

**PROPOSED
DEVELOPMENT
CONTRIBUTIONS
POLICY
2025/2026**

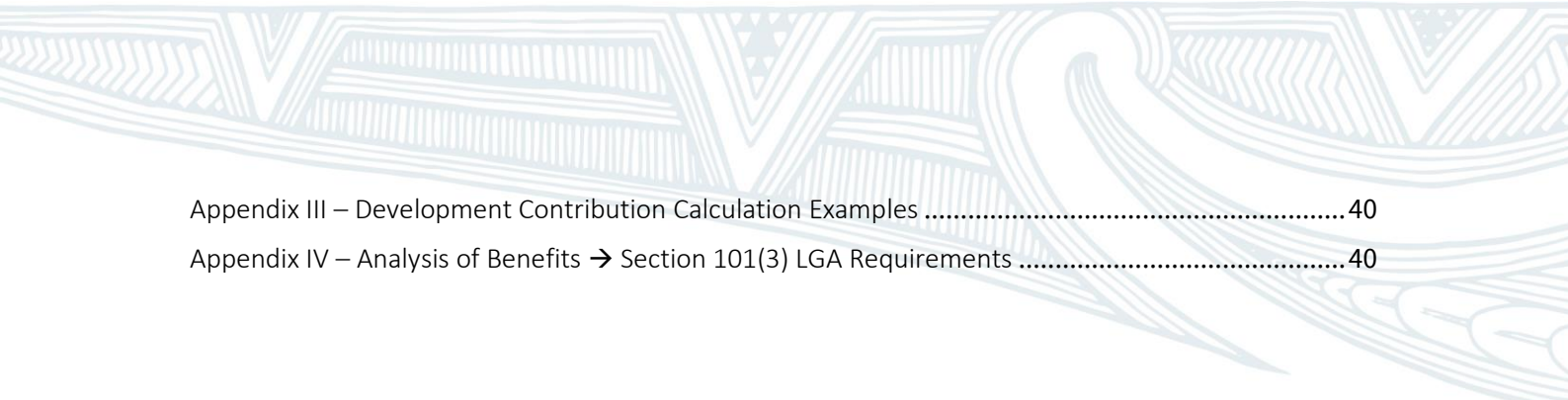


WAIROA
DISTRICT COUNCIL

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1 WHAT IS A DEVELOPMENT CONTRIBUTIONS POLICY

1.1 INTRODUCTION

Wairoa District Council (WDC) plays a significant role in facilitating and coordinating development and providing infrastructure in a timely and affordable manner. It is an essential part of WDC business to consider the social, economic, environmental and cultural interests of its people and communities to meet reasonably foreseeable needs of future generations. This is a strategic role that individuals, the community, the private sector, or central government cannot fulfil alone. The effects of growth require WDC to incur capital expenditure, acting on behalf of the wider community to provide new or additional network or community infrastructure. Population and business growth create the need for new subdivisions and developments, and these place increasing demands on the assets and services provided by WDC. As a result, significant investment in new or upgraded assets and services is required to meet the demands of growth. The purpose of the policy is to ensure that a fair, equitable, and proportionate share of the cost of that infrastructure is funded by development contributions.

Development contributions are the fees payable to Council for capital expenditure planned to be provided, or already constructed, for additional community assets (such as new piping, roads, reserves and public facilities) required to service growth. These contributions may be required on resource consents (subdivision and land use) and/or building consents or service connections in situations where the development will have additional impact on infrastructure.

This policy applies when you subdivide land, build, alter, or expand a residential or non-residential building, or may apply when you change the use of an existing building. The extent of the development contribution required will depend on the type, size, and location of the development.

The legislation that sets out how Council operates and prepares a policy is the Local Government Act 2002 (LGA). Council considers how it funds the required infrastructure as part of the overall preparation of the Long-Term Plan (LTP). Council must weigh up where benefits and costs should lie as any reduction in the proportion of development contribution charges to pay for growth will have to be paid for by existing ratepayers. The LGA (s199) provides that development contributions may be required in relation to development if the effect of the development, either individually or cumulatively, is to require new or additional assets or assets of increased capacity, and as a consequence Council incurs capital expenditure to provide appropriately for these assets.

Council will apply development contributions only where new or additional assets or assets of increased capacity are required. The nature and extent of the infrastructure and its associated anticipated costs are detailed throughout this policy.

This development contribution policy is set out in eight sections:

- Section 1 introduces this Development Contributions Policy (DCP).
- Section 2 sets out the overview of the DCP and the process.
- Section 3 sets out the vision, strategy of Council, the key assumptions, and how this relates to Council goals and other policies.
- Section 4 sets out how the charges are calculated and the categories of land use development, the administration procedures and the process for objections and reconsiderations.
- Section 5 sets out how the charges have been developed and the methodology behind the allocation of costs to each type of development.
- Section 6 covers how the DCP is reviewed and the schedule of charges is carried out.
- Section 7 is the glossary with key definitions of terms in this DCP.

Additionally, the appendices to the DCP contain further detail about the development and implementation of the policy. This includes development contribution rates and development contribution area maps. It also lists the assets/programme of work that development contributions fund and a range of development contribution calculation examples.

Planned investment over the next 10-year period includes significant work in three waters infrastructure (water supply, wastewater, and stormwater). For the purposes of this DCP, which aligns with the Long Term Plan 2024-2027, all areas with these services are identified as needing capital expenditure for growth related infrastructure, with the exception of wastewater in Tuai, as such those areas that have the service will be charged the applicable development contributions rate. Land Transport and Community Facilities & Reserves are charged district wide to reflect the benefits and access for these activities across the District.

WDC will charge development contributions for growth projects in the following five major activity groups, with the majority of charges for this DCP period is focused on wastewater:

- Water supply
- Wastewater
- Stormwater
- Transport
- Community Facilities & Reserves

It is fair that those driving development pay a proportionate share towards the cost of growth. The ratepayers of the District are facing a significant increase in investment to meet the servicing demands of development. Development contributions will help to reduce reliance on ratepayers and other funding sources.

Development Contributions Payable

The development contributions payable for Water supply, Wastewater, Stormwater, Transport, and Community Facilities & Reserves per Household Equivalent Unit (HUE) for each catchment or geographical area for this DCP are set out in the following table.

Table 1: Development Contributions Payable
(Prices exclude GST).

GROWTH GEOGRAPHIC AREA	ACTIVITY	DC per HUE
District wide (including rural areas)	Transport	\$88.93
	Community Infrastructure & Reserves	\$97.49
		\$186.42
Wairoa Township	Water	\$319.14
	Wastewater	\$10,558.70
	Stormwater	\$915.50
	Transport	\$88.93
	Community Infrastructure & Reserves	\$97.49
		\$11,979.76
Frasertown Township, Tuai Village	Water	\$319.14
	Stormwater	\$915.50
	Transport	\$88.93
	Community Infrastructure & Reserves	\$97.49
		\$1,421.06
Mahia Beach Township, Opoutama and Blue Bay	Wastewater	\$10,558.70
	Stormwater	\$915.50
	Transport	\$88.93
	Community Infrastructure & Reserves	\$97.49
		\$11,660.62

2 OVERVIEW OF THE DCP PROCESS

2.1 PURPOSE AND PRINCIPLES OF DEVELOPMENT CONTRIBUTIONS

The purpose of the DCP is to ensure that reserves and infrastructure capital expenditure is funded by those parts of the community who benefit from that expenditure. Those responsible for creating growth within our district, whether through subdivision, building, new service connections or a change in land use, are being asked to pay a fair share of the resulting additional infrastructure cost incurred by Council.

This DCP sets out the development contributions (DCs) payable by developers and property owners, how and when they are to be calculated and paid, and a summary of the methodology and the rationale used in calculating the level of contribution required.

The purpose of the policy is to:

1. Enable Council to provide infrastructure and facilities to cater for growth, in a timely fashion and which is affordable to ratepayers.
2. To provide the framework for Council to charge DCs for residential and non-residential development in the District to fund capital expenditure for community facilities being network infrastructure, reserves and community infrastructure.
3. Provide predictability and certainty to stakeholders on how infrastructure for growth is to be funded, and establishing a transparent, consistent, and equitable basis for recovering DCs from developers.
4. To recover from developers a fair, equitable and proportionate portion of the total costs of the capital expenditure to service growth over the longer term.

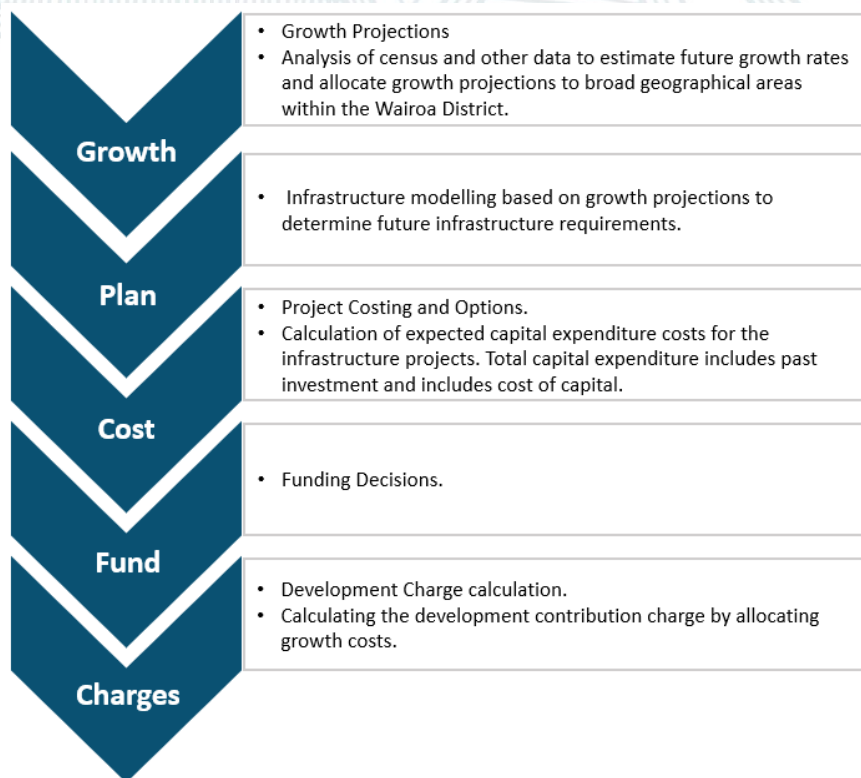
This DCP has been developed to be consistent with the purpose of the DC provisions as stated in section 197 AA of the Local Government Act 2002 (LGA). In preparing the DCP Council has considered the DC principles in section 197AB of the LGA. These have been used by Council to ensure the DCs charged are fair and reasonable, as well as lawful.

Section 102 of the LGA requires Council to have a policy for development and/or financial contributions as part of its funding and financial policies in its Long-Term Plan. Section 106 and 201 of the LGA set out the required contents of this DCP. This policy must be reviewed every three years.

The process for Council to develop DC charges is set out below. The DCP has a considerable amount of planning and analysis that underpins the charges set by Council.

A fair and equitable approach needs to be taken to fund the provision of infrastructure having regard to existing and future populations. The existing population has already made a considerable investment in services. Those initiating new development benefit from connecting to existing services and should pay their fair share of capital expenditure.

The diagram on page 8 demonstrates the flow process in the development of the DCP.



2.2 HISTORY

This policy is Council’s first Development Contribution policy. The Council has previously decided against introducing such a policy as a means of encouraging development through the Wairoa District. However, rising development levels have necessitated such a policy to be introduced.

Council has previously funded growth-related costs of development through a mix of private arrangements with developers, rates income, or through reserves and borrowing.

This 2024 policy has been developed subsequent to the 2024-2027 Long Term Plan (LTP) process and is based on the Council’s capital expenditure programme as set out in this LTP.

2.3 HOW INFRASTRUCTURE GROWTH FUNDING IS ALLOCATED

DCs are driven by the infrastructure projects required to meet service demands related to growth. These projects are designed to meet the forecast levels of service as stated in the LTP. Development that results in additional dwellings, buildings and activity, in turn impacts on WDC’s service infrastructure. This impact must be recognised and mitigated. Those causing the impact should meet a reasonable proportion of the costs associated with upgrading infrastructure where that upgrading occurs due to development pressure.

Council has reviewed the proportion of infrastructure growth costs that will be funded from DCs. Council has determined DCs are the appropriate funding source to fund 100% of the growth-related costs. Where there is a level of service or renewal component this proportion of the capital costs will be funded from rates or loans. In particular, see the analysis contained in Appendix IV.

The total cost of forecast capital growth related projects is set out in Appendix I. Funding the growth component of these costs through rates would otherwise result in an unfair burden being placed on the existing ratepayer community. Growth related infrastructure project costs make up 14% (\$20.7M) of WDC’s total planned capital expenditure of approximately \$144 million for the 3 years of the 2024-2027 LTP. Of that \$4.8 million is to be funded through development contributions.

2.4 ACTIVITIES FOR FUNDING CAPITAL EXPENDITURE OF GROWTH

Council activities for which DCs will be used to fund growth related capital expenditure are:

- a. Network infrastructure for stormwater, wastewater, water supply, transport.
- b. Reserve land acquisition and development for parks and open space (including Esplanade Reserves).
- c. Community Infrastructure (solid waste, Library, Community Centre, Airport etc.)

2.5 WHEN A DEVELOPMENT CONTRIBUTION IS REQUIRED

Under sections 198 and 199 of the LGA Council will apply a development contribution, including GST, for developments generating increased reserves, network or community infrastructure demands upon the granting of:

1. A resource consent,
2. A building consent,
3. An authorisation for a service connection.

As a general rule, DCs will be assessed, and any requirement for payment of contributions advised, at the earliest opportunity. This is generally at the subdivision consent stage.

Council considers that the subdivision consent stage is normally the most appropriate stage to take a development contribution for residential developments for the following reasons:

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

In the absence of subdivision. Council will apply DCs at the building consent or service connection stage where additional units of demand are created by additions to land or buildings.

A DC is required in relation to a development when:

- A particular subdivision, construction of a building, land use or work generates a demand for reserves, network, and community infrastructure.
- The development (either alone or in combination with another development) requires new or additional assets or assets of increased capacity.

The effect of a development in terms of impact on these assets includes the cumulative effect that a development may have in combination with another development. A DCP also enables Council to require a contribution that is used to pay, in full or in part, for capital expenditure already incurred by the Council to provide infrastructure to service expected growth.

The Council has a preferred approach to require payment for assessed DC charges at the time of assessment. For non-residential subdivisions one or more HUEs would be payable at the resource consent stage. Future development(s) on that subdivided land would be reassessed at a building consent stage and any additional DCs required from that development would be invoiced at that stage.

Council does have at its discretion the ability to reduce, remit, refund, defer, or postpone DC payments when allowed for in this policy when appropriate. The processes detailing these issues are set out in section 4.

2.6 LIMITATIONS TO THE APPLICATION OF DEVELOPMENT CONTRIBUTIONS

Development which does not either in itself or in combination with other developments generate additional demand for additional infrastructure will not be liable to pay a DC.

Council will also not require a DC for network infrastructure, reserves or community infrastructure in the following cases:

- Where it has, under section 108(2)(a) of the Resource Management Act 1991 (RMA), imposed a condition on a resource consent in relation to the same development for the same purpose; or
- Where the Council has already required a DC for the same purpose or the same building work (so long as there is no change in scale and intensity)
- Where agreed with the Council the developer will fund or otherwise provide for the same reserve, network infrastructure, or community infrastructure; or
- Where the territorial authority has received or will receive sufficient funding from a third party to fund particular infrastructure.

2.7 RELATIONSHIP TO RESOURCE MANAGEMENT ACT

DCs under the LGA are in addition to, and separate from, financial contributions under the RMA. Council intends to set DCs under the DCP as its main means of funding infrastructure required as a result of growth over and above the works and services that may be required as conditions of subdivision or resource consent.

Council may require a financial contribution, as a condition of consent, in accordance with any relevant rule in the District Plan under the RMA. Financial contributions cannot be applied as a condition of consent where a DC has been required for the same purpose on the same development.

At the time of this policy being implemented, the Wairoa District Council does not charge financial contributions allowed for under the RMA.

Council will also have the authority to require works or services on new developments to avoid, remedy, and mitigate the environmental effects of proposed developments through resource consent conditions or in accordance with any relevant rule in the District Plan. DCs are for the acquisition, installation, or expansion of assets over and above the works and services required as a condition of consent.

For the smaller urban areas outside of the current urban serviced areas, Council as service provider may require capital contributions through fees and charges for properties who apply to connect to township water or wastewater services.

3 VISION, STRATEGY AND COUNCIL ASSUMPTIONS

The Council outlines its Vision, Strategy and Council Outcomes in the LTP. Linkages to the DCP are discussed in Appendix IV.

3.1 SIGNIFICANT ASSUMPTIONS OF THE DEVELOPMENT CONTRIBUTIONS POLICY

3.1.1 COUNCIL ROLE

Council is assuming that it will act as the lead agency to ensure existing core infrastructure requiring upgrading is available to service growth developments in the district. Where new infrastructure is required only within a development is it the responsibility of the developer to provide, with the option of vesting the new assets to Council provided they meet Council standards.

There is the potential for major developments, where agreed with Council through a developmental agreement, for developers to take the lead role. In this instance Council may contribute to a development where additional capacity is required to service adjacent developments to ensure other developments are not constrained. Council's role will be assessed at each review of the LTP and DCP every three years.

The Council ensures, on behalf of current and future residents and ratepayers, that land development is carried out in a manner that results in acceptable outcomes in terms of aesthetics, environmental impacts and service standards.

3.1.2 DEVELOPMENT CONTRIBUTION AREAS

For the purposes of DCs, the areas shown for each locality (and the district as a whole for Transport and Community Infrastructure and Reserves) that has growth related infrastructure requirement are those areas that development contribution charges apply. Growth in the Wairoa District is occurring mainly in these areas and additional infrastructure is required to meet this demand.

The **service catchments** show each urban area that forms a catchment (Refer to maps in Appendix II of this policy and further explanation in Appendix IV)

Table 2: Areas for Activities where Development Contributions will be Charged

AREA	ACTIVITY COVERED
Wairoa District (District Wide, including all rural areas)	Transport, Community Infrastructure & Reserves
Wairoa Township	Water, Wastewater, Stormwater, Transport, Community Infrastructure & Reserves
Frasertown Township and Tuai Village	Water, Stormwater, Transport, Community Infrastructure & Reserves
Mahia Beach Township, Opoutama and Blue Bay	Wastewater, Stormwater, Transport, Community Infrastructure & Reserves

For clarity the Council considers that for stormwater activities, a development not only creates a demand for infrastructure within the hydrological catchment it is located in, but also creates demand (by the growth community within the development) for stormwater management and flood protection over a wider area. Tuai Village has been excluded from Wastewater development contributions as no additional infrastructure is required. Council will reassess demand and capacity in these townships as part of the 2027 review.

3.1.3 DEVELOPMENT TYPES AND UNITS OF DEMAND

In meeting its requirements under Schedule 13(2) of the LGA 2002 to attribute units of demand to particular developments or types of development on a consistent and equitable basis. The Council has considered:

- a. The need to separate residential and non-residential activities because of the different demands they place on activities of the Council.
- b. The range of non-residential development types and impacts on infrastructure.
- c. The complexity of trying to make the DC policy account for every different development type.

The Council considers that:

- There is data currently available to identify some average demand factors for a limited number of non-residential development types,
- Using broad averages for a limited number of development types is sufficient to approximate the range of development likely to occur in Wairoa,
- As determined by Council staff, a special assessment can be used where a development results in an impact on infrastructure significantly different from that envisioned in this policy. Generally +/- 50% of the average demand for services for a specific category.

3.1.4 PLANNING HORIZONS AND THE PERIOD COVERED BY THIS POLICY

A 10-year timeframe has been used as a basis for forecasting growth and identifying growth projects. However a three-year period will apply for development contributions to align with of the current LTP. Benefits will be distributed over that timeframe with averaging to avoid the effects of lumpy infrastructure works within any given year on DCs.

. Council has detailed planning and costings for infrastructure networks for this three-year period.

Development beyond this timeframe will involve additional growth-related infrastructure services that have not yet been fully costed. These longer-term infrastructure requirements to service growth, and the additional households enabled, will be included in future DCPs.

3.1.5 PROJECTING GROWTH

The Council is planning for new development that is occurring throughout the Wairoa District. This places demand on the Council to provide a range of new and upgraded infrastructure. The successful application of the DCP is dependent on population projections.

The DCP uses the growth projections as set out in the Key Forecasting Assumptions section of the 2021 – 2031 LTP, adjusted for the 2023 Census results and the shorter term 2024-2027 LTP. Wairoa is currently experiencing a relative surge in population growth (2013-18 6% and 2018 – 2023 5.5%¹) that is resulting in a moderate household growth driven in part by a growth occurring throughout not only Hawke’s Bay, but in the wider New Zealand context. In addition, as a consequence of Cyclone Gabrielle, homes in new locations and additional homes are required to serve the community. This is a significant change in trend that is putting increasing pressure on infrastructure. The Covid-19 pandemic has caused additional population gains as more people return to smaller townships and family roots.

As recorded in the 2021 – 2031 LTP², Wairoa is projected to account for 60% of total new (permanently occupied) household growth and Mahia approximately 15% attributed mostly to retirees or those returning home. Population growth projects are based on demographic assumptions that do not change quickly and a continuation of the annual average level of population growth in the district.

¹ [2023 Census population change | 2023 Census maps and data](#)

² Household Change Assumptions and Risks, LTP pg 91

The Wairoa District LTP 2024-2027 records the 2023 census results being a population of 8,826³ permanent residents. and 3,102 private dwellings within the district, with an average of 2.8 persons per dwelling.

Council assumes that the rate of population growth will continue. Extrapolating the 2023 data for the current LTP period, 2024 population is estimated to be 8918 and 3185 households. By 2027 estimates for are for 9194 persons, being an additional 92 persons per year since 2023. Occupied dwellings are estimated to grow to 3,170 by 2027, being an additional 17 per year and generally consistent with rates of residential building consents.

Council notes that 2023 Census results for permanently resident population and occupied dwellings are more positive than assessed for the 2021-2031 LTP.

On this basis, Council estimates by 2028 the population will be 9,356, being an increase of 530 people at 6% growth. Between 2023 to 2033 an additional 1091 people would bring the population to 9917. This is consistent with the LTP 2021-2031 expectations. Council is therefore confident in forecasting an additional 500 HUE to meet the demands of a growing population out to 2034.

Additional HUEs for water have been estimated at 300 and have been distributed between Wairoa, Frasertown and Tuai. Likewise additional HUEs for Wastewater have been estimated at 400 and have been distributed between Wairoa, Mahia, Opoutama and Blue Bay. Stormwater has been estimated at 400 and has been distributed between Wairoa, Frasertown, Tuai, Mahia, Opoutama and Blue Bay. Additional HUEs for Transport and Community Infrastructure and Reserves have been estimated at 500 and distributed district wide.

Although the current LTP period is only for three years, Council is confident that spreading the DC charges across the total 10 year period 2024 – 2034 is fair and reasonable, as project timing and costs are predicated on the wider 10 year period to 2034.

Forecasts will be updated as part of each LTP process based on actual growth, Statistics NZ forecasts and annual population estimates. These forecasts are informed by private sector modelling, Census data, Statistics NZ data, Council Asset Management Plans, and actual historic developments (both resource consents and building consents). The impact of non-residential development varies depending on economic conditions and specific developments.

3.2 OTHER ASSUMPTIONS

- Timing of expenditure – the timing of specific projects is likely to vary over time as they are reliant on actual growth rates, the cost of providing infrastructure, demand for housing, the state of the economy, developer profit margins and many other economic and societal factors that Council has little control over. Council is carefully monitoring the actual level of development and aims to be just ahead of service demands on infrastructure, where it is cost efficient to do so.
- Method of service delivery when Council is providing infrastructure – Council uses both in-house staff and external consultants to fund, design and manage the provision of core infrastructure needed to service forecast growth. Construction is usually done through a tender process by the private sector. This is currently assessed as the most efficient model for delivery. Council will reassess this assumption at least every six years as part of meeting the requirements of section 17A of the LGA.
- Third party funding availability – Council is assuming that there will be minimal if no third-party funding for growth related infrastructure projects. If alternative funding for these projects does become available, from development agreements or government/regional grants, Council will amend the schedule and reduce total funding required through DCs. Funding by NZTA for Roading, footpaths and walkways/cycleways is set through the three-yearly work programme and is reflected in this DCP.
- Debt servicing – From time-to-time Council DC activity reserves may be in deficit. This occurs if the required infrastructure is more expensive than the balance of DC revenue already collected. Council will loan fund any required work at this point. Future DC revenue will pay off the loan, including interest. The interest rate charged will be at the average Council rate at that time.

³ LTP 2024-2027 – page 15 – 2023 census Wairoa resident population

3.3 BEST AVAILABLE KNOWLEDGE

This DCP is based on the best available knowledge that Council has at the time of adoption. The Project expenditure schedule in Appendix I is consistent with the adopted LTP but may be updated each year and the DCP will be reviewed every three years. As time passes discrepancies may emerge between historic Council documents and the updated schedule in Appendix I. For DC purposes the schedule will prevail.

3.4 CAPITAL EXPENDITURE COUNCIL EXPECTS TO INCUR AS A RESULT OF GROWTH

Council has estimated the extent of growth within the Wairoa District and the capital expenditure necessary to meet the demands of the growth. Each capital project is identified as level of service (rates funded) or growth (DC funded). The total growth costs for each activity covered by this DCP are then divided by the number of additional HUEs in each activity, including the non-residential component. This results in DC charges by activity for each additional HUE.

Table 3: Summary of Capital Expenditure for Activities in LTP Period

	Growth Related Expenditure to be funded Pre-adoption of DCP	Total Estimated Capital Expenditure Work a+b	Total Level of Service /Backlog & Renewals Component a	Total Estimated Growth Component b	Total Estimated to be Funded by DC by June 2027
Transport	\$177,860	\$83,853,282	\$83,808,817	\$44,465	\$44,465
Water	\$9,574,080	\$12,544,660	\$12,448,919	\$95,741	\$95,741
Wastewater	\$6,827,800	\$14,096,852	\$9,873,372	\$4,223,480	\$4,223,480
Stormwater	\$3,662,000	\$5,852,208	\$5,486,008	\$366,200	\$366,200
Community Infrastructure	\$461,625	\$27,932,913	\$27,884,170	\$48,744	\$48,744
Total	\$20,703,365	\$144,279,915	\$139,501,285	\$4,778,629	\$4,778,629

In determining the total estimated growth component to be funded by DCs, careful consideration was given to those matters listed under sections 101(3) and 106 of the LGA for each individual activity (network infrastructure or community facility). Key considerations included:

- The nature and operation of the activity.
- An analysis of who will benefit from the planned capital expenditure work; and
- An analysis is of who will cause the need for planned capital expenditure work.

A more detailed description of each activity, the funding approach taken for each activity and justification for the funding approach taken for each activity is included in section 4 and Appendix IV of this Policy.

The levels of service component of Council's identified infrastructure works, relates to increasing the level of infrastructure provision due to higher public expectation, environment or statutory obligations e.g. environmental standards for water quality or technological improvements. Asset management plans, for each activity define the relevant level of service to be delivered for that activity.

Where the infrastructure works to service growth also result in an increase in the level of service to the wider community, then the value of the improved service is treated separately. Renewal of all assets is also identified separately and makes up the largest proportion of capital expenditure. Levels of service increases, and renewals are not funded through DCs.

3.5 CAPITAL EXPENDITURE COUNCIL ALREADY INVESTED IN ANTICIPATION OF DEVELOPMENT

DCs will also be required to meet the cost of capital expenditure for growth already incurred since 2017 but have not yet been funded. This applies only where Council has previously made the decision to carry out the work on the basis that is to be fully or partially funded by future DCs. Council has a legal requirement to use the funds within 10 years for the purpose they were taken for.

3.6 UNIT OF DEMAND

A unit of demand is a Household Unit Equivalent (HUE), the average demand for infrastructure services created by one additional house developed. A DC for network infrastructure is required where additional units of demand are created. A HUE is equivalent to one residential lot containing one residential unit. All residential lots are assumed to contain one HUE as this is efficient, equitable and appropriate. While actual demand will vary between households the different impacts on infrastructure is assessed as minor.

It is assumed that these demand levels will remain the same for the forecast period. Reviews of the DCP will consider the relativities between residential and non-residential developments.

3.7 SCHEDULES FORECAST VALUES

All capital expenditure schedules in this policy are exclusive of GST

The schedules are in NZ dollars as at the date of adoption of the LTP. Schedules can be updated annually to ensure relevance and transparency. The DC charge applied in future years will be adjusted for inflation using the Statistics New Zealand Producers Price Index Outputs for Construction (PPI) as of 30 June each year.

4 ASSESSMENT OF DEVELOPMENT CONTRIBUTIONS

4.1 COMMENCEMENT

Relevant applications (as set out in section 2) made on or after [ADOPTION DATE] are subject to assessment for development contributions under this policy. Applications made before [ADOPTION DATE] will **not** be subject to development contributions, however, may be subject to assessment for financial contributions under the Operative Wairoa District Plan. Subsequent applications eg building consent or service connection applications will be charged

4.2 DELEGATION OF ASSESSMENTS

Assessments will be made by an officer of Council. Reconsideration of assessments as described in 4.20 of this policy, will be made in accordance with the delegations provided to the appropriately authorised officer of Council.

Decisions about whether to enter into development agreements and on what terms will be made in accordance with the delegations provided to the Chief Executive of Council.

Decisions about waiving or remitting the costs that would otherwise be recoverable in respect of objections, will be made in accordance with the delegations provided to the Chief Executive of Council.

Decisions about remitting development contributions will be made in accordance with the delegations provided to the Chief Executive of Council.

Any decision Council has delegated to an officer of Council may be escalated to that officer's Group Manager.

4.3 APPLICATIONS ASSESSED

Council will assess the following types of applications to determine whether development contributions are required under this policy:

- a. Applications for subdivision resource consent under the Resource Management Act 1991 (RMA).
- b. Applications for land-use resource consent under the RMA, or for building consent or a Certificate of Acceptance under the Building Act 2004 (Building Act) where the consent/certificate is associated with:
 - i. The creation of new residential dwellings (including relocation of existing houses on a site)
 - ii. The creation of new buildings or extension of the gross floor area of buildings
 - iii. The change in use of a building
 - iv. An increase in the design capacity for occupants of a visitor accommodation or residential services activity
 - v. An increase in the area of impervious surfaces.
- c) Applications for service connection including water, wastewater, trade waste and stormwater.

The assessment will be made against the first consent application lodged for a development and a reassessment made on every subsequent consent application.

The Council will assess subdivision for a non-residential development as a minimum of 1 additional HUE per activity per allotment. The development will be reassessed if there is a subsequent building consent or service connection.

When Council takes a development contribution at subdivision consent stage, the expected principal nature of activities authorised by any existing land use consent for the site and/or, in the underlying zoning, will determine the type of development contribution payable.

The Council may choose to defer the assessment of land use consents if there are special circumstances. For clarity Council will usually charge a minimum of 1 additional HUE per activity per allotment at the subdivision stage.

Each reassessment will consider the number of units of demand previously assessed and determine whether the development still generates the same number of units of demand.

Note:

1. Council will not defer assessment of development contributions for residential development.
2. Development contributions fees will not be deferred for industrial subdivisions where one or more HUE are payable at resource consent stage with the balance payable at building consent stage when the full scope becomes apparent.
3. Designations are not assessed, but the development may be assessed at building consent stage.
4. Applications for works necessitated by a condition of consent are not exempt from development contributions.

Process for Assessing Development Contributions Payable:

Table 4: Process of Assessing if Development Contributions are Payable

Step 1	Catchment Area	Establish what catchment are the 'development' lies (Appendix II)
Step 2	Number of HUEs	Establish the number of HUEs created by the 'development' (section 4.7)
Step 3	Number of HUE credits	Establish per activity the 'credits' applicable to the parcel of land (section 4.10)
Step 4	Number of HUEs payable	Calculate the increase in Hues
Step 5	Charge per HUE	Establish the development contribution per HUE for that particular catchment area as per the Schedule of Charges (Appendix I)
Step 6	Amount of DCs Payable	Calculate the development contributions payable

4.4 ACTIVITIES FOR WHICH DEVELOPMENT CONTRIBUTIONS ARE ASSESSED

Applications will be assessed for contributions for five different activities:

- Water
- Wastewater
- Stormwater
- Transport
- Community Infrastructure and Reserves

4.5 FORMULA FOR CALCULATING CONTRIBUTIONS

Contributions (C) for reserves, community infrastructure, transport, water supply, wastewater and stormwater will be calculated according to the following formula:

$$C = H \times R$$

Where: H = Number of Household Equivalent Units (HUEs) or units of demand calculated in accordance with sections 4.7 to 4.10 less any reductions calculated in accordance with section 4.11; and R = The applicable rate per HUE for the type of contribution (activity) and the catchment associated with the development refer to the appendices.

4.6 CATCHMENTS

The catchments for charging each type of contribution are set in Appendix II, and the rationale further explained in Appendix IV. If for any reason a development or service connection request falls outside the catchment for water, wastewater or stormwater and is still served by the network infrastructure, then the calculation of contributions shall be as if the development or service connection was located within the catchment.

The capital expenditure related to growth is associated with one or more catchments on an activity-basis. The catchments are determined based on key characteristics including geography, service delivery and the nature and complexity of service provision. The catchments can be either local or district wide. Individual capital works projects are allocated to catchments depending on the nature of the project and the community the project is intended to serve.

Any development outside of the identified catchments has not been addressed in terms of infrastructure capacity anticipated as part of the existing reticulation network. Any request to extend services or infrastructure outside of the determined areas will need to be specifically assessed through a separate development agreement.

4.7 ASSESSMENT OF HUES ON THE BASIS OF MULTIPLIERS

Subject to sections 4.9 and 4.10, the number of HUEs associated with a development will generally be assessed on the basis of the standard multipliers set out below, less any credits provided for in 4.11.

a. Residential Development

Table 5: HUE Multipliers for Residential Development

ACTIVITY FOR WHICH CONTRIBUTIONS ASSESSED	UNIT OF MEASURE	MULTIPLIER (HEU MEASURE)
All	Allotment or 1 st dwelling on an allotment	1 – per allotment and dwellings of 80m ² or more gross floor area
		0.75 – per dwelling unit less than 80m ² gross floor area
All	Every second and subsequent dwelling unit on an allotment	1 – per allotment and dwellings of 80m ² or more gross floor area
		0.75 – per dwelling unit less than 80m ² gross floor area

b. Non-residential developments

The following are based on common factors of average demand for each category as set out in Table 6. For three waters and Transport the units of demand are set at 100m² of Gross Floor Area (GFA), then converted to HUEs based on the standard for a residential dwelling.

Reserves and Community Infrastructure are zero rated as the demand is primarily generated from households. Developments that are determined by Council as having an impact on network services well above what is covered by the categories below (such as wet industries or major food processing plants) can be considered as a special assessment (see section 4.10).

Table 6 HUEs conversions for Non-Residential Development

NON-RESIDENTIAL CATEGORY	TRANSPORT PER 100M ² GFA	WATER PER 100M ² GFA	WASTEWATER PER 100M ² GFA	STORMWATER PER 100M ² GFA	RESERVES	COMMUNITY ASSETS
Commercial, Retail, Office	0.8	0.3	0.3	0.3	Nil	Nil
Visitor accommodation, residential services	0.4 per unit	0.3 per unit	0.3 per unit			
Industrial, Warehouse	0.8	0.4	0.4			
Restaurants and bars	1.9	1.3	1.3			
Community facilities	1.3	0.3	0.3			

4.8 SCHEDULES TO DEVELOPMENT CONTRIBUTIONS POLICY

a. Events that may give rise to a requirement for development contributions

The following events may give rise to a requirement for development contributions determined in accordance with section 3.5 of this Policy and charged at the rates per HUE set out in the Table 7 and Table 8 below.

Subdivisions: Granting of subdivision Resource Consent under the RMA.

Land Use Consents and Building Consents:

Granting of land use Resource Consent under the RMA; or a Building Consent or Certificate of Compliance under the building Act 2004 may give rise to a requirement for development contributions under this Policy where the consent/certificate is associated with:

Residential: Creation of new dwellings (including relocation of existing houses) on a site.

Non-residential:

- Creation of new buildings or extension of the gross floor area of buildings.
- A change in use of a building.
- An increase in the design occupants of a visitor accommodation or residential services activity.
- An increase in the amount of impervious surfaces.

Service Connection:

Granting of a service connection for Water, Wastewater, Trade Waste or Stormwater may give rise to a requirement for development contributions under this Policy.

b. Development Contributions Payable

The development contributions payable for Community Infrastructure and Reserves, Transport, Water, Wastewater, Stormwater per HUE and catchment are set out in Table 7.

Table 7: DC Charges per HUE by Activity

Activity	Catchment Area	Contribution per HUE (\$) (GST Exclusive)
Transport	District Wide including all rural areas	\$88.93
Water	Wairoa Township/ Frasertown Township, Tuai Village	\$319.14
Wastewater	Wairoa Township/ Mahia, Opoutama and Blue Bay	\$10,558.70
Stormwater	Wairoa Township/ Frasertown, Tuai/ Mahia, Opoutama and Blue Bay	\$915.50
Community Infrastructure	District Wide including all rural areas	\$97.49

4.9 ADDITIONAL RULES RELATING TO ASSESSMENT ON THE BASIS OF MULTIPLIERS

Each application is assessed as a residential development, non-residential development, or a mixture. Mixed developments are assessed under the provisions that apply to both residential and non-residential developments for the applicable parts of the development.

Units of demand will only be assessed for water, wastewater, or stormwater if a connection to the network is or will be available.

Allotments subject to an amalgamation condition, or that will be subject to an amalgamation condition, shall be considered as one allotment for the purpose of calculating HUEs.

Non-residential developments will generally be classified as a single development type, i.e., the one that best represents the dominant or primary activities associated with the development; ancillary activities will not be considered separately. However, where a development has distinct parts, Council may, at its discretion, consider these parts separately. For example, a wine manufacturing component of a winery may be considered separately from the restaurant component.

Where a non-residential development is not described by the types of non-residential development identified above, the multiplier with the most similar demand characteristics will be used.

Outdoor display areas for goods, e.g. garden centre display areas will be included in the calculation of GFA for retail, provided they are formalised areas primarily for display and not storage of goods.

Where a residential and non-residential aspect of a development share a common footprint, the number of HUEs for stormwater shall be based on the approach for non-residential development, i.e., impervious surfaces.

4.10 SPECIAL ASSESSMENT OF HUES ON THE BASIS OF ACTUAL OR ANTICIPATED DEMAND

If the actual demand associated with a non-residential development is likely to be significantly different, that is at least 50% more or less than what is implied by the multipliers and demand assumptions in section 4.7b, the Council may, in its discretion, choose to calculate the number of HUEs on the basis of the actual anticipated demand (including a Traffic Impact Assessment, peak water take, peak wastewater discharge and wastewater content), less any credits provided for below.

This 'special assessment' may be called for at Council's discretion. The applicant will be expected to provide supporting information and detailed calculations of their development's land transport, water supply, wastewater and stormwater demands in base units. Using the standard base unit/HUE conversions (Table 6) these estimates may then be converted to HUEs and charged accordingly. This additional information could be made part of a section 92 (RMA 1991) request or requested at pre-application stage.

In determining whether to use this alternative calculation Council will consider the likelihood that the demand will change over time and whether. Therefore, the standard approach may be more appropriate.

An assessment on the basis of actual anticipated shall be made by estimating the actual demand associated with the development for each service in the units of measure set out in section 4.7 and dividing this by the demand assumptions for a HUE set out in Table 9 in section 5.3. The calculation may be adjusted to reflect other factors that influence the design of infrastructure, peak demand issues and measures to mitigate demand.

For example, a 'traffic impact assessment' is a requirement for most large non-residential and residential developments. It will usually be possible to compare the vehicle trips per day from this source with Table 9.

Assessment of Credits for Historic Development

Historic credits acknowledge prior development of the site which has ceased and will be applied against the number of units of demand assessed for a development calculated under sections 4.7 to 4.10. The following principles shall apply to calculating credits:

- The onus is on the applicant to include details in the application of the historic development
- Credits can only be used for a development on the same site and cannot be transferred from one site to another
- The number of credits available is calculated under the policy that applies at the time of the assessment of the new development
- Additional credits will not be refunded if the number of units of demand assessed for any activity for the historic development exceed the number of units of demand assessed for the new development. However, the historic development may be considered again when assessing credits for any future development

There are a number of situations where credits may be considered:

- Existing residential dwelling units for sale
- Payment of ½ or full rates charges for the water, wastewater, or stormwater on the existing lot
- The previous lawfully established activity or lawfully consented buildings on a site
- Credits will not be given if the original activity was non-residential and did not pay or was unlikely to have paid a contribution. This applies to activities that were permitted and did not require any form of consent, but that have placed additional demand on Councils services.

- Cross leases that are separated into 'Fee Simple' titles will not attract contributions if there are no related works on the site that will increase demand for Council infrastructure.
- Any vacant section is assumed to have one HUE credit to the extent that it is serviced (if physical connections are not in place no credit may be assumed).
- Credits for historic non-residential will only be awarded if the elements that imply that development (i.e., the buildings, impervious surfaces etc.) were present in the ten years prior to assessment.

4.11 REDUCTIONS

The value of the development contribution assessed will be reduced for the following reasons:

a. Esplanade Reserves

Esplanade Reserves or strips required under the RMA and associated with the development will be offset against development contributions payable for Reserves, up to the value of the contribution payable. Valuation of the Esplanade Reserve or strip will be GST exclusive and shall be assessed in terms of section 62(1)(b) of the Public Works Act 1981. The date of valuation shall be no more than 12 months before the requirement for the contribution.

b. Special Circumstances

Special circumstances may apply in relation to some service connections that may be taken into account to reduce the development payable e.g. a targeted or special rates levy has been agreed pending the installation of a new service and as such provides for that property to connect to the service when commissioned. Under these circumstances the agreement would be honoured, and no development contribution would be applied, except for where the demand proposed is greater than that envisaged by the special rate and a development contribution, or part thereof, will be charged.

c. On-site Provision of Infrastructure

The Council will consider a reduction in the development contribution assessed where the applicant will provide additional on-site infrastructure that reduces the demand for Council infrastructure. This could include:

- Wetlands, storage tanks and rain gardens to limit stormwater run-off and reduce reticulated water usage.
- Onsite pre-treatment of wastewater.

The applicant would need to prove that the additional infrastructure is over and above the standard services required by Council and would directly offset the standard demand for services. An assessment may be carried by Council to identify how many (if any) HUEs should be deducted from the development contributions calculated.

4.12 REMISSIONS

Council will consider requests for remission of development contributions on the following grounds:

- The development is by a non-profit organisation and will provide benefits to the public.

Any such request must be in writing and within 20 working days after the date on which the Council sent notice of the level of the level of development contribution Council requires.

The request must include the following information:

- Description of the site and specific application subject to the contribution
- Description of the organisation seeking the remission and confirmation that it is a non-profit organisation as defined in the glossary
- Description of the benefits that the development will provide to the public and the extent of access to those benefits.

The request will be considered by the Chief Executive of Council on the advice of relevant Council departments and Council Officers.

The Chief Executive will have regard to the following criteria in determining whether to grant a remission and the quantum of the remission:

- The level of public benefits provided by the activity and the extent of access to those benefits, and
- The funding available in Council's remission and any other likely claims on the fund in that financial year.

Council will give written notice of the outcome of its consideration of the request within 15 working days of its receipt of the request and all relevant information relating to the request.

4.13 REASSESSMENT OF A DEVELOPMENT

Where a development becomes subject to assessment for development contributions it will be assessed against the most recent version of the Council's DCP.

To avoid doubt, no refund shall be given, or additional contributions required, because the rate per unit of demand has changed.

4.14 MONEY OR LAND

The LGA provides that a development contribution for Reserves may be money or land, or both. Under this DCP the contribution for Reserves shall be made in money unless, at the sole discretion of the Council, land is accepted.

In general, Council will only accept land as a development contribution for Reserves where it is specifically for a recreation, scenic or historic reserve and will be vested as such on subdivision or otherwise classified. However, Council may also accept easements for access etc. to existing Reserves or for recreational purposes. In determining whether to accept land the Council will have regard to existing policies. Drainage reserves and areas within reserves that are used primarily for drainage (e.g., retention pond areas), while they may be accepted by Council, will not form part of a development contribution for Reserves.

4.15 DEVELOPMENT AGREEMENT

The Council may enter into specific arrangements with a developer for the provision and funding of infrastructure under a Development Agreement, including the development contributions payable, as provided for under sections 207A - 207F of the Local Government Act 2002. For activities covered by a Development Agreement, the agreement overrides the development contributions normally assessed as payable under the DCP.

The Council will consider a developer's written request to enter into a Development Agreement without unnecessary delay. The Council will provide the developer written notice of its decision on the request and reasons for the decision. The Council will consider the provisions contained in the DCP, as well as any other matters considered relevant. Similarly, where the Council requests that a developer enter into a Development Agreement, the request must be considered by the developer without unnecessary delay, who must provide written response to the Council.

A Development Agreement may record specific arrangements with a developer for the provision of infrastructure to meet the special needs of a development. Reasons for entering into a Development Agreement may include (but is not limited to):

- Where a development involves a large area to be developed over a long time.
- Where a development requires a special level of service or is of a type or scale which is not readily assessed in terms of units of demand.
- Where a development is proposed in an area where Council is not currently planning to provide infrastructure for the period covered by the DCP. In such cases, a Development Agreement, private sector funding of infrastructure and a Council agreed Structure Plan would be required at first instance.

The content of a Development Agreement must meet the requirements of section 207C of the Local Government Act 2002.

4.16 PAYMENT DUE DATES

The following table summarises when a development contribution invoice is generated and required to be paid. In most instances the invoice will be generated at the time an application for Code Compliance Certificate, Certificate of Acceptance, or section 224c of the RMA is made, unless requested earlier.

Table 8: Summary of Invoicing and Payment

Application Type	Timing of Action
Land Use	An invoice will be issued at the time the Land Use resource consent is granted. Payment must be made within 20 working days of the invoice being issued on granting the consent, and/or before the Land Use is given effect to.
Service Connection Request (where a building consent is not lodged/not required)	An invoice will be issued at the time the connection request is approved and payment is due within 20 days of the invoice being issued. Payment must be made prior to any connection being made.
Building Consent	An invoice can be requested at any time by the applicant. If no invoice is requested, an invoice will be issued automatically at the time of application for Code Compliance Certificate or Certificate of Acceptance. Payment must be made prior to the issue of the Code Compliance Certificate or Certificate of Acceptance.
Resource Consent (Subdivision)	An invoice can be requested at any time by the applicant. If no invoices are requested, an invoice will be automatically issued at the time of application for 224c. Payment must be made prior to the issue of the 224c.

4.17 ENFORCEMENT POWERS

Council may recover debt through normal court action.

Until development contributions required in relation to a development have been paid Council may also, pursuant to section 208 of the LGA:

- In the case of a development contribution required when granting a resource consent under the RMA, withhold the section 224(c) certificate on a subdivision and prevent the start of a resource consent.
- In the case of a development contribution required when granting a building consent under the Building Act, withhold the Code of Compliance Certificate.
- In the case of a development contribution required when granting a Certificate of Acceptance, withhold the Certificate of Acceptance.
- In the case of a development contribution required for an authorisation for a service connection, withhold that service connection.
- In each case, register the unpaid 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.

4.18 REFUNDS

A refund of money or return of land will occur in the circumstances set out in section 209 (development does not proceed) and section 210 (Council does not spend) of the LGA where applicable.

4.19 POSTPONEMENTS

Postponements on payment of development contributions will not be applied.

4.20 RECONSIDERATION PROCESS

As set out in section 199A(1) of the LGA, any person required by Council to make a development contribution may request a reconsideration of the requirement if they believe that:

- The development contribution was incorrectly calculated or assessed under the territorial authority's development contributions policy; or
- The territorial authority incorrectly applied its development contributions policy; or
- The information used to assess the person's development against the development contributions policy, or
- The way the territorial authority recorded or used it when requiring a development contribution, was incomplete or contained errors.

As set out in section 199A(4) a person may not apply for a reconsideration of a requirement for development contributions if they have already lodged an objection to that requirement under section 199C and Schedule 13 A of the LGA.

Any such request must be made in writing within 10 working days after the date which the person lodging the request for the reconsideration received notice from the Council of the level of development contribution Council required.

The request must clearly state the site and specific application subject to the contribution(s) to be reviewed, and any matters the person would like Council to take into consideration when undertaking the review.

The reconsideration will be undertaken by the Group Manager of Planning and Regulatory Services, or delegated by the Group Manager, an appropriately authorised Officer of Council.

The reconsideration will be limited to consideration of the grounds for reconsideration listed in the bullets in this section.

Council will give written notice of the outcome of its reconsideration within 15 working days of its receipt of the request and all relevant information relating to the request.

Note: The LGA also provides a process for persons to object to development contributions assessed and for decisions on objections to be made by independent development contribution commissioners. Refer to Schedule 13A of the LGA for further details.

4.21 OTHER MATTERS

Goods and Service Tax (GST)

Once all the development contributions are complete, GST shall be added to the final invoice as required by the legislation and/or regulation of the day.

Valuations

Where it is necessary to value land to ensure the maximum contribution requirement in section 203(1) of the LGA is not exceeded, or to assess the value of an Esplanade Reserve on contribution in land, the value shall be assessed in terms of section 62(1)(b) of the Public Works Act 1981. The date of valuation shall be no more than 12 months before the requirement for the contribution.

In addition, where it is necessary to value land to ensure the maximum contribution requirement for Reserves in section 203(1) LGA is not exceeded, valuation of the additional allotments created by subdivision shall be calculated as the average (the mean) of all post-development allotments intended or capable of supporting residential development.

Application to Vary Consents or the Conditions of Consent

Where applications are received to vary a consent or the conditions of a consent, a new assessment will be made reflecting any increase or reduction on the demand for infrastructure and/or services that would result in a change to the HUEs relating the original consent application.

Council Developments

Council is exempt from paying any development contributions on any development that itself is a capital expenditure for which development contributions are required. Council is otherwise required to pay development contributions as assessed under this policy.

5 EXPLANATION OF THE METHOD FOR DEVELOPING THE SCHEDULE OF CHARGES

5.1 RELEVANT PROVISIONS IN THE LOCAL GOVERNMENT ACT 2002

Relevant provisions of the LGA that provide the legislative framework for this DCP include the following:

- Sections 197AA and 197AB provides the purpose and principles for development contributions.
- Section 199 Provides the basis on which development contributions may be required.

Development contributions may be required in relation to developments if the effect of the development is to require new or additional assets of increased capacity and, as a consequence, the territorial authority incurs capital expenditure to provide appropriately for the following:

- Reserves:
- Network Infrastructure:
- Community Infrastructure.

Subsection (2) clarifies that Council may require a development contribution in relation to capital expenditure already incurred by the territorial authority in anticipation of the development.

Subsection (3) states that in subsection (1), effect includes the cumulative effects that a development may have in combination with other developments.

Section 203 (1) sets the maximum contributions for reserves and for network infrastructure and community infrastructure. Development contributions for reserves must not exceed the greater of:

- 7.5% of the value of the additional allotments created by a subdivision, and
- The value equivalent of 20 m² of land for each additional household unit created by the development.

Development contributions for network or community infrastructure must not exceed the amount calculated by multiplying the cost of the relevant unit of demand by the number of units of demand assessed for a development or type of development (Clause 1 and 2 of Schedule 13 of the LGA).

Schedule 13 contains the general methodology for determining the maximum development contribution. In short, this requires identification of the capital expenditure costs, as set out in the LTP, which the Council expects to incur to meet increased demand resulting from growth and to attribute these costs to units of demand.

Clause 2 of Schedule 13 of the LGA, further requires that Council demonstrate that the units of demand are attributed to developments on a consistent and equitable basis.

5.2 THE CAPITAL WORKS PROGRAMME

Development Contributions are only charged in relation to capital projects identified in the LTP. This includes both current projects identified in the Activity Management plans, as well as past projects. These are listed in Appendix I. The Capital Works programme is founded on a range of considerations including:

- Provisions of the LGA, such as the purpose of local government (section 10), decision making requirements (sections 76-81), the principles relating to local government (section 14)
- The community outcomes identified in the LTP under the LGA
- Projections of growth and other changes in the community which could drive changes in demand
- Service provision levels and standards, which define the services being provided to the community in terms of criteria
- Plans and strategies

Other types of network and community infrastructure capital projects could potentially be considered for development contributions in the future.

Council has used the best information available at the time of developing this policy to estimate the capital expenditure. However, it is likely that actual costs will differ from estimated costs due to factors beyond Council's control, such as changes in the price of raw materials, labour etc. and the time of capital works taking place.

5.3 UNIT OF DEMAND

The Household Unit Equivalent (HUE) is the base unit of demand used to apportion costs between different types of development in the calculation of development contributions. It represents the assumed demand for the service generated by an average household.

Units of demand can be assessed at subdivision, land use and building consent stages. It is Council's preference to assess and apply a development contribution at the first stage of development, namely the subdivision consent stage. Individual developments may create multiple units of demand for any of the given infrastructure or facilities.

This table contains the demand assumptions for an independent household unit equivalent (i.e., one unit of demand or 1 'HUE'). The demand assumptions were used to develop the multipliers used to attribute units of demand to non-residential developments. They are also used to attribute units of demand to developments assessed as a special assessment under section 4.10.

Table 9: Demand Assumptions for a Single HUE

ACTIVITY	UNITS OF MEASUREMENT FOR HUE	DEMAND PER HUE	COMMENTS
Water	Daily Flow	550 litres per day	
Wastewater	Daily Flow	495 litres per day	
Stormwater	Impervious surface area	340m ²	Excludes imperious surfaces associated with roads or other public land
Transport	Number of average vehicle trips per day associated with the development	10 vehicle trips	
Community Infrastructure & Reserves	Apportionment of total demand on Community Infrastructure & Reserves	1 Apportionment	

Every dwelling with a gross floor area of 80m² or more is assumed to represent 1 HUE of demand for each service. Dwellings with a gross floor area of less than 80m² are considered to represent 0.75 of a HUE of demand for each service.

Section 4.7 sets out the multipliers used to calculate the number of HUEs associated with non-residential development. In essence, these multipliers represent the assumed typical relationship between the demand generated by non-residential development and the demand created by households. Similar multipliers are used to convert the growth model to HUEs in the funding model.

5.4 MEASUREMENTS TO DETERMINE UNITS OF DEMAND FOR ACTIVITIES

Different types of measurements are used to allocate units of demand for each activity for residential and non-residential developments (refer to sections 4.7 and 5.3).

For all activities a differentiation is made between residential and non-residential development due to the demand they place on the network activities. The catchment areas are defined for each activity as shown on maps in Appendix II.

The HUE divisor needs to account for both residential growth and non-residential growth. Residential is assumed at 1 HUE per additional allotment. Non-residential growth is converted to HUEs using the following assumptions:

- Water = 1 HUE per 0.80m³ per day usage
- Wastewater = 1 HUE per 0.615m³ per day of discharge
- Stormwater = 1 HUE per 340 m² of impervious surface area (ISA), including roof area
- Reserves and Community Infrastructure = 1 HUE per additional allotment
- Transport = 1 HUE equals 10 vehicle movements

There will be circumstances where no HUE assessment is necessary. For example, where the development is providing all its own infrastructure, thereby creating no new demand on Council assets.

The following provides a specific explanation of units of demand allocated for each activity. Increasingly Councils are managing the three waters as integrated networks. Each impact on the others and growth and capacity requirements has to be managed across the three activities.

Contributions for water, wastewater and stormwater will be used for the works identified, but can generally be described as:

- Increasing the capacity of pipes, pumps, and storage, treatment, and disposal facilities.
- Providing new pipes, pumps, and storage, treatment, and disposal facilities.
- Extension of piped infrastructure to service additional areas.
- Increasing the capacity of drains, culverts, and other structures.
- Extension of the drainage network to service other areas.
- Land purchases and easements.
- Modelling networks to assess the impact of development.
- Design and consent costs which form part of the capital works projects.

5.4.1 WATER SUPPLY

For the purpose of this DCP, interdependence within the water reticulation network creates a need for integrated management of the operation of the necessary to the effective operation of the system. As such, the management and professional services of water is undertaken with District urban supply and demand issues in mind.

An amount of 100% growth has been assumed where the works are purely to service future development and include extensions of the existing network to and within future development areas. A proportion of the cost will be included as level of service and excluded from DCs where existing reticulation is being expanded or upgraded in anticipation of growth or to enable growth and where levels of service are currently deficient, e.g marginal capacity with regard to firefighting capacity or low pressures during peak demand.

Water Development Contributions Approach

A development contribution for the reticulated water network will be based on the value of future identified growth works, and any works already completed since 2017 for the key network in anticipation of growth. All new developments in the reticulated water network will be subject to a development contribution.

All growth works within the service catchment are considered to service any allotment within the specified boundary, up to a uniform service level, at any time. All components of the network also have excess capacity that will cater for anticipated future capacity uptake. Any identified capital development growth-related works undertaken on the identified key network add to the capacity of the existing network directly.

All residential development is assumed to create one additional unit of demand (HUE). All non-residential development is assumed to create a minimum of one HUE, with additional assessed HUEs based on the number of household equivalents of forecast water demand. Note: These are relative units of demand between each type of development.

The following volume of water will be used as part of any assessment for non-residential development:

- Average residential household water use of 550 litres per day
- The measure for a residential and non-residential unit of demand is
 - Per additional allotment at subdivision; or
 - Per connected HUE at building consent or service connection.

5.4.2 WASTEWATER

For the purposes of DCs, like the water network, the interdependence within the networks creates a need for integrated management of the operation of the necessary components. As such, the management and professional services of Wastewater is undertaken with District urban treatment and discharge and demand issues in mind.

The infrastructure works identified include significant upgrades to the existing trunk sewer network, treatment plants, and some pump stations. DCs will apply where this work provides capacity for future growth. Generally, the growth component for trunk and pump station upgrades and treatment plants is assessed at between 0% and 50%. Extension of the wastewater network or new pump stations are assessed as 100% growth component.

Wastewater Development Contributions Approach

A development contribution for the wastewater service catchments will be based on the value of future identified growth, and any works already completed since 2017 for the key network in anticipation of growth. All new developments in the wastewater service catchments will be subject to a development contribution.

All growth works within the service catchment are considered to service any allotment within the specified boundary, up to a uniform service level, at any time. All components of the network also have excess capacity that will cater for anticipated future capacity uptake. Any identified capital development growth-related works undertaken on the identified key network add to the capacity of the existing network directly.

All residential development is assumed to create one additional unit of demand (HUE). All non-residential development is assumed to create a minimum of one HUE, with additional assessed HUEs based on the number of household equivalents of forecast water demand. Note: these are relative units of demand between each type of development.

The following volume of wastewater will be used as part of any assessment for non-residential development:

- Average residential household water use – 495 litres discharged per day
- The measure for a residential and non-residential unit of demand is:
 - Per additional allotment at subdivision; or
 - Per connected HUE at building consent or service connection.

5.4.3 STORMWATER

Like the water and wastewater networks, the stormwater network is defined using an integrated approach as all stormwater runoff within each area has to be catered for, regardless of where the stormwater originates from. Runoff from areas with no stormwater issues, flows into areas that do require capital works. The network has interdependent network components and there is an integrated system of services and facilities designed to protect property from flooding and improving water quality.

Stormwater infrastructure development within the catchments will be based on compliance as outlined in the Operative District Plan or any future District or Regional Plan, and the network capacity, under a fully developed catchment scenario.

Stormwater Development Contributions Approach

A stormwater development contribution for each of these catchments is based on the value of growth components, and any works already completed since 2017, to be located within the entire catchment in order to meet the defined level of service under the fully developed catchment scenario.

All new developments in the defined service catchments will be subject to a development contribution. Additional development in areas with existing developed stormwater assets still created runoff and this has to be catered for as it flows through the network. Additional development in partially developed or new areas have a significant effect on the demand for additional stormwater infrastructure including secondary flow paths.

The standard allotment of residential development and hence information related to site coverage and impermeable surface area (ISA) has been used to calculate a unit of demand. Note these are relative units of demand between each type of development. All residential development is assumed to create one HUE. All non-residential development is assessed on the amount of ISA compared with residential development, with a minimum of one HUE.

HUEs are based on the typical residential unit. Houses have been increasing in size for many years, and lot sizes have been declining. With driveways and paths the ISA of an average residential lot is now assessed at 340m². This is the ISA used to determine the number of HUEs for each non-residential development.

The measure for a residential and non-residential unit of demand is:

- Per additional allotment at subdivision; or
- Per 340m² of ISA at building consent or service connection.

5.4.4 RESERVES AND OTHER COMMUNITY INFRASTRUCTURE

The Wairoa District Reserves and Community Infrastructure assets are composed of two distinct parts. They are land identified as reserve for recreational purposes (“reserves”), and infrastructure associated with that identified land or other land owned or controlled by the Council for public amenities (“community infrastructure”).

Community Infrastructure are composed of capital developments and facilities associated with the identified reserves and other land owned or controlled by the Council. This includes, but is not limited to playgrounds, carparks, local halls, and recreational complexes, and public toilets – both on and off reserves.

The reserves and community infrastructure provide active and passive recreational facilities to the District community. For new community infrastructure, park and reserve facilities established specifically for new growth areas, 100% of these infrastructure works are to be funded by growth. For new facilities that include improvements to existing levels of service, various proportions of the cost have been attributed to future growth over the next 10 years depending on the details of each project.

Reserves and other Community Infrastructure Development Contributions Approach

The Development Contributions are district wide and are based on the value of identified future provision, and any works already completed since 2017 of district wide parks, reserves and community infrastructure associated with growth.

Increased numbers of households and residents create additional demand for sports fields, passive reserves, library space, administration buildings, walkways, and associated assets such as toilets and playgrounds. Council purchases key new land for reserves before the developments are completed in order to minimize the cost of land purchase and reduce unnecessary servicing costs.

All residential and rural residential developments in the district specified in the Reserves and Community Infrastructure map in Appendix II will pay a DC for reserves and other community infrastructure. DCs will not be charged on non-residential development, nor any non-residential component of mixed-use developments.

The assumed demand for parks reserves and other community infrastructure is created and driven as a result of additional people, or residential household, being located within the district. Increases in demand for parks reserves and other community Infrastructure can come from anywhere within the defined areas from residential and rural development. Non-residential development generally has no impact on the demand for reserves and community infrastructure networks and therefore DCs for Reserves and other community infrastructure do not apply.

All residential and rural development is assumed to create one unit of demand. All non-residential development is assumed to create zero units of demand.

5.4.5 LAND TRANSPORT

The Land Transport network services the entire Wairoa District. The roading network is characterised by a combination of interdependent components. Interdependence within the network creates a need for integrated management of operation of these components. As such, the management of the network is undertaken with the Wairoa network-wide supply and demand issued in mind.

For the purposes of DCs, the roading network is considered to be an unrestricted system. This means that the roading networks can be accessed by anyone at any time in the District.

Land Transport Development Contributions Approach

The development contribution is applied district wide and is based on the value of future identified capital development works on the key roading network for growth, and any other works already completed since 2014 for this network in anticipation of growth. The anticipated future growth capital development works are identified in the Land Transport Asset Management Plan.

The development contribution for the roading network is based only on the component of these works that result from increased demand generated by new residential, and non-residential development throughout the district. Any improvement in existing level of service is deducted from the total capital expenditure to be funded by DCs.

All new developments throughout the District will be subject to a DC for the roading network. All components included in the DCP for the roading network are considered to service any allotment within the specified boundary, up to a uniform service level, at any time. The current network also has capacity that has been planned to and will cater for anticipated future capacity uptake. Any identified capital development works undertaken on the network enhance the capacity of the existing integrated network directly.

The development contribution is subject to a form of measurement to allocate units of demand to development. This allows for differences between residential and non-residential demand in both urban and rural parts of the district. All residential development is assumed to create one unit of demand (HUE). All non-residential development is also assumed to create at least one unit of demand. Note these are relative units of demand between each type of development.

The measure for a residential and rural unit of demand is:

- Per additional allotment at subdivision; or
- Per HUE at building consent or service connection – 10 vehicle movements per day

5.5 ASSESSMENT OF GROWTH MODEL

Council has developed growth projections for the period 2021-2031 to estimate future growth within the Wairoa District. This underpins the development of the policy at two levels. Firstly, as growth drives changes in demand on infrastructure, the growth projections are a foundation for the capital works programme. Secondly, the growth

projections are converted into HUEs to model funding and to calculate the development contribution charge (refer to section 2).

The growth projections address two indicators of growth:

- Resident population and households
- Resource and building consents

5.6 KEY RISKS / EFFECTS ASSOCIATED WITH GROWTH PROJECTIONS

Growth projections are subject to uncertainties as to the quantum, timing and location of growth. There is a risk that the growth projections in the model will not eventuate, resulting in a change to the assumed demands on community Infrastructure. This could result in the over-provision of infrastructure. If the amount of growth is less than projected, then the proportion of capital expenditure recovered through development contributions will be less than expected. As a consequence, there may be increased debt servicing to Council. Council will continue to monitor the rate of growth and will update outcomes in the growth and funding models as required at each review of the DCP.

Under-assessing growth, on the other hand, may result in infrastructure not being at a capacity to meet the future demand for services.

5.7 IDENTIFICATION OF GROWTH EXPENDITURE AND FUNDING MECHANISMS

General Approach

A summary of the capital expenditure identified in the LTP that Council expects to incur to meet the increased demand for community Infrastructure resulting from growth is contained in Appendix I. The proportion of this expenditure that Council expects to fund from development contributions is also shown.

In determining the growth expenditure and associated funding mechanisms, an analysis is undertaken at three levels:

1. Activity Level

The range of funding mechanisms (consistent with the Revenue and Financing Policy) is identified at the activity level and an initial analysis is made of the considerations in the LGA, including section 101(3).

2. Programme Level

Further consideration is given to the considerations in the LGA and their implications for funding.

3. Project Level

At the project level, the drivers for the project are reviewed and a cost allocation process is undertaken to separate the costs into three drivers (growth, level of service and renewal).

A catchment is then identified for the project and the funding model applied to provide an indication of the 'raw development contributions charge' required to fund the growth component. Further consideration is then given to appropriate funding mechanisms, building on the analysis at the activity and programme level and the considerations in the LGA. This may result in re-consideration of the drivers and cost allocation process.

In general terms, Council has determined to use development contributions to fund the portion of capital indicated in Appendix I because:

- a. The portion of capital expenditure identified relates to the growth community in terms of sections 101(3)(a)(ii) (beneficiaries) and/or 101(3)(a)(iv) (exacerbators). Development contributions provide a means of directing funding to the growth community.
- b. Council recognizes that liability for rates is increasingly putting pressure on the social wellbeing of the community and the use of this alternative source of funding will have the benefit of easing the burden of rates.
- c. Council wishes to keep debt levels within the covenants in the Financial Strategy.

5.8 COST ALLOCATION

Council makes a judgment about whether the assets being created will provide additional capacity or improve Level of Service (LOS) / renewals and therefore who benefits, the existing users or the growth users. For this policy Council has only looked at the capital projects for water, wastewater, stormwater, land transport, and reserves and community infrastructure.

The capital expenditure and benefit allocation in this DCP is analysed in the following way:

- **Renewal expenditure:** The cost of replacing an existing asset with a modern equivalent asset to the same function and capacity at the end of its life. This expenditure benefits the existing user and maintains existing asset base.
- **Backlog expenditure:** The portion of planned project required to rectify a short fall in the current Level of Service for an existing asset to meet the existing community demand at the agreed levels of service. The new asset capacity is of benefit to the existing community only. Levels of service are defined by Council in consultation with the community on the LTP and through strategies and policies.
- **New services expenditure:** Planned expenditure for new assets that are not backlog or renewals, and that provide benefits to both the existing and the growth community on a pro-rata basis. Such projects or a component will be included in the development contributions calculations as past projects with residual capacity for anticipated growth.
- **Growth expenditure:** that which benefits and is needed for the projected growth in the community, estimated over the LTP period. Asset capacity which provides benefits beyond that period will be allocated to future growth communities and may form part of a future DCP.

There is recognition of transitional benefits to both the existing community and the incoming growth community that may occur in some circumstances as a result of excess capacity provided in anticipation of growth. This is often perceived as an improvement in Level of Service, but there is no change in the planned Level of Service as this is an 'improvement' that will be eroded over time as growth takes up that additional capacity. Council's cost allocation methodology takes account of this transitional benefit where appropriate and allocates it between the growth community and the existing community.

It is recognised that there are components built into the existing network with excess capacity which will benefit the growth community. Some of these components are included in the development contributions calculations as past projects with residual capacity for anticipated growth.

A summary of cost and benefit allocation methodology is as follows:

Step 1: Identify projects and costs

- Information about the capital costs and planned timing of expenditure is identified. Costs are specified in present 2024 value.
- External Third Party (e.g NZTA) is identified and also deducted from further analysis.

Step 2: Consider drivers for the project and identify associated levels of service (LoS)

- The reasons for doing the project are reviewed and associated levels of service identified.
- Where there is more than one driver the project is split into multiple drivers (on a percentage basis) and associated LoS are identified for each driver.

Step 3: Define Capacities relating to the project

- A capacity measure is identified to reflect each driver of the project and associated LoS. The existing capacity of the current infrastructure, existing and total capacity provided by the current infrastructure plus the planned works area identified (based on the year of analysis). The capacity and demand measures are used to divide the cost of the works into backlog and growth cost shares.

- The growth in demand from existing users without any change in LoS (e.g more vehicles movements per day per household) is considered a backlog component, rather than a growth component, and is accounted for by adjusting the capacity measure to reflect anticipated changes in demand.

Step 4: Asset renewal

- Any assets replaced by the project for which depreciation has been collected to fund the eventual replacement are identified. The amount of renewal funded by past depreciation is calculated by taking into account the gross replacement cost of the modern equivalent asset and the remaining life at the time of renewal.

Step 5: Cost efficiency

- The renewal cost share is adjusted to recognize the efficiencies which may occur by carrying out the renewal component with the provision of new capacity.

Step 6: Determine cost shares to growth and backlog

- The remaining proportion of the cost (ie excluding the renewal component (calculated in Step 4 and Step 5) is then attributed to growth and backlog according to the proportions identified in Step 3.

Step 7: Check growth cost share

- A comparison is made of the calculated growth cost share and a 'standalone growth project' to ensure that the growth cost is not significantly more when the capacity for growth is provided in conjunction with backlog and renewal components.

Council has, after deliberations and having regard to considerations of fairness and equity under section 197AB of the LGA and the overall impact on the commencing of development contributions under section 101(3)(b), of the LGA, elected to charge the maximum DC provided for under the LGA, for the cost of capital works identified for growth and listed in the LTP.

The decision to take this action was made after considering the need to:

- Provide reasonable consistency to the growth community of the level of charges (both across all networks and over time),
- Provide fairness and equity to existing ratepayers,
- Recognise the costs to the existing community of sustainable district-wide growth and Council's role in the development cycle that has longer time frames than other parties.
- Ensure optimal environmental outcomes and to protect public health.

Therefore, the Council identifies the sharing of benefits as follows:

- 100% for users of the identified infrastructure required to service development for growth where it does not comprise backlog or renewal.

5.9 CATCHMENTS

The capital expenditure related to growth is associated with one or more catchments on an activity-basis. The catchments are determined based on key characteristics including geography, service delivery and the nature and complexity of service provision. The catchments can be either local or district wide. Individual capital works projects area allocated to catchments depending on the nature of the project and the community the project is intended to serve.

For this DCP there are four catchments:

- District-wide
- Wairoa Township
- Frasertown Township and Tuai Village
- Mahia Beach Township, Opoutama and Blue Bay.

5.10 FUNDING APPROACH

The funding approach summarized above is used to calculate development contribution charges, per HUE, by activity and catchment. Each contribution charge represents the sum of the Development Contributions charges calculated for the projects within the activity.

Essentially, the funding model divides the growth portion of cost of each project (identified using the cost allocation process) by the number of household unit equivalents projected throughout the district over the funding period for the project.

It is assumed that by the end of the funding period the debt owing on each project is zero unless otherwise stated.

Interest rates are subject to fluctuation and will be reviewed at each policy review.

5.11 AGGREGATION OF THE CONTRIBUTION

Once funding mechanisms have been decided at the project level, the development contributions per HUE are aggregated by catchment/area and activity to determine the rates per HUE. These are listed in Section 1 and Appendix I.

6 REVIEW OF THE POLICY AND REVISION OF THE SCHEDULE

6.1 REVIEW OF POLICY

It is anticipated that a new or modified DCP will be developed with each LTP, or at shorter intervals if Council considers necessary, to take account of significant changes to:

- The DCP
- Policy and strategic plans
- The capital works programme accounting for growth
- The pattern and distribution of developments in the district
- Anticipated inflation or interest rates
- Any other matters Council considers relevant

6.2 REVISION OF THE SCHEDULE OF CONTRIBUTIONS

Council may also revise the schedule of contributions (Appendix I) with each Annual Plan to reflect significant differences between actual capital costs incurred and the anticipated costs in the capital work programme.

7 GLOSSARY OF TERMS

Allotment	Has the same meaning as sections 2 and 218 of the RMA.
Backlog	That portion of a project that relates to historical catch-up to meet the required level of service for the existing community
Building	Any structure having a roof supported by columns or walls used or intended to be used for the shelter or enclosure of persons, animals or property of any kind
Commercial / retail / office / community	Property and business services (e.g. real estate, architects), retail, finance and insurance services, personal services (e.g. beauticians), government administration (e.g. courts, local government), commercial and recreational services (e.g. tourism operators, cinemas), service stations and offices.
Community facilities	Has the same meaning as section 5 of the LGA – reserves, network infrastructure or community infrastructure for which development contributions may be required in accordance with s199 of the LGA.
Community Infrastructure	For the purposes of classifying developments for calculating HUEs means libraries, gyms, halls, churches, clubrooms, sports facilities, places of assembly, museums etc.
Cost Allocation	The allocation of the capital costs of a project to the various drivers for the project, such as renewal, catch-up (backlog), and additional capacity to meet growth.
Development	As set out in the LGA 2002 s197. An subdivision or other development that generates a demand for reserves, network infrastructure, or community infrastructure, but does not include the pipes or lines of a network utility operator.
Development Contribution / DC	As set out in the LGA 2002 s197 means a contribution provided for in a development contribution policy included in the long-term plan of a territorial authority, and calculated in accordance with the methodology; and comprising (i) money, or (ii) land, including the reserve or esplanade reserve (other than in relation to a subdivision consent), but excluding Māori land within the meaning of Te Ture Whenua Māori Act 1993, unless that Act provides otherwise, or (iii) both.
DCP	Development Contributions Policy
Dwelling Unit	A building (or part of any building) in which a single housekeeping unit resides or could potentially reside.
GFA / Gross Floor Area	<p>The total of the area of the floors of all buildings, measured from the exterior faces of the exterior walls, or from the centre lines of walls separating two buildings or, in the absence of walls, from the exterior edge of the floor.</p> <p>Gross Floor Area shall include floor spaces in roofed terraces, balconies and porches. Gross Floor Area shall exclude:</p> <ul style="list-style-type: none"> • Service station canopies • Covered pedestrian circulation areas.
GST	Goods and Services Tax

Health and Community Facilities	Medical services (e.g., doctors, optometrists, hospitals), veterinary services, dental services, community care services (excludes accommodation).
HUE / Household Unit Equivalent	The unit of demand that relates demand of development for network service infrastructure, reserves and community infrastructure to the typical demand by an average household. It forms the basis of assessing development contributions.
Headworks	Headworks describe the pumping station/treatment/bores etc. part of the network. For water this occurs at the start of the network where the water is extracted from the bores. For Wastewater and Stormwater headworks means the main pumping stations, treatment ponds, discharge structures, etc. that occur at the end of the network
Impervious Surface Area / ISA	<p>Hard surface area which either prevents or retards the entry of water into the soil mantle as it entered under natural conditions pre-existent to development, or that hard surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from that present under natural conditions pre-existent to development</p> <p>Common impervious surfaces include, but are not limited to, rooftops (concrete or asphalt), walkways, patios, driveways, parking lots or storage areas or other surfaces which similarly impeded the natural infiltration of surface water.</p>
Industrial and Warehousing	<p>Manufacturing and processing activities of a substantial size, e.g. freezing works, dairy factories, timber processing, packing houses.</p> <p>Activities primarily involving the storage of goods or property, including warehousing, depots, and wholesaling activities.</p>
LGA	Local Government Act 2002
Lot	Lot is deemed to have the same meaning as 'allotment' under both the Local Government Act 2002, and the Resource Management Act 1991.
LTP	Long Term Plan
Non-profit Organisation	<p>Any society, association, organisation or registered charitable trust that:</p> <ul style="list-style-type: none"> • Is not carried out for profit or gain of any member; and • Has rules that do not allow money or property to be distributed to any of its members. <p>For the avoidance of doubt, non-commercial Council activities will be considered non-profit organisations for the purposes of the remissions.</p>
Network Infrastructure	The provision of roads and other transport, water, wastewater and stormwater provision, collection and management systems.
RMA	Resource Management Act 1991
Renewal	That portion of project expenditure that has already been funded through depreciation of the existing asset.
Residential Allotment	An allotment zoned Residential or Rural in the Operative Wairoa District Plan and capable of development for residential purposes.

Residential Services	Residential care facilities, e.g., aged care homes
Restaurants / cafes / bars	Activities where food is prepared on-site and/or drinks are sold and consumed on-site (whether private or public).
Service Connection	A physical connection to a service provided by, or on behalf of the Wairoa District Council, including roads, water, wastewater, stormwater reticulation.
Subdivision	Subdivision is deemed to have the same meaning as 'subdivision' under the Resource Management Act 1991.
The Council / Council / WDC	Wairoa District Council
Visitor Accommodation	Hotels, motels, backpackers, campgrounds etc.

APPENDICES

Appendix I – Schedule of Projects Funded by Development Contributions

Appendix II – Areas of Demand

Appendix III – Development Contribution Calculation Examples

Appendix IV – Analysis of Benefits → Section 101(3) LGA Requirements

APPENDIX I – SCHEDULE OF PROJECTS FUNDED BY DEVELOPMENT CONTRIBUTIONS

WASTEWATER PROJECT NAME	YEARS OF CAPEX	TOTAL ESTIMATED CAPITAL EXPENDITURE	FUNDED BY COUNCIL	FUNDED FROM OTHER SOURCES	FUNDED FROM DEVELOPMENT CONTRIBUTIONS
Wairoa Reticulation	2024/2027	\$3,255,400	\$2,604,320	-	\$651,080
Mahia Beach Sewerage System	2024/2027	\$3,572,400	\$0	\$0	\$3,572,400
Total Wastewater Projects		\$6,827,800	\$2,604,320	\$0	\$4,223,480
Total DC per HUE (400)					\$10,558.70

WATER PROJECT NAME	YEARS OF CAPEX	TOTAL ESTIMATED CAPITAL EXPENDITURE	FUNDED BY COUNCIL	FUNDED FROM OTHER SOURCES	FUNDED FROM DEVELOPMENT CONTRIBUTIONS
Wairoa Pipeline Renewals	2024/2027	\$9,574,080	\$9,478,340	-	\$95,741
Total Water Projects		\$9,574,080	\$9,478,340		\$95,741
Total DC per HUE (300)					\$319.14

TRANSPORT PROJECT NAME	YEARS OF CAPEX	TOTAL ESTIMATED CAPITAL EXPENDITURE	FUNDED BY COUNCIL	FUNDED FROM NZTA	FUNDED FROM DEVELOPMENT CONTRIBUTIONS
Footpaths New Construction General	2024/2027	\$177,860	\$133,395	0	\$44,465
Total Transport Projects		\$177,860	\$133,395	0	\$44,465
Total DC per HUE (500)					\$88.93

STORMWATER PROJECT NAME	YEARS OF CAPEX	TOTAL ESTIMATED CAPITAL EXPENDITURE	FUNDED BY COUNCIL	FUNDED FROM OTHER SOURCES	FUNDED FROM DEVELOPMENT CONTRIBUTIONS
Storm Water Improvements Wairoa	2024/2027	\$3,662,000	\$3,295,800	-	\$366,200
Total Stormwater Projects		\$3,662,000	\$3,295,800		\$366,200
Total DC per HUE (400)					\$916

COMMUNITY FACILITIES & RESERVES PROJECT NAME	YEARS OF CAPEX	TOTAL ESTIMATED CAPITAL EXPENDITURE	FUNDED BY COUNCIL	FUNDED FROM OTHER SOURCES	FUNDED FROM DEVELOPMENT CONTRIBUTIONS
Mahia Recreational Spaces (PR4074)	2024/2027	\$410,000	\$369,000	-	\$41,000
Reserve Trees Removal	2024/2027	\$51,625	\$43,882	-	\$7,743
Total Community Facilities & Reserves Projects		\$461,625	\$412,882		\$48,743
Total DC per HUE (500)					\$97.49

Wairoa Township = \$11,979.76 ex GST per HUE (Water, Wastewater, Stormwater, Transport, Community Infrastructure & Reserves)*

Frasertown, Tuai = \$1,421.32 ex GST per HUE (Water, Stormwater, Transport, Community Infrastructure & Reserves)*

Mahia, Opoutama, Blue Bay = \$11,660.62 ex GST per HUE (Wastewater, Stormwater, Transport, Community Infrastructure & Reserves)* **Rural/all other areas = \$186.42 ex GST per HUE** (Transport, Community Infrastructure & Reserves)*

*Actual calculations of Development Contributions Payable are based on access to services for each individual property

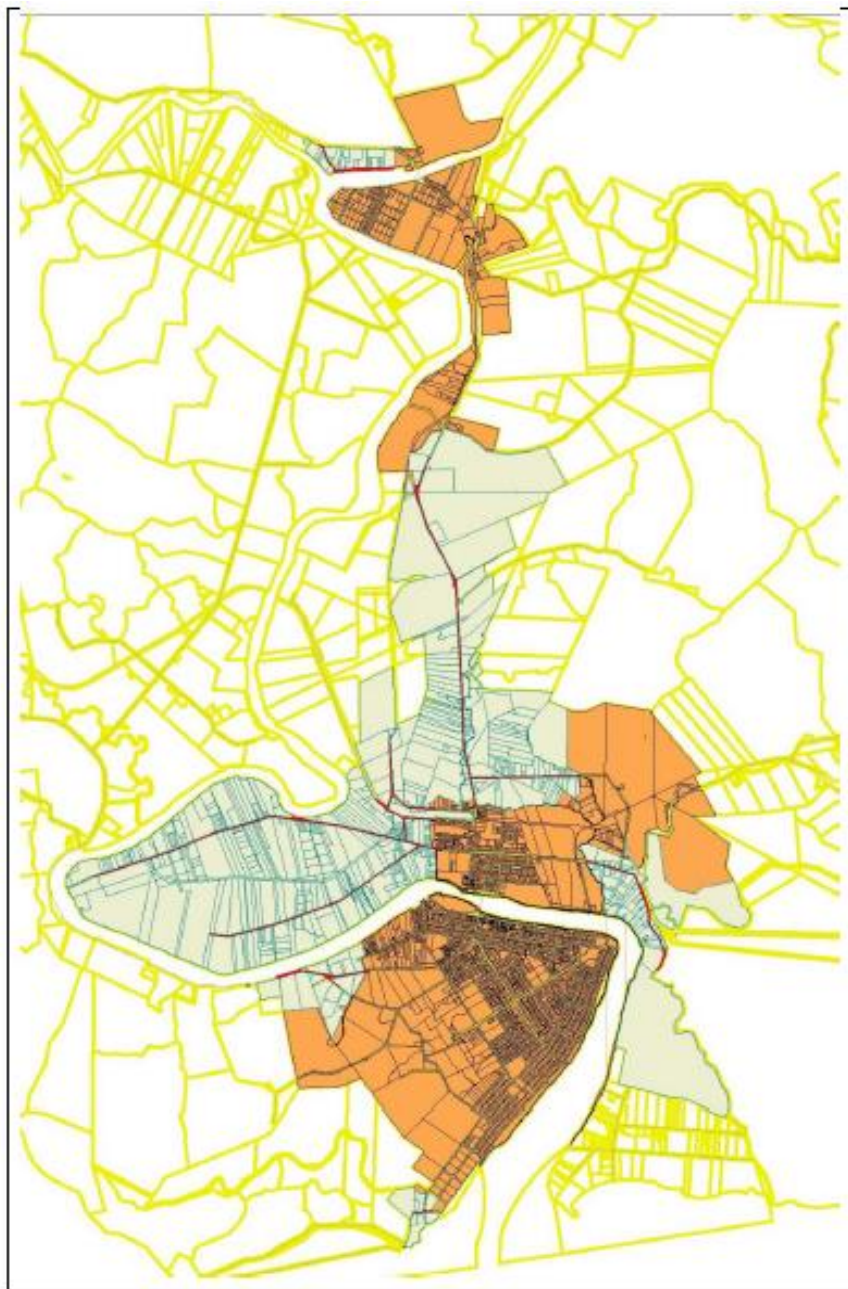
TOTAL CAPEX FUNDED BY DEVELOPMENT CONTRIBUTIONS = \$4,778,629

APPENDIX II – AREAS OF DEMAND

Map 1	Wairoa and Frasertown Urban and Peri-Urban Water Supply Areas
Map 2	Wairoa Urban and Peri-Urban Water Supply Areas
Map 3	Frasertown Urban and Peri-Urban Water Supply Areas
Map 4	Tuai Water Supply Area
Map 5	Wairoa Township Wastewater Network Area
Map 6	Opoutama/Blue Bay Wastewater Network Area
Map 7	Mahia Beach Wastewater Network Area
Map 8	Wairoa Township Stormwater Network Area
Map 9	Wairoa District Roding Map

Notes:

- (1) The Maps in this Appendix are held in the Wairoa District Council Geographical Information System. More detail on these maps can be obtained from Council.
- (2) These maps do **not** include stormwater reticulation maps for Mahia, Blue Bay, Opoutama, Tuai and Frasertown. There is however stormwater infrastructure in these areas.
- (3) Tuai has wastewater service, but no capacity constraints have been identified, therefore its map is not included.



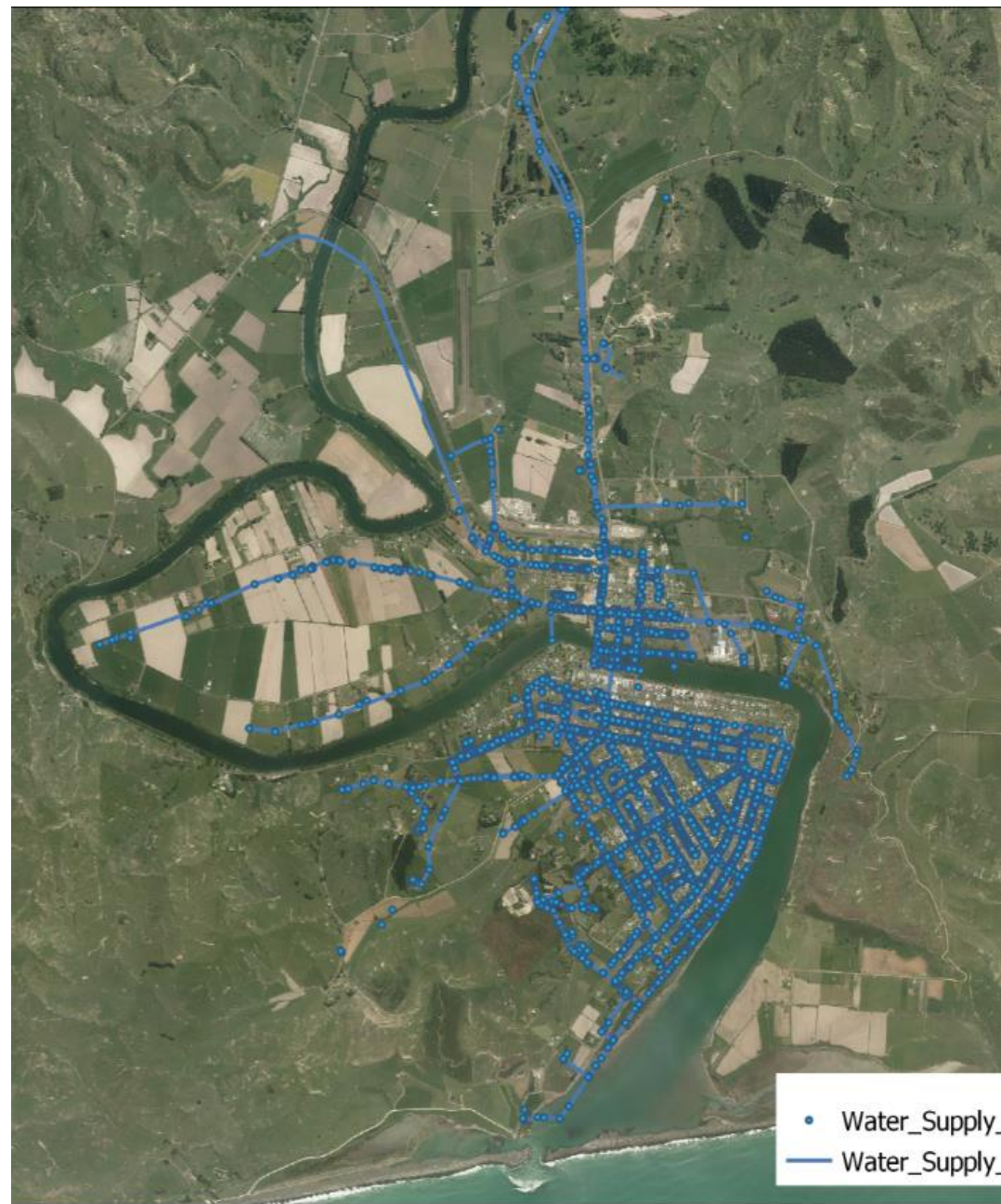
LEGEND

- Urban
- Peri-Urban
- Rural

DISCLAIMER:
 Wairoa District Council has prepared this map using the best information available. However, Council cannot guarantee that the data shown in this map is 100% accurate. Users of the information displayed in this map are strongly cautioned to verify all information with Council before making any decisions.

Map 1

Wairoa and Frasertown Urban and Peri-Urban Water Supply Areas



Water_Supply

Water_Supply

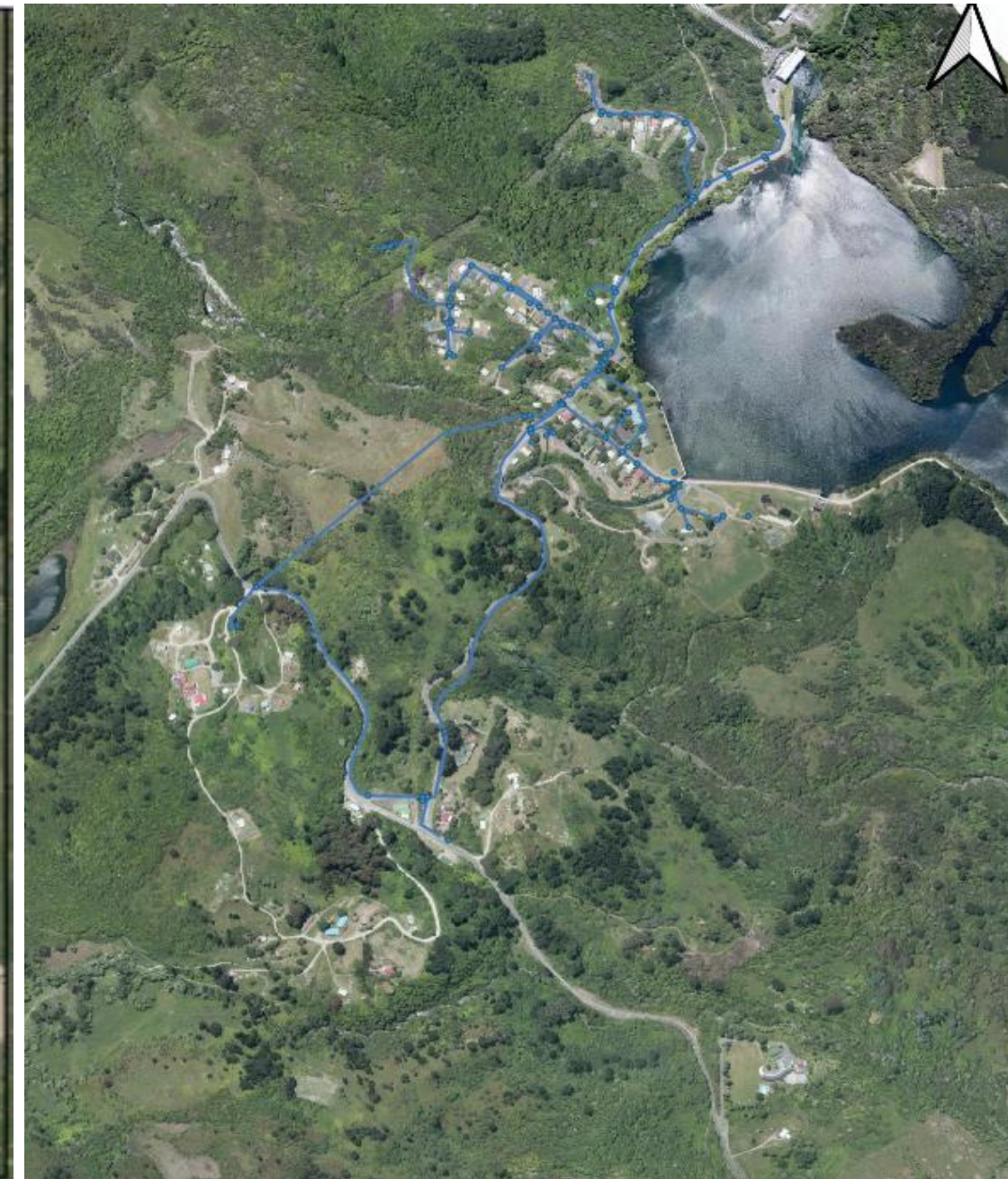
Map 2

Wairoa Urban and Peri-Urban Water Supply Areas



Map 3

Frasertown Urban and Peri-Urban Water Supply Areas



Map 4

Tuai Water Supply Area



Map 5
Wairoa Township Wastewater Network Area

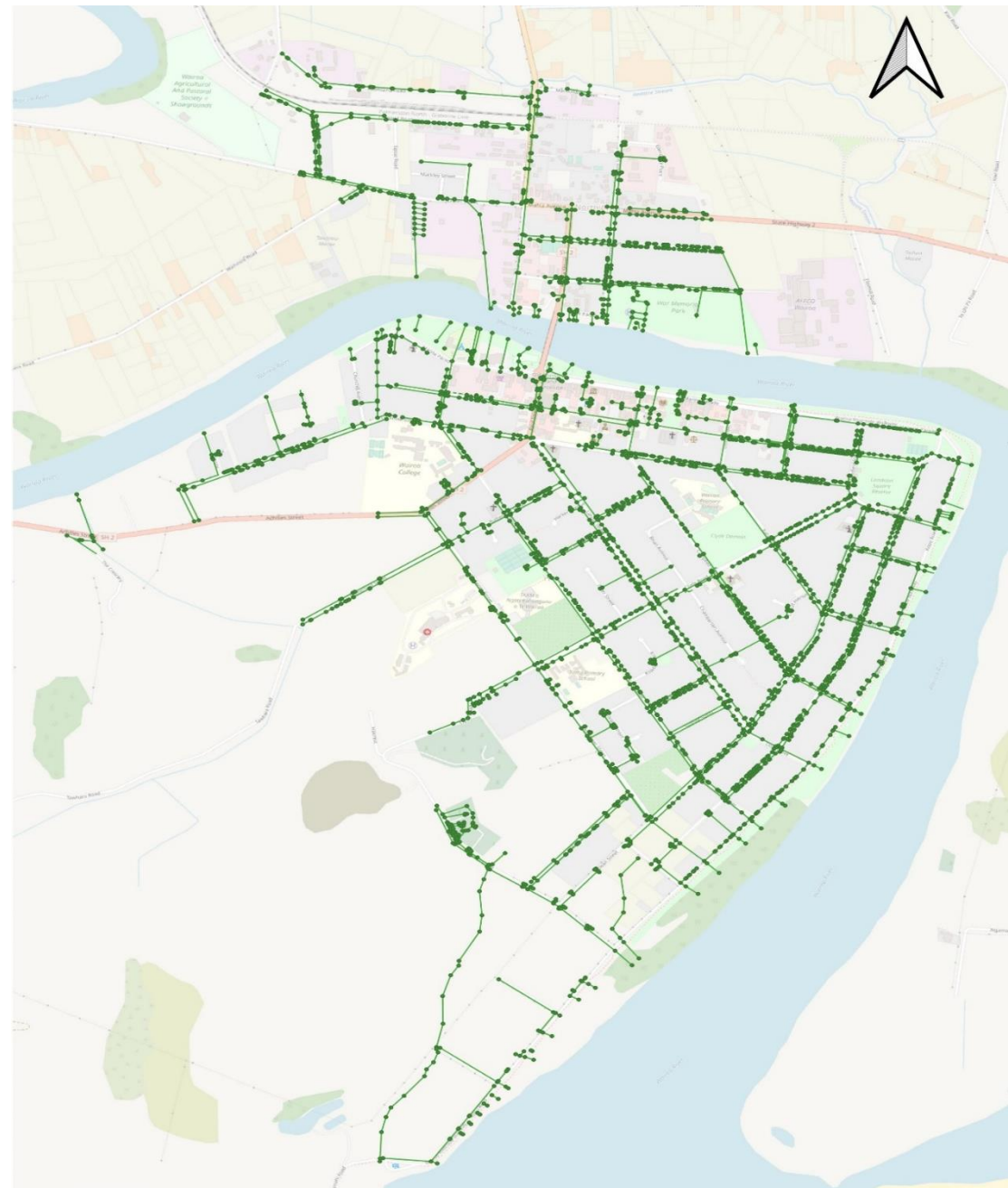


Map 6
Opoutama/Blue Bay Wastewater Network Area



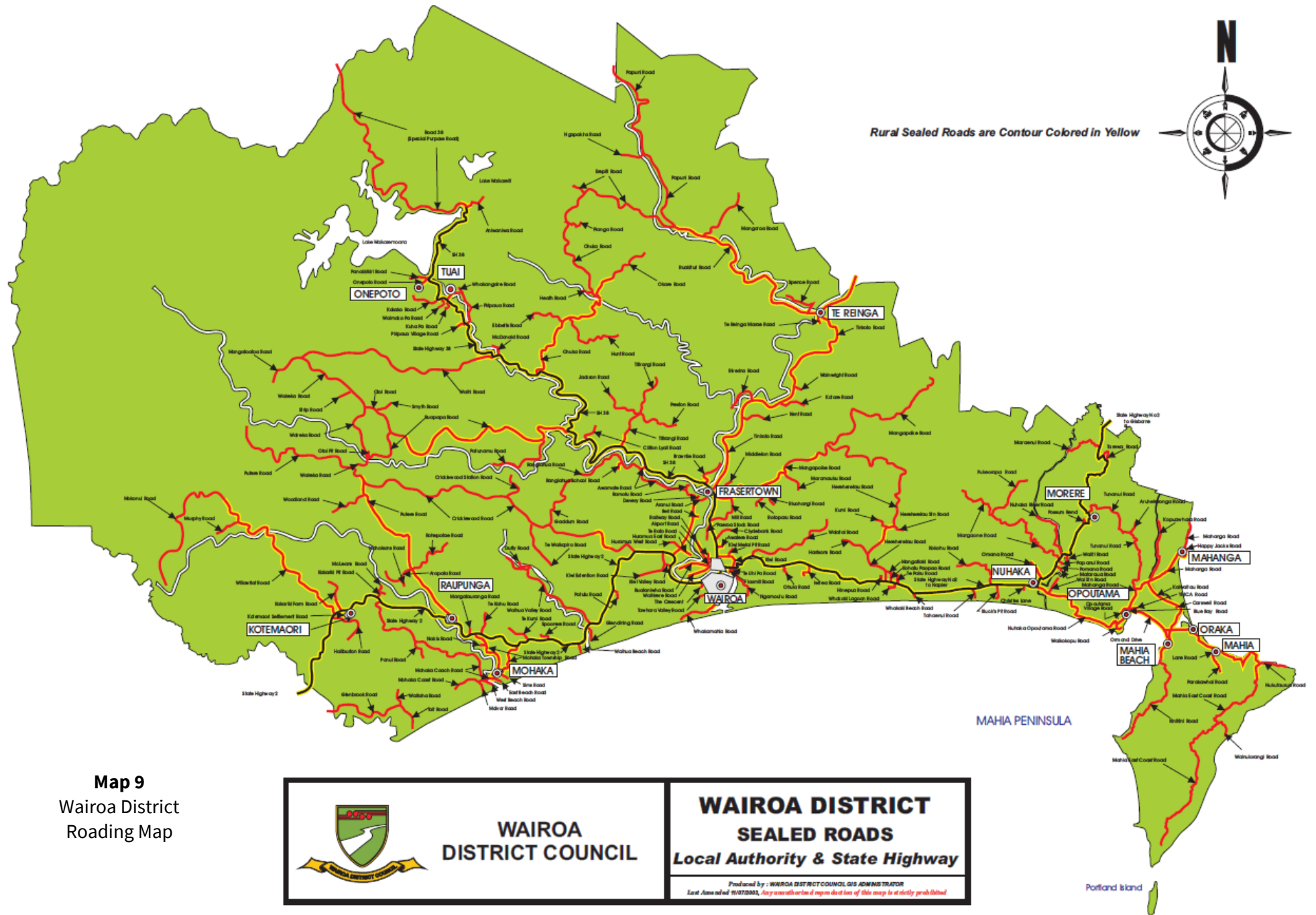
Map 5

Map 7
Mahia Beach Wastewater Network Area




Map 8

Wairoa Township Stormwater Network



Map 9
Wairoa District
Roading Map

	<p>WAIROA DISTRICT COUNCIL</p>	<p>WAIROA DISTRICT SEALED ROADS <i>Local Authority & State Highway</i></p>
<p><small>Produced by : WAIROA DISTRICT COUNCIL'S GIS ADMINISTRATOR Last Amended 11/07/2023, Any amendments to maps do not take effect unless they are clearly published</small></p>		

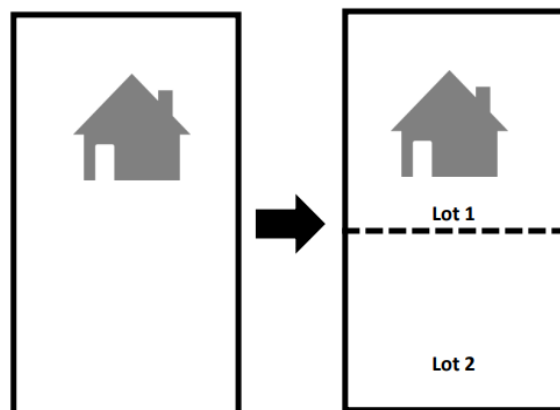
APPENDIX III – DEVELOPMENT CONTRIBUTION CALCULATION EXAMPLES

Example 1 – Residential Subdivision (Wairoa Township)

Proposal: Subdividing to create an additional lot (Lot 2) located within the Wairoa Township, with access to all services.

Assessment: One set of contributions for the additional lot created.

ACTIVITY	NUMBER OF ADDITIONAL HUE'S CREATED	COST excluding GST	TOTAL Cost including GST
Water	1	\$319.14	\$367.01
Wastewater	1	\$10,558.70	\$12,142.51
Stormwater	1	\$915.50	\$1,052.83
Transport	1	\$88.93	\$102.27
Community Infrastructure & Reserves	1	\$97.49	\$112.11
Total DC Payable		\$11,979.76	\$13,776.72

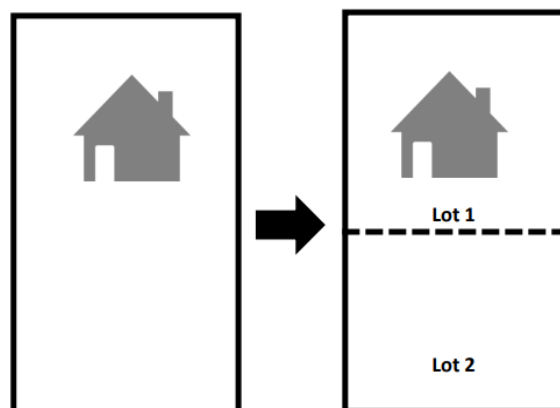


Example 2 – Residential Subdivision (Frasertown Township or Tuai Village)

Proposal: Subdividing to create an additional lot (Lot 2) located within the Frasertown Township or Tuai Village, with access to all services minus wastewater service (Tuai Village has wastewater service but there is ample capacity and no requirement for capital investment and therefore Development Contributions).

Assessment: One set of applicable contributions for the additional lot created.

ACTIVITY	NUMBER OF ADDITIONAL HUE'S CREATED	COST excluding GST	TOTAL Cost including GST
Water	1	\$319.14	\$367.01
Wastewater	-	-	-
Stormwater	1	\$915.50	\$1,052.83
Transport	1	\$88.93	\$102.27
Community Facilities & Reserves	1	\$97.49	\$112.11
Total DC Payable		\$1,421.06	\$1,634.22

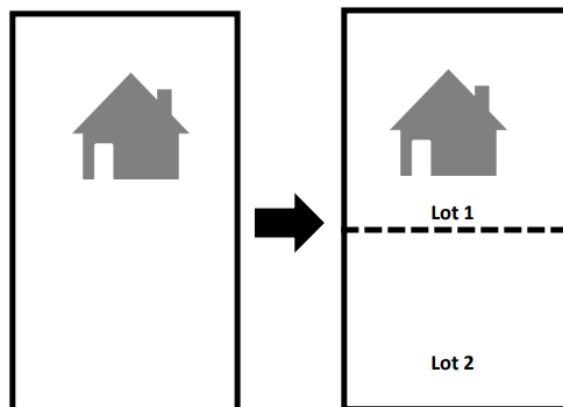


Example 3 – Residential Subdivision (Mahia Township, Opoutama or Blue Bay)

Proposal: Subdividing to create an additional lot (Lot 2) located within the Mahia Township, Opoutama or Blue Bay, access to all services minus water service.

Assessment: One set of applicable contributions for the additional lot created.

ACTIVITY	NUMBER OF ADDITIONAL HUE'S CREATED	COST excluding GST	TOTAL Cost including GST
Water	-	-	-
Wastewater	1	\$10,558.70	\$12,142.51
Stormwater	1	\$915.50	\$1,052.83
Transport	1	\$88.93	\$102.27
Community Infrastructure & Reserves	1	\$97.49	\$112.11
Total DC Payable		\$11,660.62	\$13,409.71

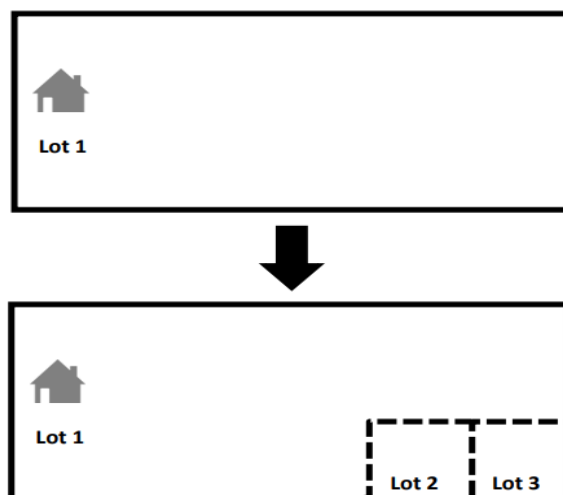


Example 4 – Rural Residential Subdivision (Includes all areas not within previous three examples)

Proposal: Subdividing to create two additional lifestyle lots (Lot 2 and 3). The balance lot may or may not contain a residential dwelling. The new sites are not serviced by Council reticulated services.

Assessment: One set of applicable contributions for each additional lot created

ACTIVITY	NUMBER OF ADDITIONAL HUE'S CREATED	COST excluding GST	TOTAL Cost including GST
Water	-	-	-
Wastewater	-	-	-
Stormwater	-	-	-
Transport	2	\$177.86	\$204.54
Community Infrastructure & Reserves	2	\$194.98	\$224.23
Total DC Payable per HUE		\$186.42	\$214.38
Total DC payable		\$372.84	\$428.76



Note: Residential multi-lot subdivisions are assessed based on the number of **additional** HUE's created alongside consideration of the applicable activity contributions, and the services provided to that site.

- A subdivision that created an additional four lots in the Wairoa Township would have a DC payable of \$47,919.04 excluding GST or \$55,106.90 including GST.
- A subdivision that created an additional four lots in the Frasertown Township or Tuai Village would have a DC payable of \$5,684.24 excluding GST or \$6,536.88 including GST.

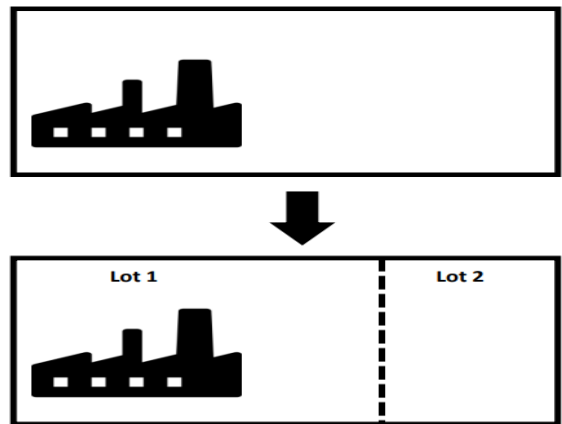
- A subdivision that created an additional four lots in the Mahia Township, Opoutama or Blue Bay would have a DC payable of \$46,642.48 excluding GST or \$53,638.85 including GST.
- A subdivision that created an additional four lots in any other locality not listed above, would have a DC payable of \$745.68 excluding GST or \$857.53 including GST.

Example 5 – Non-Residential Subdivision

Proposal: Subdividing to create one additional vacant lot in Wairoa Township

Assessment: One set of applicable contributions for the additional lot created.

ACTIVITY	NUMBER OF ADDITIONAL HUE'S CREATED	COST PER HUE excluding GST	TOTAL Cost including GST
Water	1	\$319.14	\$367.01
Wastewater	1	\$10,558.70	\$12,142.51
Stormwater	1	\$916.50	\$1,053.98
Transport	1	\$88.93	\$102.27
Community Infrastructure & Reserves	-	-	-
Total DC Payable		\$11,883.27	\$13,665.77



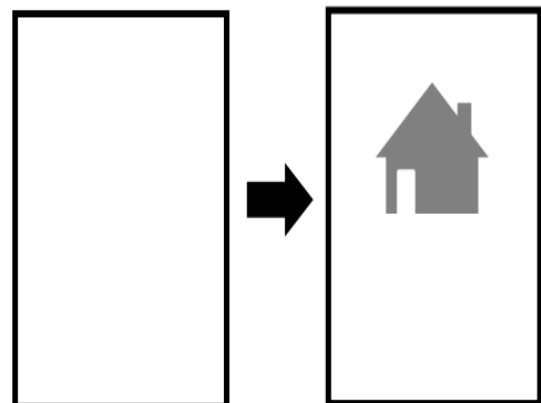
Note: No contributions in respect of Community Infrastructure & Reserves are required on non-residential applications

Example 6 – Construction of a New Dwelling

Proposal: Construction/relocation of a dwelling on a vacant lot within the Wairoa Township. This site was created prior to the Development Contributions Policy coming into force. No Financial contribution or development levy was paid at the time of subdivision.

Assessment: One set of applicable contributions for the additional demand created (dwelling connected to all available Council Assets).

ACTIVITY	NUMBER OF ADDITIONAL HUE'S CREATED	COST excluding GST	TOTAL Cost including GST
Water	1	\$319.14	\$367.01
Wastewater	1	\$10,558.70	\$12,142.51
Stormwater	1	\$915.50	\$1052.83
Transport	1	\$88.93	\$102.27
Community Infrastructure & Reserves	1	\$97.49	\$112.11
Total DC Payable		\$11,979.76	\$13,776.72



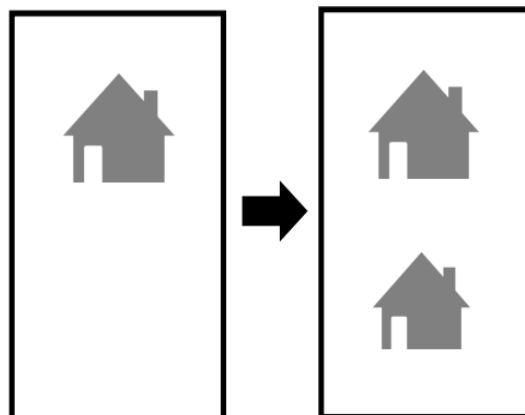
Note: The above figures are for a new dwelling constructed in the Wairoa Township with contributions applicable to that area, construction of a new dwelling in a different area would be calculated by using the applicable contribution rates for each area.

Example 7 – Construction of an additional residential dwelling (≥80m²)

Proposal: Construction/relocation of an ‘additional residential dwelling’ with a gross floor area greater or equal to 80m² within the Wairoa Township.

Assessment: Dwelling does not ‘qualify’ for a reduced contribution rate as it has a gross floor area equal or greater than 80m². One set of applicable development contributions for the additional residential dwelling.

ACTIVITY	NUMBER OF ADDITIONAL HUE'S CREATED	COST PER HUE excluding GST	TOTAL Cost including GST
Water	1	\$319.14	\$367.01
Wastewater	1	\$10,558.70	\$12,142.51
Stormwater	1	\$915.50	\$1,052.83
Transport	1	\$88.93	\$102.27
Community Infrastructure & Reserves	1	\$97.49	\$112.11
Total DC Payable		\$11,979.76	\$13,776.72



Note: The above figures are for a new dwelling constructed in the Wairoa Township with contributions applicable to that area, construction of a new dwelling in a different area would be calculated by using the applicable contribution rates for each area. Additionally, Density Rules in accordance with the District Plan.

Example 8 – Construction of an additional residential dwelling (<80m²)

Proposal: Construction/relocation of an ‘additional residential dwelling’ with a gross floor area less than 80m² (for example 60m²) within the Wairoa Township.

Assessment: Dwelling does ‘qualify’ for a reduced contribution rate as per section 4.7, as it has a gross floor area less than 80m². One set of applicable development contributions for the additional residential dwelling at the prescribed HUE rate i.e. 0.75 HUE charge.

ACTIVITY	NUMBER OF ADDITIONAL HUE'S CREATED	COST excluding GST	TOTAL Cost including GST
Water	0.75	\$239.36	\$274.85
Wastewater	0.75	\$7,919.03	\$9,106.85
Stormwater	0.75	\$686.63	\$789.62
Transport	0.75	\$66.70	\$76.71
Community Infrastructure & Reserves	0.75	\$73.12	\$84.09
Total DC Payable		\$8,984.84	\$10,332.57



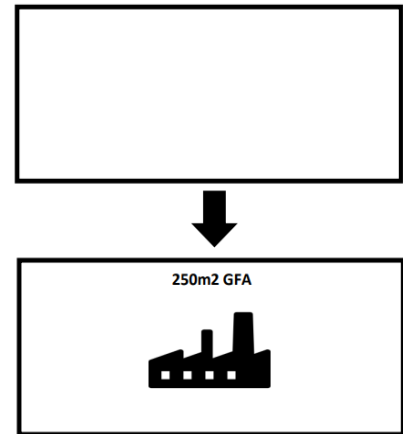
Note: The above figures are for a new dwelling constructed in the Wairoa Township with contributions applicable to that area, construction of a new dwelling in a different area would be calculated by using the applicable contribution rates for each area. Additionally, Density Rules in accordance with the District Plan.

Example 9 – Construction of an industrial Building

Proposal: Construct a 250m² industrial building located within the Wairoa Township. This building is in addition to existing buildings on site and is connected to Council services. Creates an additional impervious surface area of 500m² including carparks.

Assessment: An assessment based on the additional 250m² gross floor area would be required.

ACTIVITY	HUE's per 100m ² (as per section 4.7)	NUMBER OF HUE'S	COST PER HUE excluding GST	TOTAL Cost including GST
Water	0.4	x (250/100) = 1	\$319.14	\$366.01
Wastewater	0.4	x (250/100) = 1	\$10,558.70	\$12,142.51
Stormwater	0.3	x (500/100) = 1.5	\$1,373.25	\$1,579.24
Transport	0.8	x (250/100) = 2	\$177.86	\$204.54
Community Infrastructure & Reserves	-	-	-	-
Total DC Payable			\$12,428.95	\$12,293.29



APPENDIX IV – ANALYSIS OF BENEFITS → SECTION 101(3) LGA REQUIREMENTS

The Council has determined the appropriate funding sources to meet the expected total capital cost of growth capital expenditure identified in the schedules of this DCP. Council has elected to fund through DCs the total cost of growth-related capital expenditure. Sections 106 and 101(3) of the LGA require that the following be considered:

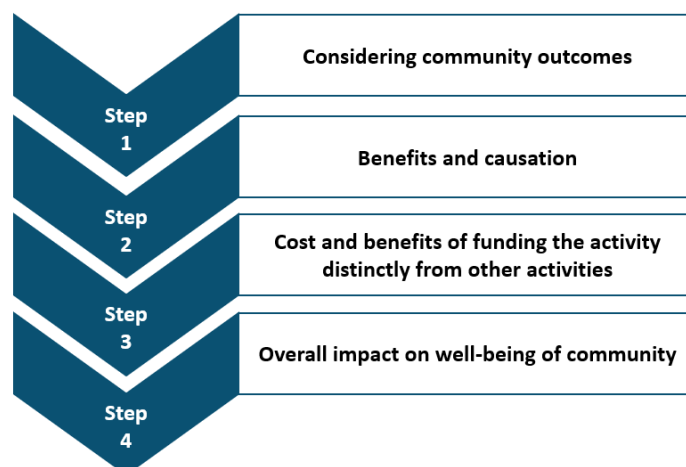
The funding needs of the local authority must be met from those sources that the local authority determines to be appropriate, following consideration of:

(a) in relation to each activity to be funded:

- I. The community outcomes to which the activity primarily contributes.
- II. The distribution of benefits between the community as a whole, any identifiable part of the community, and individuals.
- III. The period in or over which benefits are expected to occur.
- 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

(b) the overall impact of any allocation of liability for revenue needs on the community.

The Council has followed the four steps outlined below in making the above assessment. These steps are discussed in detail below.



Step 1 – Considering Community Outcomes (Section 101(3)(a)(i))

Our mission is to support the Wairoa community through decision making that promotes cultural, social, economic, and environmental wellbeing of the district now and into the future.

Our vision is for desirable lifestyles, a thriving economy, treasured environments and connected communities.

Community outcomes are as identified in the 2024-2027 LTP: *Cultural Wellbeing* – a culturally prosperous community, *Social Wellbeing* – a vibrant, healthy and innovative community, *Economic Wellbeing* – a thriving growing economy, and *Environmental Wellbeing* – a protected, restored and connected environment.

For the purposes of this DCP, activities have been grouped into:

- Three Waters (Water supply, Wastewater and Stormwater)
- Transport; and
- Community Facilities & Reserves

DC's have been established to support these activities and help deliver the community outcomes to which each group of activities contributes as shown below:

ACTIVITY GROUPS	ECONOMIC WELLBEING	SOCIAL WELLBEING	ENVIRONMENT WELLBEING	CULTURAL WELLBEING
WATER SUPPLY	✓	✓	✓	✓
STORM WATER	✓	✓	✓	✓
WASTEWATER	✓	✓	✓	✓
WASTE MANAGEMENT	✓	✓	✓	✓
TRANSPORT	✓	✓	✓	✓
COMMUNITY FACILITIES	✓	✓	✓	✓

Step 2 – Benefits and Causation

Under section 101(3)(a)(ii) through (iv) of the LGA, Council also has to consider who benefits from the community facilities, over what time period, and who create the need.

When having regard to how Council activities contribute to identified community outcomes, the Council develops a programme of infrastructure capital works and reserve purchases. For each of the individual capital projects included in the programme, the Council assesses who created the need for that project, who will benefit, and how long that benefit will last.

The Council has:

- Estimated the extent of growth within the overall District and each township, translated this estimated growth into an expected number of Household and Household Units Equivalents (HUE); and
- Identified the capital expenditure necessary to meet the needs of the growth community.

Where the existing capacity of community facilities is insufficient to provide the levels of service to new residential and non-residential users specified by the Council in the LTP, those new developments create the need for new community facilities which requires the Council to incur capital expenditure.

The Council also recognises that there may be capital expenditure necessary to increase the level of service for all, due to:

- Required renewals,
- Ratepayers who want increased levels of service,
- Obligations on the Council to raise the levels of service to meet resource consent or statutory obligations and conditions; and
- Visitors to the District using the facilities.

The allocation of the benefits and the costs (public vs private benefit) has had regard to these factors. For each of the individual projects that require capital expenditure to cater for growth, the Council makes an assessment about whether the asset being created will benefit the existing community, or the new developments, or both of those groups. In making this assessment, the Council will consider a number of factors, including:

- The capacity of existing facilities to meet stated levels of service.
- The extent to which the relevant capital projects will provide:
 - I. A renewal,
 - II. An increased level of service; or
 - III. A new service.

For each individual project that requires capital expenditure, the Council determines the length of time over which the asset created by that expenditure will provide a benefit to the community.

Step 3 – Costs and Benefits of Funding the Activity Distinctly from Other Activities

On an activity-by-activity basis, the Council considers the costs and benefits of funding each activity distinctly from other activities as required by s101(3)(a)(v). This analysis is contained in the Revenue and Finance Policy. The benefits of additional community infrastructure capacity generally accrue to the improved or new properties generating demand for that capacity.

The Council considers that the use of DCs to fund the cost of growth in community facilities, in proportion to the benefit received by forecast developments, provides the benefits of greater transparency, greater accountability and intergenerational equity.

The current community assets for water, wastewater, stormwater, transport, and community facilities & reserves servicing the Wairoa District are not sufficient to cater for growth. Some smaller areas have considerable capacity in these facilities after many years of static or declining population and household numbers, and Council has a strategic goal of supporting and growing these areas. Development in the rural area will only be asked to contribute to transport, and community facilities & reserves. All future residents in the Wairoa District will gain benefits from these facilities.

Step 4 – Overall Impact on Wellbeing of Community

Finally, the Council considers how funding each activity will impact on the wellbeing of the community.

DCs are considered to be fair because they allocate growth costs to the section of the community that creates the need for Council to incur that expenditure, i.e., developers, new residents, and new business activities.

Council must balance the overall impact of rates and fees and charges. DCs need to be set at a level which still enables development, and they must be levied in a fair, reasonable, and equitable manner. Setting DCs at a level that does not fund growth would impose an unfair burden on the economic wellbeing of the existing ratepayer community.

Additional analysis for each of the following types of community facilities is set out in section 5:

- Water: section 5.4.1
- Wastewater: section 5.4.2
- Stormwater: section 5.4.3
- Community Infrastructure and Reserves: section 5.4.4
- Land Transport: section 5.4.5

The following analysis sets out the rationale for Council identifying the catchment areas for DC charges for water, wastewater and stormwater, community facilities & Reserves, and transport. Each of the three water activities (water, wastewater, and stormwater) has catchments based on different networks of water supply, reticulated services, and treatment plants. These areas are defined in the maps in Appendix II.

- **Land Transport**

Land Transport is considered one network for the Wairoa District.

Properties have access to the network and levels of service are standardised across the network as set by Council and the One Network Road Classification system of the New Zealand Transport Authority. The vehicle movements generated by a development can access all parts of the network without further charges by Council. Traffic modelling and counts show an interconnected network as residents and businesses access work, home, recreation, and friends.

Development creates additional traffic flows onto the network. While individual households and businesses will generate different levels of traffic movement it is not feasible to identify the individual impacts. Fore households

a uniform impact of one HUE is assumed, equal to ten vehicle movements a day. For non-residential developments an average assessment of vehicle movements has resulted in an assessment of the HUE multipliers relative to households.

- **Community Infrastructure and Reserves**

Reserves assets are open to all residents and visitors to access free of charge. New developments increase the number of residents and generate increased demand for passive and active recreational facilities, as well as assets such as toilets, libraries, and community halls.

Regardless of the location of the development, additional residents utilise a range of facilities and create demand for more walkways, reserve space and other assets. Council has reserve land, halls and other assets located across the district. Walkways, major playgrounds, libraries, and major parks are located in the areas of greatest population density.

While most community infrastructure and reserves assets in the Wairoa District have been assessed as having spare capacity for growth Council has identified some that have capacity issues attributable to growth. These projects have been included in the DC schedule of projects as they will require DC funding.

- **Water**

The water network services urban and industrial areas and are funded by properties connected to the network. Across the district water infrastructure requires additional capacity (supply, treatment, and pipe reticulation) to cater for expected growth. As such DC charges apply to this network.

The Wairoa and Tuai networks are planned to be operated as a single network system. Most properties connected to water supply in the Wairoa district are charged the same for operating costs, except those properties with a meter and charged on a volume basis, Tuai ratepayers also pay a lower rate for water supply. Both networks achieve the same level of service for water quality and delivery and are to be treated as one for DC purposes. For these reasons there is a single HUE DC charge for Wairoa. Frasertown and Tuai, and equivalent HUE charges for non-residential, for the costs to service growth.

WDC undertakes modelling and planning work that benefits both networks. These costs related to growth are charged to DCs at a uniform level across the two networks.

- **Wastewater**

The wastewater networks service urban and industrial areas and are funded by properties connected to each network. Across the district all major urban areas (with the exception of Tuai) require additional capacity (reticulation, treatment, and discharge) to cater for expected growth. As such DC charges apply to each network area that requires capacity investment to service developments that are forecast for each network.

The Wairoa, Mahia, Opoutama and Blue Bay networks are planned to operate as a single network system. All properties connected to urban wastewater in the Wairoa district are charged the same for operating costs, except those non-residential properties charged under the trade waste bylaw. Each network is designed to achieve the same level of service. For these reasons there is a single HUE DC charge for Wairoa, Mahia, Opoutama and Blue Bay, and equivalent HUE charges for non-residential, for the costs to service growth.

WDC undertakes modelling and planning work that benefits both networks. These costs related to growth are charged to DCs at a uniform level across the three network areas.

- **Stormwater**

The networks service urban and industrial areas and are funded by properties connected to each network. Existing stormwater flows within catchments are also generated from flows from rural areas upstream of urban areas. Stormwater within urban areas is generated as runoff of rainfall from impervious hard surfaces and saturated ground. The district as a whole requires additional stormwater capacity for expected growth. The need for

additional stormwater network services is generated by development and the downstream impacts have to be catered for.

In the last decade there have been significant changes to the requirements to control and capture stormwater. Rules set by the Hawke’s Bay Regional Council now require stormwater neutrality from new developments during peak stream/river flows. The result is that Council and developers need to plan to capture and hold parts of stormwater runoff during peak flow events. Council is planning to continue to invest in additional stormwater capacity to meet the new requirements, where this relates to growth a DC will be charged.

Due to the increasing need to manage stormwater in an integrated way with water and wastewater Council is using the same catchments as outlined in water and wastewater. Infiltration of stormwater into wastewater pipes and discharge impacts from stormwater mean that each activity cannot be managed in isolation.

Regardless of where a development is located in each of the catchments it will add to the need for larger pipes and retention ponds to reduce runoff into the waterways during peak flows in that network catchment. WDC undertakes modelling and planning work that benefits all networks. These costs related to growth are charged to DCs at a uniform level across the district.

Stored:	
Approved by:	Wairoa District Council
Department:	Planning and Regulatory
Policy Author:	
Date Approved:	
Next Review Date:	
Reviewed:	
Revision No:	
Relevant:	
Legislation or related policies:	Local Government Act 2002 Resource Management Act 1991
Related forms:	