inhabited part.

Examples of separately used or inhabited parts include: Each flat within a block of flats, or each shop within a block of shops. The same applies to a rating unit with more than one dwelling, unless the second dwelling is a granny flat occupied by a member of the ratepayers household or the second dwelling is not let or available to be let.

For the purposes of the Kerbside Solid Waste Collection Rates, the definition of a SUIP does not include individual units in a motel complex. Multiple motel units comprise one SUIP. Any areas for managers accommodation, office or restaurant facilities are separate SUIPs.

Proposed change to wording

Examples of separately used or inhabited parts include: Each flat within a block of flats, or each shop within a block of shops. The same applies to a rating unit with more than one dwelling, ~~unless the second dwelling is a granny flat occupied by a member of the ratepayers household or the second dwelling is not let or available to be let.~~

PROPOSED NEW RATES REMISSION POLICY

6.16 Fixed charges on multiple dwellings

6.16.1 Targeted rates set as a fixed charge on each separately used and inhabited part of a rating unit (SUIP) can create inequity where the second dwelling on a rating unit is not used, or is used for private, non-profit purposes, eg to accommodate a dependent family member. Kerbside collection rates (recycling) will only be remitted when no additional bins have been supplied for use by the second unit.

6.16.2 Objective

To enable the Council to provide rates relief for ratepayers who own a rating unit containing two separately used or inhabited residential parts where the application of rates set on a fixed basis on each separately used and inhabited part may result in inequity. To allow families to provide care and accommodation to a dependant member of their immediate family, or a live-in care giver, without the burden of additional rates.

6.16.3 Criteria and Conditions

Applications for 100% remission of applicable targeted rate(s) may be received from ratepayers that have a second self-contained dwelling on their property, owned by the same ratepayer.

The rating unit must be owned by the applicant and be the applicant's principal place of residence. Applications including a signed declaration must be made in writing on the appropriate form by 31 May each year.

Once approved the remission will apply from the start of the next rating year. No consideration will be given to applications relating to the current or previous rating years.

If the circumstances leading to the remission change so that the relevant criteria are no longer met, the ratepayer must inform Council prior to the next rating year.

A rating unit used for residential purposes that includes a separately inhabited part, may be treated as one rating unit where the additional rating unit is:

- not occupied, leased or rented currently, is not advertised for short term accommodation, and is not planned to be occupied for the next rating year
- used in conjunction with the main rating unit, rent free, by a dependent member of the ratepayer's immediate family
- occupied by a person that has a dependency relationship with the primary ratepayer (medical, financial or other dependency)
- used by live-in caregivers, or to provide humanitarian assistance (in other words, used by persons who would normally "live in" if the ratepayers primary accommodation had been large enough in the first instance).
- used temporarily without charge by visiting family or friends
- offered as part of a remuneration package
- derelict or uninhabitable