



22 FINANCIAL CONTRIBUTIONS AND WORKS

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22

FINANCIAL CONTRIBUTIONS AND WORKS

22.1

INTRODUCTION

Note:

For the purposes of this chapter of the Plan words in bold and quotation marks are defined in Appendix 22A.

22.1.1

As the District's population increases the existing public services such as roads, sewage treatment and disposal systems, stormwater disposal systems, reserves and other facilities used by the wider community need to be upgraded and/or extended or new services put in place. This is necessary both in response to public demand and because of the Council's obligations under the Resource Management Act 1991 to promote the sustainable management of the District's natural and physical resources.

22.1.2

The processes by which additional population is accommodated and existing populations redistributed within the District, normally involve subdivision of additional sites or alternatively the building/development of additional household units and the development of commercial/industrial facilities to service the population. These processes may affect the District's natural and physical resources. The management of these processes is essential in order to promote the sustainable management of the District's natural and physical resources.

22.1.3

A significant component of the Council's approach to promoting sustainable management is to implement an appropriate financial contributions and works regime establishing an orderly and efficient way of providing adequate public services to allow the District to develop in a sustainable manner.



22.2

RESOURCE MANAGEMENT ISSUES

Several resource management issues related to the development and servicing of land have been identified. These are:

Issue
22.2.1

Subdivision and development generate effects on the environment in general including effects on existing public services and infrastructure.

Issue
22.2.2

The inadequate provision of public services and infrastructure does not enable the sustainable management of natural and physical resources of the District.

Issue
22.2.3

The need to identify and fairly apportion the costs of mitigating the effects of subdivision and development, and the costs of mitigating the effects generated by other activities:

- (a) on public services and infrastructure;
- (b) on the natural and physical resources of the District;
to those generating the effects.

22.3

OBJECTIVE

Objective
22.3.1

To enable the provision of adequate public services at the time land is subdivided or developed so as to avoid, remedy or mitigate adverse effects generated by subdivision or development and to ensure that the costs of providing new or upgrading existing public services, are borne largely by those generating the adverse effects.

(This objective relates to Issues 22.2.1 to 22.2.3)



22.4

Policy

22.4.1

Works within subdivision and developments

Policy

22.4.2

Contributions for services

POLICIES

Avoid, remedy or mitigate adverse effects generated by subdivision, development or building work by requiring land subdividers, developers and building owners to carry out work within their subdivisions, developments and building sites to provide reticulated public services to serve the subdivision, development or building site when fully developed.

Avoid, remedy or mitigate adverse effects generated by land subdivision, development and building beyond the site of the subdivision, development and building site by requiring subdividers, developers and building owners to make a financial contribution towards the capital cost of specified public services – in particular:

- (a) the public roading network;
- (b) public sewerage collection, treatment and disposal facilities;
- (c) public water supplies;
- (d) public stormwater collection, treatment and disposal facilities;
- (e) publicly owned neighbourhood reserves;
- (f) publicly owned sportsfields;
- (g) publicly owned community facilities;
- (h) business area amenity facilities;
- (i) public parking facilities.

and taking into account:

- (a) the level of demand generated on those services by those activities;
- (b) the need to apportion costs within catchments appropriate to the infrastructure type and effects being addressed and over an appropriate time period;
- (c) the need to recognise known other forms of funding including general rates, special rates, uniform charges, user charges, grants and reserves; and
- (d) the need to ensure that costs unrelated to the effects of subdivision, development and building work are excluded from the above.

Explanation and Reasons

These policies seek to achieve Objective 22.3.1.

See the explanation in section 22.6.4.



22.5

PRINCIPLES

22.5.1

Guiding Principles

In promoting sustainable management of the District's natural and physical resources in relation to subdivision and development, the following principles guided the preparation of the financial contributions regime.

22.5.1.1

Principle 1 Intergenerational Equity

The principle that the costs of any expenditure should be recovered at the time that the benefits of that expenditure accrue.

22.5.1.2

Principle 2 Public Good

The principle that, to the extent that any expenditure:

- (a) is independent of the number of persons who benefit; or
- (b) generates benefits that do not accrue to identifiable persons or groups of persons; or
- (c) generates benefits to the community generally;

the costs of that expenditure should be allocated in a manner consistent with economic efficiency and appropriate to the nature and distribution of the benefits generated, which manner may require the use of rating mechanisms under the Local Government (Rating) Act 2002.

22.5.1.3

Principle 3 Private Good

The principle that the costs of any expenditure should be recovered from persons or categories of persons in a manner that matches the extent to which the direct benefits of that expenditure accrue to those persons or categories of persons.

22.5.1.4

Principle 4 Negative Effects

The principle that the costs of any expenditure to control negative effects that are contributed to by the actions or inaction of any persons or categories of persons should be allocated to those persons or categories of persons in a way that matches the extent to which they contribute to the need for that expenditure.



22.5.1.5

**Principle 5
General Improvement Principle**

The principle that where levels of service to existing households and businesses are below the "**service standards**", or recognised standards are raised through legal processes, the Council shall endeavour to raise existing levels of service to achieve those "**service standards**".

22.5.1.6

**Principle 6
Growth Servicing Principle**

The principle that, whenever possible, new and future households and businesses should be serviced to the "**service standards**".

22.5.2

Application Principles

22.5.2.1

Subject to the Objective (22.3), Policies (22.4) and Guiding Principles (22.5.1) the following application principles shall apply to the implementation of the Procedures for the Council to Calculate Household Unit Contributions (refer Appendix 22B):

The cost of infrastructure must be met by those whose needs it is built to meet. To achieve this:

- (a) There must be clear causal nexus between the net costs of growth and financial contributions.
- (b) The benefits of growth must be taken into account as well as the detriments.
- (c) There should be no cross subsidies from existing ratepayers to new residents and vice versa.
- (d) Inefficiencies or "gold plating" in planned infrastructure development should be avoided and redundant or stranded assets shall be excluded from the calculations for "**Household Unit Contributions**".
- (e) The approach Council takes to systematically reviewing its existing infrastructure and planning its capital expenditure for the future must be consistent.
- (f) The costs of infrastructure must be based on accurate assessments of the remaining lives of existing assets and an efficient level of assets for both existing and future needs.



22.6

IMPLEMENTATION

22.6.1

District Plan Rules

The primary method of implementation will be through the imposition of conditions on resource consents for subdivisions and developments. Pursuant to section 108(2) of the Act, any resource consent may include conditions to ensure that financial contributions are made and/or works are provided.

Conditions on resource consents will be imposed in accordance with the rules in sections 22.8, 22.9, 22.10, 22.11, 22.12, 22.13, 22.14, 22.15, 22.16 and 22.17 which specify required works within subdivisions, developments and building sites, and financial contributions of money and/or land for external works and services.

22.6.2

Procedures for the Council to Calculate Household Unit Contributions

The procedures set out in Appendix 22B shall be used by the Council to calculate the "Household Unit Contributions" for each service in each catchment and the financial contribution payable in that catchment.

22.6.3

Other Methods

Other methods of implementation will be through:

- (a) Specifications for the design, construction and operation of services to be vested in the Council as required by other sections of this Plan.
- (b) Updating of basic data used to calculate contributions through the Annual Plan process.

22.6.4

Explanation

The principal reasons for adopting the objective, policies and methods of implementation in this section of the Plan are to recognise and manage:

- (a) the effects generated by subdivision and development on the environment where adequate public services are not provided for; and
- (b) the effects generated by subdivision and development on public services provided by the Council.

The Council considers that these objectives, policies and methods of implementation are the most effective, efficient and equitable means of ensuring the timely provision of adequate public services capable of serving the District's development. The provision of such services is an essential element in promoting the sustainable management of the District's natural and physical resources.



22.7

22.7.1

ANTICIPATED ENVIRONMENTAL RESULTS

Outcomes

- (a) The provision of adequate public services enabling development within the District without significant adverse effects on:
 - (i) water quality and quantity
 - (ii) air quality
 - (iii) ecosystems and their constituent parts
 - (iv) traffic safety and efficiency
 - (v) health and safety
 - (vi) energy efficiency
 - (vii) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga.

- (b) The provision of adequate areas for both active and passive recreation, and of community facilities, for the well being of the District's inhabitants.

22.7.2

Monitoring

In respect of this chapter the Council will monitor the extent to which the adverse effects of growth on infrastructure are being managed effectively through these rules.



Rule 22.8

Rule 22.8.1 Maximum Requirements for Financial Contributions and Works

Rule 22.8.1.1

Rule 22.8.2 Statement on GST

Rule 22.8.3 Assessment and Payment of Contributions

Rule 22.8.3.1

Assessment of money
contribution

Rule 22.8.3.2
Time of payment

GENERAL RULES

Maximum Requirements for Financial Contributions and Works

The financial contributions and works required in accordance with Rules 22.9, 22.10, 22.11, 22.12, 22.13, 22.14, 22.15, 22.16 and 22.17 in this chapter of the Plan, are maximum requirements.

Statement on GST

All inputs used in the calculation of financial contributions shall be exclusive of any Goods and Services Tax (GST).

All "**money contributions**" are subject to GST in terms of the Goods and Services Tax Act 1985 and as such, GST is shown in the formula as the last variable.

Assessment and Payment of Money Contributions

Assessment of Money Contribution

- (a) A "**money contribution**" payable by any person for a subdivision or land use, other than a "**money contribution**" for "**neighbourhood reserves**", shall be assessed by the Council in accordance with these Rules as at the time of granting of consent. It shall be identified as a condition of resource consent and shall be linked to the "**Producer Price Index - Construction**" as at the date of consent.
- (b) A "**money contribution**" for "**neighbourhood reserves**" payable by any person for a subdivision or land use shall be assessed by the Council in accordance with these Rules as at the time of granting consent. It shall be identified as a condition of resource consent and shall be subject to a re-assessment of the "**current market land value**" (variable "(c)" in Rule 22.13.3.1 (a) or "(h)" in Rule 22.13.3.1 (b) and at the time of, or immediately before the payment of the contribution.

The level of "**money contribution**" payable, other than for "**neighbourhood reserves**", will be determined by directly applying any change in the "**Producer Price Index - Construction**" between the date of consent and the most recent anniversary of the granting of consent prior to the payment of the contribution.

Notwithstanding the above, in the event that payment of the contribution occurs later than five years after the date of granting consent, the contribution shall be assessed by the Council in accordance with these Rules as at the time of, or immediately before, the date of payment of the contribution.



	<p>No certificate pursuant to the provisions of section 224(c) of the "Act" shall be issued prior to the payment of such contribution except where other arrangements have been made to the satisfaction of the Council pursuant to Rule 22.8.5 below.</p>
Rule 22.8.3.3	<p>A "money contribution" payable by any person for a land use shall be paid as a condition of resource consent and prior to the use commencing. For the purposes of this Rule, the issue of a building consent shall be deemed to be the commencement of the activity.</p>
Rule 22.8.3.4	<p>A "money contribution" payable for "public parking facilities" in cases in which a land use consent is not required shall be paid prior to the use commencing.</p>
Rule 22.8.3.5 Concurrent and staged consents	<p>(a) In the case of a concurrent land use resource consent application for the erection or use of any "household units" and/or "commercial or industrial units" and an application that is for the "subdivision of land" to create new "sites" on the same land, the timing of the payment of "money contributions" shall be in accordance with Rule 22.8.3.2 and Rule 22.8.3.3. Provided that, in the case of the second and subsequent payments of "money contributions" for such concurrent consents, the contribution payable shall be re-assessed at the time of application for a section 224(c) certificate in the case of subdivision, or at the time of application for building consent in the case of development. Such re-assessment shall be confined to the number of "household units" and/or "household unit equivalents" that should be levied.</p> <p>For the purpose of this rule, applications are concurrent if:</p> <ul style="list-style-type: none">(i) The applications for land use resource consent and "subdivision of land" are granted contemporaneously; or(ii) The application for "subdivision of land" is granted before the "money contributions" payable on the land use resource consent is paid in full; or(iii) The application for land use resource consent is granted before the "money contributions" payable on the consent for "subdivision of land" is paid in full. <p>(b) In the case of the staged implementation of any consent issued by the Council for subdivision or development, a financial contribution shall only be payable on the portion of the land use or subdivision being undertaken at that time.</p> <p>In such cases, the contribution payable shall be re-assessed at the time of application for a section 224(c) certificate in the case of subdivision, or at the time of application for building consent in the case of development. Such re-assessment shall be confined to the number of "household units" and/or "household unit equivalents" that should be levied.</p>
Rule 22.8.3.6 Credit for former activities and previously paid contributions	<p>The Council shall apply a credit to the "money contributions" payable pursuant to Rules 22.9.3.1, 22.10.3.1, 22.11.3.1, 22.12.3.1, 22.13.3.1, 22.14.3.1, 22.15.2.1, 22.16.2.1 and 22.17.3 for the "household units" and/or "household unit equivalents" in the following circumstances:</p> <p>(a) The "household units" and/or "household unit equivalents" of</p>



former activities that were legally established on a "site":

- (i) at the "**Operative Date**"; or
- (ii) since the "**Operative Date**" and for which a "**financial contribution**" was paid.

OR

- (a) The "**household units**" and "**household unit equivalents**" paid for (and not refunded) since the "**Operative Date**" in a "**financial contribution**" for an activity on the "site" that has not commenced.

The landowner/applicant shall be responsible for providing proof of the existence and extent of the legally established activity in (a) above, and of the payment of any "**financial contribution**" already paid in respect of a "site" to the satisfaction of the Council. Such proof of payment may include a Council issued receipt for any prior contribution(s) already paid.

Rule 22.8.4

When Refunds of Excess Money Contribution Credits to be Payable by Council

When Refunds of Excess Money Contribution Credits to be Payable by Council

In the event that a credit(s) provided under Rules 22.9.5, 22.10.6, 22.11.6, 22.12.6, 22.13.6, 22.14.6, 22.15.5 and/or 22.16.4 exceeds the amount of "**money contribution**" that would otherwise be payable, the Council shall pay a refund of the difference between the "**money contribution**" and the credit for each type of "**money contribution**" on the following dates:

- (a) Roading, Sanitary Sewer, Water Supply, Stormwater
 - (i) In the case of subdivision: no later than the date of issue of the certificate pursuant to section 224(c) of the "**Act**".
 - (ii) In the case of other resource consents: on or immediately after the completion of the works that are the subject of the credit.
- (b) Neighbourhood Reserves and Sportsfields
 - (i) In the case of subdivision: the date of vesting of the land or receipt by the Council of title to the land.
- (c) Community Facilities
 - (i) In the case of subdivision: no later than the date of issue of the certificate pursuant to section 224(c) of the "**Act**".
 - (ii) In the case of other resource consents: on or immediately after the completion of the works that are the subject of the credit.
- (d) Amenity Facilities
 - (i) On or immediately after the completion of the works that are the subject of the credit.



**Rule 22.8.5
Bonding Arrangements**

Bonding Arrangements

Notwithstanding Rules 22.8.3, 22.8.4, 22.9.1, 22.9.2, 22.10.1, 22.10.2, 22.11.1, 22.11.2, 22.12.1, 22.12.2, 22.13.1, 22.13.2, 22.14.1, 22.14.2, 22.15.1, 22.16.1, and 22.17.1 where the adverse effects created by the subdivision, construction of building(s) or other development, as the case may be, will not occur until some time in the future, the Council may defer payment of the financial contribution through use of covenants, bonds, completion certificates, and where possible the review of conditions procedures set out in the "Act". Payment of the financial contribution will be required when those adverse effects arise. In considering whether to defer payment the Council may have regard to:

- (a) The timing of the proposed capital works to which the financial contribution is to be applied;
- (b) The staging or other characteristics of a development or subdivision which leads to a deferral of adverse effects;
- (c) The efficiency of proposed capital works being undertaken at a particular time in light of other subdivision or development contributing to the need for those works, or planned capital work to be undertaken other than by the Council.

**Rule 22.8.6
Controlled Activities**

Controlled Activities

**Rule 22.8.6.1
Household Units Otherwise Permitted Activities**

Household Units Otherwise Permitted Activities

Every Activity:

- (a) which involves the erection of one or more "**household units**" other than the first such "**household unit**" on a "**site**"; and
- (b) which is otherwise a Permitted Activity;

shall be a Controlled Activity and be assessed in terms of the Rules relating to Financial Contributions and Works.

**Rule 22.8.6.2
Commercial or Industrial Units Otherwise Permitted**

Commercial or Industrial Units Otherwise Permitted

Every Activity:

- (a) which involves the erection or use of one or more "**commercial or industrial units**" on any "**site**" in a manner that increases the "**gross business area**" on the "**site**" to a level in excess of the greater of:
 - (i) the "**gross business area**" existing on the "**site**"; or
 - (ii) the "**site household unit equivalent**" of the "**site**".

and



Rule 22.8.6.3

(b) which is otherwise a Permitted Activity;

shall be a Controlled Activity and be assessed in terms of the Rules relating to Financial Contributions and Works.

Rule 22.8.6.4
No application fees payable

Any application for a resource consent for an activity which is a Controlled Activity, pursuant to Rule 22.8.6, shall be considered without public notification or the need to obtain the written approval of affected persons.

The Council shall not charge any application or processing fees in respect of any application for a resource consent for an activity which is a Controlled Activity pursuant to Rule 22.8.6.

Rule 22.8.6.5
Matters for Control

Matters for Control

The Council will limit its control in considering any application for a resource consent for an activity which is a Controlled Activity pursuant to Rule 22.8.6 to the following matter:

(a) The quantum and nature of financial contributions.

Rule 22.8.6.6
Assessment Criteria

Assessment Criteria

When considering an application the Council will have regard to Rules 22.9, 22.10, 22.11, 22.12, 22.13, 22.14, 22.15, 22.16 and 22.17 as appropriate.

Rule 22.8.7
Calculating Household Unit Contributions

Procedures for the Council to Calculate Household Unit Contributions

The procedures set out in Appendix 22B shall be used by the Council to calculate the "**household unit contributions**" for each service in each "**catchment**".



Rule 22.9

Rule 22.9.1 Liability to Carry Out Rooding Work

Rule 22.9.1.1

Rule 22.9.1.2
Council's Standards for Engineering Design and Construction

Rule 22.9.2 Liability to Pay Rooding Contribution

Rule 22.9.2.1
Subdivision or Resource Consents

Rule 22.9.3 How Maximum Amount of Money Contributions Calculated

Rule 22.9.3.1
Method of Calculation

FINANCIAL CONTRIBUTIONS AND WORKS FOR ROODING

Liability of Grantees of Subdivision or Resource Consent for Land Anywhere Within the District to Carry Out Rooding Work or Pay for Work Done

Every grantee of subdivision consent, or of resource consent to otherwise develop land, shall, to the extent that the work is necessary to serve the subdivision, development, or proposed building(s) "site(s)", in accordance with these Rules:

- (a) provide, form and construct any new "road" or "roads" within the subdivision or development; and
- (b) provide, form and construct any new or existing "road" or "roads" beyond the "site(s)" of the subdivision and/or development (or pay to the Council the cost of providing, forming, or constructing such roads) to connect the "road" or "roads" within the "site(s)" to the existing formed public "road" network or pay towards the cost of surplus capacity for which a credit has been paid by the Council pursuant to Rule 22.9.5.2.

The Council's Standards for Engineering Design and Construction shall be deemed to be one way of complying with Rule 22.9.1.1.

Liability of Grantees of Subdivision or Resource Consent Anywhere Within a Rooding Catchment to Pay a Money Contribution for Rooding

In addition to the provisions of Rule 22.9.1 above, every grantee of subdivision consent, or of resource consent to erect one or more "household units" or "commercial or industrial units" on any "site", or of resource consent to otherwise use land served by public roads in the "rooding" "catchments" shown in Maps B1 and B2 in Appendix 22C, may be required to pay a "money contribution" for "rooding", calculated in accordance with these Rules.

How Maximum Amount of Money Contributions Calculated

The maximum amount of the "money contribution" payable for "rooding", in respect of a subdivision, or development and/or building proposal relating to land situated in a "rooding" "catchment" shall be a sum calculated according to one of the two following formulae, as appropriate:



$$\left[(a) \times \left[\sum (n) - \sum (x) \right] \right] + \text{GST}$$

$$\left[(f) + \text{GST} \right]$$

Household Unit Contribution

where:

(a) = The **"household unit contribution"** (HUC) of all **"roading"** works within the **"roading"** **"catchment"** calculated in accordance with the procedures set out in Appendix 22B.

$\sum()$ = The sum of the terms inside the $()$.

Total Household Unit Equivalents at completion of application

(n) = For each **"site"** at the completion of the application, the **"site household unit equivalents"** OR the total **"activity household unit equivalents"**, whichever is the greater.

Total Household Unit Equivalents existing at time of application

(x) = For each **"site"** in existence, or for which a Section 224(c) certificate has been issued, prior to the date of the application, the **"site household unit equivalents"** OR the total **"activity household unit equivalents"**, whichever is the greater.

Where $[\sum (n) - \sum (x)]$ is less than zero, $[\sum (n) - \sum (x)]$ shall equal zero.

Contributions for land use consents other than for residential, commercial or industrial units

(f) = In the case of a land use requiring a resource consent and comprising other than **"household units"** or **"commercial or industrial units"**, the maximum amount of the **"money contribution"** shall be such an amount as the Council considers fair and reasonable (but not exceeding recoupment of the costs of the services provided at the Council's expense to serve the land concerned) having regard to:

- (i) the type and scope of the proposed land use;
- (ii) the amount of the **"money contributions"** which are payable by persons intending to subdivide land and by persons intending to erect **"household units"** or **"commercial or industrial units"** on any single **"site"** within the **"roading"** **"catchment"**.
- (iii) in the light of the foregoing, the comparative likely impact of the proposed land use on the **"District's"** **"roads"**.

**Rule 22.9.4
Reductions of Money Contributions Payable**

Reductions of Money Contributions Payable

Reduction Criteria

The Council shall give consideration to whether a reduction of a financial contribution is appropriate and may charge less than the maximum amount determined in accordance with Rules 22.9.2 and 22.9.3. In considering whether to reduce a financial contribution, and the amount of such a reduction, the Council will use the following criteria:

(a) The extent to which the location of the activity, in relation to the



"road" network in the "roading" "catchment", will reduce any adverse effect of that activity on the network;

- (b) The extent to which the scale or nature of the activity will result in a smaller impact on the "roading" network per unit, than that normally associated with a "household unit" or "household unit equivalent" as the case may be;
- (c) The extent to which changes in the activity carried out on the "site" may occur without the need for a further resource consent;
- (d) Any other particular circumstances in relation to the proposed subdivision and/or development which the Council considers a fair and reasonable justification for a reduction.

**Rule 22.9.5
Credits**

Rule 22.9.5.1
Roading works included in HUC or catchment

Rule 22.9.5.2
Roading works not included in HUC or catchment

Rule 22.9.5.3
Credit less than or equal to money contribution otherwise payable

Rule 22.9.5.4
Credit exceeds money contribution otherwise payable

**Rule 22.9.6
How Proceeds of Money Contributions to be Used**

Rule 22.9.6.1
Money to be used on roading network in the catchment

Rule 22.9.6.2

Credits

The following credit(s) will apply to the "money contribution" calculated in accordance with Rules 22.9.3 and 22.9.4.

The actual and reasonable costs (including the value of any land to be vested) of any work (or payment to the Council in lieu of works) required by the Council to be done pursuant to Rule 22.9.1 that is included within the "household unit contribution" calculated in accordance with the procedures set out in Appendix 22B for "roading" within the "catchment" (refer to Rule 22.9.3).

The actual and reasonable additional costs (including the value of any land to be vested) of providing "roads" with surplus capacity in order to serve other land in the vicinity where the costs of such works are not included in the calculations of the "household unit contribution" in accordance with the procedures set out in Appendix 22B.

In the event that the credit calculated in accordance with this Rule is less than or equal to the "money contribution" otherwise payable, then the amount of the "money contribution" shall be reduced by the amount of the credit.

In the event that the credit calculated in accordance with this Rule exceeds the "money contribution" otherwise payable, a refund will be payable by the Council in accordance with Rule 22.8.4.

How Proceeds of Money Contributions to be Used

The money received pursuant to Rules 22.9.2 and 22.9.3 shall be used by the Council towards financing the cost of providing, and/or upgrading, and/or extending any "road" where such works are included in the calculation of "household unit contributions" as set out in Appendix 22B, including the "repayment" of any loan.

Roading contributions received in the Rural Rodney "roading" "catchment"



Money to be used in general locality in rural catchments

Rule 22.9.6.3
Specific works for which money received

Rule 22.9.6.4
Time of spending in accordance with roading programme

Rule 22.9.6.5
No limitations on nature of road work

shall be used by the Council for "**roading**" works in the "**general locality**" of the land in respect of which it was paid - including the "**repayment**" of any loan.

The money received pursuant to Rule 22.9.1 above shall be used by the Council for the specific purposes for which it was taken.

Notwithstanding the foregoing, the Council shall not be under any obligation to carry out work at a time other than in accordance with its prioritised "**roading**" programme as finally decided in its "**Adopted Long Term Council Community Plan**" and in its "**Adopted Annual Plan**" each year following the "**special consultative procedure**".

Nor will the money necessarily be used for the purpose of upgrading the "**road**" from a metal surface to a sealed surface. It may be used to finance the cost of general improvements including but not limited to:

- (a) vertical alignment enhancements;
- (b) horizontal alignment enhancements;
- (c) drainage improvements;
- (d) removal of corners;
- (e) providing a better metal surface;
- (f) "**road**" widening.



Rule 22.10

Rule 22.10.1 Liability to Carry Out Sewerage Work

Rule 22.10.1.1

Rule 22.10.1.2
Council's Standards for
Engineering Design and
Construction

Rule 22.10.2 Liability to Pay Money Contribution for Sewerage

Rule 22.10.2.1

Rule 22.10.3 How Maximum Amount of Money Contributions Calculated

FINANCIAL CONTRIBUTIONS AND WORKS FOR SEWERAGE

Liability of Grantees of Subdivision or Resource Consent Within An Area Served By a Public Sewerage System, to Carry Out Sewerage Work or Pay for Work Done

Every grantee of subdivision consent, or of a resource consent to otherwise develop land served by a public sewerage system in the sewerage "catchments" shown on Maps C1-C8 in Appendix 22C shall, to the extent that the work is necessary to serve the subdivision, development or proposed building(s), in accordance with these Rules:

- (a) Supply and lay within the subdivision, development or building "site" necessary pipes and equipment for sewerage; and
- (b) Supply and lay beyond the subdivision, development or building "site" any necessary pipes and equipment and connect or make provision for the connection of (or pay to the Council the cost of supplying and laying any necessary pipes and equipment and of connecting or making provision for the connection of) all of the "sites" (or buildings) within the subdivision (or development or building "site") to an existing or proposed future sewerage system; or a combination of the above, or pay towards the cost of surplus capacity for which a credit has been paid by the Council pursuant to Rule 22.10.6.2.

The Council's Standards for Engineering Design and Construction shall be deemed to be one way of complying with Rules 28.10.1.1.

Liability of Grantees of Subdivision or Resource Consent Within an Area Served by a Public Sewerage System to Pay a Money Contribution for Sewerage

In addition to the provisions of Rule 22.10.1 above, every grantee of subdivision consent, or of resource consent to erect one or more "household units" or "commercial or industrial units" on any "site", or of resource consent to otherwise use land, served by a public sewerage system in the "catchments" shown on Maps C1-C8 in Appendix 22C may be required to pay a "money contribution" for sewerage calculated in accordance with these Rules.

How Maximum Amount of Money Contributions Calculated



Rule 22.10.3.1

The maximum amount of the "**money contribution**" payable for sewerage, in respect of a subdivision, or development or building proposal relating to land situated within an area served by a public sewerage system, shall be a sum calculated according to one of the two following formulae, as appropriate:

$$\frac{\left[(a) \times \left[\sum (n) - \sum (x) \right] \right] + \text{GST}}{\left[(f) + \text{GST} \right]}$$

Household Unit Contribution

where:

(a) = The "**household unit contribution**" (HUC) associated with all "**bulk works**" in the particular sewerage "**catchment**", calculated in accordance with the procedures set out in Appendix 22B.

$\sum ()$ = The sum of the terms inside the ().

Total Household Unit
Equivalents at completion of
application

(n) = For each "**site**" at the completion of the application, the "**site household unit equivalents**" OR the total "**activity household unit equivalents**", whichever is the greater.

Total Household Unit
Equivalents existing at time of
application

(x) = For each "**site**" in existence, or for which a Section 224(c) certificate has been issued, prior to the date of the application, the "**site household unit equivalents**" OR the total "**activity household unit equivalents**", whichever is the greater.

Where $[\sum (n) - \sum (x)]$ is less than zero, $[\sum (n) - \sum (x)]$ shall equal zero.

Contributions for land use
consents other than for
residential, commercial or
industrial units

(f) = In the case of a land use comprising other than "**household units**" or "**commercial or industrial units**", the amount of the "**money contribution**" shall be such amount as the Council considers fair and reasonable (but not exceeding recoupment of the costs of the services provided at the Council's expense to serve the land concerned) having regard to:

(i) the type and scope of the proposed land use;

(ii) the amount of the "**money contributions**" which are payable by persons intending to subdivide land and by persons intending to erect "**household units**" or "**commercial or industrial units**" on any single "**site**" within the same urban area;

(iii) in the light of the foregoing, the comparative likely impact of the proposed land use on the sewerage system to which it is (or may later be) connected.



**Rule 22.10.4
Exemptions from the Requirement to Pay a Money Contribution for Sewerage**

Rule 22.10.4.1
Omaha Sewerage Area

Rule 22.10.4.2
No liability until sites exceed 840

**Rule 22.10.5
Reductions of Money Contributions Payable**

Reduction Criteria

**Rule 22.10.6
Credits**

Rule 22.10.6.1
Bulk works included in HUC

Exemptions from the Requirement to Pay a Money Contribution for Sewerage

The Omaha sewerage scheme, capable of serving 840 "**household unit equivalents**", was almost entirely paid for by the developer - Fletcher Properties/Fletcher Residential.

This Rule requires the payment of a "**money contribution**" for "**bulk works**" for sewerage, at the time the land is subdivided, developed or built upon. There will be no liability however to pay such a "**money contribution**" for subdivision, development or building at Omaha until the number of "**sites**" to be subdivided, developed or built upon, on that part of the spit north of the causeway, exceeds 840. This provision does not apply to land which may be developed at some future time on that part of the spit located south of the causeway.

Reductions of Money Contributions Payable

The Council shall give consideration to whether a reduction of a financial contribution is appropriate and may charge less than the maximum amount determined in accordance with Rules 22.10.2 and 22.10.3. In considering whether to reduce the financial contribution, and the amount of such a reduction, the Council will use the following criteria:

- (a) The likelihood that the activity will not require to be connected at any stage to the public sewerage system and will have no adverse effect on that system;
- (b) The extent to which the scale or nature of the activity, or measures to be taken on the site, will result in a smaller quantity or improved quality of sewerage per unit than that normally associated with a "**household unit**" or "**household unit equivalent**" as the case may be;
- (c) The extent to which changes in the activity carried out on the "**site**" may occur without the need for a further resource consent;
- (d) Any other particular circumstances in relation to the proposed subdivision and/or development which the Council considers a fair and reasonable justification for a reduction.

Credits

The following credit(s) shall apply to the "**money contribution**" calculated in accordance with Rules 22.10.3, 22.10.4 and 22.10.5.

The actual and reasonable additional costs (including the value of any land to be vested) of any work (or payment to the Council in lieu of works) required by the Council to be done or land to be vested pursuant to Rule 22.10.1 that is included (or which would be eligible for inclusion) within the



Rule 22.10.6.2 Works not included in HUC	"household unit contribution" (HUC), calculated in accordance with the procedures set out in Appendix 22B, for all "bulk works" in the particular sewerage system (refer to Rule 22.10.3.).
Rule 22.10.6.3 Credit less than/or equal to money contribution payable	The actual and reasonable additional costs (including the value of any land to be vested) of providing sewerage works with surplus capacity in order to serve land beyond the "site" of the subdivision or land use where the costs of such infrastructure are not included within the "household unit contribution" (HUC), calculated in accordance with the procedures set out in Appendix 22B, for all "bulk works" in the particular sewerage system (refer to Rule 22.10.3.).
Rule 22.10.6.4 Credit exceeds money contribution otherwise payable	In the event that the credit calculated in accordance with this Rule is less than or equal to the "money contribution" otherwise payable, then the amount of the "money contribution" shall be reduced by the amount of the credit.
Rule 22.10.6.4 Credit exceeds money contribution otherwise payable	In the event that the credit calculated in accordance with this Rule exceeds the "money contribution" otherwise payable, a refund will be payable by the Council in accordance with Rule 22.8.4.
Rule 22.10.7 How Proceeds of Money Contributions to be Used	How Proceeds of Money Contributions to be Used
Rule 22.10.7.1 Specific work for which money received	The money received pursuant to Rules 22.10.1 above shall be used by the Council for the specific purposes for which it was taken.
Rule 22.10.7.2 Money to be used on sewerage system	The money received pursuant to Rules 22.10.2 and 22.10.3 above shall be used by the Council towards financing the cost of providing, and/or upgrading, and/or extending, and/or purchasing surplus capacity in the sewerage system to which the "sites" shown on the subdivision plan (or the development or the proposed buildings) are to be (or may later be) connected – including for the "repayment" of any loan.
Rule 22.10.7.3 Timing of spending in accordance with sewerage works programme	Notwithstanding the foregoing, the Council shall not be under any obligation to carry out any particular work at a time other than in accordance with its prioritised sewerage capital works programme as finally decided in its "Adopted Long Term Council Community Plan" , and in its "Adopted Annual Plan" , following the "special consultative procedure" each year.



Rule 22.11

Rule 22.11.1 Liability to Carry Out Water Supply Work

Rule 22.11.1.1

Rule 22.11.1.2 Council's Standards for Engineering Design and Construction

Rule 22.11.2 Liability to Pay Money Contribution for Water Supply

Rule 22.11.2.1

Rule 22.11.3 How Maximum Amount of Money Contributions Calculated

FINANCIAL CONTRIBUTIONS AND WORKS FOR WATER SUPPLY

Liability of Grantees of Subdivision or Resource Consent Within an Area Served by a Public Water Supply System, to Carry Out Water Supply Work or Pay for Work Done

Every grantee of subdivision consent or of a resource consent to otherwise develop land served by a public water supply system in the water supply "catchments" shown on Maps D1-D9 in Appendix 22C shall, to the extent that the work is necessary to serve the subdivision, development or proposed building(s), in accordance with these Rules:

- (a) Supply and lay within the subdivision, development or building "site" necessary pipes and equipment for water supply; and
- (b) Supply and lay beyond the subdivision, development or building "site" any necessary pipes and equipment and connect or make provision for the connection of (or pay to the Council the cost of supplying and laying any necessary pipes and equipment and of connecting or making provision for the connection of) all of the "sites" (or buildings) within the subdivision (or development or building "site") to an existing or proposed future water supply system; or a combination of the above or pay towards the cost of surplus capacity for which a credit has been paid by the Council pursuant to Rule 22.11.6.2.

The Council's Standards for Engineering Design and Construction shall be deemed to be one way of complying with Rule 28.11.1.1.

Liability of Grantees of Subdivision or Resource Consent within an Area Served by a Public Water Supply System to Pay a Money Contribution for Water Supply

In addition to the provisions of Rule 22.11.1 above, every grantee of subdivision consent, or of resource consent to erect one or more "household units" or "commercial or industrial units" on any "site", or of resource consent to otherwise develop land within an area served by a public water supply system in the "catchments" shown on Maps D1-D9 in Appendix 22C may be required to pay a "money contribution" for water supply calculated in accordance with these Rules.

How Maximum Amount of Money Contributions Calculated



Rule 22.11.3.1

The maximum amount of the "**money contribution**" payable for water supply, in respect of a subdivision, or development or building proposal relating to land situated in an area served by a public water supply system, shall be a sum calculated according to one of the two following formulae, as appropriate:

$$\frac{\left[(a) \times \left[\sum (n) - \sum (x) \right] \right] + \text{GST}}{\left[(f) + \text{GST} \right]}$$

Where:

Household Unit Contribution

(a) = The "**household unit contribution**" (HUC) associated with all "**bulk works**" in the particular water supply "**catchment**", calculated in accordance with the procedures set out in Appendix 22B.

$\sum ()$ = The sum of the terms inside the ().

Total Household Unit Equivalents at completion of application

(n) = For each "**site**" at the completion of the application, the "**site household unit equivalents**" OR the total "**activity household unit equivalents**", whichever is the greater.

Total Household Unit Equivalents existing at time of application

(x) = For each "**site**" in existence, or for which a Section 224(c) certificate has been issued, prior to the date of the application, the "**site household unit equivalents**" OR the total "**activity household unit equivalents**", whichever is the greater.

Where $[\sum (n) - \sum (x)]$ is less than zero, $[\sum (n) - \sum (x)]$ shall equal zero.

Contributions for land use consents other than for residential, commercial or industrial units

(f) = In the case of a land use comprising other than "**household units**" or "**commercial or industrial units**", the amount of the "**money contribution**" shall be such amount as the Council considers fair and reasonable (but not exceeding recoupment of the costs of the services provided at the Council's expense to serve the land concerned) having regard to:

- (i) the type and scope of the proposed land use;
- (ii) the amount of the "**money contributions**" which are payable by persons intending to subdivide land and by persons intending to erect "**household units**" or "**commercial or industrial units**" on any single "**site**" within the same urban area;
- (iii) in the light of the foregoing, the comparative likely impact of the proposed land use on the water supply system to which it is (or may later be) connected.



**Rule 22.11.4
Exemptions from the
Requirement to Pay a
Money Contribution for
Water Supply**

Rule 22.11.4.1
Gulf Harbour Water Supply Area

Rule 22.11.4.1.1
Acknowledgment of
contributions already made

Rule 22.11.4.1.2

Rule 22.11.4.1.3
Scale of Agreement

Rule 22.11.4.1.4
No contribution payable by
GHDL until completed units
exceed 1400

Rule 22.11.4.1.5
Contribution payable by GHDL
on new sites and buildings only
when completed units exceed
1400

Rule 22.11.4.1.6
Contribution payable by parties
other than GHDL for new sites
and buildings

**Exemptions from the Requirement to Pay a Money Contribution
for Water Supply**

Gulf Harbour Water Supply Area

At the eastern end of the Whangaparaoa Peninsula, a significant area of land (known as "Gulf Harbour") is being progressively developed for urban purposes. The land concerned is shown on Map D9 in Appendix 22C.

In 1995/96 the Proprietor of the land paid to the Council the sum of \$600,000. This money was used to help finance the cost of extending the public water supply reticulation to the boundary of the land.

It is the Proprietor's responsibility to reticulate at their cost all of the "sites" within the subdivision, as they are created, and to provide a connection point for each "site".

An agreement exists between Gulf Harbour Development Ltd (GHDL) and the Council covering the area shown in Map D9 in Appendix 22C and known as the Gulf Harbour Agreement Area.

The agreement acknowledges that GHDL have already fulfilled the financial contributions for water supply for an equivalent of 1400 Household Units.

In accordance with the agreement, no financial contribution for water supply shall be payable by GHDL on any site created by subdivision or on the granting of consent for any "household unit" (for residential sites) or "household unit equivalent" (for commercial or industrial sites), in the Agreement Area, by GHDL, until such time as the total number of sites created and, in the case of multiple units on one site, the number of consented "household units" plus "household unit equivalents", for which the financial contributions have been paid by GHDL, exceeds 1400.

When the total number of sites created plus, in the case of multiple household units on one site, the number of consented "household units" on residential sites plus "household unit equivalents" on commercial or industrial sites, in the Agreement Area, exceeds 1400 a "money contribution" shall be payable by GHDL pursuant to a subdivision consent or a resource consent in accordance with Rule 22.11.2.

Financial contributions for water supply shall be payable for the creation of any site by subdivision by any party other than GHDL or the construction of any "household unit" (for residential sites) or "household unit equivalent" (for industrial or commercial sites), by any party other than GHDL, in the Agreement Area, in accordance with Rule 22.11.2.



Rule 22.11.4.1.7
Construction of units, normally permitted, other than those covered by GHDL Agreement, shall be Controlled Activities

Every activity within the Agreement Area:

- (a) which involves the construction of one or more **"household units"** or **"commercial or industrial units"**, other than the construction, by GHDL, of any **"household unit"** or **"household unit equivalent"** in the Agreement Area, prior to the time at which the total number of consented **"household units"** plus **"household unit equivalents"**, for which the financial contributions have been paid by GHDL, exceeds 1400; or
- (b) which increases the number of **"household unit equivalents"** on a site; and
- (c) which is otherwise a Permitted Activity;

shall be a Controlled Activity and be assessed in terms of Rule 22.11.2 relating to financial contributions for Water Supply.

**Rule 22.11.4.2
Hibiscus Coast Water Supply Area**

Hibiscus Coast Water Supply Area

Rule 22.11.4.2.1
Capital costs normally payable at time of connection

In parts of the Hibiscus Coast water supply area, the public water supply system is being extended only gradually, on a street-by-street basis, with the capital costs being paid at the time by the owners of those properties which connect. The part of the Hibiscus Coast water supply area to which this policy relates is shown on Map D8 in Appendix 22C.

Rule 22.11.4.2.2
Bulk works part of contribution to be payable at time of subdivision

This Rule requires the payment of a **"money contribution"** for **"bulk works"** for water supply, at the time the land is subdivided, developed or built upon. Bearing in mind the fact that (in the case of a **"subdivision of land"**), the only **"sites"** for which a **"money contribution"** will be payable pursuant to Rule 22.11.2 above will be those shown on the subdivision plan in excess of the number comprised in the land before subdivision, it will be necessary for every applicant for a **"subdivision of land"** to nominate, at the time of lodging the application, the particular **"site/sites"** (or allotment/s) on the subdivision plan which he/she wishes to be regarded as being that/those for which a **"money contribution"** will not be paid.

Rule 22.11.4.2.3
Connection part of contribution payable when system to serve land is constructed

When the water supply system is actually constructed to serve the land concerned, the normal capital charge payable at the time of connection, by the occupiers concerned, for those **"sites"** for which a **"money contribution"** was paid at the time of subdivision, will be calculated according to the formula (a) – (b) where:

- (a) = the normal contribution payable by the owners of **"sites"** in the street concerned comprising a capital component for **"bulk works"**, a capital component for the local reticulation, and the cost of providing a meter and making the physical connection.



Rule 22.11.5
Reductions of Money Contributions Payable

Rule 22.11.5.1
Reduction Criteria

(b) = the capital component for **"bulk works"**.

The remaining **"site"** or **"sites"**, being the **"site"** or **"sites"** for which a **"money contribution"** was not paid at the time of subdivision, will pay the normal contribution = (a).

Reductions of Money Contributions Payable

The Council shall give consideration to whether a reduction of a financial contribution is appropriate and may charge less than the maximum amount determined in accordance with Rules 22.11.2 and 22.11.3. In considering whether to reduce the financial contribution and the amount of such a reduction, the Council will use the following criteria:

- (a) The likelihood that the activity will not require to be connected at any stage to the public water supply system and will have no adverse effect on that system.
- (b) The extent to which the scale or nature of the activity, or measures to be taken on the site, will result in a smaller quantity of water supply being required per unit than that normally associated with a **"household unit"** or **"household unit equivalent"** as the case may be.
- (c) The extent to which changes in the activity carried out on **"site"** may occur without the need for a further resource consent.
- (d) Any other particular circumstances in relation to the proposed subdivision and/or development which the Council considers a fair and reasonable justification for a reduction.

Rule 22.11.6
Credits

Rule 22.11.6.1
Bulk Works included in HUC

Credits

The following credit(s) shall apply to the **"money contribution"** calculated in accordance with Rules 22.11.3, 22.11.4 and 22.11.5.

The actual and reasonable costs (including the value of any land to be vested) of any work (or payment to the Council in lieu of works) required by the Council to be done or land to be vested pursuant to Rule 22.11.1 that is included (or which would be eligible for inclusion) within the **"household unit contribution"** (HUC), calculated in accordance with the procedures set out in Appendix 22B, for all **"bulk works"** in the particular water supply system (refer to Rule 22.11.3).

Rule 22.11.6.2
Works not included in HUC

The actual and reasonable additional costs (including the value of any land to be vested) of providing water supply works with surplus capacity in order to serve land beyond the **"site"** of the subdivision or land use, where the costs of such infrastructure are not included within the **"household unit contribution"** (HUC), calculated in accordance with the procedures set out in Appendix 22B, for all **"bulk works"** in the particular water supply system (refer to Rule 22.11.3).



Rule 22.11.6.3
Credits less than or equal to money contribution otherwise payable

In the event that the credit calculated in accordance with this Rule is less than or equal to the "**money contribution**" otherwise payable, then the amount of the "**money contribution**" shall be reduced by the amount of the credit.

Rule 22.11.6.4
Credit exceeds money contribution otherwise payable

In the event that the credit calculated in accordance with this Rule exceeds the "**money contribution**" otherwise payable, a refund will be payable by the Council in accordance with Rule 22.8.4.

Rule 22.11.7
How Proceeds of Money Contributions to be Used

How Proceeds of Money Contributions to be Used

Rule 22.11.7.1
Specific work for which money received

The money received pursuant to Rule 22.11.1 above shall be used by the Council for the specific purposes for which it was taken.

Rule 22.11.7.2
Money to be used on water supply system

The money received pursuant to Rules 22.11.2 and 22.11.3 above shall be used by the Council towards financing the cost of providing, and/or upgrading, and/or extending, and/or purchasing surplus capacity in the water supply system to which the "**sites**" shown on the subdivision plan (or the development, or the proposed buildings) are to be (or may later be) connected – including for the "**repayment**" of any loan.

Rule 22.11.7.3
Timing of spending in accordance with water supply works programme

Notwithstanding the foregoing, the Council shall not be under any obligation to carry out any particular work at a time other than in accordance with its prioritised water supply capital works programme as finally decided in its "**Adopted Long Term Council Community Plan**", and in its "**Adopted Annual Plan**", following the "**special consultative procedure**" each year.



Rule 22.12

Rule 22.12.1 Liability to Carry Out Stormwater Work

Rule 22.12.1.1

Rule 22.12.1.2 Council's Standards for Engineering Design and Construction

Rule 22.12.2 Liability to Pay Stormwater Money Contribution

Rule 22.12.2.1

FINANCIAL CONTRIBUTIONS AND WORKS FOR STORMWATER

Liability of Grantees of Subdivision or Resource Consent Anywhere Within the District to Carry Out Stormwater Work or Pay for Work Done

Every grantee of subdivision consent, or of resource consent to otherwise develop land, in the stormwater "**catchments**" shown on Maps E1 and E26 to E56 in Appendix 22C shall, to the extent that the work is necessary to serve the subdivision, development or proposed building(s), in accordance with these Rules:

- (a) Supply and lay, within the subdivision, development or building "**site**" necessary pipes and equipment for stormwater drainage; and
- (b) Supply and lay beyond the subdivision, development or building "**site**" any necessary pipes and equipment and connect or make provision for the connection of (or pay to the Council the cost of supplying and laying any necessary pipes and equipment and of connecting or making provision for the connection of) all of the "**sites**" (or buildings) within the subdivision, development or building "**site**" to an existing or proposed future stormwater drainage system, or a combination of the above; or pay towards the cost of surplus capacity for which a credit has been paid by the Council pursuant to Rule 22.12.6.2.

The Council's Standards for Engineering Design and Construction shall be deemed to be one way of complying with Rule 22.12.1.1.

Liability of Grantees of Subdivision or Resource Consent for Land Within a Stormwater Catchment to Pay a Money Contribution for Stormwater

In addition to the provisions of Rule 22.12.1 above, every grantee of subdivision consent, or of resource consent to erect one or more "**household units**" or "**commercial or industrial units**" on any "**site**", or of resource consent to otherwise develop land within an area served by a public stormwater system in a stormwater "**catchment**" shown on Maps E1 and E26 to E56 in Appendix 22C, may be required to pay a "**money contribution**" for stormwater calculated in accordance with these Rules.



**Rule 22.12.3
How Maximum Amount of Money Contributions Calculated**

Rule 22.12.3.1

Household Unit Contribution

Total Household Unit Equivalents at completion of application

Total Household Unit Equivalents existing at the time of application

Contributions for land use consents other than residential, commercial or industrial sites

How Maximum Amount of Money Contributions Calculated

The maximum amount of the "money contribution" payable for stormwater, in respect of a subdivision, or development or building proposal relating to land situated in any stormwater "catchment" in an "Urban Township" or within the "Urban Hibiscus Coast", shall be a sum calculated according to one of the two following formulae, as appropriate:

$$\frac{\left[(a) \times \left[\sum (n) - \sum (x) \right] \right] + \text{GST}}{\left[(f) + \text{GST} \right]}$$

where:

(a) = The "household unit contribution" (HUC) associated with all "bulk works" in the particular stormwater "catchment", calculated in accordance with the procedures set out in Appendix 22B.

$\sum ()$ The sum of the terms inside the ().

(n) = For each "site" at the completion of the application, the "site household unit equivalents" OR the total "activity household unit equivalents", whichever is the greater.

(x) = For each "site" in existence, or for which a Section 224(c) certificate has been issued, prior to the date of the application, the "site household unit equivalents" OR the total "activity household unit equivalents", whichever is the greater.

Where $[\sum (n) - \sum (x)]$ is less than zero, $[\sum (n) - \sum (x)]$ shall equal zero.

(f) In the case of a land use comprising other than "household units" or "commercial or industrial units", the amount of the "money contribution" shall be such amount as the Council considers fair and reasonable (but not exceeding recoupment of the costs of the services provided at the Council's expense to serve the land concerned) having regard to:

- (i) the type and scope of the proposed land use;
- (ii) the amount of the "money contributions" which are payable by persons intending to subdivide land and by persons intending to erect "household units" or "commercial or industrial units" on any single "site" within the same stormwater "catchment";
- (iii) in the light of the foregoing, the comparative likely impact of the proposed land use on the stormwater system to which it is (or may later be) connected.



Rule 22.12.4
Exemptions from the Requirement to Pay a Money Contribution for Stormwater

Rule 22.12.4.1
No payment necessary within the Gulf Harbour Activity Area

Rule 22.12.5
Reductions of Money Contributions Payable

Reduction Criteria

Exemptions from the Requirement to Pay a Money Contribution for Stormwater

A money contribution pursuant to Rule 22.12.2 above shall not be payable for the proposed subdivision or development of, or building on, land within the Gulf Harbour Activity Area (Area 25 on Map E1(ii) in Appendix 22C), where a main stormwater drainage and treatment system, capable of serving the likely future subdivision and development of all land within the catchment and built to standards acceptable to Council, has been built entirely at the head subdivider's or developer's cost.

Reductions of Money Contributions Payable

The Council shall give consideration to whether a reduction of a financial contribution is appropriate and may charge less than the maximum amount determined in accordance with Rules 22.12.2 and 22.12.3. In considering whether to reduce the financial contribution, and the amount of such a reduction, the Council will use the following criteria:

- (a) The likelihood that the activity will not require to be connected at any stage to the public stormwater system and will have no adverse effect on any system.
- (b) The extent to which the scale or nature of the activity, or measures to be taken by the applicant either on-site or off-site will result in:
 - (i) a lesser volume of stormwater discharged over the critical period for the catchment; and/or
 - (ii) a lesser peak rate of discharge of stormwater over the critical period for the catchment; and/or
 - (iii) a lesser instantaneous peak rate of discharge of stormwater; and/or
 - (iv) a lesser deterioration in the quality of stormwater generated from the site,

than would otherwise be associated with the number of additional "**household units**" or "**household unit equivalents**" the activity will create, and not already built or contractually committed to by the Council.

- (c) In the case of an application for the "**subdivision of land**" or land use resource consent for "**commercial or industrial purposes**" where the parent "**site**" was created within the 20 year period prior to the "**Operative Date**" or in accordance with a resource consent granted prior to the "**Operative Date**", the extent to which the parent "**site**" is served with (or paid a financial contribution towards) infrastructure to serve commercial or industrial activity of the intensity proposed by the application to the Council's standards applying at the date the "**site**" was created or consented to.



- (d) The extent to which changes in the activity carried out on the "site" may occur without the need for a further resource consent.
- (e) Any other particular circumstances in relation to the proposed subdivision and/or development which the Council considers a fair and reasonable justification for a reduction.

**Rule 22.12.6
Credits**

Credits

The following credit(s) shall apply to the "money contribution" calculated in accordance with Rules 22.12.3, 22.12.4 and 22.12.5.

Rule 22.12.6.1
Bulk Works included in HUC

The actual and reasonable costs (including the value of any land to be vested) of any work (or payment to the Council in lieu of works) required by the Council to be done or land to be vested pursuant to Rule 22.12.1 that is included (or which would be eligible for inclusion) within the "household unit contribution" (HUC), calculated in accordance with the procedures set out in Appendix 22B, for all "bulk works" in the particular stormwater "catchment" (refer to Rule 22.12.3).

Rule 22.12.6.2
Works not included in HUC

The actual and reasonable additional costs (including the value of any land to be vested) of providing stormwater works with surplus capacity in order to serve land beyond the "site" of the subdivision or land use, where the costs of such infrastructure are not included within the "household unit contribution" (HUC), calculated in accordance with the procedures set out in Appendix 22B, for all "bulk works" in the particular stormwater "catchment" (refer to Rule 22.12.3).

Rule 22.12.6.3
Credit less than or equal to money contribution otherwise payable

In the event that the credit calculated in accordance with this Rule is less than or equal to the "money contribution" otherwise payable, then the amount of the "money contribution" shall be reduced by the amount of the credit.

Rule 22.12.6.4
Credit exceeds money contribution otherwise payable

In the event that the credit calculated in accordance with this Rule exceeds the "money contribution" otherwise payable, a refund will be payable by the Council in accordance with Rule 22.8.4.

**Rule 22.12.7
How Proceeds of Money Contributions to be Used**

How Proceeds of Money Contributions to be Used

Rule 22.12.7.1
Specific work for which money received

The money received pursuant to Rule 22.12.1 above shall be used by the Council for the specific purposes for which it was taken.

Rule 22.12.7.2
Money to be used on stormwater system

The money received pursuant to Rules 22.12.2 and 22.12.3 above shall be used by the Council for the purpose of providing and/or upgrading and/or extending and/or purchasing surplus capacity in the stormwater system in the relevant stormwater "catchment" for which it was contributed - including for the "repayment" of any loan.



Rule 22.12.7.3
Timing of spending in accordance with stormwater works programme

Rule 22.13

Rule 22.13.1 Liability to Provide Land For Neighbourhood Reserves in Urban Residential Subdivisions

Rule 22.13.1.1
Council may require provision of land within subdivision plan

Rule 22.13.1.2
Land to vest and be held as Reserve

Rule 22.13.2 Money Contribution for Neighbourhood Reserves

Rule 22.13.2.1
Urban residential subdivisions

Rule 22.13.2.2
Household units and other forms of residential accommodation

Notwithstanding the foregoing, the Council shall not be under any obligation to carry out any particular **"work"** at a time other than in accordance with its prioritised stormwater capital works programme as finally decided in its **"Adopted Long Term Council Community Plan"**, and in its **"Adopted Annual Plan"**, following the **"special consultative procedure"** each year.

FINANCIAL CONTRIBUTIONS FOR NEIGHBOURHOOD RESERVES

Liability of Certain Grantees of Subdivision Consent Within the Urban Hibiscus Coast or Within the Urban Townships to Make Provision for Neighbourhood Reserves

Where the Council is of the opinion that all or any of the **"sites"** shown on an application for consent to a **"subdivision of land"** located in the **"Urban Hibiscus Coast"** or in an **"Urban Township"**, other than in any Low Intensity Residential Activity Area, are intended to be used solely or principally for residential purposes, the Council may, pursuant to this Rule, require that provision be made to the satisfaction of the Council for **"neighbourhood reserves"** within the land shown on the subdivision plan.

Land so provided shall vest in the Council and thereafter be held by the Council as a **"Reserve"** pursuant to the provisions of the Reserves Act 1977.

Liability of Certain Grantees of Subdivision and Resource Consent Within the Urban Hibiscus Coast or Within the Urban Townships to Pay a Money Contribution for Neighbourhood Reserves

Every grantee of consent to subdivide land anywhere within the **"Urban Hibiscus Coast"** or within an **"Urban Township"**, other than in any Low Intensity Residential Activity Area, where in the opinion of the Council, all or any of the sites on an application for consent are intended to be used solely or principally for residential purposes, may be required to pay a **"money contribution"** for **"neighbourhood reserves"** calculated in accordance with these Rules.

A **"money contribution"** calculated in accordance with these Rules may also be payable, in accordance with a condition of a resource consent, and prior to the use of the site commencing, by every person who intends to erect one or more **"household units"** or other form of rented residential accommodation other than a **"household unit"** on any **"site"** within the **"Urban Hibiscus Coast"** or within an **"Urban Township"**.



**Rule 22.13.3
How Maximum Amount of
Money Contributions
Calculated**

Rule 22.13.3.1

Subdivision for residential use in urban areas

Resource consent for residential units

Land area requirement for 1000 people

Average dwelling occupancy

How Maximum Amount of Money Contributions Calculated

The maximum amount of the "money contribution" payable for "neighbourhood reserves", in respect of a subdivision or building proposal relating to land situated within the "Urban Hibiscus Coast" or within an "Urban Township", other than in any Low Intensity Residential Activity Area, shall be a sum calculated according to one of the following formulae:

(a) In the case of a subdivision of land (other than a subdivision for "commercial or industrial purposes") within the "Urban Hibiscus Coast" or within an "Urban Township":

$$\left[\left[12 \times (a) \times \left[\Sigma(n) - \Sigma(x) \right] \times \frac{c}{d} \right] + (e) \right] + \text{GST}$$

(b) In the case of an application for resource consent to erect a "household unit" or forms of rented residential accommodation (other than a "household unit") on land within the "Urban Hibiscus Coast" or within an "Urban Township":

$$\left[\left[12 \times (a) \times \left[\Sigma(n) - \Sigma(x) \right] \times (h) \right] + (e) \right] + \text{GST}$$

where:

12 = 12 square metres per person, based on a requirement of 12,000 square metres of "neighbourhood reserves" for 1,000 people).

(a) = The "average dwelling occupancy" as set out in Table 22.13.3.

Table 22.13.3 Neighbourhood Reserves

Area	Actual Value of (a) is subject to review with each Census issue. For information purposes only, 2001 Census based figures for the value of (a) are provided below and the areas to which they apply are shown in Maps F1 to F3 in Appendix 22C.
Wellsford Urban Area	2.8
Warkworth Urban Area	2.4
Snells Beach / Algies Bay / Sandspit	2.4
Orewa - Silverdale	2.3
Whangaparaoa Peninsula	2.6
Helensville Urban Area	2.8
Kumeu Huapai Urban Area	2.9
Riverhead Urban Area	3.1
Settlements North East	2.4



(using Snells Beach / Algies Bay average)	
Settlements North (using Wellsford)	2.8
Settlements West (using Helensville)	2.8
Settlements South West (using Kumeu Huapai)	2.9
Settlements South (using Riverhead)	3.1
Settlements West Hibiscus Coast (using Orewa)	2.3

Total Household Unit Equivalents at completion of application

Total Household Unit Equivalents existing at time of application

$\Sigma ()$ = The sum of the terms inside the ().

(n) = For each "site" at the completion of the application capable of being used for residential purposes, the number of "household units" on the "site" OR one, whichever is the greater.

(x) = For each "site" in existence, or for which a Section 224(c) certificate has been issued, prior to the date of the application, the number of "household units" on the "site" OR one, whichever is the greater.

NOTE: That for the purpose of calculating (n) and (x) above, types of residential accommodation other than "household units" shall be assessed on the basis of lettable rooms as follows:

One lettable room = 0.2 "household units"

Where $[\Sigma (n) - \Sigma (x)]$ is less than zero, $[\Sigma (n) - \Sigma (x)]$ shall equal zero.

Current market land value of all sites in subdivision

(c) = The likely total "current market land value" (exclusive of GST, if any) of all the "sites" in the subdivision that are likely to be used for residential purposes.

Land area of all sites in subdivision

(d) = The total area (in square metres) of all of the "sites" in the subdivision that are likely to be used for residential purposes.

Valuation costs

(e) = Any costs incurred by the Council obtaining a report from a Registered Valuer.

Where $[\Sigma (n) - \Sigma (x)]$ is less than one, (e) shall equal zero.

Current per square metre market land value of consent site

(h) = The "current market land value" (exclusive of GST, if any) of one square metre of the "site" upon which the proposed "household unit" (or a boarding house, or motel, or rest home, or hotel, or holiday flat, or hostel, or time share accommodation, or other form of rented residential accommodation other than a "household unit") is/are to be erected, calculated by dividing the estimated "current market land value" of the "site" by its area (in square metres).



**Rule 22.13.4
Exemptions from
Neighbourhood Reserves
Financial Contributions**

Rule 22.13.4.1
Gulf Harbour Activity Area

Exemptions from Neighbourhood Reserves Financial Contributions

Gulf Harbour Activity Area

For as long as land within the Gulf Harbour Activity Area continues to be subdivided and developed in accordance with the Gulf Harbour Plan Module and "**neighbourhood reserves**" are provided and developed in a manner and to standards acceptable to the Council, entirely at the subdivider's/developer's cost, and vested in the ownership of the Council, no "**money contribution**" shall be payable for "**neighbourhood reserves**" in respect of the proposed subdivisions or developments within the Activity Area.

**Rule 22.13.5
Reductions of Money
Contributions Payable**

Reduction Criteria

Reductions of Money Contributions Payable

The Council shall give consideration to whether a reduction of a financial contribution is appropriate and may charge less than the maximum amount determined in accordance with Rules 22.13.2 and 22.13.3. In considering whether to reduce the financial contribution, and the amount of such a reduction, the Council will use the following criteria:

- (a) The extent to which measures to be taken on the land to which the consent relates, will achieve the purpose of the "**neighbourhood reserve**" "**money contribution**".
- (b) The extent to which the Council has acquired, or has plans to acquire within the next 10 years, land for "**neighbourhood reserves**" within the "**general locality**".
- (c) The likely impact of the proposed subdivision and/or development on "**neighbourhood reserves**" in the "**general locality**".
- (d) The extent to which the scale or nature of the activity, will result in a requirement for "**neighbourhood reserves**" which is demonstrably lower than that generally associated with subdivisions and/or developments for "**household units**".
- (e) The extent to which changes in the activity carried out on the "**site**" may occur without the need for a further resource consent;
- (f) Any other particular circumstances in relation to the proposed subdivision and/or development which the Council considers a fair and reasonable justification for a reduction.



Rule 22.13.6 Credits

Rule 22.13.6.1
Credits for land set aside as
Neighbourhood Reserve

Credits for previous
contributions in excess of
requirements on or before 15
February 1994

Credits for previous
contributions in excess
of requirements between
15 February 1994 and
["**Operative Date**"]

Rule 22.13.6.2

Rule 22.13.6.3

Rule 22.13.7 How Proceeds of Money Contributions to be Used

Rule 22.13.7.1
Money to be used in subdivision
or in general locality

Rule 22.13.7.2
No obligation to purchase
particular land

Credits

The following credit(s) shall apply to the "**money contribution**" calculated in accordance with Rules 22.13.3, 22.13.4 and 22.13.5:

- (a) In the case of a "**subdivision of land**", the "**current market land value**" (exclusive of GST, if any) of any land required by the Council pursuant to Rule 22.13.1 to be set aside for "**neighbourhood reserves**" by the applicant for the subdivision, and vested in the Council.
- (b) Reserve credits paid in land or money accepted by Council for the "**subdivision of land**" on or before 15 February 1994 shall be credited toward any contribution payable under this Rule.
- (c) A "**neighbourhood reserve**" contribution for the "**subdivision of land**" between 15 February 1994 and the "**Operative Date**" that has been paid in land or money, in excess of requirements specified under the Rules of the Operative Plan at the time, and which has been formally accepted by the Council for future credits, shall be credited towards any future contribution under this Rule.

In the event that the credit calculated in accordance with this Rule is less than or equal to the "**money contribution**" otherwise payable, then the amount of the "**money contribution**" shall be reduced by the amount of the credit.

In the event that the credit calculated in accordance with this Rule exceeds the "**money contribution**" otherwise payable, a refund will be payable by the Council in accordance with Rule 22.8.4.

How Proceeds of Money Contributions to be Used

The money received pursuant to Rule 22.13.2 shall be used by the Council towards financing the cost of providing and/or developing and/or extending and/or purchasing surplus capacity in land for "**neighbourhood reserves**" in accordance with the standards set for subdivision requirements for "**neighbourhood reserves**" within the land shown on the application for consent to a "**subdivision of land**" or in the "**general locality**" of the land to which the subdivision plan refers or in the "**general locality**" of the land upon which the proposed building is to be erected - including for the "**repayment**" of any loan.

Notwithstanding the foregoing, the Council shall not be under any obligation to purchase or carry out works to bring up to standard, any particular piece of land or to purchase land or carry out works at a time other than in accordance with its prioritised "**Neighbourhood Reserves**" Land Purchase Programme as finally decided in its "**Adopted Long Term Council Community Plan**" and in its "**Adopted Annual Plan**" following the "**special consultative procedure**" each year.



Rule 22.14

Rule 22.14.1 Liability to Provide Land For Sportsfields

Rule 22.14.1.1
Council may require provision of land within subdivision plan

Rule 22.14.1.2
Land to vest and be held as Reserve

Rule 22.14.2 Money Contribution for Sportsfields

Rule 22.14.2.1
Subdivision of land

Rule 22.14.2.2
Rural sites

Rule 22.14.2.3
Household units and other forms of residential accommodation

Rule 22.14.3 How Maximum Amount of Money Contributions Calculated

Rule 22.14.3.1

FINANCIAL CONTRIBUTIONS FOR SPORTSFIELDS

Liability of Certain Grantees of Subdivision Consent Anywhere in the District to Make Provision for Sportsfields

Where the Council is of the opinion that all or any of the "sites" shown on an application for consent to a "subdivision of land" are intended to be used solely or principally for residential purposes, the Council may, pursuant to this Rule, require that provision be made to the satisfaction of the Council for "sportsfields" within the land shown on the subdivision plan.

Land so provided shall vest in the Council and thereafter be held by the Council as a "Reserve" pursuant to the provisions of the Reserves Act 1977.

Liability of Certain Grantees of Subdivision and Resource Consent Anywhere in the District to Pay a Money Contribution for Sportsfields

Every grantee of consent to subdivide land anywhere within the "District", where in the opinion of the Council all or any of the sites on an application for consent are intended to be used solely or principally for residential purposes, may be required to pay a "money contribution" for "sportsfields" calculated in accordance with these Rules.

For the avoidance of doubt, rural sites upon which, pursuant to the provisions of this Plan, a residence is able to be built, may for the purposes of Rule 22.14.2.1, be deemed by the Council to be sites intended to be used solely or principally for residential purposes.

A "money contribution" calculated in accordance with these Rules may also be payable, in accordance with a condition of a resource consent, and prior to the use of the site commencing, by every person who intends to erect one or more "household units" or other form of rented residential accommodation other than a "household unit" on any "site" within the "District."

How Maximum Amount of Money Contributions Calculated

The maximum amount of the "money contribution" payable for "sportsfields", in respect of a subdivision or building proposal relating to land situated within the "District", shall be a sum calculated according to the following formula:

$$\left[\left[20 \times (a) \times \left[\Sigma(n) - \Sigma(x) \right] \times (e) \right] + (f) \right] + \text{GST}$$



Average dwelling occupancy

(a) = The "average dwelling occupancy" as set out in Table 22.14.3.

Table 22.14.3 Sportsfields

Area	Actual Value of (a) is subject to review with each Census issue. For information purposes only 2001 Census based figures for the value of (a) are provided below and the areas to which they apply are shown in Maps G1-G3 in Appendix 22C
Wellsford Urban Area	2.8
Warkworth Urban Area	2.4
Snells Beach/ Algies Bay/ Sandspit	2.4
Northern Rural Area	2.7
Orewa – Silverdale	2.3
Whangaparaoa Peninsula	2.6
Helensville Urban Area	2.7
Kumeu Huapai Urban Area	2.9
Riverhead Urban	3.1
Western Rural Area	2.9

$\Sigma () =$ The sum of the terms inside the ().

Total Household Unit Equivalents at completion of application

(n) = For each "site" at the completion of the application capable of being used for residential purposes, the number of "household units" on the "site" OR one, whichever is the greater.

Total Household Unit Equivalents existing at time of application

(x) = For each "site" in existence, or for which a Section 224(c) certificate has been issued, prior to the date of the application, the number of "household units" on the "site" OR one, whichever is the greater.

NOTE: That for the purpose of calculating (n) and (x) above, types of residential accommodation other than "household units" shall be assessed on the basis of lettable rooms as follows:

One lettable room = 0.2 "household units"

Where $[\Sigma (n) - \Sigma (x)]$ is less than zero, $[\Sigma (n) - \Sigma (x)]$ shall equal zero.

Estimated per square metre price or value of land for sportsfield

(e) = either:

for any existing capacity for growth project in the project schedules in respect of sportsfields, the amount determined in accordance with clause 4.21 of Appendix 22B and then divided by



the area of land in that project to obtain a per square metre rate for that project;

or:

for any anticipated sportsfield project in its prioritised sportsfields land purchase programme, the amount determined according to the estimated price per square metre (exclusive of GST, if any) of purchasing land to serve the land which is the subject of the application for resource consent.

Valuation costs

(f) = Any costs incurred by the Council obtaining a report from a Registered Valuer.

Where $[\Sigma (n) - \Sigma (x)]$ is less than one, (f) shall equal zero.

Rule 22.14.4
Exemptions from Sportsfields Financial Contributions

Exemptions from Sportsfields Financial Contributions

Rule 22.14.4.1
Gulf Harbour Activity Area

Gulf Harbour Activity Area

For as long as land within the Gulf Harbour Activity Area continues to be subdivided and developed in accordance with the Gulf Harbour Plan Module and "sportsfields" are provided and developed in a manner and to standards acceptable to the Council, entirely at the subdivider's/developer's cost, and vested in the ownership of the Council, no "money contribution" shall be payable for "sportsfields" in respect of the proposed subdivisions or developments within the Activity Area.

Rule 22.14.5
Reductions of Money Contributions Payable

Reductions of Money Contributions Payable

Reduction Criteria

The Council shall give consideration to whether a reduction of a financial contribution is appropriate and may charge less than the maximum amount determined in accordance with Rules 22.14.2 and 22.14.3. In considering whether to reduce the financial contribution, and the amount of such a reduction, the Council will use the following criteria:

- (a) The extent to which measures to be taken on the land to which the consent relates, will achieve the purpose of the "sportsfield" "money contribution".
- (b) The extent to which the Council has acquired, or has plans to acquire within the next 10 years, land for "sportsfields" within the "general locality".
- (c) The likely impact of the proposed subdivision and/or development on "sportsfields" in the "general locality".
- (d) The extent to which the scale or nature of the activity, will result in a



requirement for **"sportsfields"** which is demonstrably lower than that generally associated with subdivisions and/or developments for **"household units"**.

- (e) The extent to which changes in the activity carried out on the **"site"** may occur without the need for further resource consent;
- (f) Any other particular circumstances in relation to the proposed subdivision and/or development which the Council considers a fair and reasonable justification for a reduction.

**Rule 22.14.6
Credits**

Rule 22.14.6.1
Credits for land set aside as Sportsfields

Rule 22.14.6.2

Rule 22.14.6.3

**Rule 22.14.7
How Proceeds of Money Contributions to be Used**

Rule 22.14.7.1
Money to be used in subdivision or in general locality

Rule 22.14.7.2
No obligation to purchase particular land

Credits

The following credit(s) shall apply to the **"money contribution"** calculated in accordance with Rules 22.14.3, 22.14.4 and 22.14.5:

- (a) In the case of a **"subdivision of land"**, the **"current market land value"** (exclusive of GST if any) of any land required by the Council pursuant to Rule 22.14.1 to be set aside for **"sportsfields"** by the applicant for the subdivision, and vested in the Council.

In the event that the credit calculated in accordance with this Rule is less than or equal to the **"money contribution"** otherwise payable, then the amount of the **"money contribution"** shall be reduced by the amount of the credit.

In the event that the credit calculated in accordance with this Rule exceeds the **"money contribution"** otherwise payable, a refund will be payable by the Council in accordance with Rule 22.8.4.

How Proceeds of Money Contributions to be Used

The money received pursuant to Rule 22.14.2 shall be used by the Council towards financing the cost of providing and/or developing and/or extending and/or purchasing surplus capacity in land for **"sportsfields"** in the **"general locality"** of the land to which the subdivision plan refers or in the **"general locality"** of the subdivision and/or development - including for the **"repayment"** of any loan.

Notwithstanding the foregoing, the Council shall not be under any obligation to purchase or carry out works to bring up to standard, any particular piece of land or to purchase land or carry out works at a time other than in accordance with its prioritised **"Sportsfields"** Land Purchase Programme as finally decided in its **"Adopted Long Term Council Community Plan"** and in its **"Adopted Annual Plan"** following the **"special consultative procedure"** each year.



Rule 22.15

Rule 22.15.1 Liability to Pay a Money Contribution for Community Facilities

Rule 22.15.1.1
Subdivision consents

Rule 22.15.1.2
Household Units and other forms of residential accommodation

Rule 22.15.1.3

Rule 22.15.2 How Maximum Amount of Money Contributions Calculated

Rule 22.15.2.1
Method of Calculation

Household Unit Contributions in catchments

District-wide community facilities contribution

FINANCIAL CONTRIBUTIONS FOR COMMUNITY FACILITIES

Liability of Certain Grantees of Subdivision and Resource Consent Anywhere Within the District to Pay a Money Contribution for Community Facilities

Every grantee of consent to subdivide land anywhere in the "District" where in the opinion of the Council, all or any of the sites on an application for consent are intended to be used solely or principally for residential purposes may be required to pay a "money contribution" for "community facilities" calculated in accordance with these Rules.

A "money contribution" calculated in accordance with these Rules may also be payable, in accordance with a condition of resource consent, and prior to the use of the site commencing, by every person who intends to erect one or more "household unit(s)" (or a boarding house, or motel, or rest home, or hotel, or holiday flat, or hostel, or time share accommodation, or other form of rented residential accommodation other than a "household unit") on any "site" anywhere within the "District".

For the avoidance of doubt rural sites upon which, pursuant to the provisions of this Plan, a residence is able to be built, may for the purposes of Rule 22.15.1.1 be deemed by the Council to be sites intended to be used solely or principally for residential purposes.

How Maximum Amount of Money Contributions Calculated

The maximum amount of the "money contribution" payable for "community facilities", in respect of a subdivision or building proposal relating to land situated in a "community facilities" "catchment" shown in Maps H1 to H3 in Appendix 22C, shall be a sum calculated according to the following formula:

$$\left[\left[(a) + (b) \right] \times \left[\Sigma(n) - \Sigma(x) \right] \right] + \text{GST}$$

(a) = The "household unit contribution" (HUC) for "community facilities" in the particular "community facilities" "catchment", calculated in accordance with the procedures set out in Appendix 22B.

(b) = The "household unit contribution" (HUC) for all "district-wide" "community facilities", calculated in accordance with the procedures set out in Appendix 22B.

Σ () = The sum of the terms inside the ().



Total Household Unit
Equivalents at completion of
application

Total Household Unit
Equivalents existing at time of
application

(n) = For each "site" at the completion of the application capable of being used for residential purposes, the number of "household units" on the "site" OR one, whichever is the greater.

(x) = For each "site" in existence, or for which a Section 224(c) certificate has been issued, prior to the date of the application, the number of "household units" on the "site" OR one, whichever is the greater.

NOTE: That for the purpose of calculating (n) and (x) above, types of residential accommodation other than "household units" shall be assessed on the basis of lettable rooms as follows:

One lettable room = 0.2 "household units"

Where $[\Sigma (n) - \Sigma (x)]$ is less than zero, $[\Sigma (n) - \Sigma (x)]$ shall equal zero.

**Rule 22.15.3
Exemptions from
Community Facilities
Financial Contributions**

Exemptions from Community Facilities Financial Contributions

**Rule 22.15.3.1
Gulf Harbour Activity Area**

Gulf Harbour Activity Area

For so long as land within the Gulf Harbour Activity Area continues to be subdivided and developed in accordance with the Gulf Harbour Plan Module and recreation reserves are provided and developed in a manner and to standards acceptable to the Council, entirely at the subdivider's/developer's cost, and vested in the ownership of the Council, no "money contribution" shall be payable for "community facilities" in respect of the proposed subdivisions or developments within the Activity Area.

**Rule 22.15.4
Reductions of Money
Contributions Payable**

Reductions of Money Contributions Payable

Reduction Criteria

The Council shall give consideration to whether a reduction of a financial contribution is appropriate and may charge less than the maximum amount determined in accordance with Rules 22.15.2 and 22.15.3. In considering whether to reduce the financial contribution, and the amount of such a reduction, the Council will use the following criteria:

- (a) The extent to which measures to be taken on the land to which the consent relates, will achieve the purpose of the "community facilities" "money contribution";
- (b) The extent to which the Council has acquired, or has plans to acquire within the next 10 years, land for "community facilities" within the "general locality";
- (c) The likely impact of the proposed subdivision and/or development on



Rule 22.15.5
Credits

Rule 22.15.5.1

Credit for work done in excess of that required

Credit for certain land vested in excess of that required

Rule 22.15.5.2

Rule 22.15.5.3

"community facilities" in the "general locality";

- (d) The extent to which the scale or nature of the activity, will result in a requirement for "community facilities" which is demonstrably lower than that generally associated with subdivisions and/or developments for "household units";
- (e) The extent to which changes in the activity carried out on the "site" may occur without the need for a further resource consent;
- (f) Any other particular circumstances in relation to the proposed subdivision and/or development which the Council considers a fair and reasonable justification for a reduction.

Credits

The following credit(s) shall apply to the "money contribution" calculated in accordance with Rules 22.15.2, 22.15.3 and 22.15.4:

- (a) The actual and reasonable cost of any work carried out by the subdivider/applicant for resource consent, as a requirement of the Council, in excess of any of the provisions of this Plan:
 - (i) on any land vested for "neighbourhood reserve" or "sportsfields" or on land vested for other community purposes;
 - (ii) in order to make provision for preservation of the natural landscape, trees, or areas of trees or bush, or buildings or sites of historic or archaeological interest or other sites of particular significance (including urupa), or wildlife habitats, or for the planting of trees or shrubs or the creation of wildlife habitats.
- (b) The "current market land value" (exclusive of GST, if any) of any land vested in the Council, at the request of or by agreement with the Council, in excess of the Council's requirements for "neighbourhood reserves", "sportsfields" or for some other "community facilities" purpose. Provided however, the applicant for subdivision consent shall not be entitled to receive, and the Council shall not be under any obligation to pay, any money whatsoever (or grant a credit in any other way) for land in excess of the Council's requirements for "neighbourhood reserves", "sportsfields" and/or for some other "community facilities" purpose that the applicant for subdivision consent decides, at their option, to set aside within the subdivision for "neighbourhood reserves", "sportsfields" or any other "community facilities" purpose.

In the event that the credit calculated in accordance with this Rule is less than or equal to the "money contribution" otherwise payable, then the amount of the "money contribution" shall be reduced by the amount of the credit.

In the event that the credit calculated in accordance with this Rule exceeds the "money contribution" otherwise payable, a refund will be payable by the Council in accordance with Rule 22.8.4.



Rule 22.15.6
How Proceeds of Money Contributions to be Used

Rule 22.15.6.1
Money to be used for facilities within the particular community facilities catchment concerned

Rule 22.15.6.2
No obligation to provide particular facilities

How Proceeds of Money Contributions to be Used

The money received pursuant to Rule 22.15.1 other than that portion of the "**household unit contribution**" collected for District-wide "**community facilities**", shall be used by the Council towards financing the cost of providing and/or extending and/or purchasing surplus capacity in "**community facilities**" within the particular "**community facilities**" "**catchment**" concerned - including for the "**repayment**" of any loan.

Notwithstanding the foregoing, the Council shall not be under any obligation to provide and/or construct any particular "**community facilities**" other than in accordance with its prioritised "**Community Facilities**" Capital Development Programme as finally decided in its "**Adopted Long Term Council Community Plan**" and in its "**Adopted Annual Plan**" following the "**special consultative procedure**" each year.



Rule 22.16

Rule 22.16.1 Liability to Pay a Money Contribution for Business Area Amenity Facilities

Rule 22.16.1.1
Commercial or industrial units

22.16.2 How Maximum Amount of Money Contributions Calculated

Rule 22.16.2.1

Household Unit Contribution

Total Household Unit Equivalents at completion of application

Total Household Unit Equivalents at completion of application

FINANCIAL CONTRIBUTIONS FOR BUSINESS AREA AMENITY FACILITIES

Liability of Certain Grantees of Subdivision and Resource Consent in Business Areas to Pay a Money Contribution for Business Area Amenity Facilities

Every grantee of subdivision consent for the subdivision of land for "commercial or industrial purposes", or of resource consent to erect "commercial or industrial units" on any "site" in the "catchments" shown on Maps I1 to I18 in Appendix 22C, may be required to pay a "money contribution" for "amenity facilities," calculated in accordance with these rules.

How Maximum Amount of Money Contributions Calculated

The maximum amount of the "money contribution" payable for "amenity facilities", in respect of business development on any "site" in the "catchments" shown on Maps I1 to I18 shall be a sum calculated according to the following formula:

$$\left[(a) \times \left[\Sigma(n) - \Sigma(x) \right] \right] + \text{GST}$$

where:

(a) = The "household unit contribution" (HUC) for all "amenity facilities" within the "amenity facilities" "catchment", calculated in accordance with the procedures set out in Appendix 22B.

$\Sigma ()$ = The sum of the terms inside the ()

(n) = For each "site" at the completion of the application, the "site household unit equivalents" OR the total "activity household unit equivalents", whichever is the greater.

(x) = For each "site" in existence, or for which a Section 224(c) certificate has been issued, prior to the date of the application, the "site household unit equivalents" OR the total "activity household unit equivalents", whichever is the greater.

Where $[\Sigma (n) - \Sigma (x)]$ is less than zero, $[\Sigma (n) - \Sigma (x)]$ shall equal zero.



**Rule 22.16.3
Reductions of Money
Contributions Payable**

Reductions of Money Contributions Payable

The Council shall give consideration to whether a reduction of a financial contribution is appropriate and may charge less than the maximum amount determined in accordance with Rules 22.16.1 and 22.16.2. In considering whether to reduce a financial contribution and the amount of such a reduction, the Council will use the following criteria.

- (a) The extent to which measures to be taken on the land to which the consent relates, will achieve the purpose of the "amenity facilities" "money contribution".
- (b) The extent to which the Council has provided, or has plans to provide, within the next 10 years, land for "amenity facilities" within or adjacent to the relevant "catchment".
- (c) The likely impact of the proposed subdivision and/or development on "amenity facilities" in the relevant "catchment".
- (d) The extent to which the scale or nature of the activity, will result in a requirement for "amenity facilities" which is demonstrably lower than that generally associated with subdivisions and/or developments for "commercial or industrial units".
- (e) The extent to which changes in the activity carried out on the "site" may occur without the need for a further resource consent.
- (f) Any other particular circumstances in relation to the proposed subdivision and/or development which the Council considers a fair and reasonable justification for a reduction.

**Rule 22.16.4
Credits**

Credits

Rule 22.16.4.1

The following credit(s) shall apply to the "money contribution" calculated in accordance with Rules 22.16.1 and 22.16.2:

Credit for work done in excess of that required

- (a) The actual and reasonable cost of any work carried out by the applicant for subdivision or resource consent, as a requirement of the Council, in excess of any of the provisions of this Plan:
 - (i) on any land vested for community purposes; (and/or)
 - (ii) in order to make provision for preservation of the natural landscape, trees, or areas of trees or bush, or buildings or sites of historic or archaeological interest or other sites of particular significance (including urupa), or wildlife habitats, or for the planting of trees or shrubs or the creation of wildlife habitats;

and/or

Credit for certain land vested



(b) The "**current market land value**" (exclusive of GST, if any) of any land vested in the Council, at the request of or by agreement with the Council, for "**amenity facilities**". Provided however, the applicant for subdivision or resource consent shall not be entitled to receive, and the Council shall not be under any obligation to pay any money whatsoever (or grant a credit in any other way) for land in excess of the Council's requirements for "**amenity facilities**" that the applicant decides, at its option, to set aside within the subdivision or development for "**amenity facilities**."

Rule 22.16.4.2

In the event that the credit calculated in accordance with this Rule is less than or equal to the "**money contribution**" otherwise payable, then the amount of the "**money contribution**" shall be reduced by the amount of the credit.

Rule 22.16.4.3

In the event that the credit calculated in accordance with this Rule exceeds the "**money contribution**" otherwise payable, a refund will be payable by the Council in accordance with Rule 22.8.4.

**Rule 22.16.5
How Proceeds of Money
Contributions to be Used**

How Proceeds of Money Contributions to be Used

Rule 22.16.5.1
Money to be used for facilities within the particular amenity facilities catchment concerned

The money received pursuant to Rule 22.16.1 shall be used by the Council towards financing the cost of providing and/or extending and/or purchasing surplus capacity in "**amenity facilities**" within the particular "**amenity facilities**" "**catchment**" including for the "**repayment**" of any loan.

Rule 22.16.5.2
No obligation to provide particular facilities

Notwithstanding the foregoing, the Council shall not be under any obligation to provide and/or construct any particular "**amenity facilities**" other than in accordance with its prioritised "**Amenity Facilities**" Capital Development Programme as finally decided in its "**Adopted Long Term Council Community Plan**" and in its "**Adopted Annual Plan**" following the "**special consultative procedure**" each year.



Rule 22.17

Rule 22.17.1 Liability for Parking in Commercial or Industrial Zones

Rule 22.17.1.1
Money contribution in Schedule I areas for offices and shops only

Rule 22.17.1.2
Provision of on-site parking in Schedule II areas

Rule 22.17.1.3
Contribution of money in lieu of on-site parking

Rule 22.17.1.4
Circumstances where money contribution may be accepted in lieu of on-site parking

Rule 22.17.2 Schedule Areas

Rule 22.17.2.1
Schedule I Areas

FINANCIAL CONTRIBUTIONS AND WORKS FOR PUBLIC PARKING FACILITIES

Liability to Provide Financial Contributions and Works for Public Parking Facilities Within an Area Zoned for Business Purposes

Every person using land in a manner requiring the provision of a number of parking spaces as determined in Section 21 of the District Plan for offices and shops (excluding supermarkets), which is located within any of the places mentioned in Schedule I below shall pay a **"money contribution"** for **"public parking facilities"** calculated in accordance with these Rules. In all other cases the provisions of Rule 22.17.1.2 applying to Schedule II, shall apply to those places mentioned in Schedule I.

Every person using land in a manner requiring the provision of a number of parking spaces as determined in Section 21 of the District Plan which is located in any of the places mentioned in Schedule II below, shall, in accordance with these Rules, provide on-site parking sufficient to meet the demands of the proposed or other activities that are likely to take place on the land and shall construct such parking area to comply with Rules in Section 21 of the District Plan and the Council's Standards for Engineering Design and Construction.

Payment of a **"money contribution"** for **"public parking facilities"**, calculated in accordance with these Rules, will be required upon application and in the circumstances specified in Rule 22.17.1.4, in situations where such on-site parking cannot, for reasons acceptable to the Council, be provided (or where there is a deficiency between the number of car parking spaces which the Council requires and those which, in the Council's opinion, are able to be provided.)

The circumstances in which the Council may consent to **"money contributions"** for **"public parking facilities"**, in lieu of requiring the provision of on-site parking as required by Rule 22.17.1.2, are:

- (a) Where it is not reasonable or practical to require full compliance with the provisions because of the characteristics of the site (or sites) in particular its size, shape or other physical constraints; and/or
- (b) Where it will result in the better development of the subject site (or sites) or the **"general locality"** and adequate and accessible public parking is available or can be made available by the Council within reasonable walking distance of the site.

Schedule Areas

Schedule I - Areas

Places where the payment of **"money contributions"** will be required and where no credits for on-site parking will be allowed for buildings and activities specified in Rule 22.17.1.1 above.



Rule 22.17.2.2
Schedule II Areas

**22.17.3
How Maximum Amount of
Money Contribution
Calculated**

Location: Schedule I

Orewa Commercial Area (being all of that land in the Orewa Town Centre with a Business Zoning).

Warkworth Commercial Area (being all of that land in the Warkworth Town Centre with a Business Zoning).

Schedule II - Areas

Places where on-site parking will generally be required, but where the payment of "money contributions" for "public parking facilities" in lieu of requiring the provision of on-site parking, may be accepted by way of Council consent under Rule 22.17.1.3.

Location: Schedule II

All land in any Business Zone other than those specified in Schedule I above.

How Maximum Amount of Money Contribution Calculated

The maximum amount of any "money contribution" payable pursuant to Rule 22.17.1 shall be a sum calculated according to the following formula:

$$\left[[(a) \times (b) \times (c)] + [(a) \times (d)] \right] + \text{GST}$$

where:

Number of car parking spaces required

(a) = The number of car parking spaces as determined in Section 21 of the District Plan.

Average per square metre land value of consent site

(b) = The average value of 1 m² of land of the subject site (or sites) and at least four immediately adjoining or adjacent sites of like physical circumstances within the same zoning, at least one of which has frontage to the same street as the subject site (or sites).

Nominal size of car park

(c) = 25 (nominal area in square metres required for each car parking space plus manoeuvring area).

Cost of construction of car park

(d) = The current cost of construction of 25 m² of car parking area to a permanent asphaltic concrete or concrete surface, including earthworks, pavement, kerbing, drainage and marking.

Money contribution toward Council provided parking in general locality

Provided that where the Council has already purchased (and has developed or intends to develop) land for "public parking facilities" which is near the "general locality" of the land which is subject to the requirement for car parking, the amount of the "money contribution" shall be a sum determined by the formula set out above but with the substitution of (b) and (d) by:

(b) = The current value of 1 m² of the land that has already been purchased for car parking.

(d) = The current cost of construction of 25 m² of car parking area



**Rule 22.17.4
How Proceeds of Money Contributions to be Used**

Money to be used for public parking in the general locality

No obligation to provide particular public parking facilities

Provision in accordance with prioritised public parking programme

**Rule 22.17.5
Credits for Car Parking Contributions Made Under Previous Rules**

Credits for previous public parking contributions

Rule 22.17.5.1
Bakehouse Lane – Orewa

How Proceeds of Money Contributions to be Used

(including public car parking buildings) to a permanent asphaltic concrete or concrete surface, including earthworks, pavement, kerbing, drainage, marking, and (where applicable) access ramps, stairs, and lifts.

The proceeds of "**money contributions**" which are received pursuant to Rule 22.17.1 shall be used by the Council towards financing the cost of providing and/or upgrading and/or extending and/or purchasing surplus capacity in "**public parking facilities**" in the "**general locality**" of the land to which the application refers - including for the "**repayment**" of any loan.

Notwithstanding the foregoing, the Council shall not be under any obligation to provide, upgrade, extend or purchase any particular "**public parking facilities**" or to provide, upgrade, extend or purchase any particular "**public parking facilities**" at a time other than in accordance with its prioritised "**public parking facilities**" programme as finally decided in its "**Adopted Long Term Council Community Plan**" and in its "**Adopted Annual Plan**" following the "**special consultative procedures**" each year.

Credits for Car Parking Contributions Made Under Previous Rules

Under the Rules of the Operative Rodney District Plan 1993, credits were allowed to reduce any parking requirement arising from the development of certain properties where the owners of those properties had made provisions of land toward public parking, roads or service lanes.

Bakehouse Lane – Orewa

For the purpose of Rule 22.17.1, in determining the number of car parking spaces required, the following parking space credits and reductions shall apply to the properties listed in the Tables in this Rule.

(a) Existing Development

Credit will be given for existing required carparking on the basis of floor space existing as of 1 May 1992. This is as follows:

	Existing Floor Area m ²	Parking Credit at 1:25
Lot 15 DP 18948	526	21
Lot 16 DP 18948	495	20
Pt Lot 17 DP 18948	480	19
Pt Lot 18 DP 18948	604	24
Pt Lot 19 DP 18948	582	23

(b) New Development



New developments shall provide a cash in lieu of carparking contribution (after allowing for any credit under Existing Development) based on the number of carparks required according to the following:-

(i) Ground Floor

All uses - 50% of that normally required in Table 1, Appendix 21B in Section 21 of the District Plan.

(ii) First Floor

Residential Use - no carparking shall be required for the first two residential units per lot. Any additional units shall provide carparking in accordance with Table 1, Appendix 21B of Section 21 of the District Plan.

Any other Use - 50% of that normally required in Table 1, Appendix 21B of Section 21 of the District Plan.

(iii) Additional Floors

Residential Use - no carparking shall be required for the first two residential units per lot. Any additional units shall provide carparking in accordance with Table 1, Appendix 21B in Section 21 of the District Plan.

(iv) Any other use - as required in accordance with Table 1, Appendix 21B of Section 21 of the District Plan.

(c) Land Vested

Additional carparking credit will be given on the following basis for land which is vested as road, for which the Council will take responsibility for formation and maintenance:

	Land to be vested as road m ²	Parking Credit at 1:25
Lot 15 DP 18948	253	5
Lot 16 DP 18948	253	5
Pt Lot 17 DP 18948	254	5
Pt Lot 18 DP 18948	254	5
Pt Lot 19 DP 18948	254	5

Rule 22.17.5.2
Manly Village Shopping Centre

Manly Village Shopping Centre

(a) The following carparking credits shall apply to the properties listed in the Table in this Rule, (recognising existing use rights and the land vested as service lane) and shall be off set against the requirements in Table 1 in Appendix 21B of Section 21 of the District Plan.

Site	Parking Credit
------	----------------



Lot 378 DP 17817	17 carparks
Lot 377 DP 17817	22 carparks
Pt Lot 2 DP 44878	22 carparks

Note: For the purpose of determining the number of required carparks the existing and proposed floor area shall be combined.

- (b) Development proposals whose carparking requirements exceed the stated credits shall provide carparking in accordance with Section 21 of the District Plan.



APPENDIX 22A

DEFINITIONS

For the purposes of this Chapter of the Plan the following definitions apply.

"**Accumulated Depreciation**" means for the purpose of Clause 4.19 of Appendix 22B the accounting entries that represent the loss of service potential on that asset, whether or not this has been funded.

"**Act**" means the Resource Management Act 1991.

"**Activity Household Unit Equivalent**" means:

For a "**Household Unit**": 1.0, except in respect of Business Area "**Amenity Facilities**", where it shall equal 0.

For a "**Commercial or Industrial Unit**": the "**gross business area**" on the "**site**" (or in the case of calculating a contribution for Stormwater, the "**Impervious Area**"), multiplied by the applicable factors in Tables 1 to 5 of the definition of "**Household Unit Equivalent Factor**"

"**Additional Capacity**" ("**AC**") means works carried out to meet the requirements of "**New Household Units**" and "**Future Household Units**" or, in the case of businesses, "**New Household Unit Equivalents**" and "**Future Household Unit Equivalents**", for infrastructure at the "**Service Standards**".

"**Additional Capacity Future**" ("**AC^F**") is a subset of "**Additional Capacity**". It means works carried out to meet the requirements of "**Future Household Units**" or in the case of businesses "**Future Household Units Equivalents**" for infrastructure at the "**Service Standards**".

"**Additional Capacity New**" ("**AC^N**") is a subset of "**Additional Capacity**". It means works carried out to meet the requirements of "**New Household Units**" or, in the case of businesses, "**New Household Unit Equivalents**" for infrastructure at the "**Service Standards**".

"**Adopted Annual Plan**" means the plan adopted annually by the Council pursuant to the provisions of Section 95 of the Local Government Act 2002.

"**Adopted Long-Term Council Community Plan**" means the plan adopted by the Council pursuant to the provisions of Section 93 of the Local Government Act 2002.

"**Amenity Facilities**" means facilities in "**catchments**" shown on Maps I1 to I18, for use by the general public and including:

- (a) land held for public reserves (other than land held for "**Neighbourhood Reserves**", "**Sportsfields**" and "**Community Facilities**"; and
- (b) improvements on public reserves including the value of formation, earthworks, landscaping and other development work required to bring the land up to a standard suitable for its end use. Other improvements may include, but are not limited to, public accessways, walkways, squares, courtyards, plazas, gardens, planting, outdoor furniture, lighting, playing equipment and other amenity features eg. water features, sculpture or outdoor art.



"Average Dwelling Occupancy" means:

- (a) The average dwelling occupancy of the urban areas listed in Table 22.13.3 and will be calculated as follows:
 - (i) The average dwelling occupancy is the Usually Resident Population divided by the number of Total Occupied Dwellings using in each case the most recent New Zealand Census of Population and Dwellings of all meshblocks making up each of the urban areas listed and shown on Maps F1, F2 and F3;
 - (ii) For urban settlements in each of the rural areas listed in Table 22.13.3 and shown on Maps F1 and F2, the average dwelling occupancy used shall be that of the urban area listed in the Table.

Table 22.13.3 shows the average dwelling occupancies calculated using this methodology and the 2001 Census of Population and Dwellings. These figures shall apply until the release of the next Census at which time the average dwelling occupancy will be recalculated.

- (b) The average dwelling occupancy of the areas listed in Table 22.14.3 and will be calculated as follows:
 - (i) The average dwelling occupancy is the Usually Resident Population divided by the number of Total Occupied Dwellings, using in each case the most recent New Zealand Census of Population and Dwellings of all meshblocks making up each of the areas listed and shown on Maps G1, G2 and G3.
 - (ii) Table 22.14.3 shows the average dwelling occupancies calculated using this methodology and the 2001 Census of Population and Dwellings. These figures shall apply until the release of the next Census at which time the average dwelling occupancy will be recalculated.

"Bulk Works" means:

- (a) In relation to Sewerage - the collection facilities, mains reticulation (as opposed to local reticulation), pumping stations (excluding local pumping stations), treatment plants, the disposal (or discharge) facilities, and land held for purposes associated with the bulk sewerage system; and
- (b) In relation to Water Supply - dams, bores, and other water sources, mains reticulation (as opposed to local reticulation), pumping stations (other than local pumping stations), treatment plants, reservoirs, and land held for purposes associated with the water supply system; and
- (c) In relation to Stormwater - includes mains drains (as opposed to local drains), ponding and treatment facilities, and land held for purposes associated with the stormwater system.

"Catchment" means, for the particular public service concerned, an area defined in the map specified containing households and businesses that will be served by infrastructure works, services or facilities in that service category.

"Commercial or Industrial Unit" and **"Commercial or Industrial Purpose"** means any business activity undertaken within the **"Urban Hibiscus Coast"** or the **"Urban Township"** on any portion of a site or any portion of a building that is or is intended to be separately used or inhabited solely or principally for administrative, commercial or industrial purposes (or any combination of those purposes) by either the person actually using land (within the meaning of the Local Government (Rating) Act 2002) or by any other person by virtue of a tenancy, lease, licence, or other agreement and expressed in terms of **"Household Unit Equivalents"**;

but shall not include:



- (a) pipes for the distribution or transmission by pipeline of natural or manufactured gas, petroleum or geothermal energy by a network utility operator as defined by section 166(a) of the Resource Management Act 1991;
- (b) pipes and wires including poles, masts, support structures and associated equipment and fittings, for the operation of a network for the purpose of telecommunication or radiocommunication as defined by section 5 of the Telecommunications Act 2001 and section 2(1) of the Radiocommunications Act 1989 by a network utility operator as defined by section 166(b) of the Resource Management Act 1991;
- (c) pipes and wires, including poles, masts, support structures and associated equipment and fittings for the purpose of line function services and electricity distribution by an operator or distributor falling within the definition of section 166(c) of the Resource Management Act 1991.

"**Community Facilities**" means facilities owned by the Council for use by the general public and includes public:

- (a) Wharves
- (b) Boat Ramps
- (c) Halls
- (d) Community Centres
- (e) Leisure Centres
- (f) Public Conveniences
- (g) Beach Changing sheds
- (h) Libraries
- (i) Playgrounds
- (j) Land held for Public Reserves other than land held or used for "**Neighbourhood Reserves**", "**Sportsfields**" and "**Amenity Facilities**".
- (k) Improvements on Public Reserves (including the value of improvements on Esplanade Reserves, "**Neighbourhood Reserves**" and "**Sportsfields**" - including the value of formation, earthworks, landscaping and other development work required to bring the land up to a standard suitable for its end use). This will include the provision of accessways, walkways and carparks where appropriate. Improvements that are defined as "**Amenity Facilities**" are not "**Community Facilities**".

For the avoidance of doubt, "**community facilities**" does not include works on land vested in or acquired by the Council for "**neighbourhood reserves**" to the extent that such works are required to bring the land up to the standard required for use as a "**neighbourhood reserve**".

"**Current Market Land Value**" means:

- (a) in relation to land to be vested in or acquired by the Council for "**neighbourhood reserves**", "**community facilities**", "**sportsfields**" or "**amenity facilities**" - the "**land value**" of the land based on its zoning (or underlying zoning) having no regard to any existing or proposed designation.
- (b) in relation to "**sites**" in a subdivision pursuant to variables (c) and (h) in Rule 22.13.3 the "**land value**" of the "**sites**" when created based upon their zoning or underlying zoning (as determined by an independent Registered Valuer commissioned by the Council).

The valuation exercise will be carried out on a three yearly basis by an independent Registered Valuer commissioned by the Council. All recommended changes will be reviewed by the Audit Committee and notified utilising the "**Special Consultative Procedures**".



"**District**" means the total territorial area administered by the Rodney District Council under the "Act".

"**District Plan**" means an operative plan approved by the Council under the First Schedule to the "Act"; and includes all operative changes to such a plan (whether arising from a review or otherwise).

"**Existing Household Units**" and "**Existing Household Unit Equivalents**" means those "**Household Units**" and "**Household Unit Equivalents**" existing in each Census area meshblock, on the date on which the projections are being prepared.

"**Financial Contribution**" has the same meaning as in the "Act".

"**Future Household Units**" and "**Future Household Unit Equivalents**" means those "**Household Units**" and "**Household Unit Equivalents**" estimated to be arriving in each Census area meshblock after the ten-year period following the date on which the projections are being prepared.

"**General Locality**"

- (a) (In relation to "**neighbourhood reserves**", "**community facilities**", "**sportsfields**" and "**public parking facilities**") - means within such distance of the subdivision, development or building site as the Council considers fair and reasonable having regard to its "**neighbourhood reserves**" land purchase policy or its "**community facilities**" policy or its "**sportsfields**" land purchase policy or its "**public parking facilities**" policy (as the case may be), and the particular circumstances of the case.
- (b) (In relation to "**Roading**") - means within such distance of the subdivision, development or building site as the Council considers fair and reasonable having regard to the Council's long term management of the roading network as set out in the Council's Land Transport Asset Strategy which is updated annually.

"**Geographic Unit**" ("**GU**") means a separate operating unit engaged in New Zealand in one, or predominantly one kind of economic activity from a single physical location or base, as defined by Statistics New Zealand in relation to the Business Directory.

"**Gross Business Area**" means the sum of the gross floor area of a building measured from the outer faces of the exterior walls plus the area of such parts of the "**site**" used solely or principally for the storage, sale, display or servicing of goods on the "**site**" but shall not include:

- (a) any floor or site area used entirely for electrical or mechanical equipment or other areas required for utilities servicing the activity;
- (b) uncovered steps, balconies or terraces or porches where not more than 50% of the perimeter is enclosed;
- (c) permanently designated vehicle parking, manoeuvring, loading and landscaping areas, the conversion of which to another use would require resource consent.

"**Household Unit**" means any building or group of buildings or part of any building or group of buildings, used or intended to be used solely or principally for residential purposes and occupied or intended to be occupied exclusively as the home or residence of not more than one household - and includes a minor household unit.

"**Household Unit Contribution**" means the money contribution payable for each "**Household Unit**" and for businesses, each "**Household Unit Equivalent**" coming into the "**Catchment**", to fund the growth of reflected capital works necessary to provide the levels of service set by the Council for that "**Service type**". The "**Household Unit Contribution**" for each "**Service Type**"- "**Catchment**" shall be included in the



Household Unit Contributions Schedule in accordance with 6.5 and 6.6 of Appendix 22B and notified in accordance with Section 83 of the Local Government Act 2002.

"**Household Unit Equivalent**" means the relative effect of an activity on a "**service type**", compared with the effect of one "**Household Unit**" on that "**service type**", and measured as a multiple of one "**Household Unit**". The "**Household Unit Equivalent**" may be expressed as "**Site Household Unit Equivalent**" or "**Activity Household Unit Equivalent**".

"**Household Unit Equivalent Factor**" means a factor shown in Tables 1- 5 below which is applied to determine the relative effect of a commercial or industrial activity on a "**service type**" compared with the effect of one "**Household Unit**" on that "**service type**".

Table 1 - Roading

Activity	"Household Unit Equivalent Factor"
"Commercial or Industrial Purposes"	0.0020 per m2 of " gross business area " on the " site " used solely or principally for " Commercial or Industrial Purposes "

Table 2 - Sewerage

Activity	"Household Unit Equivalent Factor"
"Commercial or Industrial Purposes"	0.0016 per m2 of " gross business area " on the " site " used solely or principally for " Commercial or Industrial Purposes "

Table 3 - Water Supply

Activity	"Household Unit Equivalent Factor"
"Commercial or Industrial Purposes"	0.0016 per m2 of " gross business area " on the " site " used solely or principally for " Commercial or Industrial Purposes "

Table 4 - Stormwater

Activity	"Household Unit Equivalent Factor"
"Commercial or Industrial Purposes"	0.00278 per m2 of the " Impervious Area " of the " site ".

Table 5 – Business Amenity

Activity	"Household Unit Equivalent Factor"
"Commercial or Industrial Purposes"	0.0010 per m2 of " gross business area " on the " site " used solely for " Commercial or Industrial Purposes "

"**Household Unit Contributions Funding Model**" or "**Funding Model**" means the computer cashflow projection model held by both the Council and the Property Council of New Zealand (Inc) including any such changes to the model as may be agreed from time to time by the Audit Subcommittee of the Council pursuant to clause 8.2(e) of Appendix 22B.

"**Impervious Area**" means for the purposes of calculating the "**Household Unit Equivalent Factor**" for Stormwater, that part of the "**site**" which is not permanently laid out in grass or landscaping or planted in trees or shrubs and it shall include any part of the site which is covered by any artificial surface including semi-permeable surfaces intended for storage, or vehicle movement or parking.

"**Improved Level of Service**" "**ILOS**" means works carried out to improve levels of service and/or capacity or to meet shortfalls in existing levels of service or capacity to existing "**Household Units**" or, in the case of businesses, "**Household Unit Equivalents**", where existing levels are below the "**Service Standards**".

"**Land Value**" in relation to "**neighbourhood reserves**" and "**sportsfields**", has the same meaning as in the Rating Valuations Act 1998, but exclusive of GST, if any.



"**Money Contribution**" means a contribution of money as defined in section 108 of the "Act" as being a particular form of "**Financial Contribution**".

"**Neighbourhood Reserve**" - means an area of reserve land providing space for the immediate local community to undertake informal active and passive recreation such as walking, playing informal games, running, cycling and picnicking.

"**New Household Units**" and "**New Household Unit Equivalents**" means those "**Household Units**" and "**Household Unit Equivalents**" estimated to be arriving in each Census area meshblock during the ten year period following the date on which the projections are being prepared.

"**Operative Date**" means the Operative Date of Plan Change 62 to the Rodney District Plan 1993 which was 1 April 2005.

"**Optimised Capital Requirement**" (**OCR**) is the value of capital works required specifically due to growth. This is determinable in reference to the additional capacity or growth component of the cost of projects derived from the Project Schedule. In order to provide a system of cross-check to confirm that the sum of the **OCR** bears a reasonable relationship with an optimised total system to service the future 10-year population as far as can be foreseen, as well as help identify surplus capacities and existing shortfalls, the Council will utilise the "**Optimised Depreciated Replacement Cost**" (**ODRC**) method of valuation on the current assets and then value the optimal requirements for growth (in current year's dollar values). In this way only the actual costs of growth will be placed against new development. In effect this cross-check can be shown as:

$$\text{ODRC}_{\text{Present Population}} + \text{OCR} = \text{ODRC}_{\text{Future Population}}$$

The Council shall carry out the project based methodology set out in Appendix 22B when carrying out the valuation process to assess the OCR for any service catchment.

The OCR for those services to be provided in any "**Service type**" - "**Catchment**" combination defined in this Plan shall be expressed as a single dollar amount, to be known as the "**Household Unit Contribution**" (**HUC**). This shall be calculated by dividing the OCR for the "**Catchment**" by the total number of "**Household Units**" and "**Household Unit Equivalents**" expected to be developed in that "**Catchment**" over the OCR period.

"**Optimised Depreciated Replacement Cost**" (**ODRC**) is the valuation methodology used for cost estimation purposes to assess the value of infrastructure assets. The method involves assessing the appropriate level of provision of infrastructural assets for the given population base at any point in time (in current year's dollar values). As such, it provides an independent assessment of the appropriateness of the levels of Council provision compared to actual requirements to serve the population (ie. common complaints are those of "gold plating", "excess capacity provision", "incorrect original design", "paying for past mistakes").

"**Producer Price Index - Construction**" means the Statistics New Zealand, Producer Price Index - Construction (PPIQ.SNE), or its successor.

"**Public Parking Facilities**" means such works as are, in the Council's opinion, necessary to provide for the cumulative parking demands of the various activities in the locality and includes (but is not limited to) the purchase of land and/or buildings, the development and hard surfacing of land to a standard that normally applies for the provision of a public car park, and/or the construction of a carparking building, the laying out of carparks, placement of parking meters, barrier arms and ticketing machines; and other ancillary plant and equipment, and all of the associated legal, administrative, landscaping and beautification costs.



"**Repayment**" means costs associated with raising the loan, capital repayments, transfers to sinking funds, and loan servicing (interest) charges.

"**Reserve**" has the same meaning as in the Reserves Act 1977 and includes land set aside for reserves and sums of money paid to the Council for the purchase of land for reserves and for the development of land for reserves pursuant to the provisions of Section 285 and Section 294 of the Local Government Act 1974 as authorised by the Transitional provisions of the "**Act**".

"**Road**" has the same meaning as in Section 315 of the Local Government Act 1974 (retained pursuant to Schedule 18 of the Local Government Act 2002) - and "**Roading**" has a corresponding meaning. However for the purposes of these rules, "**road**" and "**roading**" shall exclude streetlights, signs, markings, street furniture, traffic islands, traffic signals, car parks and land purchases, but include "**park and ride**" parking areas, bus stations and bus shelters.

"**Service Standard**" is the desired service standard set by the Council for each activity as defined by Council in its asset management plans or related documents. The standard for each activity is determined as part of an ongoing programme to keep these standards under regular review to ensure that they reflect accepted standards relative to population and are consistent over the ten-year time period under consideration.

"**Service Type**" means public infrastructure, works, services or facilities provided by the Council of one of the following types:

- (a) roading;
- (b) sewage collection, treatment and disposal;
- (c) water supply;
- (d) stormwater collection, treatment and disposal;
- (e) neighbourhood reserves;
- (f) sportsfields;
- (g) community facilities;
- (h) amenity facilities; and
- (i) parking facilities.

"**Site**" means any land and/or building capable of being disposed of separately.

"**Site Household Unit Equivalent**" means:

For one Residential or Rural "**Site**": 1.0, except in respect of Business Area "**Amenity Facilities**", where it shall equal 0.

For one Commercial or Industrial "**Site**" with an area of 1000m² or more : 1.0

For one Commercial or Industrial "**Site**" with an area of less than 1000m²: "**Site**" area(m²) / 1000

"**Special Consultative Procedure**" means the procedure prescribed by Section 83 of the Local Government Act 2002.



"**Sportsfield**" means an area of reserve owned by the Council providing space for the community to undertake sporting and other active recreation activities.

"**Subdivision of land**" has the same meaning as in Section 218 of the "Act".

"**Unit of capacity**" means the measure of infrastructure required to provide a "**Household Unit Equivalent**" with service to the "**Service Standards**".

"**Urban Hibiscus Coast**" means the parts of the District shown in Map F3.

"**Urban Townships**" means the parts of the District as shown in Map F1 and F2 and those urban settlements in the rural parts of the District with residential zonings.



APPENDIX 22B

PROCEDURES FOR THE COUNCIL TO CALCULATE HOUSEHOLD UNIT CONTRIBUTIONS

1. GENERAL

- 1.1 The purpose of this Appendix is to calculate "**Household Unit Contributions**" (as defined in Appendix 22A) for each "**service type**" - "**catchment**" combination.
- 1.2 The "**Household Unit Contributions**" are an input into the formulae for calculating the maximum amounts of "**money contributions**" for "**Roading**", sewerage, water supply, stormwater, "**Community Facilities**" and "**Amenity Facilities**". (Refer to variables (a) in 22.9.3.1, 22.10.3.1, 22.11.3.1, 22.12.3.1 and 22.16.2.1 and variables (a) and (b) in 22.15.2.1)
- 1.3 "**Household Unit Contributions**" are determined through a Project Schedule approach by reference to a schedule of the costs of planned projects and certain existing infrastructure that has been provided in anticipation of growth. These costs are adjusted by taking account of matters including improved levels of service for existing residents where existing levels are below the Council's "**Service Standards**".
- 1.4 The Council may undertake a system of cross-check to confirm that the contributions determined by the Project Schedule approach bear a reasonable relationship with an optimised total system approach. This system of cross-check is outlined in section 7 below.
- 1.5 In the event that there is a significant mismatch between the outputs of the Project Schedule approach and the cross-check, reliance will rest upon the Project Schedule approach, but with the relevant Project Schedules being carefully analysed and revised as necessary under the periodic review and auditing process.
- 1.6 "**Household Unit Contributions**" for each "**service type**" – "**catchment**" combination shall be stated in a Household Unit Contributions Schedule.
- 1.7 The procedures shall be carried out in accordance with and be consistent with, the Objective, Policies, Guiding Principles and Application Principles set out in 22.3, 22.4 and 22.5.
- 1.8 Because of the indivisibility of lumps of infrastructural investment and the practical difficulty in establishing individual usage of it the Council has adopted a forward looking total system long run average incremental cost ("LRAIC") approach to recover its costs.
- 1.9 The Council will be consistent in the way in which it estimates forward looking and historic costs and will assess the efficiency and sufficiency of its current infrastructure, identify existing shortfalls in service supply and ensure that its estimate of future costs of infrastructure is prepared on a consistent basis.
- 1.10 All current and planned future costs will be expressed in current dollar terms.
- 1.11 The Council shall adopt and apply the following procedures in calculating and reviewing the "**Household Unit Contribution**" for each "**service type**" in any "**catchment**" in the District.
- 1.12 In addition to complying with each step of the procedures set out, the outcome of each procedure shall be documented and made available for public comment and shall be subject to the "**Special Consultative Procedure**" under section 83 of the Local Government Act 2002 as part of the process of reviewing and adopting the Council's Long-Term Council Community Plan ("LTCCP").



- 1.13 The procedures shall first be carried out in order to calculate the "**Household Unit Contribution**" applicable at the "**Operative Date**" of Plan Change 62, and then shall be carried out, no more than three yearly after the "**Operative Date**", as part of the review of the Long-Term Council Community Plan to calculate "**Household Unit Contributions**" which shall apply for another three years.
- 1.14 The calculation of financial contributions forms part of the District's planning for the sustainable management of resources. As such, it is an integral part of a wider planning strategy and draws on information available in a wide range of documents and processes, including asset management plans, treasury management policies and longer term financial strategies

2. DEMAND FORECASTS

- 2.1 The growth estimates used in determining the requirement for new infrastructure works are the District's household and business growth projections and related Strategic Growth Objectives.
- 2.2 The Council shall prepare and maintain a Household and Business Database. This database shall contain, for each New Zealand Census meshblock in the District:
- (a) (i) the numbers of "**Existing Household Units**" at the time of the last Census; and
 - (ii) projections of the numbers of "**New Household Units**" and "**Future Household Units**" at the time of each future Census, for a minimum period of twenty years from the date of the last Census.

and

- (b) the numbers (expressed as "**Existing Household Unit Equivalents**"), at the time of the last Census and the last Statistics NZ Business Directory Update of:
 - business units measured as "**Geographic Units**" (GU's); and
 - rated businesses premises,

and estimates of the numbers at the time of each future Census of business units and rated business premises, expressed also as "**New Household Unit Equivalents**" and "**Future Household Unit Equivalents**", for a minimum period of twenty years from the date of the last Census. (See 2.9 – 2.11)

Household Data

- 2.3 The Council shall obtain the household data for the last Census year from the Census itself.
- 2.4 The Council shall estimate the numbers of "**New Household Units**" and "**Future Household Units**" in each meshblock in future Census years by using:
- (a) Calculations based on the area of vacant residential land in each meshblock, the zoned density of that land and the potential for development, taking into account expected annual population and household growth rates over the projection period. (See 2.5)
 - (b) Calculations based on the area of developed land in each meshblock, the zoned density of that land and the potential for more intensive residential use of that land, taking into account expected annual



population growth rates over the projection period and also taking into account ratios of occupied to unoccupied dwellings and relevant trends in this ratio.

- 2.5 The annual population growth rates used will be those contained in or derived from the adopted Regional or District Growth Strategy.

Business Data

- 2.6 The Council shall obtain the business data using:

- the most recently available Statistics New Zealand Business Directory data
- its own rating database; and
- such business land use surveys as may have been carried out in that year.

- 2.7 The Council shall estimate the total number of new businesses in rated business premises in each Census meshblock, in each future Census year, by applying the annual business growth rate calculated in 2.8 below to the number of businesses in rated business premises at the date on which the projections are being prepared.

- 2.8 The annual business growth rate will be expressed in percentage terms and be calculated using the annual New Zealand Business Directory 4 Digit ANZSIC business codes, (after excluding agriculture and mining business codes), and calculating an annual percentage growth rate using trends in the percentage business growth rate of Geographic Units (GUs) since 1987.

Household Unit Equivalents

- 2.9 The Council will calculate the effects of business development in terms of "**Household Unit Equivalents**". The calculation of "**Household Unit Contribution**" is based on estimates of the effect on "**Service Types**" of the development of 1m² of "**Gross Business Area**" for "**roading**", sewerage, water supply and "**amenity facilities**" and 1m² of "**Impervious Area**" for stormwater, relative to the effects of one "**Household Unit**".

- 2.10 For the additional rated business premises in each meshblock, in each future Census year, calculated under 2.7 above, the Council shall assess the relative effects of those new businesses on each "**service type**", and express that effect as a number of "**Household Unit Equivalents**" as follows:

- number of additional rated business premises X the average business premises' "**Gross Business Area**" (or "**Impervious Area**" for stormwater) X "**Household Unit Equivalent Factor**"

- 2.11 At the time of each Census, the Council shall review the estimated number of "**Household Units**" and for businesses, "**Household Unit Equivalents**" against the actual counts for the Census year and shall adjust its estimates for future Census years. Provided that at the review of the LTCCP the Council may also seek guidance from other data sources such as the New Zealand Business Directory and building consent statistics.

Summary of Growth Estimates

- 2.12 For the purposes of calculating and then reviewing every three years, the "**Household Unit Contributions**", the Council shall prepare a Ten Year Growth Estimate using the data contained in its Household and Business Database described in 2.1 to 2.11 above.

- 2.13 The Ten Year Growth Estimates shall be prepared prior to the "**Operative Date**" and thereafter prior to the three-yearly update of "**Household Unit Contributions**". The Ten Year Growth Estimates shall cover the ten-year period from the date on which the projections are being prepared. The Ten to Thirty Year Growth



Estimates shall cover the twenty-year period following the date for which the Ten Year Growth Estimates have been prepared.

- 2.14 In the Ten Year Growth Estimates the Council shall provide, for each of the Census meshblocks in the District:
- (a) the number of "**Existing Household Units**" and for businesses "**Existing Household Unit Equivalents**";
 - (b) projections of the number of "**New Household Units**" and for businesses "**New Household Unit Equivalents**" for each "**service type**" listed in 1.2 above at the end of the ten-year period from the date on which the projections are being prepared.
- 2.15 In the Ten to Thirty Year Growth Estimates, the Council shall provide for each of the meshblocks in the District, projections of the number of "**Future Household Units**" and Total "**Household Units**" (Total = Existing plus New plus Future) and for rated business premises, "**Future Household Unit Equivalents**" and Total "**Household Unit Equivalents**" for each "**service type**" at the end of the thirty year period from the date on which the projections are being prepared.

3. SERVICE STANDARDS AND LEVELS OF SERVICE

- 3.1 The "**Service Standards**" are identified in the Asset Management Plans for each asset class (water, waste water, stormwater, community facilities, roading, amenity facilities) available for inspection at Council offices. The "**Service Standards**" for each "**service type**" may comprise more than one aspect of the service (for example, volume, pressure, quality, security of supply).
- 3.2 The levels of service for each "**service type**" are the "**Units of Capacity**" available at the applicable "**Service Standard**".
- 3.3 The level of service provided by the projects in the relevant Asset Management Plan and the Project Schedules, shall be to the "**Service Standards**" set by the Council in accordance with 3.4 below.
- 3.4 "**Service Standards**" shall be set and may be modified from time to time by the Council having due regard to one or more of the following:
- (a) Demand data based on market research;
 - (b) Widely accepted and documented engineering minimum standards;
 - (c) Politically endorsed outcomes based on community consultation;
 - (d) Safety standards mandated by local or central government;
 - (e) Environmental standards mandated by local or central government;
 - (f) Existing service levels, where these are recognised by concerned parties as being adequate.
 - (g) Efficiency considerations, where service standards must take account of engineering and economic efficiency requirements which require a long term approach to optimality.
- 3.5 The Council's standards for Engineering Design and Construction as applied to new subdivisions and developments shall not be inconsistent with the "**Service Standards**".



- 3.6 The Council may vary the levels of service required from projects where the "**Service Standards**" may not be immediately attainable or economically efficient and the Council may vary the level of service required on projects based on priorities by area and "**service type**".

4. PROCEDURE FOR INCLUSION OF PROJECTS IN THE COUNCIL'S CAPITAL EXPENDITURE PLANS

- 4.1 The Household and Business Database, the Ten Year Growth Estimates and "**Service Standards**" will be taken into account in determining the infrastructure required to service growth in population and/or business activity to achieve "**Service Standards**" within each locality, meshblock and sub-district, up to a District level.
- 4.2 Council will maintain a detailed asset register of the existing assets and their configuration. Such asset registers will contain data on the quantity, location, physical condition, age and maintenance of the assets.
- 4.3 The asset register will identify the assets' remaining lives determined as the number of years of useful capacity that the asset can provide into the future. This principle will be applied consistently. "Remaining lives" shall take into account any known change in the ability to use the asset over the 10 year period.
- 4.4 The register will identify any shortfalls in existing capacity as well as any useful surplus capacity available for growth.
- 4.5 Council will identify the total and additional capacity required to service population and business, relative to that available from existing infrastructure, and identify the projects of each "**service type**" needed in each "**catchment**" to provide the required additional infrastructure at the "**Service Standards**".

Projects

- 4.6 The Council shall list in the draft project schedules, all capital projects for each "**service type**" which are planned to be undertaken in the ten-year period. The draft project schedules shall include all planned capital projects of Council forecast to occur over the 10 year period including those projects required to service growth and all projects required to raise levels of service and provide ongoing capacity to "**Existing Household Units**" and for businesses "**Existing Household Unit Equivalents**".
- 4.7 Projects must be accurately described and the Council must ensure that each project is individually identified and defined. To recognise that different aspects of "**Service Standards**" for a "**service type**" (refer to 3.1) may be provided by particular components of a wider project, identifying these as individual projects will differentiate those which provide "**Improved Level Of Service**" (**ILOS**) and "**Additional Capacity**" (**AC**) or any combination of "**ILOS**" and "**AC**" (refer Section 5).

Optimisation of Project Schedules

- 4.8 Using the draft project schedules, each "**service type**" system will be optimised to ensure efficiency. Optimisation is concerned with the redesign of the system configuration where this produces a lower cost, and not just with the replacement of individual components.
- 4.9 Optimisation must be carried out by considering and recording viable alternative configurations available to service existing, new and future residents and businesses subject to the constraints on optimisation detailed in 4.11 to 4.13 and in accordance with the relevant "**Service Standards**". It has two aspects: system efficiency and component efficiency.

System Optimisation

- 4.10 System optimisation shall be carried out using the following steps:
- (a) Remove any surplus assets or surplus capacity from the network configuration and the network elements, given the "**Service Standards**":
- identifying redundant assets;



- optimising the system configuration; and
- optimising elements in the system.

(b) Any system fixed assets that are not required to supply services to customers will be identified and excluded from the optimised network.

4.11 The optimised configuration is the one that satisfies the relevant optimisation criteria (in 4.8, 4.10, 4.11 and 4.12) at minimum overall cost.

Component Optimisation

4.12 After the configuration of the system has been optimised, the elements within it must be optimised by considering whether lower capacity elements with a lower cost would be adequate to achieve the "**Service Standards**".

Constraints on Optimisation

4.13 Optimisation must be carried out in accordance with the following constraints:

(a) the optimised networks must meet but not exceed the "**Service Standards**";

(b) the location of points of connection to other networks shall be assumed to be fixed. However, where a point of connection can be by-passed, then that point of connection shall be by-passed if that is efficient for the system;

(c) the location and number of existing residents and businesses shall be assumed fixed; and

(d) the existing network boundaries shall be assumed fixed.

4.14 The resulting system should be based on an optimal, modern, efficient design that:

(a) provides a level of service which meets but does not exceed "**Service Standards**".

(b) has sufficient capacity to service growth.

4.15 After the system and components have been optimised, the draft project schedules will be revised to ensure that each project is designed to comply with the optimised network and component design. The output of this revision shall be known as the "Project Schedule".

4.16 The Project Schedules will include projects solely required to provide service to the existing population and business including those that also provide replacement capacity. Projects so identified will be entered on the Project Schedules as "existing shortfall projects".

4.17 The Project Schedules shall also identify projects that are solely required to service new and future populations and businesses. These projects will be entered on the Project Schedules as "additional capacity for growth projects".

4.18 The Council recognises that economies of scope and scale sometimes make it more efficient to do a project to address both an existing shortfall and growth or to deal with replacement of existing capacity as well as growth at the same time. These projects shall be entered on to the Project Schedules as "combined projects".

4.19 If a combined project involves replacing an existing asset which has remaining useful life, and which is not identified as being replaced by any other project in the Project Schedule, and there is a marginal



cost to provide for "Existing Household Units" and "Existing Household Equivalents" over and above the cost to provide the necessary additional capacity, then the project cost shown in the Project Schedules will be reduced by the amount of "Accumulated Depreciation" accrued to the asset being replaced, up to but not exceeding that marginal cost.

- 4.20 The Project Schedules shall also identify existing infrastructure for which some cost recovery may be appropriate from new and future populations and businesses in cases where surplus capacity has been provided in anticipation of growth, provided that the Council shall not include any infrastructure work provided before 1 July 1999. These projects will be entered on the project schedules as "existing capacity for growth projects".
- 4.21 For each "existing capacity for growth project" in the Project Schedules, identified under 4.20, the Council shall identify the "Project Cost (P)" for which "**Household Unit Contributions**" may be payable, which is to be calculated as follows:

$$P = A \times \frac{(B-C)}{B}$$

where

P = Project Cost

A = the current value (determined in accordance with Generally Accepted Accounting Practice) of the project to provide the capacity B (below) exclusive of:

- the value of land, unless the project included land acquisition, in which case the land is to be valued at historic cost (note: "**Roading**" projects are to be exclusive of land purchase costs); and
- that proportion of any costs that will be or have been funded by subsidies, grants and funding from external agencies or other funding sources including charges to ratepayers or other users levied by parties other than the Council.

B = Total ever-used capacity of the project. *[Ever-used capacity is the maximum capacity forecast to be used within the economic life of the asset].*

C = Currently used capacity of the project

- 4.22 For each project in the Project Schedules the Council shall provide the project cost to the Council, excluding the costs that will be or have been funded by subsidies, grants and funding from external agencies or other funding sources.
- 4.23 Where the entire cost of a project is funded by other parties than the Council, such as may eventuate for the second Watercare pipeline, and the Whangaparaoa Access PenLink project, then the total cost of such projects will be excluded from the calculation of "**Household Unit Contributions**".
- 4.24 Within the Project Schedules, projects shall be categorised by "**service type**", to identify those to which "**Household Unit Contributions**" may be applicable, and those whose costs will be excluded from the calculation of "**Household Unit Contributions**". Those whose costs will be excluded from the calculation of "**Household Unit Contributions**" will be identified on the Project Schedules as "excluded from the calculation of Household Unit Contributions" and shall include:
- (a) those required solely for rehabilitating or renewing an existing asset; or
 - (b) those required for operating and maintaining an existing asset.



- 4.25 The Project Schedules shall be prepared as part of the Council's Long Term Council Community Plan (LTCCP) procedures and shall be reviewed regularly, the first such review being prepared for June 2004, and thereafter three-yearly at the time of the review of the LTCCP.
- 4.26 This notwithstanding, the Project Schedules may be amended according to LTCCP requirements. In this case, the Project Schedules shall be amended to exclude projects not consistent with the LTCCP, or to include projects required by the LTCCP, provided that any projects that are to be excluded from the calculation of "**Household Unit Contributions**" pursuant to 4.24 above shall not be amended so as to become included in the calculation of "**Household Unit Contributions**".
- 4.27 The Council shall provide a brief description of each project in the Project Schedules including (based on 4.1 to 4.26 above) the cause of the project and reasons for carrying it out:
- at the proposed scale and capacity;
 - at the time proposed;
 - in the location proposed; and
 - to the standard proposed (3 above).
- and
- describing its consistency with the Demand Forecasts (3 above)
- 4.28 For each project in the Project Schedules, the Council shall state:
- (a) the "**catchment**" that the project is intended to service;
 - (b) the project's capacity in terms of the number of "**Household Units**" and "**Household Unit Equivalents**" it is intended to service to the "**Service Standards**";
 - (c) an assessment of the "**Units of Capacity**" for "**Improved Level of Service**" (ILOS). This will be determined by the minimum number of "**Existing Household Units**" and "**Existing Household Unit Equivalents**" that, were it not for the project, would theoretically need to be removed from the system in order for its level of service to equate with the "**Service Standards**";
 - (d) the number of "**New Household Units**" and "**New Household Unit Equivalents**" that the project is intended to service to the "**Service Standards**";
 - (e) the number of "**Future Household Units**" and "**Future Household Unit Equivalents**" that the project is intended to service to the "**Service Standards**";
 - (f) the expected economic life of the asset;
 - (g) the remaining economic life and the capacity of the existing assets that a project will replace (measured in terms of the number of "**Household Units**" and "**Household Unit Equivalents**" serviced to the "**Service Standards**").
- 4.29 The Council shall maintain on the Project Schedules detail on projects for which "**Household Unit Contributions**" have been assessed, and for which "**Household Unit Contributions**" are still to be collected.



5. ALLOCATING COSTS BETWEEN ADDITIONAL CAPACITY AND IMPROVED LEVEL OF SERVICE

- 5.1 The cost of each project in the Project Schedules, will be allocated between "**Improved Level of Service**" (**ILOS**), "**Additional Capacity New**" (AC^N) and "**Additional Capacity Future**" (AC^F).
- 5.2 In making the allocation between "**ILOS**", " AC^N " and " AC^F " the Council shall (based on the information generated in 4.28) specify:
- (a) The causes of the project and reasons for carrying it out, having regard to why the project is planned;
- at the proposed scale and capacity;
 - at the time proposed;
 - in the location proposed; and
 - to the standard proposed, and
- (b) Sources and data illustrating cause/s of the project.
- 5.3 For projects identified on the Project Schedules as "existing shortfall projects" (see 4.16), the cost allocation shall be 100% to the cost of "**ILOS**".
- 5.4 For projects identified on the Project Schedules as "additional capacity for growth projects" (see 4.17), and "existing capacity for growth projects" (see 4.20) the cost allocation shall be 100% to the cost of "**Additional Capacity**". This shall be further apportioned between the cost of " AC^N " and the cost of " AC^F " on a pro rata basis according to the "**Units of Capacity**" required to service "**New Household Units**" and "**New Household Unit Equivalents**" on the one hand and "**Future Household Units**" and "**Future Household Unit Equivalents**" on the other.
- 5.5 For projects identified as "combined projects" on the Project Schedules (see 4.18), the cost allocation between "**ILOS**", " AC^N " and " AC^F " will be on a pro rata basis according to the "**Units of Capacity**" provided as follows:
- (a) Allocation to "**ILOS**"
- "**Units of Capacity**" for "**ILOS**" = The minimum number of "**Existing Household Units**" and "**Existing Household Unit Equivalents**" that were it not for the project, would theoretically need to be removed from the system in order for its level of service over the 10 year period to equate to the "**Service Standards**". (refer to 4.3, 4.6 and 4.28(c)).
- (b) Allocation to " AC^N "
- "**Units of Capacity**" for " AC^N " = The number of "**New Household Units**" and "**New Household Unit Equivalents**" that the project is intended to service to the "**Service Standards**" (refer 4.28(d));
- (c) Allocation to " AC^F ".
- "**Units of Capacity**" for " AC^F " = The number of "**Future Household Units**" and "**Future Household Unit Equivalents**" that the project is intended to service to the "**Service Standards**" (refer to 4.28(e));



6. HOUSEHOLD UNIT CONTRIBUTIONS FUNDING MODEL

- 6.1 For each "service type"-**"catchment"** combination, the cost allocation to each of "ILOS", "AC^N" and "AC^F" shall be calculated as follows;
- The total cost allocation for "AC^N" shall be calculated by summing the cost of "AC^N" for all projects of that "service type" (calculated in 5.4 and 5.5);
 - The total cost allocation for "AC^F" shall be calculated by summing the cost of "AC^F", for all projects of that "service type" (calculated in 5.4 and 5.5);
 - The total cost allocation for "ILOS" shall be calculated by summing the cost to "ILOS" for all projects of that "service type" (calculated in 5.3 and 5.5).

6.2 The Household Unit Contributions Funding Model calculates **"Household Unit Contributions"** by determining the required level of **"Household Unit Contributions"** that must be paid by the additional **"Household Units"** and for businesses, additional **"Household Unit Equivalents"** projected for the **"catchment"** over the next 10 years, to meet the costs of the capital works required to service those additional **"Household Units"** and **"Household Unit Equivalents"** as outlined in 6.4.

6.3 For each "service type" – **"catchment"** combination, the Council shall calculate the numbers of:

- "Existing Household Units"** and **"Existing Household Unit Equivalents"**;
- "New Household Units"** and **"New Household Unit Equivalents"**; and
- "Future Household Units"** and **"Future Household Unit Equivalents"**;

derived from 2.14, 2.15 and 4.28 (above).

6.4 The Council shall calculate **"Household Unit Contributions"** for each "service type" – **"catchment"** combination. These **"Household Unit Contributions"** shall be calculated using the following steps:

- The average annual capital expenditure requirement for "ILOS" shall be calculated by spreading the proportion of total project costs allocated to "ILOS" (see 6.1(c)) evenly over the next ten years. The level of annual rating requirement paid by **"Existing Household Units"** and **"Existing Household Unit Equivalents"** shall then be calculated at a level to ensure that the total of the average annual capital expenditure requirements are fully repaid over the funding period.

In calculating the annual rating requirement the following factors shall be used:

- The total cost allocation to "ILOS" determined in accordance with 6.1(c);
 - The ten-year period over which the projects are planned to be funded; and
 - The number of **"Existing Household Units"** and **"Existing Household Unit Equivalents"** in the **"Catchment"** as determined in accordance with 6.3.
- The average annual capital expenditure requirement for "AC^N" shall be calculated by spreading the proportion of total project costs allocated to "AC^N" (see 6.1(a)) evenly over the next ten years. After allowing for the amount of funding provided for by rates revenue from **"New Household Units"** and **"New Household Unit Equivalents"**, at the same level as the "ILOS" rate requirement per **"Existing Household Units"** and **"Existing Household Unit Equivalents"** (determined in 6.4(a)), an average **"Household Unit Contribution"** is then calculated to ensure that the total of the average annual capital expenditure requirements are fully repaid over the funding period.



In calculating the average "Household Unit Contribution" the following factors shall be used:

- The total cost allocation to "AC^N" determined in accordance with 6.1(a);
- The ten-year period over which the projects are planned to be funded;
- The number of "New Household Units", "New Household Unit Equivalents", "Future Household Units" and "Future Household Unit Equivalents" coming into the "Catchment" over the funding period, as determined in accordance with 6.3; and
- The annual rating requirement as calculated in 6.4 (a).

6.5 The resulting output from the Household Unit Contributions Funding Model will be a single dollar amount for each "service type"-**"catchment"** combination, to be known as the **"Household Unit Contribution"**. Each such amount represents the maximum amount of **"money contribution"** that may be levied for each **"Household Unit"** and for businesses, each **"Household Unit Equivalent"** coming into that **"catchment"**, to fund capital works necessary to provide them with that **"service type"** to the **"Service Standards"**.

6.6 The **"Household Unit Contributions"** shall be stated in a Household Unit Contributions Schedule, for each **"service type"-**"catchment"**** combination in the District.

7. CROSS CHECK

Optimised Depreciated Replacement Cost system of cross check

7.1 The Council may, as part of its 3 yearly LTCCP procedures, obtain independent **"Optimised Depreciated Replacement Cost"** (ODRC) valuations of its current assets (**"ODRC_{present population}"**) and the assets expected to be needed to service the forecast population of residents and businesses in the District 10 years from the date of the **ODRC_{present valuation}** (**"ODRC_{future population}"**).

7.2 The Council may use the valuations to provide a cross check on its calculations of **"Household Unit Contributions"** based on the Project Schedules (refer to sections 2 – 6 above). The cross check will be implemented by identifying the variances between the optimised capital requirement (**"OCR"**), as calculated by the formula below, and the sum total of project costs as given in the project schedules.

$$\text{ODRC}_{\text{future population}} - \text{ODRC}_{\text{present population}} = \text{OCR}$$

7.3 The **ODRC_{present population}** procedure will identify any shortfalls in existing service levels and quantify the optimised capital expenditure required to remedy those shortfalls (**"OCR_E"**).

7.4 The **ODRC_{future population}** procedure will also identify the optimised capital expenditure required for growth (**"OCR_N"**) as well as any additional works required during the ten year planning period resulting from, for example, changes in **"Service Standards"**, to bring the existing populations' new levels up to the **"Service Standards"**. These latter costs will be allocated to **OCR_E**.

7.5 The **ODRC_{future population}** procedure will also identify useful residual capacity remaining at the end of the 10 year planning period available for the future population. The cost of this capacity will be netted out of the total **OCR** for existing and new residents.

7.6 Should there be a significant mismatch between the OCR calculated by the formula above and the total cost allocations to **"ILOS"** and **"AC^N"** as per the Project Schedules then a variance analysis will be prepared by the Council.



Calculation of ODRC_{present population}

- 7.7 The Council shall engage an independent engineer to calculate the "ODRC" of infrastructure required to serve the present residents and businesses to the "**Service Standards**" using the following optimisation steps and with regard to the constraints placed on optimisation in paragraph 7.8 below:
- (a) Prepare a Detailed Asset Register - The first step is the collation of a comprehensive asset register of the network's fixed assets and their configuration. Such asset registers will contain data on the quantity, location, physical condition, age and maintenance of the assets.
 - (b) Determine replacement cost - The next step is to value network assets at replacement cost. The replacement cost is determined as the cost of replacing existing assets with modern equivalent assets. It is important that the process be applied objectively and consistently.

The determination of the modern equivalent asset that would replace existing individual network components must be done prior to calculating replacement cost.
 - (c) Assess depreciation - Once the quantities and replacement costs of assets are determined, costs need to be depreciated in cases where the existing assets' remaining life is less than the life expected from a new asset. The depreciation recognises the limited remaining life of the existing asset.

The remaining life of an asset is determined as the number of years of useful capacity that the asset can provide into the future. This principle will be applied consistently. The depreciated replacement cost will be calculated prior to system optimisation.
 - (d) Optimise system - Remove any surplus assets or surplus capacity from the network configuration and the network elements, given the "**Service Standards**" and network capacity. System optimisation consists of three stages:
 - identifying redundant assets;
 - optimising the system configuration; and
 - optimising elements in the system.
 - (e) Any system fixed assets that are not required to service existing residents and businesses will be identified and excluded from the optimised network. Such assets are known as "redundant assets".
- 7.8 The optimisation process will ensure that all surplus capacity that will materially affect the replacement value of the network is removed from the valuation. Such assets are known as *redundant capacity*.
- 7.9 Optimisation is concerned with the redesign of the system configuration where this produces a lower replacement cost, and not just with the replacement of individual components.
- 7.10 Optimisation must be carried out by considering and recording viable alternative configurations able to service "**Existing Household Units**" and "**Existing Household Unit Equivalents**" subject to the constraints on optimisation discussed below and in accordance with the relevant Council "**Service Standards**".
- 7.11 The optimised configuration is the one that satisfies the relevant optimisation criteria at minimum overall replacement cost.
- 7.12 After the configuration of the system has been optimised, the elements within it must be optimised by considering whether lower capacity elements with a lower replacement cost would be adequate to achieve the "**Service Standards**".



- 7.13 Constraints on Optimisation - optimisation must be carried out subject to the following constraints:
- (a) the optimised network must meet but not exceed the "**Service Standards**";
 - (b) the location of points of connection to other networks shall be assumed to be fixed. However, where a point of connection can be by-passed then that point of connection shall be deleted for valuation purposes as it is redundant;
 - (c) the location and number of existing residents and businesses shall be assumed fixed; and
 - (d) the existing network boundaries shall be assumed fixed.
- 7.14 The resulting system should be based on an optimal, modern, efficient design that:
- (a) provides a level of service which meets but does not exceed the "**Service Standards**";
 - (b) has sufficient capacity;
 - (c) is depreciated to the same degree as the existing assets for $ODRC_{\text{present population}}$ and depreciated at the same rates of depreciation for $ODRC_{\text{future population}}$.
- 7.15 The optimisation of the network identifies areas where "**Service Standards**" are not currently being met. These are areas of existing shortfall. The projects and costs required to remedy existing shortfalls must be listed and identified separately from the projects and costs required to accommodate growth.

Calculation of $ODRC_{\text{future population}}$

- 7.16 The optimisation process for the future network will be performed holding constant the "**Service Standards**", technologies and configurations used in the optimisation process of the present network.
- 7.17 The starting point for calculating the $ODRC_{\text{future population}}$ is the growth estimates used in determining new infrastructure in the District's household and business growth projections and related Strategic Growth Objectives. The future population is defined as the number of "**Existing Household Units**" and "**Existing Household Unit Equivalents**" plus the number of "**New Household Units**" and "**New Household Unit Equivalents**" in the District 10 years from the date of the $ODRC_{\text{present population}}$.
- 7.18 An independent valuer will conduct an "**ODRC**" valuation of future assets based on forecast needs of the future population on the same methodological basis as for $ODRC_{\text{present population}}$.
- 7.19 In undertaking the $ODRC_{\text{future population}}$ valuation, the Council will identify useful surplus capacity remaining at the end of the ten year period in today's dollars.

Calculation of OCR

- 7.20 The OCR shall be calculated using the formula in 7.2 above.

Implementation of check on costs

- 7.21 A cross check may be applied by comparing the value of the OCR_N with the total cost allocation to " AC^N " (refer to section 6.1(a) above). If they differ significantly Council officers will review the Project Schedules with the independent valuer who carried out the "**ODRC**" valuations to identify reasons for the differences and see if efficiency gains can be made.



- 7.22 Likewise, a cross check on allocations to "ILOS" may be applied by comparing the value of the OCR_E with the total cost allocation to "ILOS" (refer to section 6.1(c) above). If they differ significantly Council officers will review the Project Schedules with the independent valuer who carried out the "ODRC" valuations to identify reasons for the differences and see if efficiency gains can be made. Note that OCR_E will only equate to the cost allocation to "ILOS" if all the catch-up projects are planned to be completed within the 10 year period.
- 7.23 A cross check on the cost allocations between "ILOS" and " AC^N " may also be undertaken using the following steps:

Allocation to "ILOS"

- (a) Identify existing shortfalls in capacity or service levels by "catchment" and "service type" using the "ODRC" methodology as per paragraphs 7.3 and 7.2 above.
- (b) Compare the total value of works required to meet the shortfalls identified in 7.23(a) and attributed to OCR_E with the total allocation of "ILOS" (refer to section 6.1(c) above) of projects on the Project Schedules allocated to "ILOS".
- (c) If there is a variance of greater than 10% prepare a variance analysis for review by the Audit Committee.

Note that because both the $ODRC_{\text{present population}}$ and the $ODRC_{\text{future population}}$ are carried out on the assumption that "Service Standards" are held constant through the period the cross check will not take into account any projects which arise because of a change in "Service Standards". Those project costs will be allocated to "ILOS" and must be taken into account when analysing variances between "ILOS" costs on the Project Schedule and "ILOS" costs derived from the "ODRC" methodology.

Allocation to " AC^N ".

- (a) Do an "ODRC" valuation of the infrastructure required to service the population forecast to reside in the District in 10 years time by "catchment" and "service type".
- (b) Follow the steps in 7.3 – 7.5 above.
- (c) If there is a significant difference between the OCR_N and the costs allocated to " AC^N " then perform a variance analysis which will be made available.

8. PRINCIPLES AND PROCEDURES FOR AUDIT

- 8.1 There shall be a subcommittee of the Council's Strategy and Policy Committee comprising five members as follows:
- (a) A member of the Council appointed by the Council;
 - (b) An independent registered engineer appointed by the Council;
 - (c) A person nominated by the Property Council of New Zealand (Inc);
 - (d) An independent registered engineer nominated by the Property Council of New Zealand (Inc); and



- (e) An independent registered engineer, who shall be the Chairperson of the Subcommittee, nominated by the engineers who are members pursuant to (b) and (d) or, if those two engineers cannot agree, nominated by the President for the time being of the Institution of Professional Engineers New Zealand.
- (f) The Subcommittee may co-opt any advisors that it sees fit but such advisors shall not have powers to cast votes on any matter.

8.2 The following documents shall be subject to audit by the Subcommittee:

- (a) The Household and Business Database;
- (b) The Growth Estimates;
- (c) The Project Schedules, their optimisation and the information supporting the identification of all projects as either "existing shortfall projects", "additional capacity for growth projects", "existing capacity for growth projects" or "combined projects";
- (d) The calculations undertaken to identify the shares of costs allocated to "AC^F", "AC^N" and "ILOS" for each project in the Project Schedules;
- (e) The Household Unit Contribution Funding Model, the inputs applied to calculate "**Household Unit Contributions**" and the outputs from the Model;
- (f) The "Estimated Value per Square Metre" of "**Sportsfields**" land;
- (g) The Household Unit Contributions Schedule calculated using the information (a) to (f) above; and
- (h) In the event that the Council carried out the cross check outlined in 7 above, the calculations and assumptions supporting the assessment of **ODRC**_{present population}, **ODRC**_{future population} and **OCR**.

8.3 The Subcommittee shall examine the documents and consider:

- (a) whether the procedures set out in this Appendix have been followed correctly and completed;
- (b) whether in the Project Schedules, there are duplicated projects, where a project may have been listed more than once or comprise part of another listed project;
- (c) whether the Estimated Project Costs and "current value" (refer to 4.21) for all projects in the Project Schedules are reasonable;
- (d) whether the identification of projects as either "existing shortfall projects", "additional capacity for growth projects", "existing capacity for growth projects" or "combined projects" is correct;
- (e) whether the procedures for the determination of the "ILOS", "AC^N" and the "AC^F" components of each project have been correctly carried out;
- (f) whether the Household Unit Contributions Funding Model accurately reflects the methodology of Appendix 22B and whether it has been applied correctly, including whether the inputs to it are accurate;



- (g) whether the "**Estimated Value per Square Metre**" for "**Sportsfields**" land are fair and reasonable; and
- (h) in the event that the Council carried out the cross check outlined in 7 above, whether the procedures for determining **ODRC** present population, **ODRC** future population and **OCR** have been followed correctly and whether the results are correct.
- 8.4 The Subcommittee shall make recommendations to the Strategy and Policy Committee which shall in turn make recommendations to the Council, by no later than the last Council meeting of the calendar year prior to the calendar year in which the LTCCP is to be adopted, and the Council shall formally receive the recommendations in open meeting.
- 8.5 The Subcommittee shall recommend to the Committee that the documents listed in 8.2(a) to (h), should either:
- (a) be approved by the Council; or
- (b) be approved by the Council, subject to amendments which the Subcommittee shall specify; or
- (c) not be approved by the Council until documents have been re-examined and revised for reconsideration by the Subcommittee.
- 8.6 In each of the cases set out in 8.5(a) to (c), the Subcommittee shall identify and explain:
- (a) the reasons for its recommendation; and
- (b) the matters of difference, in cases where the views of all members of the Subcommittee were not unanimous.
- 8.7 Prior to making any recommendation under 8.5, the Subcommittee may require the Council to provide such further information and carry out such further work as it deems reasonably necessary, to enable it to make its recommendation.
- 8.8 In considering any matter and in making any recommendation, the Subcommittee shall resolve any matters of difference by majority vote.
- 8.9 The Council shall consider if the further information or work requested under 8.7 is reasonably necessary to enable the Subcommittee to make its recommendation and may decline to provide such information or carry out such work and shall give the reasons for doing so.
- 8.10 If the Council declines to provide the further information or carry out the further work requested under 8.7, the Subcommittee shall make its recommendation on the basis of the information before it.
- 8.11 The Council shall formally adopt the documents listed in 8.2(a) to (h), with or without amendment, and then notify the Household Unit Contributions Schedule in accordance with Section 83A of the Local Government Act 2002.
- 8.12 In notifying the Household Unit Contributions Schedule, the Council shall make the Subcommittee's report publicly available.