

# New Plymouth District Council

## Development and Financial Contributions Policy 2021

### Contents

Council to seek development contributions.....	3
Who is required to make development contributions .....	3
How will the Council use development contributions.....	3
Summary of Financial Contributions Policy .....	3
Growth in New Plymouth District.....	4
Growth planning and prioritisation .....	4
Rationale for seeking development contributions .....	5
Community outcomes.....	5
Distribution of benefits and cost allocation.....	5
Community facilities provided within a development.....	5
Transportation .....	5
Water supply.....	6
Wastewater treatment .....	6
Stormwater collection and management.....	6
Parks and open spaces.....	7
Community infrastructure .....	7
Period of benefits.....	8
Actions contributing to the need to undertake the activity .....	8
Approach to funding .....	8
Intergenerational equity .....	8
Overall impact assessment .....	8
Development agreements .....	9
Level of capital expenditure required for growth for 2021-2031.....	9
Calculating development contributions.....	10
Geographic area.....	10
Units of demand.....	12
Calculation of charges.....	12
Inflation.....	13
Maximum contributions for reserves .....	13
Capital or land based contribution .....	13

Significant assumptions related to development contributions .....	13
Payment of development contribution charges .....	14
Reconsideration of development contributions .....	14
Right to reconsideration .....	14
Lodging a request for reconsideration.....	14
Reconsideration process.....	14
Step 1: Receive the request for reconsideration .....	14
Step 2: Assessing the request for reconsideration .....	15
Step 3: Outcome of assessment of request for reconsideration.....	15
Remissions, postponement or refund of development contributions .....	15
Schedule 1.....	16
When are development contributions applied?.....	16
Assessing requirement for development contributions.....	16
Development contribution costs .....	16
Network catchments.....	17
Transportation, Parks, Stormwater and Community Infrastructure networks .....	18
Wastewater network .....	20
Water networks .....	21
Waitara catchment (stormwater).....	22
Local area catchments .....	23
Waimea Local area.....	24
Waitara Local area .....	25
Development areas.....	26
Area Q.....	27
Upper Carrington .....	28
Junction.....	29
Patterson Road.....	30

## Council to seek development contributions

1. A development contribution is a levy collected under the Local Government Act, 2002 (LGA 2002) to ensure any development that creates additional demand on council infrastructure contributes to the additional costs created.
2. The New Plymouth District Council's (the Council) policy is to seek development contributions from those persons undertaking development in the district to recover a fair, equitable, and proportionate amount of the total cost of capital expenditure necessary to service growth in the district. This policy sets out:
  - The reasons Council has chosen to use development contributions as a funding source;
  - The methodology and rationale used for calculating the development contribution charges;
  - The assessment of contributions payable on developments; and
  - The process of calculating and paying development contributions.

## Who is required to make development contributions

3. Those undertaking certain activities may be required to make a development contribution if the effects of a development (including cumulative effects) require the Council to incur capital expenditure to provide new or additional assets, or to increase the capacity of existing assets.
4. Those undertaking certain activities may also be required to make development contributions for capital expenditure the Council has already incurred in anticipation of future development.
5. More information about when a development contribution will be required is set out in paragraphs 83 to 89.

## How will the Council use development contributions

6. The Council will use development contributions to fund community facilities such as:
  - a) Network infrastructure – including the provision of roads and other transport, water, wastewater, and stormwater collection and management.
  - b) Community infrastructure – including land, or development assets on land, owned or controlled by the territorial authority for the purpose of providing public amenities (includes land that the Council will acquire for that purpose).
  - c) Reserves – which may include land acquisition and development.

## Summary of Financial Contributions Policy

7. The Council's Financial Contributions Policy is a component of the New Plymouth District Plan. Under the LGA 2002, this policy is required to summarise the financial contribution provisions in the District Plan.
8. The Financial Contributions Policy was formulated pursuant to the Resource Management Act 1991 (RMA). The circumstances under which financial contributions may be required are:
  - For the impacts on network infrastructure resulting from subdivision and/or development and/or other land use.
  - Requirements for areas of new open space in development areas resulting from subdivision and/or development and/or other land use.

9. Under the Financial Contributions Policy developers are required to meet the full cost of on-site infrastructure demands of their developments, e.g. water pipes required to connect to the water network. They will also be required to meet a fair and reasonable cost of the off-site infrastructure works required.
10. The Financial Contributions Policy has a provision to require financial contributions for community facilities (as defined in the District Plan). This provision is not currently applied.
11. The Operative District Plan contains financial contribution provisions. However, the Proposed New Plymouth District Plan (notified on 23 September 2019) does not contain financial contributions because at the time of notification, the RMA required that they be removed from District Plans. Since notification, the RMA has been amended again and now Council has the option of including financial contributions in its (proposed) District Plan. If Council wishes to include financial contributions in the Proposed District Plan, a variation or a plan change will be undertaken. In the meantime, financial contributions can still be taken under the Operative District.

### Growth in New Plymouth District

12. The National Policy Statement on Urban Development 2020 (NPS-UD) recognises the national significance of:
  - Having well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.
  - Providing sufficient development capacity to meet the different needs of people and communities.
13. The Council proposes various capital projects that will meet the NPS-UD requirements to cater for the predicted growth in the District. This policy details how these growth-related capital projects are funded.

### Growth planning and prioritisation

14. Among Council's important roles is planning the way the District is shaped (where people live) and the way people get around it. This means prioritising and managing future residential growth so that the community will know the expectations around how the district will grow, the standard of amenity required and the supporting infrastructure requirements so that informed investment decisions can be made.
15. The Council has conducted a comprehensive assessment of future growth opportunities for the district through the Housing and Business Development Capacity Assessment, June 2019 (HBA).
16. The HBA involved a detailed analysis of housing and business growth across the New Plymouth District, based on current and future levels of demand, supply and development capacity. The evidence base of the HBA has informed and provided background data for New Plymouth's growth story and the development of the Proposed District Plan.
17. Through the HBA, the Council has prioritised how undeveloped residential areas, infill and green field development will happen across the district and where that growth should occur. Central to this has been to ensure that the network wide infrastructure and community facilities are available and have sufficient capacity to cater for development.
18. In addition, the Council has also prioritised several specific development areas to be serviced and available for development during the 10 years of the LTP. Considerations have included any new or additional

assets or increased capacity required to service the district's growth priorities, and the anticipated cost of providing community facilities to those areas identified.

### Rationale for seeking development contributions

19. This section explains, in terms of the matters required to be considered under section 101(3), why the Council has determined to use development contributions.

### Community outcomes

20. The activities funded by development contributions contribute both directly and indirectly to the following Community Outcomes as set out in the Council's Long-Term Plan 2021-2031:

#### **Community**

Achieving wellbeing through a safe, creative, active and connected community while embracing Te Ao Māori

#### **Caring for our place**

Nurturing our environment, mitigating our impact and adapting to climate change

#### **Prosperity**

Growing a resilient, equitable and sustainable economy where people want to work, live, learn, play and invest across our district.

### Distribution of benefits and cost allocation

21. The Council has assessed who will benefit from provision of community facilities, considering the community as a whole, an identifiable part of the community, and/or individuals. Details of the Council's assessment is:

### *Community facilities provided within a development*

22. Demand for new community facilities within a development (including roads, water supply, wastewater, stormwater, parks, and community infrastructure) primarily benefits those groups or individuals undertaking the development. The Council considers it most reasonable and fair to recover this capital expenditure through development contributions from those groups or individuals undertaking the development.
23. Where a community facility is within a development but has benefits for the wider community, the Council determines it reasonable and fair to recover the portion of capital expenditure providing those benefits from those groups or individuals who will receive the benefits, e.g. through rates funding from existing dwellings in a development area, or from the district as a whole.

### *Transportation*

24. The transportation network enables the movement of people, goods and services throughout the district. Therefore, the transportation network is available to all of the community and benefits the community as a whole.
25. Where demand for new transportation assets or additional capacity or improvements to the transportation network benefits general growth in the district, the Council considers it most reasonable and fair to recover a portion of transportation infrastructure costs through development contributions from all developments in the district. The portion of these costs attributed to growth is split proportionally between current development in the district and future demand created by growth.

26. Where new or additional capacity or improvements are required to the transportation network as a direct result of growth in a local area or a specific development area, the Council considers it most reasonable and fair to recover the costs of providing this infrastructure through development contributions from those developments that receive a benefit. Where these works provide wider benefits, the Council considers it most reasonable and fair to recover the portion of capital expenditure providing the wider benefits from those groups or individuals who will receive the benefit, e.g. through rates funding or other sources.

#### *Water supply*

27. Predominantly, it is those individuals and properties connected to, or able to connect to the water supply network, that benefit from water supply, and not the community as a whole. There are no significant direct or indirect benefits identified for those residents who are unable to connect to the network.
28. Where new assets or additional capacity or improvements to the water supply benefits growth, the Council considers it most reasonable and fair to recover a portion of these costs through development contributions from developments that connect to the Council's water network. The portion of these costs attributed to growth is split proportionally between the cost to meet growth demand, and the cost to provide additional benefits to existing users of the network such as improved network resilience.

#### *Wastewater treatment*

29. Predominantly, it is those individuals and properties connected to, or able to connect to the wastewater supply network, that benefit from the network and not the community as a whole. There are no significant direct or indirect benefits identified for those residents who are unable to connect to the wastewater network.
30. Where demand for new or additional capacity or improvements to the wastewater network is generated by and benefits growth across the network, the Council considers it most reasonable and fair to recover a portion of these costs through development contributions from developments that connect to the Council's wastewater network. In such cases, the cost allocation to development contributions will be split proportionately between all developments that connect to the network. Because existing connections to the wastewater network receive no additional benefits from growth related expenditure on the network, there will be no allocation of costs to existing connections.
31. Where new or additional capacity or improvements are required to the wastewater network as a direct result of growth in a local area or a development area, the Council considers it most reasonable and fair to recover the costs of providing this infrastructure through development contributions from those developments that generate the need and receive a benefit from the infrastructure within that area.

#### *Stormwater collection and management*

32. Primarily, stormwater collection and management benefits those people and properties within the Council's hydrological catchment areas.
33. Generally, properties with a large proportion of area covered in impervious materials such as buildings and concrete create more stormwater run-off than properties with large areas of uncovered ground or natural foliage. For this reason, the Council calculates development contributions in relation to the area covered by impervious materials within a property.
34. Where a new development will add to demand on existing or future stormwater infrastructure, the Council considers it reasonable and fair to recover these costs through development contributions.

35. Where demand for new or additional capacity or improvement to the stormwater system is driven by general growth in a stormwater catchment, the Council considers it most reasonable and fair to recover a portion of these costs through development contributions from all developments within a stormwater catchment. In such cases, the cost allocation to development contributions will be split proportionately between all developments in the stormwater catchment. Because existing developments receive no additional benefits from growth related expenditure on the network, there will be no allocation of costs to existing connections.

#### *Parks and open spaces*

36. The Council's parks and open spaces network is spread across the New Plymouth District. It is difficult to identify the direct beneficiaries of this diverse portfolio because access to most parks and open spaces is not limited or monitored.
37. The New Plymouth District Plan identifies preferred esplanade reserves and other open spaces for purchase during development of certain areas of the district. Where demand for new assets or additional capacity or improvements to the parks and open spaces network benefits general growth in the district, the Council considers it most reasonable and fair to recover a portion of costs to provide these facilities through development contributions. Because parks and open spaces facilities benefit the entire district, the portion of these costs attributed to growth is split proportionally between current demand in the district and future demand created by growth.
38. Where new or additional capacity or improvements are required to the parks and open spaces network as a direct result of growth in a local area or a specific development area, the Council considers it most reasonable and fair to recover the costs of providing this infrastructure through development contributions from those developments that receive a benefit. Where these works provide wider benefits, the Council considers it most reasonable and fair to recover the portion of capital expenditure providing the wider benefits from those groups or individuals who will receive the benefit, e.g. through rates funding or other sources.

#### *Community infrastructure*

39. Community infrastructure are assets that provide public amenity including, but not limited to, libraries, local community centres or halls, swimming pools and public toilets. These facilities provide benefit to the communities that they are intended to service.
40. Where a new development benefits from new assets or additional capacity or improvements to community infrastructure, the Council considers it most efficient and fair to recover these costs through development contributions.
41. Where new assets or additional capacity or improvements are required to community infrastructure as a direct result of growth in a local area or a specific development area, the Council considers it most reasonable and fair to recover the costs of providing this infrastructure through development contributions from those developments generating demand for the infrastructure. Where these works will provide wider benefit, the Council considers it most reasonable and fair to recover the portion of capital expenditure providing the wider benefit from those groups or individuals who will receive the benefit e.g. through rates funding or other sources.

### Period of benefits

42. To ensure that development contributions charges are applied in a manner consistent with the capacity life of the asset for which they are intended to be used, the Council assesses each item of growth-related capital expenditure to determine the period of time the asset will provide a benefit for growth.
43. Any development contribution charges applied are spread proportionately over the period of time the asset is determined to be of benefit. To ensure intergenerational equity, the Council uses a maximum period of benefit of 30 years.

### Actions contributing to the need to undertake the activity

44. Development related growth pressures are a key driver of capital works. The Council seeks to fund the proportion of the capital works attributed to growth through development contributions. Requiring the development community to fund the growth portion of capital works ensures that those individuals and groups who create demand pay a proportionate amount of meeting that demand.
45. An assessment has been undertaken to determine how much renewal, service level and growth has driven the need to provide new assets or assets of increased capacity.
46. Costs are allocated proportionately according to who will benefit from the assets provided (including the community as a whole) and what is driving the need for those assets.
47. Development contributions can only be levied to recover the total cost of capital expenditure for new or additional assets or for increased capacity of assets to service growth. Total costs do not include operations and maintenance costs (operating expenditure).

### Approach to funding

48. Allocating costs of capital works between various project drivers and recovering those costs accordingly improves equity and provides greater transparency and accountability, as does having a separate funding source (development contributions). The Council considers the benefit of using development contributions to fund the cost of providing additional community facilities to exceed the costs of assessing and determining development contributions charges to developers.

### Intergenerational equity

49. To ensure those persons undertaking development pay a fair, equitable and proportionate amount of the total cost of capital expenditure necessary to service growth the following two factors have been incorporated into the development contributions methodology:
  - Each asset undergoes a period of benefit assessment to determine the period the asset will provide for growth. Any development contributions will be charged proportionately over this time period.
  - Finance costs (including interest on loans taken by the Council to provide community facilities) are included in the total cost of capital expenditure for each project and reflected in the contribution charge.

### Overall impact assessment

50. The Council has considered the overall impact of liability and is satisfied with it, so accordingly has not modified the incidence of development contributions arrived at following consideration of the factors in section 101(3).



## Development agreements

51. In lieu of a development contribution, the Council and a developer may negotiate a voluntary development agreement, where the developer agrees to supply or exchange infrastructure, land or money to meet the additional demand for community facilities generated by their development.
52. Any development agreement between the Council and a developer must be consistent with the provisions and requirements for development agreements under sections 207A-F, LGA 2002.
53. If there is any conflict between the content of a development agreement and the application of this policy in relation to that agreement, the content of the development agreement will prevail.

## Level of capital expenditure required for growth for 2021-2031

54. The total cost of capital expenditure (less subsidies) required for growth is \$363million. Thirty-three per cent of this is to be recovered through development contributions with the remaining 67 per cent to be recovered through other funding sources.
55. Table 1 below shows the total cost of capital expenditure the Council expects to incur to meet growth-related increases in demand for community facilities over the life of the Long-Term Plan 2021-2031. The information is also grouped into activities and includes the amounts to be funded through development contributions and other funding sources as well as the reason for the capital expenditure.

Table 1 Total cost of growth related capital expenditure in the Long-Term Plan 2021-2031

Activity	Total capital expenditure (less subsidies) \$	Reason for capital expenditure	Total amount to be funded through DCs \$	Total amount to be funded from other sources \$
Transportation	65,219,000	New assets and capacity within network	9,438,000	55,781,000
Parks and open spaces	13,233,000	New assets and capacity within network	5,769,000	7,465,000
Water supply	78,531,000	New assets and capacity within network	42,382,000	36,149,000
Wastewater	88,769,000	New assets and capacity within network	38,903,000	49,866,000
Stormwater	41,043,000	New assets and capacity within network	10,420,000	30,623,000
Community infrastructure	65,595,000	New assets and service level improvements with growth as exacerbator	9,673,000	55,922,000
<b>Total</b>	<b>352,390,000</b>	<b>-</b>	<b>116,585,000</b>	<b>235,806,000</b>

56. Schedule 1 includes a detailed breakdown of the costs of each project and the proportions of the costs allocated to development contributions and other funding sources as well as the development contribution charge.

## Calculating development contributions

### Geographic area

57. Developers are required to pay the catchment charges relevant to the location of a development:

- Network catchments: developments are charged for the networks that the development will connect to.
- Local area catchments: developments are charged according to the local area catchments that they fall within as well as the relevant network catchment charges.
- Development areas: Any development occurring in a specific development area will pay the development area development charges as well as the relevant network charges and local area catchment charges.

58. These development contribution charges are like layers. Using a geographic area approach to development contributions means that contributions are only charged on the community facilities that are available to a development, which balances practical and administrative efficiencies with considerations of fairness and equity.

59. Table 2 summarises the Council's development contribution charges in relation to network, local area and specific development area catchments.

Table 2 Development contribution charges for New Plymouth District

	Parks Network	Community Infrastructure	Transportation Network	Wastewater Network	Water Network: All Networks	Water Network: New Plymouth	Stormwater Network	Local Area Catchment: Waimea	Waitara Stormwater Catchment	Local Area Catchment: Waitara Library	Specific Development Area	Total
<b>District Infill Areas</b>												
New Plymouth (excl Waimea sewer catchment)	\$153.09	\$403.50	\$1,125.28	\$2,564.50	\$1,327.60	\$1,196.19	\$1,494.79	-	-	-	-	\$8,264.95
New Plymouth (within Waimea sewer catchment)	\$153.09	\$403.50	\$1,125.28	\$2,564.50	\$1,327.60	\$1,196.19	\$1,494.79	\$7,389.00	-	-	-	\$15,653.95
Bell Block	\$153.09	\$403.50	\$1,125.28	\$2,564.50	\$1,327.60	\$1,196.19	\$1,494.79	-	-	-	-	\$8,264.95
Inglewood	\$153.09	\$403.50	\$1,125.28	\$2,564.50	\$1,327.60	-	\$1,494.79	-	-	-	-	\$7,068.76
Oakura	\$153.09	\$403.50	\$1,125.28	\$2,564.50	\$1,327.60	-	\$1,494.79	-	-	-	-	\$7,068.76
Okato	\$153.09	\$403.50	\$1,125.28	-	\$1,327.60	-	\$1,494.79	-	-	-	-	\$4,504.26
Waitara	\$153.09	\$403.50	\$1,125.28	\$2,564.50	\$1,327.60	\$1,196.19	\$1,494.79	-	\$2,008.27	\$2,583.86	-	\$12,857.08
Rural (excl Waitara Library catchment)*	\$153.09	\$403.50	\$1,125.28	-	-	-	\$1,494.79	-	-	-	-	\$3,176.66
Rural (within Waitara Library catchment)*	\$153.09	\$403.50	\$1,125.28	-	-	-	\$1,494.79	-	-	\$2,583.86	-	\$5,760.52
* Additional charges will apply if there will be a connection to a reticulated water supply												
<b>Development Areas</b>												
Area Q	\$153.09	\$403.50	\$1,125.28	\$2,564.50	\$1,327.60	\$1,196.19	\$1,494.79	-	-	-	\$7,579.77	\$15,844.72
Upper Carrington	\$153.09	\$403.50	\$1,125.28	\$2,564.50	\$1,327.60	\$1,196.19	\$1,494.79	-	-	-	\$5,324.46	\$13,589.41
Junction	\$153.09	\$403.50	\$1,125.28	\$2,564.50	\$1,327.60	\$1,196.19	\$1,494.79	-	-	-	\$4,380.81	\$12,645.76
Patterson Road	\$153.09	\$403.50	\$1,125.28	\$2,564.50	\$1,327.60	\$1,196.19	\$1,494.79	\$7,389.00	-	-	\$5,019.60	\$20,673.55

60. Schedule 1 provides more detailed information on the development contribution charges for each network catchment, local area catchment and specific development area, including:

- Charges in relation to the estimated capital cost of each project.
- The proportion of costs allocated to development contributions or to other funding sources.
- The development contribution charge per Household Unit Equivalent (HUE) for each project.

#### Units of demand

61. The HUE has been established as the basic unit of demand, and is the equivalent of one average residential dwelling. Development contributions are calculated according to the number of HUEs in a development. One new residential dwelling, subdivision or building consent is generally considered as one HUE, while non-residential developments are proportions or multiples of that. The following values represent typical levels of demand for an average residential dwelling in the district.

Activity	Units	Demand per HUE	Comments
Roads	Vehicle trips per day	10	
Water supply	Litres per household per day	720	323 litres per person per day at 2.4 people per household
Wastewater	Litres per household per day	600	250 litres per person per day at 2.4 people per household
Stormwater Drainage	Impervious area (m <sup>2</sup> )	400	

62. Assessment of HUE for residential developments is generally based on the number of bedrooms (or equivalent rooms) in a proposed development as follows:

- 1 bedrooms – 0.5 HUE
- 2-4 bedrooms - 1 HUE
- 5+ bedrooms - > 1 HUE

63. For non-residential developments, development contributions for water supply, wastewater, stormwater collection and management, and roads can be converted to HUEs based on a combination of accepted industry standards and assessment of information provided by the developer on the demand they expect to generate.

64. Developments that do not generate any demand for infrastructure will not be charged a development contribution. Developments that only place low demand on infrastructure capacity will typically be assessed in percentages of HUEs, rather than whole HUEs.

#### Calculation of charges

65. The development contribution charge per unit of demand for each capital project is calculated using the following process:

$$\begin{aligned}
 & \text{Total cost of capital expenditure (less subsidies including finance costs for period of benefit of project)} \\
 & \quad \times \\
 & \quad \text{Percentage of capital expenditure allocated to growth} \\
 & \quad \div \\
 & \quad \text{Annualised HUE demand, or total HUE (for catchments and development areas)} \\
 & \quad + \\
 & \quad \text{GST} \\
 & \quad = \\
 & \quad \text{Development contribution per HUE}
 \end{aligned}$$

## Inflation

66. Development contribution charges will be increased annually under the provisions of section 106 (2C), LGA 2002 ensuring that the increase does not exceed the result of multiplying together:

- The rate of increase (if any), in the Producers Price Index Outputs for Construction provided by Statistics New Zealand since the development contribution was last set or increased; and
- The proportion of the total costs of capital expenditure to which the development contribution will be applied that does not relate to interest and other financing costs.

67. Inflation will also be applied year on year to development contributions charges between the time the original charges were quoted and when the development contribution is invoiced.

## Maximum contributions for reserves

68. Section 203 of the LGA 2002 states that contributions for reserves must not exceed the greater of:

- a) 7.5 per cent of the value of the additional allotments created by a subdivision; and
- b) The value equivalent of 20 square metres of land for each additional household unit or accommodation unit created by the development.

69. The development contribution of a maximum of \$3,665 for parks is less than the above values when assessed against the average land value of an urban housing lot as determined by government valuation. This value will be checked for each proposed development to ensure it does not exceed the statutory maximum. It is noted that the development contribution will be in addition to any financial contribution towards parks under the Financial Contributions Policy.

## Capital or land based contribution

70. Under this Development Contributions Policy the contribution shall in every case be money, unless at the sole discretion of the Council, a piece of land offered by a developer would adequately suit the purposes for which the contribution is sought.

71. In such a case, a developer agreement can override this requirement and the terms of this agreement will prevail.

## Significant assumptions related to development contributions

72. With regard to growth and demand for community facilities, the following assumptions inform development contribution calculations:

- The population of New Plymouth District is predicted to grow from an estimated 86,700 in 2021 to 93,800 by 2031, and to 104,900 by 2051.
- There is predicted to be an average of 424 new residential dwellings built per year, over the next 10 years. This equates to a 424 HUE demand for community facilities (including 20 per cent additional capacity as required by the NPSUD) each year.
- The rate of non-residential development is assumed to proportionately follow the rate of residential development. Non-residential development is predicted to average 235 HUE per year over the next 10 years.

- For projects receiving external funding, the subsidies received will fund growth related capital expenditure alongside development contributions.
- The current level (quality) of service has been applied to new developments as the basis for calculating development contributions for this policy.
- Income generated from rates and other operating revenue will be sufficient to meet the increase in operating costs generated by the increasing level of capital expenditure into the future.

### Payment of development contribution charges

73. With regard to subdivision consents, development contribution charges are to be paid prior to issuing a certificate under section 224(c) of the RMA 1991. With regard to land use consents, payment is to be made prior to the commencement of resource consent. With regard to building consents payment is to be made prior to the code of compliance certificate being issued under section 95 of the Building Act.

74. Because the sequence of development is not consistent, payment of development contributions will be required at the first available opportunity. Review will occur at each and every subsequent opportunity during development, and additional contributions will be required if the units of demand of the development exceed those previously assessed and paid for. For example, if the number of dwellings or HUEs increases during the life of the development proposal.

### Reconsideration of development contributions

#### Right to reconsideration

75. Any person required by the Council to make a development contribution may request the Council to reconsider the requirement if the person has grounds to believe that:

- The development contribution has been incorrectly calculated or assessed under the Council's Development Contributions Policy; or
- The Council has applied its Development Contributions Policy incorrectly; or
- The information used to assess the person's development against the Development Contributions Policy is incorrect or incomplete, or the way the Council has recorded or used the information is incorrect or incomplete.

#### Lodging a request for reconsideration

76. A request for reconsideration must be made within 10 working days after the date on which the person lodging the request receives notice from the Council of the level of development contribution required.

77. Any request for reconsideration must be lodged by completing the Council's 'Request for Reconsideration of Development Contributions' application form.

#### Reconsideration process

78. Upon receiving an application to reconsider a requirement for development contributions, the Council will undertake the following process:

##### *Step 1: Receive the request for reconsideration*

- Council officers will assess the request to ensure that it is made on one or more of the statutory grounds for reconsideration and that the application form has been completed in full.

- Requests that are not made on one or more of the statutory grounds for reconsideration will be rejected.
- Incomplete application forms may be rejected.

#### *Step 2: Assessing the request for reconsideration*

- Council officers will assess the request for reconsideration against the relevant provisions in the Council's Development Contributions Policy.
- Council officers may require further information from the applicant to fully assess the request for reconsideration. In such cases, the Council will contact the applicant and provide details of the further information required.

#### *Step 3: Outcome of assessment of request for reconsideration*

- The outcome of the assessment of a request for reconsideration will be one of the following:
  - Grant the request in full.
  - Grant the request in part.
  - Decline the request.
- The applicant will be informed of the outcome and the reasons for the outcome in writing within 15 working days after the date the Council receives all the information required to assess the request for reconsideration.
- Council officers will liaise with the applicant to arrange any repayment required to be paid to the applicant as a result of the reconsideration.

### Remissions, postponement or refund of development contributions

79. The Council may allow remissions for particular community infrastructure works, such as those undertaken by schools, charitable organisations or trusts. Applications for remissions will be considered on a case-by-case basis.

80. Any request to postpone payment of development contributions may be considered through a development agreement.

81. Refund of money paid as a development contribution or a return of land set aside as a development contribution (except a development contribution required for a specified reserve purpose) will be made in accordance with the relevant provisions of the Local Government Act 2002:

- The resource consent lapses or is surrendered.
- The building consent lapses.
- The development or building for which the consent was granted does not proceed.
- The Council does not provide the reserve, network infrastructure or community infrastructure for which the contribution was required.

82. A refund of development contributions paid or a return of land set aside for a specified reserve purpose will be made in accordance with the relevant provisions of the Local Government Act 2002 where:

- Development contribution money is not applied to that purpose within 10 years of the Council receiving the money or other period specified in the policy; and
- The Council does not use the land set aside for the specified purpose within 10 years of acquiring the land (or other period agreed by the Council and the person making the development contribution).

## Schedule 1

### When are development contributions applied?

83. The Council may charge a development contribution as part of each of the following development processes:
- Subdivision consent.
  - Building consent.
  - Connection to Council services.
84. The Council will endeavour to charge development contributions at the earliest possible opportunity during a development process.

### Assessing requirement for development contributions

85. When deciding whether a development contribution will be required from a person(s) undertaking development, the Council will assess whether:
- The proposed development is a subdivision or other development that generates a demand for reserves, network infrastructure, or community infrastructure as defined in section 197 of the LGA, 2002;
  - The proposed development is one that, on its own or cumulatively with other developments, will require the Council to incur capital expenditure on new assets or assets of increased capacity (as required by section 197, 198 and 199 of the LGA 2002), and
  - A development contribution is required under this policy.
86. If the above assessment determines that a contribution is required, the development will be assessed according to the demand generated for each type of service, as measured in whole, or percentages of, HUE. The assessment will be undertaken using the methodology detailed in this policy.
87. Assessment of development contributions requirements will occur under this policy when granting a:
- Resource consent for a development or subdivision within the New Plymouth District under the Resource Management Act 1991.
  - Building consent for building work in new Plymouth district, under the Building Act 2004.
  - Connection to network infrastructure (e.g. water network, wastewater network).
88. Homeowners carrying out renovations or extensions to their dwellings will not be subject to development contributions, unless the matters in statement 85 of this policy are triggered.
89. The Development Contributions Policy will not apply where a resource or building consent is required by the Council for development of community facilities. In such a case, applying the Development Contributions Policy would merely result in an internal transfer of budget from one account to another, rather than generate any additional funding.

### Development contribution costs

90. This schedule includes the development contributions payable for each development catchment in New Plymouth District. As previously detailed, development contributions are charged in accordance with three geographical categorisations as follows:



- Network catchments: developments are charged for the networks that they are connecting to.
- Local area catchments: developments are charged for the local area catchments that they fall within.
- Development areas: developments are charged for the areas that they are developing.

91. If a development is in a development area they will be liable for a development area contribution, and may be liable for a local area catchment contribution and a network contribution (if connecting). If a development is not occurring in a development area then they may be liable for a local area catchment contribution and a network contribution (if connecting).

92. The maps included in this schedule are indicative and should only be used as a guide. Each development will be assessed to confirm which network catchments, local area catchments and development area development contributions charges apply.

93. The development contribution charges included in this policy are excluding GST.

#### Network catchments

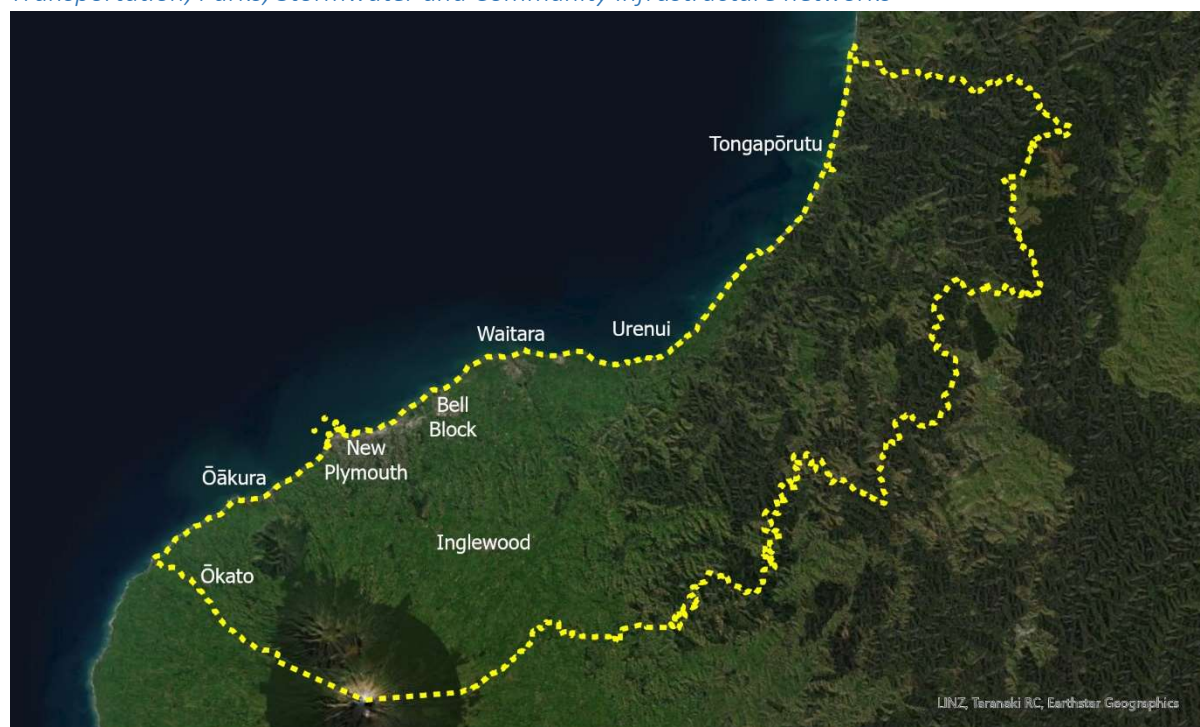
94. Any development that occurs within a network catchment will be subject to the relevant network charge if that network is available to the development.

95. The Council forecasts demand based on the location and availability of future growth, infill and greenfield areas. Estimates of the number of new developments that will occur in each network catchment over a 30 year period is assumed as follows:

Network	Number of HUE (new developments) forecast to occur in a network catchment
Transportation	18,511
Parks	18,511
Stormwater	18,511
Community infrastructure	18,511
Wastewater	17,747
Water – all networks	18,492
New Plymouth water	17,228
Inglewood water	455
Oakura water	566
Okato water	242
Waitara stormwater catchment	596

96. The estimated finance costs to provide the projects for each network catchment have been calculated based on the estimated timeframe of each project to provide for the forecast growth.

## Transportation, Parks, Stormwater and Community Infrastructure networks



### Transportation network DC charges per HUE

Community Facility Project	Estimated Capital Cost (\$)	Proportion of Capital Costs to be Recovered Through Development Contributions (%)	Proportion of Capital Costs to be Recovered Through Other Funding (%)	Development Contribution Charge \$ per HUE (Exc GST)
Roads Land Purchase and Widening/Extension (6 Projects)	23,222,414	14%	86%	544.36
Transportation Walkways & Cycleway (7 Projects)	2,376,367	14%	86%	45.57
Transportation Pathway Development (5 Projects)	2,143,771	14%	86%	50.25
Traffic Signalisation (8 Projects)	3,762,817	14%	86%	88.19
Intersection, Kerb & Channel and other Improvements (7 Projects)	5,876,506	14%	86%	118.39
Transportation Bridges & Underpasses (3 Projects)	2,705,086	14%	86%	34.87
Transport Services For Subdivisions In Unservic	3,613,748	14%	86%	84.71
Walkway Extension to Waitara	18,123,567	14%	86%	141.61
North Egmont Carpark	1,478,746	14%	86%	17.33
<b>Total Transportation Network</b>	<b>63,303,021</b>			<b>1,125.28</b>

### Parks and open spaces Network DC charges per HUE

Community Facility Project	Estimated Capital Cost (\$)	Proportion of Capital Costs to be Recovered Through Development Contributions (%)	Proportion of Capital Costs to be Recovered Through Other Funding (%)	Development Contribution Charge \$ per HUE (Exc GST)
Esplanade & Local Reserve Land Purchase as per DP	3,047,993	14%	86%	69.16
Urenui Cemetery Extension	319,125	14%	86%	2.41
New Play Space Development	709,245	14%	86%	16.09
Brooklands Zoo Planning Implementation	4,278,755	14%	86%	64.72
Oakura Cemetery Develop Extension	93,365	14%	86%	0.71
<b>Total Parks Network</b>	<b>8,448,483</b>			<b>153.09</b>

### Stormwater Network DC charges per HUE

Community Facility Project	Estimated Capital Cost (\$)	Proportion of Capital Costs to be Recovered Through Development Contributions (%)	Proportion of Capital Costs to be Recovered Through Other Funding (%)	Development Contribution Charge \$ per HUE (Exc GST)
Stormwater Services For Subdivisions In Unserved Areas	1,699,725	100%	0%	275.47
Stormwater Master Plan	41,500	50%	50%	3.36
Stormwater Network Modelling	9,378,441	80%	20%	1,215.96
<b>Total Stormwater Network</b>	<b>11,119,665</b>			<b>1,494.79</b>

### Community Infrastructure Network DC charges per HUE

Community Facility Project	Estimated Capital Cost (\$)	Proportion of Capital Costs to be Recovered Through Development Contributions (%)	Proportion of Capital Costs to be Recovered Through Other Funding (%)	Development Contribution Charge \$ per HUE (Exc GST)
Multi-Sports Hub Development	53,350,584	14%	86%	403.50
<b>Total Community Infrastructure</b>	<b>53,350,584</b>			<b>403.50</b>



## Wastewater network



## Wastewater Network DC charges per HUE

Community Facility Project	Estimated Capital Cost (\$)	Proportion of Capital Costs to be Recovered Through Development Contributions (%)	Proportion of Capital Costs to be Recovered Through Other Funding (%)	Development Contribution Charge \$ per HUE (Exc GST)
Wai Taatari Projects	24,799,508	14%	86%	234.76
Dillon Dr Sewer upgrade	282,239	19%	81%	3.02
NPWWTP Dewatering Plant Upgrade	8,323	22%	78%	0.31
NPWWTP Inlet Works Upgrade	18,288	29%	71%	0.90
Bioreactor Aeration System Renewal and Upgrade	19,761	43%	57%	0.72
Thermal Dryer Upgrade & Renewal	12,503,600	14%	86%	147.95
Flow Metering	324,517	14%	86%	3.84
Wastewater Network Modelling	8,314,808	80%	20%	1,124.43
Sewer Services For Subdivisions In Unserved Areas	1,172,305	100%	0%	198.17
Wastewater Model Build and Update	234,461	80%	20%	31.71
Te Henui Fibre Connection	8,112	50%	50%	0.23
Eastern Sewer Network Realignment	12,244,622	100%	0%	689.94
Te Henui Pump Station Upgrade Project	15,305,778	14%	86%	120.74
Wastewater Pump Station Flow Meters	328,832	14%	86%	7.78
<b>Total Wastewater Network</b>	<b>75,565,155</b>			<b>2,564.50</b>

## Water networks



### Water network: All networks DC charges per HUE

Community Facility Project	Estimated Capital Cost (\$)	Proportion of Capital Costs to be Recovered Through Development Contributions (%)	Proportion of Capital Costs to be Recovered Through Other Funding (%)	Development Contribution Charge \$ per HUE (Exc GST)
Water Master Plan Programme Development	2,382,650	80%	20%	103.08
Water Services For Subdivisions In Unserved Areas	1,758,458	100%	0%	285.28
Universal Water Metering (WMP)	23,193,763	69%	31%	865.45
Water Conservation Program	5,458,040	25%	75%	73.79
<b>Total Water Network: All Networks</b>	<b>32,792,912</b>			<b>1,327.60</b>

### Water network: New Plymouth network DC charges per HUE

Community Facility Project	Estimated Capital Cost (\$)	Proportion of Capital Costs to be Recovered Through Development Contributions (%)	Proportion of Capital Costs to be Recovered Through Other Funding (%)	Development Contribution Charge \$ per HUE (Exc GST)
Mountain Rd & Henwood Rd Reservoirs	27,626,776	48%	52%	769.72
Duplicate WTP Outlet and Central Feeder (WMP)	5,816,196	100%	0%	337.60
New Water Source	11,479,333	13%	87%	86.62
Water Pump Cowling Road	38,724	100%	0%	2.25
<b>Total Water Network: New Plymouth</b>	<b>44,961,028</b>			<b>1,196.19</b>



Waitara catchment (stormwater)



DC charges per HUE

Community Facility Project	Estimated Capital Cost (\$)	Proportion of Capital Costs to be Recovered Through Development Contributions (%)	Proportion of Capital Costs to be Recovered Through Other Funding (%)	Development Contribution Charge \$ per HUE (Exc GST)
Waitara Stormwater Upgrades	29,923,255	4%	96%	2,008.27
<b>Total Waitara Stormwater Catchment</b>	<b>29,923,255</b>			<b>2,008.27</b>

### Local area catchments

97. Any development that occurs in a local area catchment will pay the local area development contributions charges as well as the relevant network charges (if applicable). Only developments occurring within a particular local area catchment will be subject to the particular local area catchment charges.
98. Each local area catchment has specific growth projects, generated by development, and that will provide benefit for all developments within the area. As a result, within each local area catchment, development contributions will be recovered from all developments that occur.
99. The development contribution charges for each local area catchment are spread proportionately by the number of expected HUE developments within that area, including development areas, infill and greenfield availability.
100. The forecast demand for each local area is based on the location of future development areas, infill and greenfield availability within each local area catchment. Estimates of the number of new developments that will occur in each local area catchment is assumed as follows:

Local area catchment	Number of HUE (new developments) forecast to occur in a local area catchment
Waimea	725
Waitara	853

101. The estimated finance costs to provide the projects for each local area catchment have been calculated based on the estimated timeframe of each project to provide for the forecast growth in that catchment.

Waimea Local area

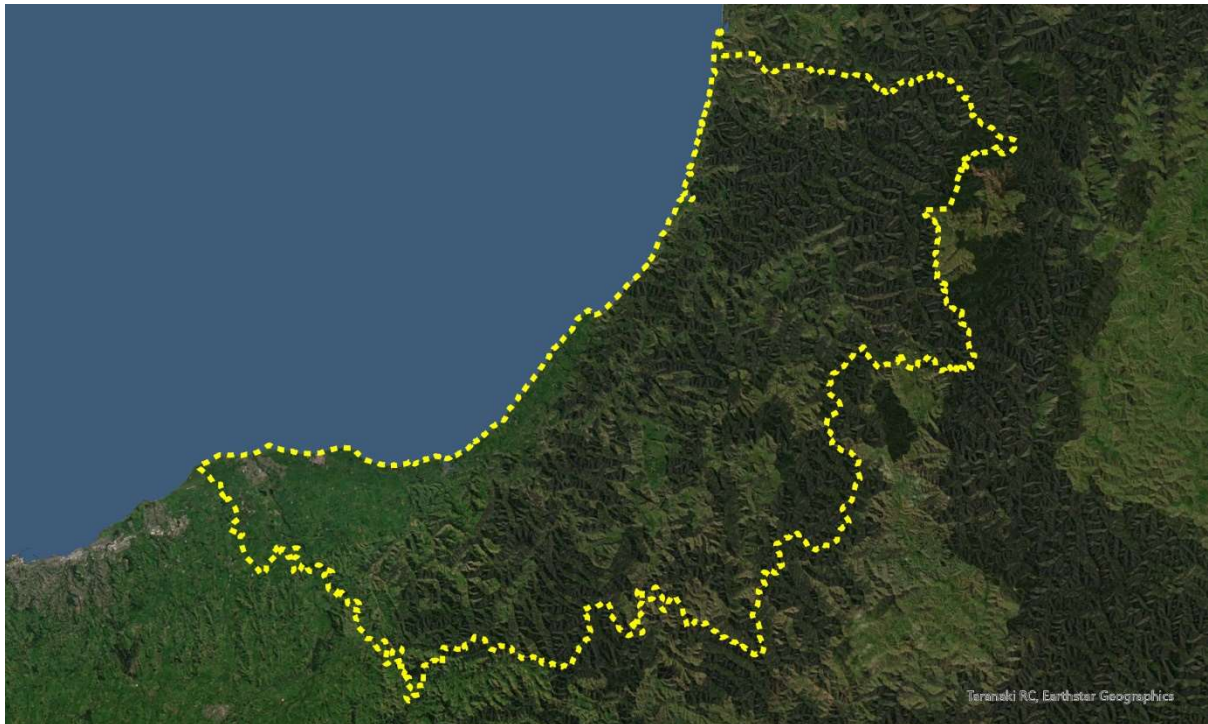


DC charges per HUE

Community Facility Project	Estimated Capital Cost (\$)	Proportion of Capital Costs to be Recovered Through Development Contributions (%)	Proportion of Capital Costs to be Recovered Through Other Funding (%)	Development Contribution Charge \$ per HUE (Exc GST)
Waimea Valley Sewer Extension	5,357,022	100%	0%	7,389.00
<b>Total Local Area Catchment: Waimea</b>	<b>5,357,022</b>			<b>7,389.00</b>



Waitara Local area



DC charges per HUE

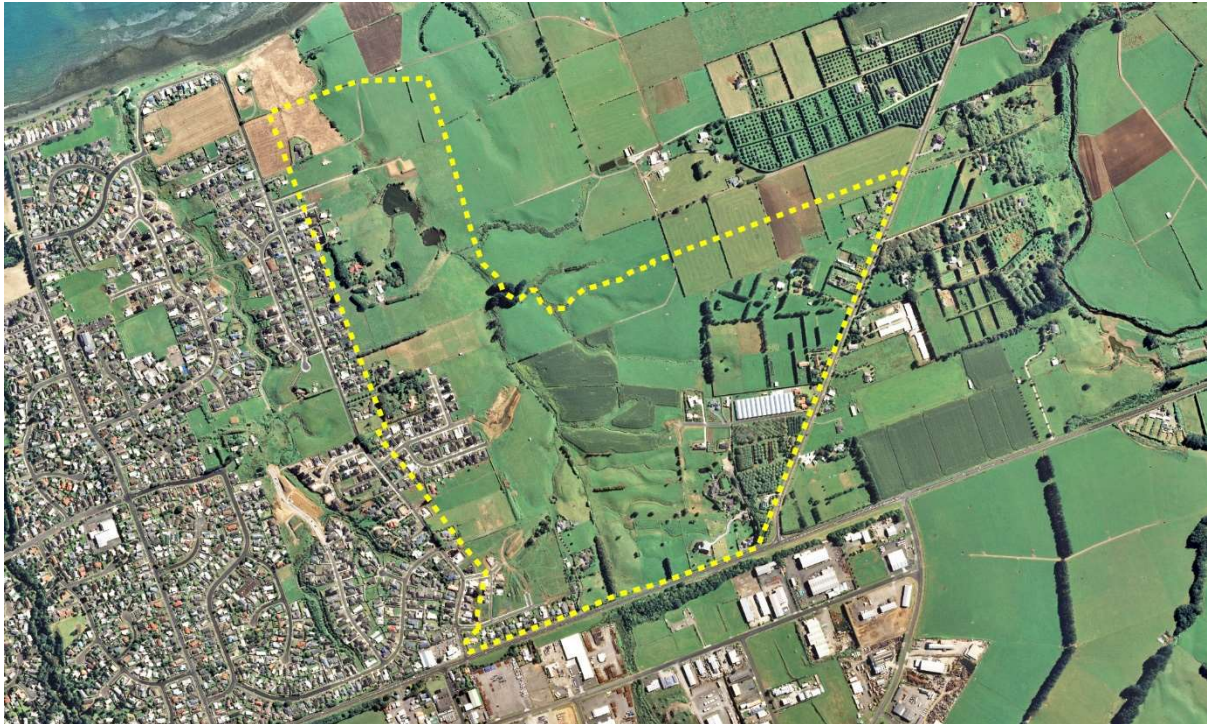
Community Facility Project	Estimated Capital Cost (\$)	Proportion of Capital Costs to be Recovered Through Development Contributions (%)	Proportion of Capital Costs to be Recovered Through Other Funding (%)	Development Contribution Charge \$ per HUE (Exc GST)
Waitara Library Redevelopment	12,244,622	18%	82%	2,583.86
<b>Total Local Area Catchment: Waitara Library</b>	<b>12,244,622</b>			<b>2,583.86</b>

## Development areas

102. Any development occurring within a specific development area will be subject to the relevant development area charges for that area, as well as the relevant network charges and local area catchment charges (if applicable). Only developments occurring within a development area will be subject to the development area charges.
103. The development contribution charges for each development area have been spread proportionately by the number of expected HUE developments within that area.
104. The estimated finance costs to provide the projects for each development area have been calculated based on the estimated timeframe of all development within the area. This is to ensure equity in applying the finance costs across all developments within a given development area.
105. The following table details the development areas, their expected yields (number of dwellings) and the timeframe for all developments to occur:

Development area	Yield (HUE)	Years
Area Q	1100	10
Upper Carrington	200	10
Junction	183	12
Patterson Road	135	11

## Area Q

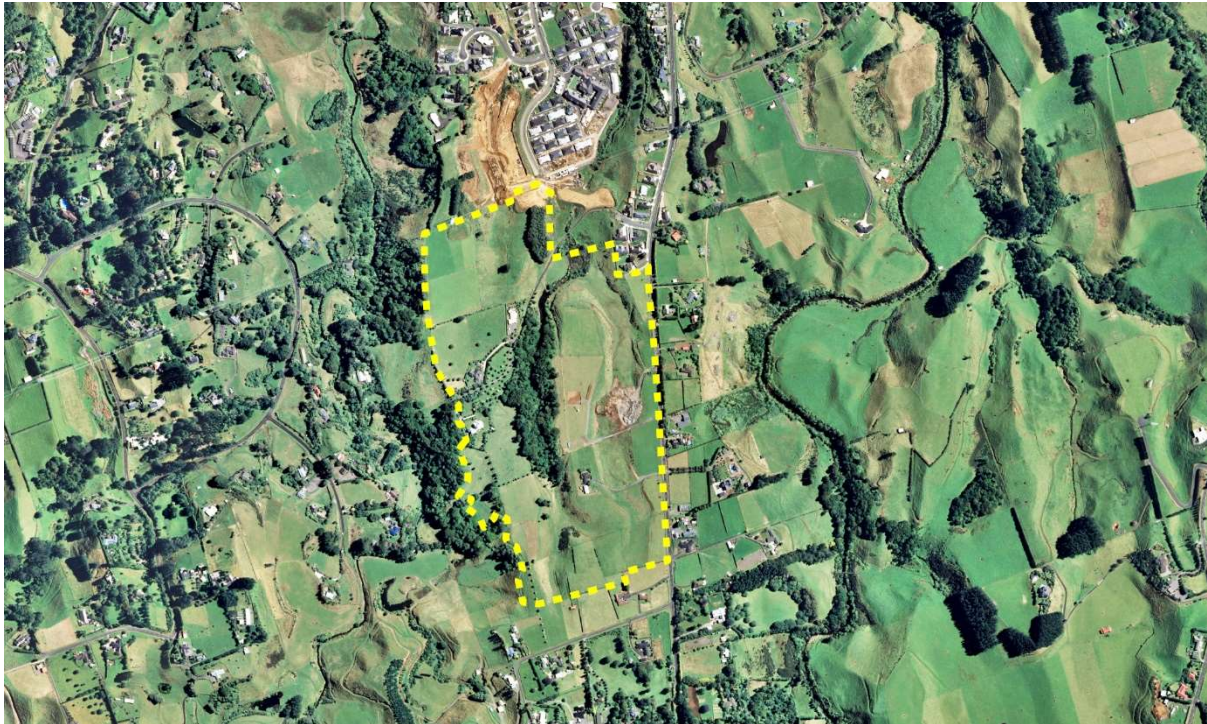


## DC charges per HUE

Community Facility Project	Estimated Capital Cost (\$)	Proportion of Capital Costs to be Recovered Through Development Contributions (%)	Proportion of Capital Costs to be Recovered Through Other Funding (%)	Development Contribution Charge \$ per HUE (Exc GST)
Area Q wastewater services projects	6,053,042	67%	33%	3,686.85
Water Services Projects	301,386	96%	4%	263.03
Land Purchase - Area Q	1,780,349	96%	4%	1,553.76
Park Development - Area Q Growth Area	2,244,243	96%	4%	1,958.61
Area Q - Excludes the Waitaha Underpass	17,119	65%	35%	10.12
Waitaha Stream Underpass Area Q	843,882	14%	86%	107.40
<b>Total Development Area: Area Q</b>	<b>11,240,020</b>			<b>7,579.77</b>



## Upper Carrington

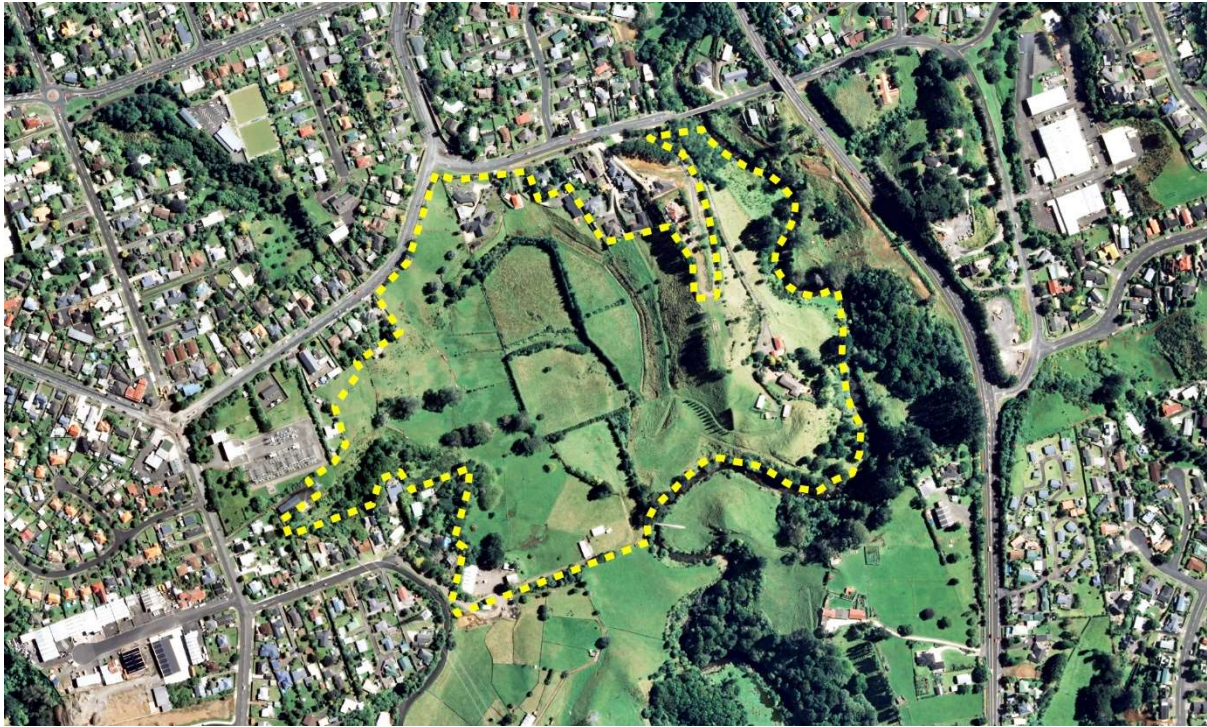


## DC charges per HUE

Community Facility Project	Estimated Capital Cost (\$)	Proportion of Capital Costs to be Recovered Through Development Contributions (%)	Proportion of Capital Costs to be Recovered Through Other Funding (%)	Development Contribution Charge \$ per HUE (Exc GST)
Upgrading of Huatoki Valley Sewer Main	1,191,414	95%	5%	4,287.28
Upper Carrington Road Widening	1,055,075	14%	86%	24.73
Land Purchase - Upper Carrington Growth Area	281,353	95%	5%	1,012.45
<b>Total Development Area: Upper Carrington</b>	<b>2,527,841</b>			<b>5,324.46</b>



## Junction

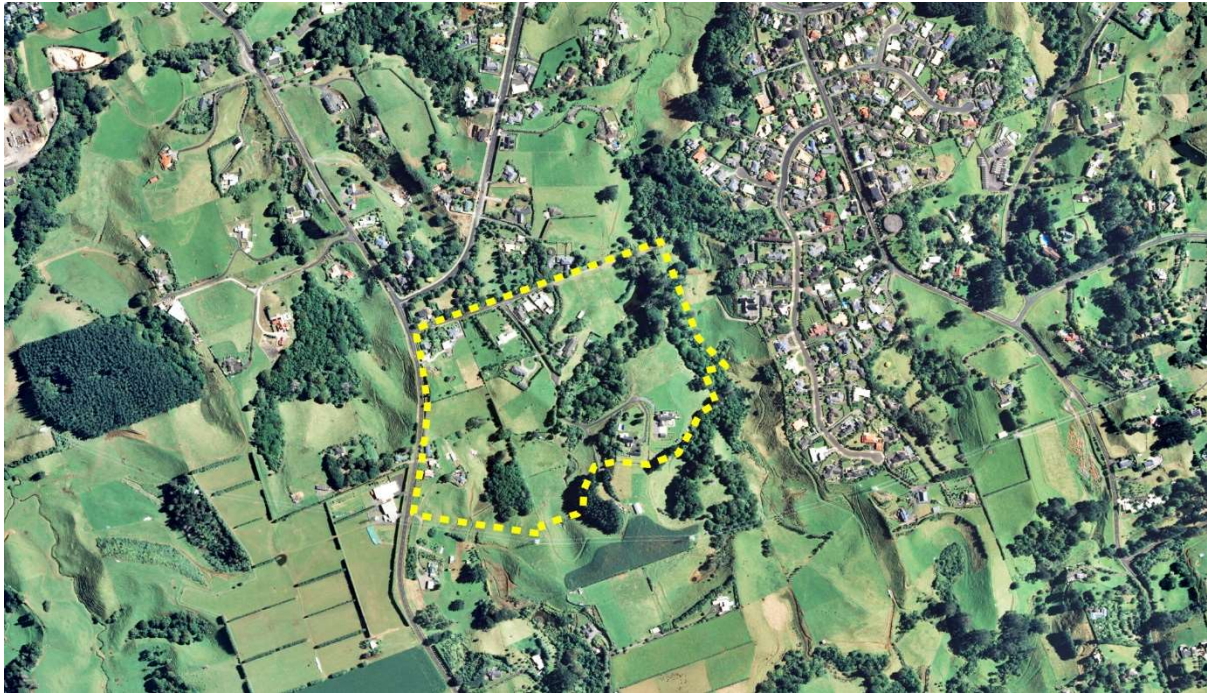


## DC charges per HUE

Community Facility Project	Estimated Capital Cost (\$)	Proportion of Capital Costs to be Recovered Through Development Contributions (%)	Proportion of Capital Costs to be Recovered Through Other Funding (%)	Development Contribution Charge \$ per HUE (Exc GST)
Junction Growth Area Sewer Upgrade Thames	602,773	95%	5%	3,129.15
Land Purchase - Junction Growth Area	241,109	95%	5%	1,251.66
<b>Total Development Area: Junction</b>	<b>843,882</b>			<b>4,380.81</b>



Patterson Road



DC charges per HUE

Community Facility Project	Estimated Capital Cost (\$)	Proportion of Capital Costs to be Recovered Through Development Contributions (%)	Proportion of Capital Costs to be Recovered Through Other Funding (%)	Development Contribution Charge \$ per HUE (Exc GST)
Patterson Road Water Main	475,541	95%	5%	3,346.40
Land Purchase - Patterson Growth Area	237,770	95%	5%	1,673.20
<b>Total Development Area: Patterson Road</b>	<b>713,311</b>			<b>5,019.60</b>