

Development contributions policy

Background

Funding of growth

The population of Nelson City is expected to increase by up to 11,000 over the next twenty years. This policy provides for \$28.6 million of development and financial contributions toward the capital expenditure needed in the next ten years for this increased population. Council will spend a further \$158 million on network infrastructure to maintain and improve services for the existing population, which will not be funded from development contributions but from general rates and water charges.

An important term which is used throughout this policy is the term “Household Unit of Demand (HUD)”, HUD has the same meaning as a Residential Unit in the Nelson Resource Management Plan. A HUD is equivalent to one residential lot containing one residential unit. Each additional residential unit is assumed to generate a demand for network infrastructure equivalent to a single HUD.

Purpose of the policy

The purpose of development contributions is to, as much as possible, have those who create the need and who benefit from the additional infrastructure fund the costs of development. Development contributions are not used to fund the cost of maintaining infrastructure or improve levels of service for existing users.

The existing financial contributions policy does not cover the full cost of network infrastructure required as a result of growth. Accordingly the balance of the cost of growth would need to be funded from increased loans which would be paid through general rates and water charges. Under the financial contributions system Council loans were expected to rise from \$58.7 million in 2006/07 to \$102.1 million in 2010/11, before reducing to 54.9 million by 2016. The amount collected in rates and charges would have increased from \$38.3 million to \$49.8 million by 2016. See Tables 1 and 2 below.

In proposing a development contributions policy Council has considered the impact on the current and future social, economic, environmental and cultural wellbeing of the community and kept the contributions as low as possible for the term of the plan. To achieve this the Policy spreads the cost of each growth project over the term of growth that each project provides for. For example some water infrastructure projects have capacity to provide for over 50 years of growth. The cost of financing each project is accumulated and added to the project cost. This minimises the interest cost to developments which are undertaken during the ten year period of this plan and transfers this cost to future year’s developments. For example wastewater contributions before inflation, but including interest for 2007-08 would be \$3,332 rising to \$4,112 in 2013-2015 and by 2034-36 would be \$11,084. This effect of this policy is also demonstrated in table three which shows the amount of development contributions that will be collected during the ten years of the LTCCP for each activity, compared to the growth



component of these projects. Council has used an interest rate of 7.25% for the loans required to fund the capital expenditure required for growth. Council considers this to be appropriate based on recent past and current interest rates and the interest rate that is likely to be paid for the medium term.

Table 1 Council borrowing.

Council loans \$m										
	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16
Existing Financial Contributions policy	58.7	71.9	93.9	99.8	102.1	97.0	94.8	79.6	68.8	54.9
Development contributions policy	58.6	71.6	93.0	97.8	98.4	91.3	86.7	68.8	54.9	37.7

Therefore the impact of the development contributions policy will result in Council having \$17.2 million less in loans in 2016. This is a result of higher income from development contributions and the ongoing benefits of lower interest costs. This will mean that the Council will be in a strong financial position in 15-20 years time when it expects to have to undertake significant renewal of some infrastructure networks.

Table 2 Impact on rates

Annual general rates and water charges \$ million											
	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	10yr %inc
Existing Financial Contributions policy	38.3	42.2	44.0	46.4	48.1	49.3	49.9	50.0	49.4	49.8	47.0
Development contributions policy	38.3	42.2	44.0	46.3	47.8	48.8	49.2	49.1	48.2	48.3	49.1

Therefore Council will need to collect \$1.5 million less in rates by 2016 under the development contributions policy than the financial contributions policy.

Relationship to Resource Management Act (RMA) and financial contributions

Development contributions under the Local Government Act (LGA) 2002 are in addition to, and separate from, financial contributions under the RMA. Council intends only to require development contributions under this Development Contributions Policy for costs associated with the water supply, wastewater (sewage), stormwater and transport activities arising from growth.

Council will continue to collect financial contributions primarily for reserves and community facilities under Chapter 6 of the Nelson Resource Management Plan (NRMP). Financial contributions are based upon 5.5% of the allotment value which is payable at the section 224 stage plus 0.5% of the estimated building value (less \$71,031), which is payable on uplifting the building consent. The Council's Resource Management Plan is available for inspection at the Civic House and the Council libraries.

Council will also continue to impose conditions on resource consents under section 108(1) of the RMA and in accordance with Chapter 6 of the NRMP for works, services or financial contributions to avoid, remedy and mitigate the environmental effects of proposed developments.

Chapter 6 sets out the purposes of financial contributions and the manner in which the level of those contributions are assessed. The Council will amend the provisions of Chapter 6 through a plan change to align the development and financial contributions regimes. Financial contributions will be used as a condition of resource consent when the effect of development directly contributes to the need to remedy or mitigate the environmental effects resulting from development when those effects had not been foreseen and provided for in the LTCCP.

Legislative requirements and powers

Council is required to have a policy on development and/or financial contributions as part of its funding and financial policies in its LTCCP. Section 198 of the Act gives territorial authorities the power to require a development contribution at any of three stages: when granting resource consent for a development, a building consent or an authorisation for a service connection.

Implementation of this policy

This policy was consulted on in October and November 2006 and consideration of submissions were made on 23 November 2006.

This final policy provides for any subdivision resource consent, building consent or service connection applications received on or after 1 January 2007 will be subject to a development contribution charge under the final approved policy.

Review of this policy

It is anticipated that this policy will be updated every three years, or a shorter interval if Council deems it necessary. Any review of the policy will take account of:

- significant changes to assumptions underlying the Development Contributions Policy
- changes in Council's capital development works, including the changes arising from the Nelson Urban Growth Strategy (NUGS).
- changes in the pattern and distribution of development in Nelson City
- reviews of the Funding and Financial Policies, and the LTCCP.
- other matters Council considers relevant.

The three yearly review will include a review of the number of HUDs actually developed and an adjustment of the HUDs remaining and consequently the number of years estimated to collect the balance of HUDs.

When a development contribution is required

A development contribution for network infrastructure is required for a development where the effect of that development requires new or additional assets or assets of increased capacity in terms of network infrastructure and have been, or need to be, provided.

The effect of a development in terms of impact on these assets includes the cumulative effect that a development may have in combination with other developments.

No reduction or payment will be made for redevelopments that require fewer HUDS.

Limitations to the application of development contributions

Section 200 of the Local Government Act states that Councils must not require a development contribution if, and to the extent that:

- condition on a resource consent in relation to the same development for the same purpose; or
- the developer will fund or otherwise provide for the same reserve, network infrastructure, or community infrastructure; or
- Council has received or will receive funding from a third party for the project.

Community outcomes

Community outcomes are the city’s six strategic goals and these are outlined at the beginning of Volume 1 of the LTCCP. Development contributions are an important tool to enable Council to contribute to meeting at least three of these goals. These are:

Outcomes	How the activity contributes
Healthy land, sea, air and water We protect the natural environment.	Development contributions enable Council to provide network infrastructure that reduces the impact of people on the environment.
People-friendly places We build healthy and attractive places and live in a sustainable region.	Development contributions enable provision of good quality, sustainable and effective infrastructure and facilities.
A strong economy We all benefit from a sustainable, innovative and diversified economy.	.

Council has a goal of encouraging economic growth in Nelson. The Development Contributions Policy contributes to ensuring that the cost of growth is fairly and reasonably met by new developments.

Charging development contributions

Council will generally apply contributions for developments at the subdivision consent stage. Council considers that the subdivision consent stage is the most appropriate stage to charge a development contribution for the following reasons:

- Practicality of implementation
- Economies of scale in implementation costs
- Fairness
- Best available knowledge for projections and allocating budgets

Where additional units of demand are created by additions to land or buildings that have already been subdivided or full information is not available or any other valid reason, then Council will seek the appropriate development contribution at the building consent stage or upon request for service connection.

Capital expenditure Council expects as a result of growth

Table 3 summarises the total estimated capital expenditure Council expects to incur as a result of growth, to meet increased demand for network infrastructure over the next 10 years. The growth component of the capital expenditure budgets, excluding funding from other sources, will be funded by development contributions.

Table 3:

Summary of estimated capital expenditure and funding for growth 2006-2016

	Total \$m of projects with a growth component	The growth component of projects \$m	\$m to be collected over next 10 years from Development Contributions	\$m to be collected over next 10 years from Financial Contributions	\$m funded over the next ten years from other sources – including loans
Transport	29.846	14.883	14.883	0.749	23.797
Stormwater	24.652	6.179	2.808	0.697	17.776
Wastewater	31.842	17.086	5.193	0.720	25.929
Water	26.699	13.368	2.795	0.792	23.112
TOTAL	113.039	51.516	25.679	2.958	90.614

Notes: This table shows that \$113 million of capital expenditure has been undertaken in recent years or is planned for the next ten years with a growth component. After removing the parts of these projects which are not growth related, for example to improve levels of service, Council is undertaking \$51.5 million of capital expenditure to provide for growth. A listing of these projects is included on pages 57 to 64 of the LTCCP.

Over the next ten years Council expects to collect, before inflation, financial contributions of \$2.958 million from developments which are on land which meets the transitional arrangements set out in this policy, i.e. the land has been subdivided or an application for subdivision meets Council’s requirements.

Over the next ten years Council expects to collect, before inflation, development contributions of \$25.679 million from new subdivisions.

This policy provides for collecting development contributions based on the number of years of growth that each project provides for, therefore to balance the amount of first column, Council will borrow the difference and the column “other” of \$90.614 million reflects this. This figure includes the non-growth component projects and the growth component of projects which will be collected after the ten year period of the LTCCP. In the meantime the capital

expenditure required for growth is funded through loans and will be repaid from future development contributions. This will significantly increase the level of development contributions in future years. The non-growth component of these projects will be financed through general rates.

These figures in this table are actual expenditure dollars for previous projects or 2006/07 dollars for LTCCP projects, i.e. they are not inflation adjusted.

The growth component figure for Transport is after providing for \$13.303 million in subsidies from LTNZ.

This policy also provides for Council to continue to collect financial contributions under the Resource Management Act for Reserves and Community facilities of \$1.3 million per annum.

Capital expenditure Council has invested in anticipation of growth

The Local Government Act enables Councils to charge a development contribution towards capital expenditure already incurred by the Council in anticipation of growth. Council has included a number of upgrade projects that it has undertaken since 1998 within its calculations; these are included in the details of projects included at the end of this policy.

In addition there are a number of outstanding NCC Conditions Book entries where a developer has put in infrastructure which will serve other land. Under Clause 283(3) of the Local Government Act (1974) Council has acted as “banker” for these costs with payment being made as these other lands are developed. Further legislation has revoked Clause 283(3) Local Government Act (1974) and Council has therefore included the outstanding costs in the Development Contribution assessments

Apportioning capital expenditure for growth over time

Council has spread the costs for each project against the total number of HUDs expected to be developed over 10 years in the city i.e. 1587, for the next 10 years.

Assumption for transitioning from Financial Contributions to Development Contributions

The number of HUDs expected over 10 years is based on the decision that Financial Contributions, not Development Contributions, will be charged for sections that are yet to be developed. The table below is an assumption of how development contributions will gradually replace financial contributions over the next 10 years as new developments come on line.

Table 4 Transition from Financial Contributions to Development Contributions

Year	Financial Contribution %	Development Contribution %	No of HUDs forecast per year
1	95%	5%	12
2	80%	20%	46
3	60%	40%	92
4	40%	60%	138
5	20%	80%	184

6	10%	90%	207
7	5%	95%	219
8	0%	100%	230
9	0%	100%	230
10	0%	100%	230
		Total 10 years =	1587

Council use of development contributions

Council will use development contributions only for capital expenditure in respect to the Council activity for which they are collected. In other words, contributions collected because of a need to increase water supply capacity will only be spent on the water supply system. This will be according to an aggregated project basis for each of the activities. Taking the above matters into account, Schedule 1 shows the development contribution per household unit of demand.

Development contributions charges on subdivisions

All subdivisions pay a set amount per additional lot. The development contribution charge is set out in Schedule 1 below.

However where a subdivision involves subdividing a second dwelling from an existing title, and the second dwelling was charged a development contribution at the time the building consent was issued, then no development contribution will be payable in that instance, because there is no additional HUD created.

Schedule 1: Development contributions for each HUD

(\$/allotment)

Transport	2,196
Stormwater	3,884
Water	1,871
Wastewater	3,221,
Total	11,172

Council divided the growth related expenditure for each project by the number of HUDs that each project provides for to determine the contribution amount for each activity.

In terms of the inflation section of this policy the above contributions will be adjusted each year in line with the Capital Price Cost Index.

Existing Developments

In assessing a development or subdivision for development contributions, the Council will identify the number of units of demand that existed on the site prior to that subdivision or redevelopment, and make allowance for those HUDs in determining any additional HUDs from the new subdivision or development.

Residential building (residential unit)

For each building that is the first dwelling on a site that was approved or created on or prior to 31 December 2006, contributions will be assessed under the Financial Contributions Policy contained within the Resource Management Plan. For each building that is the first dwelling on a site, for which application to create the site/allotment was made on or after 1 January 2007, there is no development contribution payable on the first dwelling on the site, as the development contribution would have been paid at the time of

subdivision. However, a development contribution will be required as set out in Schedule 1 where a second or subsequent dwelling unit is built on a single Certificate of title.

See also the section on multi-level and multi-unit properties.

Non residential development

An assessment for non-residential developments will be made at resource consent stage and reassessed at the building consent and connection stages. Contributions will be the higher of the charges set out in Schedule 1 or the following after adjustment for development contributions already paid.

Transport

One HUD contribution for 4 parking spaces. The average number of car parking spaces per residential lot is 2.9. For non-residential developments this has been increased to 4 to take into account that businesses would have fewer traffic movements per day, particularly where staff drive to a business and the car remains in the park for the full day.

The development contribution for transport is based on including only work required for arterial, principal, collector and sub-collector roads.

The reasons for growth have been investigated and reported by Gabites Porter (Traffic and Transport Planning Consultants). Their report shows the levels of baseline growth (i.e. traffic growth for reasons other than residential, commercial or industrial growth within the local authority boundary), growth from traffic external to the local authority boundary (specifically TDC) and growth arising from residential, commercial or industrial growth within the local authority boundary. This shows that a large portion of traffic growth arises from the increase in the number of households, followed by traffic from outside of the district with no expected increased in traffic growth by the existing population. This means that most roading projects which have a growth component do not require a level of service adjustment.

The number of parking spaces will be calculated under the formula set out in the Resource Management Plan and irrespective of any adjustment made to the number of car parks as part of any appeal of the conditions of the resource consent. Where the Resource Management Plan does not require any parking, such as in the Central Business District and Stoke Commercial areas, the HUDs will be calculated on the same basis as if the property was in a similar zone where the exemption did not apply.

Wastewater

Development contribution assessed as the higher of either one HUD contribution for every two pans/urinals or the amount set out in Schedule 2 for larger pipe connections. The assessment of pans/urinals will be as set out in the Building Industry Authorities acceptable Solutions G1. The two pans approach is based on the Building Industry Authority that recommends that two pans should be included for residential buildings with an occupancy of three or more people.

Schedule 2

Internal diameter of water connection	\$
20mm	3,221
25mm	5,024
32mm	8,245
40mm	12,883
50mm	20,130
100mm	80,520
150mm	181,169

Special calculations:

Developers can request that their contribution for wastewater takes into account a significant amount of water that will not be waste water, for example fishing businesses that use water to make ice.

Water

Assessed solely on the size of connection required as set out in Schedule 3 of this policy.

Schedule 3

Internal diameter of water connection	\$
20mm	1,871
25mm	2,919
32mm	4,790
40mm	7,485
50mm	11,695
100mm	46,780
150mm	105,256

Special calculations:

Connections entirely for fire mains or sprinkler systems are exempt from contribution where a water meter has been incorporated.

Developers can also request that their contribution for water takes into account any increase in pipe size solely for fire mains or sprinkler system purposes. Information on the property tenant will need to be provided to demonstrate that no significant water-based-business activities will be undertaken on the site.

Stormwater

Development contribution assessed as one HUD contribution for every 316m² of impervious surface.

Rounding of non-residential calculations

No rounding for any of the non-residential contributions will be applied, for example a property that has 400m² of impervious surface would pay 400/316 or 1.26 HUD contributions.

Multi-level and multi-unit properties

For properties that are both multi-level and multi-unit including apartments, hotels, motels and rest homes the financial contribution shall be calculated under schedule 1 of the draft policy except for stormwater where 1 HUD will be considered equivalent to 316m² of impervious surface. This is based on assessment of new residential properties; these had an average impervious surface of this area.

Transitional arrangements

To ensure that people who have already purchased a section or who have applied for the necessary consents are not disadvantaged, if the following situation applies on 31 December 2006 then contributions will be assessed under the current Financial Contributions Policy:

- Any vacant lot; or
- Any development that has an existing Resource Consent or Building Consent issued prior to 1 January 2007; or
- Any development that has applied for a Building Consent prior to 1 January 2007; or
- Any development that has applied for Resource Consent prior to 1 January 2007 and the Resource Consent application fulfils the requirements of Section 88 of the Resource Management Act 1991, in particular that the application is not determined to be incomplete to the extent that the Council has returned the application; or
- Where a Variation is sought to a Resource Consent issued in terms of any of the above-noted transitional provisions, and where the Variation does not change the scale, nature or intensity of the development, the financial contribution applicable to the original Resource Consent shall continue to apply. Where a Variation of Consent results in an increase in scale, nature or intensity, only the portion of the development that represents the increase in scale, nature or intensity, shall be assessed under the Development Contributions Policy of the LTCCP; or
- Where any development project has an existing resource consent issued prior to 1 January 2007 for staged development, any building consent applications for the project after 1 January 2007 will continue to be assessed under Chapter 6 NRMP; or
- For subdivision applications lodged prior to Chapter 6 of the NRMP becoming operative, neither Chapter 6 nor the Development Contributions Policy (LTCCP) will be imposed upon the granting of these consents.

This means that these sections or resource consents will pay contributions at building or connection stages as set out in the paragraph on “Relationship to Resource Management Act (RMA) and financial contributions”.

Works not listed in the LTCCP

Council can only collect development contributions for projects listed in the LTCCP. There are occasions when developers provide infrastructure that will serve other properties. In these instances Council may decide to make a contribution to the infrastructure being provided, for example to have the developer build a larger water tank than is required for their subdivision. In this situation Council will require an additional contribution from the other developers or property owners served by this infrastructure, by charging them a connection fee.

Funding sources for the cost of growth

Section 101 of the Local Government Act 2002 requires Council to consider the following matters in relation to each activity to be funded.

- (i) the community outcomes to which the activity primarily contributes; and
- (ii) the distribution of benefits between the community as a whole, any identifiable part of the community, and individuals; and
- (iii) the period in or over which those benefits are expected to occur; and
- (iv) the extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity; and
- (v) the costs and benefits, including consequences for transparency and accountability, of funding the activity distinctly from other activities; and

the overall impact of any allocation of liability for revenue needs on the current and future social, economic, environmental, and cultural well-being of the community.

Consideration of these matters for each activity that Council intends to collect Development Contributions for is set out below. These are in line with the Revenue and Financing Policy adopted by Council in the LTCCP. The Revenue and Financing Policy for all activities is in volume two of the LTCCP which is available from Council offices.

Water supply

The community outcomes and the impact on the current and future social, economic, environmental and cultural well being of the community that this activity contributes to include:

Outcomes	How the activity contributes
Healthy land, sea, air and water We protect the natural environment.	A city wide water system ensures that water resources are well managed and reduces the human impact on the environment.
A strong economy We all benefit from a sustainable, innovative and diversified economy.	High quality water encourages businesses to move to Nelson. It also supports economic growth.
Kind, healthy people We are part of a welcoming, safe, inclusive and healthy community.	Clean drinking water prevents diseases and means healthier people.

Distribution of benefits

Community benefits

- Contributes to community health, fire safety.
- Assists the local economy.
- Improves amenity value of the city.

- Individual benefits
- Those connected to the public water supply receive a private benefit. Overall, the benefits have been assessed as being at 100% private. Accordingly Council has determined that the cost of growth should be paid for by those that require and benefit from the need to undertake the capital expenditure.

Actions and inactions of individuals or groups that contribute to the need to undertake the activity

None relating to capital expenditure which is required for growth.

The costs and benefits of funding the activity distinctly from other activities

Funding this account on a user pays basis provides an incentive for water conservation, which is a significant benefit.

Period in which the benefits are expected to occur

The water supply capital expenditure provides long term benefits to the community. An example of this is that the Council anticipates that the Maitai Dam and water treatment plant will provide services to Nelson well beyond the next 40 years.

The impact of the activity on the current and future well being of the community.

A good quality water supply that meets the needs of the growth of Nelson has a significant impact on the current and future social, economic, cultural and environmental well being of the community.

The capacity of the water network allows for growth that ensures that not only current users, but also future users, will benefit from the system. It is equitable that those who connect to the water network should contribute to the cost of providing that growth.

It is reasonable that when those future users arrive they make a contribution that relates to the cost of catering for that growth, including the cost of financing the loans required for growth.

Sewage disposal

Collecting, treatment and disposing of sewage – Nelson and Regional scheme

The outcomes and the impact on the current and future social, economic, environmental and cultural well being of the community that this activity contributes to include:

Outcomes	How the activity contributes
<p>Healthy land, sea, air and water We protect the natural environment.</p>	Through treatment and disposal of sewage to reduce the impact on the environment.
<p>People-friendly places We build healthy accessible and attractive places and live in a sustainable region.</p>	Through treatment and disposal of sewage to reduce harmful effects on the landscape and built environment.
<p>A strong economy We all benefit from a sustainable, innovative and diversified economy.</p>	Through treatment of industrial waste allowing businesses to operate in Nelson, and protecting tourism.

Kind, healthy people

We are part of a welcoming, safe, inclusive and healthy community.

By minimising disease and health problems.

Distribution of benefits**Community benefits**

- Contributes to community health.
- Provides recreational and environmental benefits associated with both inland and marine waters (for which there are increasing public expectations).
- Land is protected from the effects of sewage seepage.
- Sewage treatment and disposal assists the local economy.
- Meets the community's increasing environmental standards.
- Individual benefits
- Benefits are received by those connected to the sewage collection system.

Actions and inactions of individuals or groups that contribute to the need to undertake the activity

None relating to capital expenditure which is required for growth.

The costs and benefits of funding the activity distinctly from other activities

Those connected to the sewerage system receive a private benefit. Overall, the benefits have been assessed as being at 100% private. Accordingly Council has determined that the cost of growth should be paid for by those that require and benefit from the need to undertake the capital expenditure.

Period in which the benefits are expected to occur

Capital expenditure for sewage disposal provides long term benefits to the community. Many of the planned capital expenditure projects will provide services for up to 40 years, for example the Atawhai rising main and the Nelson Regional Sewerage Business Unit rising main duplication, other projects will provide benefits for between 10 and 20 years.

The impact of the activity on the current and future well being of the community.

Effective and efficient sewerage systems that meet the needs of growth has a significant impact on the current and future social, economic, cultural and environmental well being of the community.

The capacity of the network allows for growth that ensures that not only current users, but also future users, will benefit from the system. It is equitable that those who connect to the network should contribute to the cost of providing that growth.

It is reasonable that when those future users arrive they make a contribution that relates to the cost of catering for that growth, including the cost of financing the loans required for growth.

Stormwater and flood protection

The outcomes and the impact on the current and future social, economic, environmental and cultural well being of the community that this activity contributes to include:

Outcomes	How the activity contributes
<p>Healthy land, sea, air and water We protect the natural environment.</p>	Through reducing the effects of floods on the environment.
<p>People-friendly places We build healthy, accessible and attractive places and live in a sustainable region.</p>	Through reducing the likelihood of floods damaging homes, businesses or essential infrastructure.
<p>A strong economy We all benefit from a sustainable, innovative and diversified economy.</p>	Through removing restrictions on developing land when adequate drainage is provided .
<p>Kind, healthy people We are part of a welcoming, safe, inclusive and healthy community.</p>	Through reducing the likelihood of people being affected by a flood..

Distribution of benefits

Community benefits

- Disposes of stormwater and keeps urban areas (roads, land amenities, shops etc) free from floods.
- Contributes to public health and safety and maintains quality of life.
- Enhances amenity and property values.
- Individual benefits
- All landowners with stormwater runoff receive a private benefit.

Actions and inactions of individuals or groups that contribute to the need to undertake the activity

None relating to capital expenditure which is required for growth. The costs and benefits of funding the activity distinctly from other activities

The benefits of funding Council’s stormwater activity apply to all those who live in the areas where Council provides a reticulated system. Overall, the benefits have been assessed as being at 100% private. Accordingly Council has determined that the cost of growth should be paid for by those that require and benefit from the need to undertake the capital expenditure.

Period in which the benefits are expected to occur

Capital expenditure for stormwater disposal provides long term benefit to the community. Many of the planned capital expenditure projects will provide services for up to 40 years, like new pump stations, while other projects will provide benefits for between 10 and 20 years.

The impact of the activity on the current and future well being of the community.

Effective and efficient stormwater systems that meet the needs of growth has a significant impact on the current and future social, economic, cultural and environmental well being of the community.

The capacity of the network allows for growth that ensures that not only current users, but also future users, will benefit from the system. It is equitable that those who connect to the network should contribute to the cost of providing that growth.

It is reasonable that when those future users arrive they make a contribution that relates to the cost of catering for that growth, including the cost of financing the loans required for growth.

Transport

The outcomes and the impact on the current and future social, economic, environmental and cultural well being of the community that this activity contributes to include:

Outcomes	How the activity contributes
Healthy land, sea, air and water We protect the natural environment.	Through providing a range of transport systems that minimise the impact on the environment.
People-friendly places We build healthy, accessible and attractive places and live in a sustainable region.	Through taking into account the impact on public spaces when providing transport infrastructure.
A strong economy We all benefit from a sustainable, innovative and diversified economy..	Through providing and effective and efficient transport system that meets the needs of residents and businesses.
Kind, healthy people We are part of a welcoming, safe, inclusive and healthy community.	Through providing a safe transport network that provides for traffic, cyclists and pedestrians.

Distribution of benefits

Community benefits

- Ensures a land transport system that operates safely.
- Provides easy access throughout the city.
- Contributes to an attractive well-planned city, to sustainable management of resources and to a good quality of life.
- Allows people to travel to work and to leisure activities.
- Individual benefits
- All road users (motorists, pedestrians, cyclists, transport operators including all those who have goods shifted by road transport).
- Utility service providers using the road reserve for their services.

Actions and inactions of individuals or groups that contribute to the need to undertake the activity

None relating to capital expenditure which is required for growth.

The costs and benefits of funding the activity distinctly from other activities

The benefit of funding a roading network is to all residents and businesses, people who do not drive still derive an indirect benefit; roads are used for street parades, harriers and other such activities. Council has determined that the cost of growth should be paid for by those that require and benefit from the need to undertake the capital expenditure.

Period in which the benefits are expected to occur

Many of the planned capital expenditure projects will provide services for in excess of 40 years, while other projects will provide benefits for between 10 and 20 years.

The impact of the activity on the current and future well being of the community.

The transport network has a significant impact on the social, economic and environmental well being of the community. In order for the City transport network to be maintained with the present level of service in the long term, and to accommodate anticipated growth, the Council considers that additions and upgrades are necessary.

It is reasonable that when those future users arrive they make a contribution that relates to the cost of catering for that growth, including the cost of financing the loans required for growth.

Administration of development contributions

Inflation

The development contributions will be adjusted to reflect annual inflation. The adjustment will be calculated in accordance with the following formula; where:

$$ADC = DC \times (I/J)$$

ADC = the additional development contribution or exemption.

DC = the base development contribution in Schedules 1, 2 and 3.

I = the Statistics New Zealand Capital Goods Price Index, Series Reference S2CB, or its replacement index for the December quarter of the year preceding the year in which the calculation is made.

J = the Statistics New Zealand Capital Goods Price Index, Series Reference S2CB, or its replacement index for the December quarter 2005.

In the event that Statistics New Zealand Capital Goods Price Index, Series Reference S2CB, is discontinued, an equivalent index may be substituted by resolution of the Council for the purposes of this rule.

Remissions and postponements

There are no remissions or postponements of development contributions. However the policy does include an exemptions section (see below).

Extraordinary circumstances

Council reserves the discretion to enter into specific arrangements with a developer for the provision of particular infrastructure to meet the special needs of a development, for example where a development requires a special level of service or is of a type or scale that is not readily assessed in terms of units of demand.

Exemptions

The following exemptions to this policy apply:

- Water and wastewater assessments on household units where Council is not planning to provide or maintain such infrastructure in that area. This includes but is not restricted to subdivision or building works on land north east of the Gentle Annie saddle
- Boundary adjustments, and subdivisions undertaken to place existing building development onto separate titles, either unit titles or freehold titles i.e. those subdivisions that do not create additional lots and/or do not involve the erection of additional household units of demand
- Where a residential unit is replaced on a site, irrespective of the footprint
- Additions and alternations to buildings where no additional HUD is created
- A replacement building on industrial or commercial sites where allowance is made for the previous extent of impervious areas, carparks and toilet pans/urinals and water connections (see above for options for calculating industrial and commercial sites).

- Accessory buildings that do not create an additional unit of demand e.g. hay sheds.
- Integrated schools and early childhood centres as defined under the Education Act 1989.
- Social housing developments undertaken by the following organisations: Abbeyfield, Habitat for Humanity, Nelson Tasman Housing Trust and any other partnership where Council has entered into an agreement to provide social housing
- Utility lots (e.g. for power transformers), access ways or legal roads
- Reserve lots.

Developments over more than one allotment

Where a development is over more than one allotment and is subject to sections 75 and 77 of the Building Act then the development contributions will be assessed as for one allotment.

Refunds

Where development or subdivision does not proceed the refund of money will be applied in accordance with Sections 209 and 210 of the Local Government Act 2002.

Any refunds will be issued to the consent holder of the development to which they apply and will not be subject to any interest or inflationary adjustment.

Payment of development contributions

Development contributions payable on resource consent, building consent or service connection will be assessed at the time of payment.

If payment of development contribution is not received, Council will enforce payment according to powers outlined in Section 208 of the Local Government Act 2002. This section allows the Council to:

- i) withhold a certificate under section 224(c) of the Resource Management Act 1991
- ii) prevent the commencement of a resource consent under the Resource Management Act 1991
- (b) in the case of a development contribution required under section 198(1)(b), withhold a code of compliance certificate under section 43 of the Building Act 1991
- (c) in the case of development contribution required under section 198(1)(c), withhold a service connection to the development:
- (d) in each case, register the development contribution under the Statutory Land Charges Registration Act 1928, as a charge on the title of the land in respect of which the development contribution was required.

Goods and services tax (GST)

Development contributions incur Goods and Services Tax at the current rate set by central government at the time the contribution is paid.

Listing of projects for which development contributions are collected

Roading - Growth Projects (Network)

Capital expenditure project	Total Cost	% Growth	Total value of Growth	Projects prior to 1/7/06	Estimate 2006/07
Corridor Study	21,000,000	100%	9,870,000	0	-
Saxton Rd - Main Rd - Nayland	320,000	100%	320,000	0	320,000
Nayland Road - Saxton-Monaco	300,000	100%	171,000	0	-
Ridgeway connection	443,000	100%	443,000	0	40,000
Wakefield Quay	100,000	100%	57,000	0	57,000
Marsden /The Rigeway Intersection	453,000	100%	453,000	0	50,000
Brook/Seymour	261,000	100%	261,000	0	20,000
Tahuna Intersection upgrade	350,000	80%	280,000	0	280,000
Trent Drive Airport	160,000	20%	15,040	0	15,040
Seal Railway Reserve	200,000	20%	18,800	0	18,800
Waimea Road	370,000	20%	34,780	0	-
Saxton Field underpass	770,000	20%	154,000	0	-
Waimea Road	20,000	20%	4,000	0	-
Trafalgar 200 connection	150,000	20%	14,100	0	-
Path widening	100,000	20%	9,400	0	-
Poormans Stream	140,000	20%	28,000	0	-
The Brook	10,000	20%	2,000	0	-
Cycleway Capital	1,381,000	20%	129,814	129,814	-
Quarantine Road/ Nayland Rd	1,268,000	100%	595,960	595,960	-
Saxton Rd Roundabout	180,000	100%	102,600	102,600	-
Rural Road reseals	988,000	100%	988,000	988,000	-
Stoke By-pass	882,000	100%	882,000	882,000	-
Capital Subtotals	<u>29,846,000</u>		14,833,494	2,698,374	800,840

Accumulated Interest @ 7.25%		242,276
Development contributions before Finance	\$2,001	(24,653)
		<u>1,018,463</u>
Cumulative total		<u>3,716,837</u>

Estimate 2007/08	Estimate 2008/09	Estimate 2009/10	Estimate 2010/11	Estimate 2011/12	Estimate 2012/13	Estimate 2013/14	Estimate 2014/15	Estimate 2015/16
-	3,290,000	3,290,000	3,290,000	-	-	-	-	-
-	-	-	-	-	-	-	-	-
171,000	-	-	-	-	-	-	-	-
400,000	3,000	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
400,000	3,000	-	-	-	-	-	-	-
240,000	1,000	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
34,780	-	-	-	-	-	-	-	-
14,000	-	140,000	-	-	-	-	-	-
-	4,000	-	-	-	-	-	-	-
-	-	14,100	-	-	-	-	-	-
-	-	-	4,700	4,700	-	-	-	-
-	-	-	-	28,000	-	-	-	-
-	-	-	-	2,000	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
1,259,780	3,301,000	3,444,100	3,294,700	34,700	-	-	-	-
343,279	519,400	755,301	974,063	1,067,083	1,034,471	979,221	925,310	859,242
(97,953)	(206,742)	(334,986)	(492,641)	(616,329)	(723,666)	(841,976)	(931,486)	(1,029,282)
1,505,106	3,613,658	3,864,415	3,776,122	485,454	310,805	137,245	6,176	170,040
5,221,943	8,835,601	12,700,016	16,476,138	16,961,592	17,272,397	17,409,642	17,403,466	17,233,425

Stormwater - Growth Projects

Capital expenditure project	Total Cost	% growth catchment	Total value of Growth	Projects prior to 1/7/06	Estimate 2006/07
Arapiki Stream	3,053,000	3.6%	109,908	0	21,096
Arapiki Stream (pre July 2006 works)	2,602,953	3.6%	93,706	93,706	0
York Stream	1,190,000	36.0%	428,400	0	3,600
York Stream (pre July 2006)	1,153,259	36.0%	415,173	415,173	0
Orchard Creek	1,223,000	32.6%	398,698	0	59,332
Orchard Creek (pre July 2006)	2,104,640	32.6%	686,113	686,113	0
Todds Valley Stream	1,165,678	22.2%	265,804	10,504	0
Nayland/Saxton Roads/ Railway reserve - piping ditches	1,485,000	38.7%	574,695	0	178,020
Pump Station, pumps, outfall Grove St Prior July 06	7,228,564	26.7%	1,930,027	1,930,027	0
Weka St Collingwood to PS	1,889,893	31.4%	593,426	593,426	
Trafalgar St to Maitia outfall	500,000	31.4%	157,000	0	0
Cambria - Collingwood to Tasman	170,000	31.4%	53,380	0	0
Tasman - Halifax to Bridge	95,000	31.4%	29,830	0	29,830
Tasman - Halifax to Grove	47,500	31.4%	14,915	0	2,355
Halifax - Tasman to Milton	290,000	31.4%	91,060	0	0
Cond 531 (Reeves St)	170,000	31.4%	53,380	0	0
Cond 606(124,126&128 Tahunanui Drive)	4,784	100.0%	4,784	4,784	0
Cond 607 (16 Stansell Ave)	5,450	100.0%	5,450	5,450	0
Cond 649 (104-112 Tahunanui Dr & 77, 69 Muritai St)	3,749	100.0%	3,749	3,749	0
Cond 650 (250 Songer & 3 Willow Ave)	46,468	100.0%	46,468	46,468	0
Cond 654 (55 Konini St)	4,800	100.0%	4,800	4,800	0
Cond 704 (Strathhaven culvert)	2,599	100.0%	2,599	2,599	0
Cond 706, 707, 708, 710 (134,136,138 & 1450 Quebec Rd	27,601	100.0%	27,601	27,601	0
Cond 723,724,725,726,727,728(31,33, 35,33A,39,39A Tahunanui Drive	7,174	100.0%	7,174	7,174	0
Cond 790 (67 Tosswill & 17,19, 23 Tamaki St)	16,693	100.0%	16,693	16,693	0
Cond 830(Suffolk Rd)	6,216	100.0%	6,216	6,216	0
Cond 837 (184,186,188,190, 1/190 The Ridgeway)	67,609	100.0%	67,609	67,609	0
Cond 847 (Manson Ave)	5,519	100.0%	5,519	5,519	0
	<u>85,280</u>	100.0%	<u>85,280</u>	<u>85,280</u>	<u>0</u>
	<u>24,652,429</u>		<u>6,179,457</u>	<u>4,012,891</u>	<u>294,233</u>
Accumulated Interest @ 7.25%					297,930
Development contributions before Finance		\$3,305			(39,660)
					<u>552,503</u>
Cumulative total					<u>4,565,394</u>

Estimate 2007/08	Estimate 2008/09	Estimate 2009/10	Estimate 2010/11	Estimate 2011/12	Estimate 2012/13	Estimate 2013/14	Estimate 2014/15	Estimate 2015/16
34,380	35,280	8,712	10,440	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	7,200	7,200	32,400	36,000	54,000	288,000	0
0	0	0	0	0	0	0	0	0
117,360	88,998	133,008	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	11,100	0	133,200	0	111,000
278,640	118,035	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	12,560	0	144,440	0	0	0	0	0
0	0	0	0	0	0	53,380	0	0
0	0	0	0	0	0	0	0	0
0	12,560	0	0	0	0	0	0	0
0	0	9,420	0	81,640	0	0	0	0
0	0	0	6,280	0	47,100	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
430,380	267,433	158,340	168,360	125,140	83,100	240,580	288,000	111,000
322,317	311,358	251,256	142,209	20,197	19,888			
(152,030)	(304,060)	(456,090)	(608,120)	(684,135)	(723,795)	(760,150)	(760,150)	(760,150)
600,667	274,731	(46,494)	(297,551)	(538,798)	(620,807)	(519,570)	(472,150)	(649,150)
5,166,060	5,440,791	5,394,297	5,096,747	4,557,948	3,937,141	3,417,571	2,945,421	2,296,271

Wastewater (incl Sewage) Disposal - Growth Projects

Capital expenditure project	Total Cost	% Growth	Total value of Growth	Projects prior to 1/7/06	Estimate 2006/07
Nelson north wastewater plant	9,235,000	25%	2,308,750	778,750	1,530,000
Wetlands	2,100,000	20%	420,000	0	0
Parkers 1&2 pump station	1,415,000	25%	353,750	0	0
Parkers 1&2 rising main	185,000	20%	37,000	0	0
Atawhai rising main	3,250,000	100%	3,250,000	0	0
Vanguard pump station	600,000	34%	204,000	136,000	68,000
Quarantine Rd Pump Station	645,000	25%	161,250	0	0
Other pump station upgrades in 10 yr plan	645,000	20%	129,000	0	0
Todd Valley	215,000	77%	165,550	0	0
Trunk main upgrades in 10 yr plan	995,000	20%	199,000	0	0
NRSBU ATAD upgrade	1,075,000	100%	1,075,000	0	0
NRSBU rising main duplication	10,800,000	75%	8,100,000	0	0
Old condition contributions	682,280	100%	682,280	682,280	0
	<u>31,842,280</u>		17,085,580	1,597,030	1,598,000
Accumulated Interest @ 7.25%					172,073
Development contributions before Finance		\$3,136			(37,632)
					<u>1,732,441</u>
Cumulative total					<u>3,329,471</u>

Estimate 2007/08	Estimate 2008/09	Estimate 2009/10	Estimate 2010/11	Estimate 2011/12	Estimate 2012/13	Estimate 2013/14	Estimate 2014/15	Estimate 2015/16
0	0	0	0	0	0	0	0	0
0	0	420,000	0	0	0	0	0	0
25,000	275,000	53,750	0	0	0	0	0	0
0	37,000	0	0	0	0	0	0	0
0	0	0	0	3,250,000	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	53,750	107,500	0	0	0	0	0
0	0	0	0	86,000	43,000	0	0	0
0	0	0	0	0	165,550	0	0	0
0	94,000	3,000	32,000	0	0	0	70,000	0
0	1,075,000	0	0	0	0	0	0	0
0	2,025,000	2,025,000	2,025,000	2,025,000	0	0	0	0
0	0	0	0	0	0	0	0	0
25,000	3,506,000	2,555,500	2,164,500	5,361,000	208,550	0	70,000	0
						0	0	0
234,516	356,656	560,015	706,622	948,088	1,123,397	1,107,763	1,088,963	1,065,891
(144,256)	(288,512)	(432,768)	(577,024)	(649,152)	(686,784)	(721,280)	(721,280)	(721,280)
115,260	3,574,144	2,682,747	2,294,098	5,659,936	645,163	386,483	437,683	344,611
3,444,731	7,018,874	9,701,621	11,995,719	17,655,655	18,300,818	18,687,301	19,124,984	19,469,596

Water supply - Growth Projects

Capital expenditure project	Total Cost	% Growth	Total value of Growth	Projects prior to 1/7/06	Estimate 2006/07
Water treatment plant filters	9,895,000	13%	1,286,350	1,286,350	0
Cross city link	2,500,000	25%	625,000	625,000	0
Wastney Terrace pump station	331,000	2%	6,620	6,620	0
Todds Valley Upgrade	200,000	74%	148,515	0	148,515
Maitai Pipeline Design	242,000	57%	137,940	0	0
Maitai Pipeline Duplication	8,016,000	100%	8,016,000	0	0
Atawhai #2 Reservoir	1,212,000	36%	436,320	0	0
Atawhai trunk main	2,259,000	36%	813,240	0	0
Obs Hill No2 Reservoir & pump station	186,000	21%	39,724	0	0
Stoke reservoir	1,212,000	100%	1,212,000	0	0
Additional reservoir trunk main	646,000	100%	646,000	0	0
	<u>26,699,000</u>		<u>13,367,709</u>	<u>1,917,970</u>	<u>148,515</u>
Accumulated Interest @ 7.25%					143,493
Development contributions before Finance		\$ 1,760			(21,120)
					<u>270,888</u>
Cumulative total					<u>2,188,858</u>

Estimate 2007/08	Estimate 2008/09	Estimate 2009/10	Estimate 2010/11	Estimate 2011/12	Estimate 2012/13	Estimate 2013/14	Estimate 2014/15	Estimate 2015/16
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
137,940	0	0	0	0	0	0	0	0
8,016,000	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	436,320	0
0	0	0	0	0	0	0	813,240	0
0	0	0	0	0	0	0	39,724	0
0	0	0	0	0	0	0	0	1,212,000
0	0	0	0	0	0	0	0	646,000
8,153,940	0	0	0	0	0	0	1,289,284	1,858,000
453,845	774,461	808,511	819,360	826,042	830,768	830,976	880,163	997,118
(80,960)	(161,920)	(242,880)	(323,840)	(364,320)	(385,440)	(404,800)	(404,800)	(404,800)
8,526,825	612,541	565,631	495,520	461,722	445,328	426,176	1,764,647	2,450,318
10,715,683	11,328,224	11,893,854	12,389,375	12,851,096	13,296,424	13,722,600	15,487,247	17,937,565

Development Contributions Overall Assumptions

1. To determine the number of HUDs available for development in each catchment, consideration has only been given to current zoning of the land and not possible zoning decisions that arise out of the Nelson Urban Growth Strategy (NUGS).
2. Some projects might include a mix of renewals work and provision for growth. Only the incremental cost over and above what would have been required for the renewal portion of the project is included in the development contributions.
- 3.
4. In the event that assets need to be upgraded or replaced ahead of their expected life, the cost of growth includes the depreciation not collected over the reduced life expectancy of the asset.
5. Only assets owned by NCC, or for which NCC has operational, maintenance or financial responsibility have been considered for development contributions.
6. The conditions-based contributions for which development contributions have been calculated are works or projects that have been undertaken to allow development to proceed, typically to complete the network and ensure that the downstream effects arising from development are mitigated.

Transport Calculations and Assumptions

1. Arterial, principal, collector and sub-collector roads are the only roads considered for growth related costs, as they carry traffic from throughout the system. Local roads are not included.
- 2.
3. The reasons for growth have been investigated and reported by Gabites Porter traffic and transport planning consultants. Their report shows the levels of baseline growth, i.e. traffic growth for reasons other than residential, commercial or industrial growth within the local authority boundary, growth from traffic external to the local authority boundary, specifically Tasman District and growth arising from residential, commercial or industrial growth within the Nelson local authority boundary. Based on this report, annual rates of increase are assumed to be:

New Development	1.2%
Tasman/external	0.4%
Baseline Population Traffic Growth	0.0%

Stormwater

1. The total costs of the projects are spread over the total number of lots reasonably possible in the catchment, taking into account average lot size and terrain. Essentially, there are four categories:

High density	414 m ² /lot
Medium density	1,333 m ² /lot
Low density	30000 m ² /lot
Industrial	2,500 m ² /lot

Wastewater

1. The number of HUDs available for development is based on the available residential area divided by average property size of lots that are too small for further subdivision ie those less than 800m².

Water Supply

1. HUDs for pump stations and pipelines are based on peak demand.
2. HUDs for reservoirs are based on average demand.
3. Industrial and commercial water users have been converted to an equivalent household demand, either peak flow or average daily use depending on the project, to determine the number of HUDs in a catchment.

Glossary of terms relating to development contributions

Activity means a good or service provided by, or on behalf of, a local authority and includes—

- (a) the provision of facilities and amenities, for example water supply sewage disposal;
- (b) the making of grants; and
- (c) the performance of regulatory and other governmental functions.

Allotment has the meaning given to it in section 218(2) of the Resource Management Act 1991.

Applicant is the person/persons that apply for a resource consent, building consent or service connection.

Asset Management Plan means Council documents that outline how the Council will manage and provide infrastructure assets.

Capital expenditure means the cost Council expects to incur to provide infrastructural assets for the running of the city's network infrastructure.

Community outcomes

- (a) means the outcomes for that district or region that are identified as priorities for the time being through a process under section 91 of the Local Government Act 2002; and (b) includes any additional outcomes subsequently identified through community consultation by the local authority as important to the current or future social, economic, environmental, or cultural well-being of the community.

Consent holder is the person/persons to whom the resource consent, building consent or service connection was granted.

Development means any subdivision or other development including building work that generates a demand for reserves, network infrastructure, or community infrastructure.

Development contribution means a contribution -

- (a) provided for in a development contribution policy included in the Council's Long-term Council Community Plan; and
- (b) calculated in accordance with the methodology; and
- (c) comprising-
 - (i) money; or
 - (ii) land, including a reserve or esplanade reserve (other than in relation to a subdivision consent), but excluding Maori land within the meaning of Te Ture Whenua Maori Act 1993, unless that Act provides otherwise; or
 - (iii) both.

Development Contribution Policy means the policy on development contributions included in the long-term council community plan of the Council under section 102(4)(d) of the Local Government Act 2002.

District means the district of a territorial authority, in this case the Nelson City area.

Financial contribution has the same meaning as financial contributions in s108(9)(a)-(c) of the Resource Management Act 1991.

Goods and services tax (GST) means goods and services tax under the Goods and Services Tax Act 1985 or any legislation substituted for the same.

Household Unit of Demand (HUD) has the same meaning as Residential Unit in the Nelson Resource Management Plan. The HUD is equivalent to one residential lot containing one residential unit. Each additional residential unit is assumed to generate a demand for network infrastructure equivalent to a single HUD. LGA 2002 means the Local Government Act 2002 or any legislation that might replace the same.

Methodology has the same meaning as methodology in s197 of the Local Government Act 2002 and how the contributions are calculated.

Network infrastructure means the provision of roads and other transport, water, wastewater and stormwater collection and their management.

Non-residential development means any development that is not for a residential unit.

Residential unit means a single self-contained household unit, used principally for residential activities, whether by one or more persons and including accessory buildings. Where more than one kitchen facility is provided on the site, there shall be deemed to be more than one residential unit.

RMA 1991 means the Resource Management Act 1991.

Schedule of development contributions means the schedule to the Council's development contributions policy required by section 201 of the Local Government Act 2002 and setting out the information required by section 202 namely:

- • the contributions payable in each district in respect of reserves, network infrastructure and community infrastructure;
- • the events giving rise to the requirement for development contribution; and
- • specified by district and by activity.

Service connection means a physical connection to a service provided by, or on behalf of the Council.

Subdivision has the same meaning as Section 218 of the Resource Management Act 199 i.e.

(a) The division of an allotment—

- (i) by an application to a District Land Registrar for the issue of a separate certificate of title for any part of the allotment; or
- (ii) by the disposition by way of sale or offer for sale of the fee simple to part of the allotment; or
- (iii) by a lease of part of the allotment which, including renewals, is or could be for a term of more than 35 years; or
- (iv) by the grant of a company lease or cross lease in respect of any part of the allotment; or
- (v) by the deposit of a unit plan, or an application to a District Land Registrar for the issue of a separate certificate of title for any part of a unit on a unit plan; or

- (b) An application to a District Land Registrar for the issue of a separate certificate of title in circumstances where the issue of that certificate of title is prohibited by section 226.