



DEVELOPMENT CONTRIBUTIONS POLICY

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INTRODUCTION

Please note:

The Council will adjust all development contributions annually as at 1 July by the Producer Price Index Outputs for Construction (PPI) as at the previous 31 December based on the Statistics New Zealand information released in the following January as set out in paragraph 3.15 below. PPI information can be found by visiting the Statistics New Zealand website, www.stats.govt.nz.

The Selwyn District (the **District**) has experienced strong population growth since the early 1990s. -.

In order to ensure that the projected population growth does not adversely affect existing and new residents of the District, the Council will need to undertake a number of infrastructural developments.

Territorial authorities may require contributions to the cost of new or additional assets or assets of increased capacity required as a consequence of developments in the District under the Local Government Act 2002 (the **Act**) in the form of development contributions and the Resource Management Act 1991 in the form of financial contributions. A territorial authority cannot require development contributions under the Act for the same purpose for which it has required financial contributions under the Resource Management Act.

The Council has decided that development contributions are an appropriate tool to fund some of the capital expenditure incurred in providing new or additional assets or assets of increased capacity required to provide appropriately for reserves and network infrastructure in the District.

1.1. Legislative requirements and powers

Section 102(2)(d) of the Act requires the Council to have a policy on development contributions or financial contributions as a part of its Funding and Financial Policies. Part 8, Subpart 5 of the Act gives territorial authorities the power to require development contributions.

1.1.1. Purpose of Development Contributions

The purpose of development contributions is to enable territorial authorities to recover from those persons undertaking development a fair, equitable, and proportionate portion of the total cost of capital expenditure necessary to service growth over the long term. Council has complied with the purpose of the Act in preparing this policy.

1.2.1. Principles of Development Contributions

Council has adhered to the principles in section 197AB of the Act when preparing this development contributions policy.

1.3. When is a development contribution required?

Except as provided in paragraph 1.4, a development contribution may be required if:

- the subdivision, building, land use, or work generates a demand for reserves, network infrastructure, or community infrastructure; and
- the effect of that development requires the Council to construct new or additional assets or assets of increased capacity for any network infrastructure, reserves or community infrastructure; and
- as a consequence, the Council has incurred or will incur capital expenditure to provide appropriately for network infrastructure, reserves and community infrastructure.

The effect of development in terms of the impact on assets includes the cumulative effect that a development may have in combination with another development. A Development Contributions Policy also enables the Council to require a development contribution that is used to pay, in full or in part, for capital expenditure already incurred by the Council in anticipation of development.

1.4. Limitations to the application of development contributions

The Council will not require a development contribution for network infrastructure, reserves or community infrastructure in the following cases:

- where it has, under section 108(2)(a) of the Resource Management Act, imposed a condition on a resource consent requiring that a financial contribution be made in relation to the same development for the same purpose; or
- where the developer will fund or otherwise provide for the same reserve, network infrastructure, or community facilities; or
- where it has received or will receive funding from a third party for the same purpose.

1. OVERVIEW OF CALCULATION METHODOLOGY

Development contributions are calculated in accordance with the methodology outlined below. Details of the calculation for each development contribution is available from Council for public inspection at:

- Selwyn District Council Headquarters. 2 Norman Kirk Drive Rolleston.

The current Development Contributions methodology applies to Water, Sewerage, Stormwater, Roding, Outline Development Plan areas and Reserves.

2.1. Calculation approach

The calculation approach is to:

- identify the total cost of capital expenditure identified in the LTP, or identified under clause 1(2) of Schedule 13 of the Act that the local authority expects to incur to meet the increased demand for community facilities resulting from growth (**CAPEX**);
- multiply the CAPEX by the proportion of the CAPEX that the Council has determined (after conducting its section 101(3) consideration) should be funded by development contributions within the analysis period (**DC FUNDED CAPEX**); and
- divide the DC FUNDED CAPEX by the number of new household unit equivalents (**HUEs**) (as the selected unit of demand – see discussion in paragraph 3.14 below) which the Council has projected the **CAPEX** will fund within the analysis period (**Analysis Period**).

This can be represented by the following formula.

$$\text{Development contribution (per HUE)} = \frac{\text{DC FUNDED CAPEX}}{\text{Sum of projected new HUEs in analysis period}}$$

While capital expenditure will predominantly be for work within the 10 years of the LTP, some expenditure outside the 10 years as well as previously incurred expenditure may also be included. Where expenditure is included outside the LTP period this will be separately disclosed within this policy.

2.2. Significant Assumptions

Section 201(1) (b) of the LGA 2002 requires the policy to set out the significant assumptions underlying the calculation of the schedule to the development contributions policy, including an estimate of the potential effects if there is a significant level of uncertainty as to the scope and nature of the effects.

The following are the significant assumptions underlying the policy:

Assumption Area	Significant Assumption	Estimate of potential effects	Level of uncertainty
Population Change	The Council has adopted population projections which projects the growth in the District until 2051 based on the Selwyn Capacity for Growth Model. These population projections are used as the basis for establishing the likely future population of the District and the number of projected new household unit equivalents for the purposes of the financial model. Information on the projections can be found on the Council's website.	The Council has based its plans for the management and expansion of its infrastructure on the population projections. Should growth occur at different rates, it can respond by accelerating, delaying or revising planned capital works. The level of revenue from development contributions will vary from that forecast if actual growth differs from the projections, but any variation will tend to mirror the need for capital expenditure, thereby mitigating the risk to the Council of any shortfall.	Moderate
Borrowing Costs	The cost of interest incurred as a financing cost until development contributions are received to fund Council investment in infrastructure to meet the increased demand for community facilities resulting from growth is included as part of the total cost of capital expenditure for the purposes of calculating CAPEX. The interest rate used for the 2021-2031 LTP is assumed to be 2.5% and the average interest rate for the 2021-51 period is assumed to be 3.5%.	If borrowing costs are greater than those assumed, the Council may need to increase development contribution charges, rates or reduce expenditure. Conversely, lower borrowing costs may mean development contributions are lower than they would otherwise have been.	Moderate
Return on investments	It is assumed that the Council's cash investments will generate an average return of 1.5% p.a.	If investments returns are lower than those assumed, the Council may need to increase development contribution charges, rates or reduce expenditure. Conversely, higher investment returns mean development contributions may be lower than they would otherwise have been.	Moderate
Funding of capital expenditure	Development Contributions will remain available to fund network infrastructure commensurate with growth forecasts.	If Development Contributions are less than assumed, the Council may need to increase its rates to cover any shortfall or delay upgrade works.	Moderate

Inflation	The level of prices is assumed to increase over the period of the Long Term Plan for each activity area as forecast by BERL. The level of increase assumed is set out in the Long Term Plan. The assumed increases include general prices, pay costs and construction costs.	Should the price level change differ from those assumed, expenditure, capital costs and revenues may differ from those forecast. The Council mitigates this risk by reviewing its Development Contributions Policy every three years.	Moderate
Timing and level of capital expenditure	The Long Term Plan assumes that the timing and cost of capital projects and associated operating costs are as determined through the Council's activity management planning process.	If projects do not occur as planned, capital expenditure in any year may differ from that forecast and delay may also change the cost of individual projects. The Council will reflect the impact of any change in its review of the Development Contributions Policy every three years.	High
NZTA revenue	It is assumed that the level of financial assistance received from NZTA for eligible roading and transport activities will remain at 51% for the 2021-31 period. Works associated with nationally and regionally significant state highway projects will be fully funded by NZTA funding (e.g. Southern Motorway further extensions). Funding Assistance for large Capital transport works would be achieved on a case by case basis through a Business Case approach with NZTA. Some capital projects could attract a Targeted Enhanced Financial Assistance Rate (TEFAR) on a case basis by the NZTA. NLTP Funding is provided by the NZTA in 3 year periods and that the following 7 years will be funded in a similar manner.	The Council will assess the availability of NZTA funds as part of the annual budget process and if funds are not available, it may revise its roading and transport programme that is set out in the Long Term Plan and will update the Schedule of Assets to reflect any changes.	Moderate

The development contribution amounts are exclusive of GST and GST will need to be added to amount specified in Table 1. Where the Table 1 refers to 'various' under the % of total cost funded from Development Contributions, more information is provided in Appendix 1.

2.3. Capital expenditure the Council expects to incur to meet increased demand for community facilities resulting from growth and schedule of development contributions

Table 1 below:

- summarises the total cost of capital expenditure identified in the LTP, or identified under clause 1(2) of Schedule 13 of the Act that the Council expects to incur to meet the increased demand for community facilities resulting from growth;
- states the proportion of that total cost of capital expenditure the Council has determined (after considering the section 101(3) factors as set out in paragraph 2.4 below) will be funded by:
 - development contributions; and
 - other sources.

None of the cost of the capital expenditure identified in the table will be funded by financial contributions and the proportion funded from this source is therefore zero.

Table 1 Summary of capital expenditure and schedule of development contributions

	Net Expenditure incurred pre 2021 \$	Expenditure planned 2021- 2031 \$	Expenditure post 2031 \$	Total Cost \$	% of total cost funded from Development Contribution %	% funded from other sources %	Total amount of funding to be sought by Development Contributions \$	Development Contribution per HUE (plus GST) \$
Water								
Prebbleton	814,442	3,129,501	-	3,943,943	100%	0%	3,943,943	\$ 4,053
Rolleston	171,093	11,312,009	-	11,483,102	100%	0%	11,483,102	\$ 2,037
Southbridge	22,962	182,081	-	205,043	100%	0%	205,043	\$ 2,576
Lincoln	1,381,143	3,607,495	-	4,988,638	96%	4%	4,776,256	\$ 2,440
Darfield	1,396,166	1,895,261	-	3,291,427	91%	9%	2,991,432	\$ 7,060
Kirwee	201,176	357,257	-	558,433	100%	0%	558,433	\$ 5,302
Leeston	272,446	1,435,277	-	1,707,723	96%	4%	1,647,723	\$ 4,670
West Melton	142,331	1,330,880	-	1,473,211	55%	45%	809,759	\$ 4,124
Sewerage								
Tai Tapu *	-	-	-	-	0%	0%		\$ -
Selwyn Sewerage Scheme	19,365,800	83,736,223	134,787,731	237,889,754	79%	21%	188,670,364	\$ 4,809
*Tai Tapu wastewater at capacity, options for providing capacity and charges to be assessed on application								
Stormwater								
Lincoln	2,128,026	220,305	-	2,348,332	100%	0%	2,348,332	\$ 5,664
Transportation-Roading								
Eastern Selwyn Development Area	(9,713,039)	91,807,102	43,864,736	125,958,799	various	various	14,461,310	\$ 1,204
Rest of District (costs included in line above)	-	-	-	-	various	various	1,869,935	\$ 570
Lincoln ODP4	2,517,739	266,665	-	2,784,404	100%	0	2,784,404	\$ 10,092
Broadlands Drive - Section 2 Title Plan SO494531	1,180,584				18%	82%	365,500	\$ 365,500
Loves Road ODP TOTAL AREA	1,812,871	-	-	1,812,871	100%		1,812,871	
Loves Road ODP Area: North High	0	-	-	-	-	-		\$ 22,577
Loves Road ODP Area: North Medium	-	-	-	-	-	-		\$ 15,843
Loves Road ODP Area: North Low	-	-	-	-	-	-		\$ 5,132
Loves Road ODP Area: Fairhurst High	-	-	-	-	-	-		\$ 21,860
Loves Road ODP Area: Fairhurst Low	-	-	-	-	-	-		\$ 8,280
Loves Road ODP Area: Jozecom High	-	-	-	-	-	-		\$ 20,314
Loves Road ODP Area: Jozecom Low	-	-	-	-	-	-		\$ 10,047
Reserves								
Ellesmere Ward	(741,892)	9,809,264	-	9,067,372	various	various	3,827,360	\$ 6,886
Selwyn Central	(11,226,743)	59,936,579	-	48,709,836	various	various	39,387,655	\$ 9,565
Malvern	(1,341,496)	9,379,326	-	8,037,830	various	various	3,993,561	\$ 3,489
Springs	(11,068,876)	44,768,778	-	33,699,902	various	various	26,159,985	\$ 10,244
Total	(2,685,267)	323,174,003	178,652,467	497,960,619			312,096,967	

For all development contributions required in this schedule, all or any of the following events will give rise to the requirement for a development contribution
A resource consent, a building consent, granting a certificate of acceptance or authorisation for a service connection (see paragraph 3.1)

2.4. Section 101(3) consideration

How the Council determines the appropriate funding sources to meet the expected total capital cost of capital expenditure identified in paragraph 2.3 above.

Section 101(3) of the Act requires that the following be considered:

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

- (a) *in relation to each activity to be funded,–*
 - (i) *the community outcomes to which the activity primarily contributes; and*
 - (ii) *the distribution of benefits between the community as a whole, any identifiable part of the community, and individuals; and*
 - (iii) *the period in or over which those benefits are expected to occur; and*
 - (iv) *the extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity; and*
 - (v) *the costs and benefits, including consequences for transparency and accountability, of funding the activity distinctly from other activities; and*
- (b) *the overall impact of any allocation of liability for revenue needs on the current and future social, economic, environmental, and cultural well-being of the community.*

The Council has followed the four steps outlined below in making the above assessment.

Step 1 - Considering community outcomes (section 101(3)(a)(i))

Community outcomes are as identified in the Introduction section to the LTP. For the purposes of this policy, activities have been grouped into:

- water supply, sewerage and stormwater;
- transportation - roading;
- reserves; and
- Outline Development Plan Areas.

This policy has been established to support these activities and help deliver the community outcomes to which each group of activities contributes as shown below:

Table 2: contributions to community outcomes

Community outcome	Stormwater, water and sewerage	Roading	Reserves	Outline Development Plan Areas
A clean environment	√	√		√
A rural district			√	
A healthy community	√	√	√	√
A safe place in which to live, work and play	√	√	√	√
An educated community				
A prosperous community	√	√		√
An accessible district		√		√
A community which values its culture and heritage			√	

Step 2 – Benefits and Causation

The questions the Council considers under section 101(3)(a) of the Act include:

- who benefits from the community facilities (section 101(3)(a)(ii));
- the period over what those benefits occur (section 101(3)(a)(iii)); and
- who creates the need for the community facilities (section 101(3)(a)(iv)).

Within the framework of the Council's activities, and how the activities contribute to community outcomes, the Council develops a programme of infrastructural capital works and reserves purchases.

For each of the individual capital projects included in the programme, the Council assesses who created the need for that project, who will benefit from the asset that it creates and how long that benefit will last.

The Council has:

- estimated the extent of growth within the District, translated this estimated growth into an expected number of developments; and
- identified the capital expenditure necessary to meet the needs of the growth community,

and these matters are summarised in Table 1.

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

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

- ratepayers who want increased levels of service;
- obligations on the Council to raise the levels of service to meet resource consent or statutory obligations and conditions; and
- visitors to the District using the facilities.

The allocation of the benefits and the costs take these other factors into account.

For each of the individual projects that require capital expenditure to cater for growth, the Council makes a judgment about whether the asset being created will benefit the existing community or the growth community, or both of those groups. In making this judgment, the Council will consider a number of factors, including:

- the existing levels of comparable service derived from existing community facilities;
- the ongoing costs (such as operating costs, depreciation and any other relevant costs) of receiving the service from existing community facilities and the community facilities to be constructed as part of a relevant project – ongoing costs are not capital expenditure and might be considered in the nature of a “negative benefit”;
- the extent to which the relevant project will provide:
 - i. an increased level of service; or
 - ii. a new service.

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

Step 3 – Costs and benefits of funding the activity distinctly from other activities

On an activity by activity basis, the Council considers the costs and benefits of funding each activity distinctly from other activities. The benefits of additional community infrastructure capacity generally accrue to the improved or new properties generating demand for that capacity. The Council considers that the use of development contributions to fund the cost of growth in community facilities, in proportion to the benefit received by the growth community, provides the benefits of greater transparency, greater accountability and intergenerational equity. These benefits exceed the cost of using development contributions as a separate and distinct funding source.

Step 4 – Overall impact on well-being of community

Finally, the Council considers how funding each activity will impact on the wellbeing of the community. In general, the Council believes that the majority of the cost of assets being created or enhanced for the growth community should be paid for by the growth community through development contributions. Failing to fund growth in this manner would impose an unfair burden on the economic wellbeing of the existing ratepayer community.

Further section 101(3) analysis for each of the following types of community facilities is set out below as follows:

Community Infrastructure	Paragraph
Water and Sewerage	4.1
Stormwater	5.1
Transportation – Roading	6.1
Reserves	7.1
Rolleston Lowes Road ODP	8.1.1
Lincoln ODP 4	8.2.1

2.5. Development contribution calculation

Having calculated the DC FUNDED CAPEX for each activity for which a development contribution is to be collected as set out in Table 1 above, it is then necessary to divide that sum by the number of HUEs which the Council has projected for the life of the asset or assets which the CAPEX will fund to determine the development contribution payable in each case. This working and the resulting development contributions are set out in Table 1 above.

2.6. Dominant underlying activity

The Council's development contributions are based on the predominant activity of the development being for residential. The Council will assess the demand for new or additional assets or assets of increased capacity by development of industrial, business and other activities (this policy will refer to all such developments as "non-residential") by converting such demand into equivalent residential units of demand as set out in paragraph 3.14.

2.7. When a contribution may be taken

While development contributions will generally apply where new units of demand are created at the subdivision consent stage, the Council may apply contributions at the building consent, service connection or certificate of acceptance stage on residential and rural development where additional units of demand are created in the absence of subdivision. The Council's experience is that occasionally units of demand are created by an additional household unit on land already subdivided.

In such cases, as a matter of equity, the Council will assess and seek the appropriate development contribution at the building consent stage. If additional units of demand are created in the absence of subdivision or outside of the building consent stage the Council will require a development contribution at service connection or certificate of acceptance stage.

2.8. Policy commencement date

Any resource consent, building consent or service connection application received on or after the date the 2021/2031 Selwyn LTP is adopted by the Council, will be subject to a development contributions charge under this policy. Consent applications received prior to the 2021/2031 Selwyn LTP being adopted will be subject to contributions payable under the policy that was in place at the time the application was received.

2.9. Units of demand

As discussed in more detail in paragraph 3.14 below, the Council has selected household unit equivalents (**HUEs**) as the appropriate unit of demand for new or additional assets or assets of increased capacity for the purposes of assessing the impact of growth. Table 3.1 sets out the conversion factor applied to assess non-residential types of development into HUEs for the purposes of calculating development contributions.

2.10. Capital expenditure previously incurred

Development contributions will also be required from development to meet the cost of capital expenditure already incurred in anticipation of development, where the Council has assessed it appropriate and reasonable to do so.

2.11. Best available knowledge

Development contributions are based on capital budgets from Council Activity Management Plans which are subsequently incorporated within Council's LTP as well as previously incurred capital expenditure. The capital expenditure budgets and projected estimates of future asset works are based on the best available knowledge at the time of preparation.

2.12. Planning Horizon

Depending on the activity being funded a planning horizon of between 10 and 30 years is being used as a basis for forecasting growth and applying a development contribution. This is consistent with the Council's activity management planning horizons. The Council will amend the planning horizons where it has information that is appropriate to do so.

2.13. Capacity Life

Council in determining the development contribution payable has taken into account the capacity life of the assets being provided. This means in practice that where an asset will provide capacity for growth outside the 10 years of the LTP this additional capacity will be matched with the HUE's created outside the 10 year period. Conversely should the capacity life be less than the 10 years of the LTP the HUE's created will match this capacity life.

2.14. Interest costs

Interest is included in the calculation of the development contribution payable using a cash flow model that takes into account the timing of forecast capital expenditure and anticipated revenue from development contributions on a year by year basis. If the model shows a credit balance at the end of a financial year an interest credit is made in the model.

2.15. The Council's use of development contributions

The Council will use development contributions only on the activity for which they are collected. This will be undertaken on an aggregated project basis for each of the activities.

Where the Council anticipates funding from a third party for any part of the growth component of the capital expenditure budget, then this proportion is excluded from the total estimated growth component to be funded by development contributions. Similarly third party funding received for capital expenditure the Council has incurred in anticipation of development has also been excluded from figures.

2.16. Review

It is anticipated that this policy will be updated on a three yearly basis or at shorter intervals if the Council deems it necessary. Any review of policy will take account of:

- any changes to significant assumptions underlying this policy;
- any changes in the capital development works programme for growth;
- any changes in the pattern and distribution of development and growth in the District;
- any changes that reflect new or significant modelling of the networks;
- the regular reviews of Revenue and Financial Policies, and the LTP;
- any changes that the Council needs to implement from changes to its District Plan; and
- any other matters the Council considers relevant, including amendments to legislation and regulations.

3. ADMINISTRATION OF DEVELOPMENT CONTRIBUTIONS

3.1. Trigger for requiring a development contribution

Under section 198 of the Act, the Council may require payment of a development contribution upon the granting of:

- a resource consent;
- a building consent;
- granting a certificate of acceptance under the Building Act 2004; or
- an authorisation for a service connection.

3.2. Initial Development Contribution Assessment

The purpose of the initial development contribution assessment (**Initial Development Contribution Assessment**) is to:

- determine if a development contribution is required (see paragraph 1.3); and
- if a development contribution is payable, calculate the amount payable.

The Initial Development Contribution Assessment will be conducted on application for a resource or building consent (including a subdivision consent) or service connection authorisation. The assessment will be undertaken using the development contributions policy which is in force at the time of application.

3.3. Invoicing and Payment

Development contributions will be invoiced by the Council prior to, and must be paid before, the grant or issue of the relevant:

- certificate under section 224(c) of the Resource Management Act 1991;
- code compliance certificate under section 95 of the Building Act 2004;
- certificate of acceptance under section 99 of the Building Act 2004; or
- a service connection to the development.

The development contributions invoiced will, as a general rule, correspond with the development contributions assessed during the Initial Development Contribution Assessment (see paragraph 3.2). However, in certain circumstances, the Council will reassess the development contributions due prior to invoicing (see paragraph 3.4).

Council will not generally grant or issue any of the relevant consents, certificates or authorisations (as prescribed in section 208 of the Act) until full payment of development contributions is received.

Payment of development contributions is due within 20 working days from the date of invoice. If payment is not made within 20 working days of the date of invoice:

- the Council may elect to exercise the powers outlined in section 208 of the Act; and
- the amount due will be treated as an overdue debt owed to the Council (see paragraph 3.6).

3.4. Reassessment of development contributions

Development contributions will be reassessed by Council:

- if the time between the Initial Development Contribution Assessment and time at which the Council would normally invoice for those development contributions (as determined in accordance with paragraph 3.3) is more than 24 months; and/or
- where there are changes in scale or intensity of the development.

Any reassessment of development contributions will be completed in accordance with:

- the development contributions policy (including its methodologies and schedules) in force at the time the original application for a resource consent, building consent or service authorisation was submitted; and
- any PPI indexing (see paragraph 3.15) applicable to those development contributions between the time of the original application and the time of payment.

3.5. Postponement of the payment of contributions

The Council will not normally permit postponed payment of development contributions and will only consider the postponement of payment of development contributions where:

- the development contributions relate to a subdivision consent; and
- the Council considers that the proposed development will have wider benefits for the community or the Selwyn District as a whole (as opposed to only benefitting the developer and/or persons purchasing subdivided allotments in the development).

Any decision to postpone payment is at the entire discretion of the Council and will be conditional on the payment of the GST portion of the invoice (raised in accordance with paragraph 3.3) by a specified date.

Where the Council agrees to allow the postponement of the payment of a development contribution, the Council will, in addition to its powers under section 208(1)(d) of the Act, require an encumbrance be registered against the certificates of title for each allotment in the subdivision.

Terms of any agreed postponement will also likely include requirements that:

- the developer pay interest at a rate determined by the Council on any outstanding development contributions;
- the development contribution is paid by a specified date; and
- the developer pay the Council's reasonable legal and administrative costs.

3.6. Recovery of development Contributions

Council may initiate debt recovery proceedings for unpaid development contributions that:

- are not paid by the due date stipulated on the invoice; or
- in the case a postponed payment of development contributions, are not paid by the specified date.

Council may also seek to recover all reasonable costs incurred in recovery proceedings and interest on the outstanding development contributions at the 90 day bank bill rate plus 5% per annum.

All interest recovered by the Council in respect of postponed or overdue development contributions will be paid to the relevant development contributions account and spent on the relevant community facilities.

3.7. Changes in scale or intensity

Under section 200(4) of the Act, the Council may require a further development contribution for the same purpose if the scale and/or intensity of the development increases since the original contribution.

3.8. Remissions

A developer may request a remission of a development contribution required on a development. The Council will consider requests for remissions on a case-by-case basis.

Remission (in whole or in part) of development contributions may be allowed where:

- features of the developer's development, on their own or cumulatively with those of other developments, substantially reduce the impact of the development on requirements for community facilities in the District, or
- the development contributions applicable to a particular development are manifestly excessive in that the cost of the new or additional assets or assets of increased capacity required by the development is demonstrably less than the development contribution which would otherwise be required by this policy.

3.9. Refunds

In accordance with sections 209 and 210 of the Act the Council will refund development contributions or return land taken in lieu of development contributions if:

- the development does not proceed;
- a consent lapses or is surrendered; or
- the Council does not provide the reserve, network infrastructure or community infrastructure for which the development contribution was collected (in the case of reserves, within 10 years of that contribution being received).

Any refunds will be issued to the consent holder (which the Council considers to be the registered proprietor of the property or properties to which the relevant consent relates at the time the refund is made) or his or her personal representative less any costs already incurred by the Council in relation to the development or building and its discontinuance and will not be subject to any interest or inflationary adjustment.

3.10. Reconsideration and objections

Reconsideration

The Act as amended in 2014 provides that anyone who is required to pay a development contribution may request a reconsideration by the Council. Within 10 working days of receiving a demand notice or invoice for the development contribution, an applicant may, in writing, request a reconsideration stating the grounds of any objection and the relief sought. Those grounds may be any one or more of the following:

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

If the application for reconsideration is incomplete the Council will request the missing information. Applications will not be processed until the Council receives all required relevant information.

Applications for reconsideration will be considered by a panel of at least three Council staff, including the Group Manager Organisational Performance who has delegated authority to make the decision.

A decision in writing shall be given to the person who made the request within 15 working days after the date on which Council receives all required information relating to a request.

A reconsideration cannot be requested if the applicant has already lodged an objection. If the applicant is not satisfied with the outcome of the reconsideration, they may lodge an objection as specified below.

Objection

An applicant may lodge an objection with the Council for review by an Independent Commissioner. An objection may be made on any of the grounds set out in section 199D of the Act.

Schedule 13A of the Act sets out the process if a person wishes to object to a development contribution levied. In summary, any objection must be lodged with the Council within 15 working days of receiving notice to pay a development contribution, or within 15 working days of receiving the outcome of any request for reconsideration under section 3.10. Objectors must pay a deposit and are liable for all costs incurred in the objection process including staff and commissioner time, and other costs incurred by Council associated with any hearings.

3.11. Development agreements

The Act as amended in 2014 now provides in sections 207A to 207F for the Council and a developer to enter into specific arrangements for the provision of cash, land, or infrastructure instead of development contributions payable under the development contributions policy. This may be appropriate where a development requires a special level of service or is of a type or scale which is not readily assessed in terms of an equivalent household unit of demand.

In establishing that a development agreement is appropriate the applicant will be expected to provide supporting information and detailed calculations of their development's roading, water supply and waste water demands in terms of units of demand.

3.12. Goods & Service Tax

Development contributions specified in the schedules are exclusive of Goods and Services Tax. GST will need to be added to the final calculation.

3.13. Calculating contributions over multiple development areas

In any situation where a proposed development lies partially in each of two or more development contribution areas, the development contribution for the development will be apportioned to the relevant development area.

3.14. Unit of demand

The unit of demand by which the Council assesses the Impact of growth is a HUE being a normal residential household of 2.9 persons based on the community average.

For resource consent (subdivision) applications where the Council has determined that the likely development will be residential or of a rural residential nature, it is assumed that every additional lot created will contain one HUE. Subject to the exceptions set out below multi-unit residential developments will be assessed on the basis that each residential unit created comprises one HUE.

For the majority of development in the District, one residential allotment in a subdivision or one connection to the relevant network infrastructure will equate to, and be assessed as, one HUE.

However, the Council recognises that certain types of development will have different demand profiles. A conversion calculation is required to assess the demand from these developments in HUE terms. Developments of this type include:

- rural subdivision - lots 4 ha or greater;
- residential unit on rural lots 4 ha or greater;
- large residential developments defined as development having four or more bathrooms (including ensuites)

- retirement village unit, as defined in the District Plan,
- residential developments where the standard unit of demand is appropriately reduced by a residential development discount factor(s),
- non-residential development.

HUE conversion tables are set out in Table 3 and 3.1.

Applying Residential development discount factors

The demand for certain types of residential development will be calculated as follows:

- the HUE for an attached household unit is reduced by a factor of 0.1; and
- the HUE for a household unit with a gross floor area (**GFA**) of less than 100m² will be reduced by a factor of up to (but not more than) 0.4. The formula to be applied determining the reduction is:

$$1 - \frac{GFA \text{ (in square metres)}}{100} = \text{reduction factor}$$

Residential development discount factors are applied cumulatively meaning an attached household unit that is less than 60m² GFA will be assessed as a 0.5 HUE.

These discount factors will apply to family flats.

The non-residential assessment of units of demand set out in Table 3.1 may be departed from in the following circumstances:

Self-assessment

- An applicant may apply for a self-assessment of the number of HUEs which would otherwise be assessed for a particular development as follows:
 - o Application must be made in writing before any development contributions payment in respect of the development becomes due.
 - o The assessment must relate to all matters for which development contributions are payable under this policy. The applicant must demonstrate that the actual increased demand created by the development is different from that assessed by the calculations in the table 3.1 below. For these purposes, *actual increased demand* means the demand created by the most intensive non-residential use or uses likely to become established in the development within ten years from the date of application.
 - o The Council may determine an application made under this section at its discretion. In doing so the Council will take into account everything presented to it by way of written application and may take into account other matters which it considers relevant.
 - o Any application must be accompanied by the fee payable to recover the Council's actual and reasonable costs of determining the application.

Special assessment

- If the Council believes on reasonable grounds that the increased demand assessed for a particular development by applying the non-residential unit of demand calculated in accordance with table 3.1 below is more or less than the actual increased demand created by the development, it may require a special assessment to determine the number of HUEs equivalent demand created by the development as follows:
 - o A special assessment must be initiated before any development contributions payable in respect of the development becomes due.
 - o The assessment must relate to all matters for which development contributions are payable under this policy.
 - o The Council may request information from the applicant to establish the actual increased demand.
 - o The Council must bear its own costs.
 - o Everything the Council intends to take into account in making a special assessment must be provided to the applicant for a written reply at least 10 working days before the assessment is determined.
 - o The Council may determine a special assessment at its discretion. In doing so, the Council will take into account everything presented to it by way of a written reply and may take into account any other matters which are considered relevant.

Assessment guidelines

- Without limiting the Council's discretion, when determining an application for either a self-assessment or special assessment initiated by Council, the Council will be guided by the usage measures set out in table 3.1 below and where appropriate reference to Wastewater Engineering Treatment and Reuse 4th edition by Metcalf and Eddy and New Zealand Transport Agency reports and research.

Trade waste users will be assessed for additional payment based on their discharge under the Trade Waste Bylaw 2016.

Table 3 – Household Unit Equivalent Conversion Factors - Residential

Household Unit Equivalent Conversion Factors for each Land Use Category																	
Land Use Category	Sewerage		Water							Stormwater	Reserves				Transportation-Roading	Outline Development Plan Area	
	Tai Tapu	Selwyn Sewerage Scheme	Darfield	Kirwee	Leeston	Lincoln	Prebbleton	Rolleston	Southbridge	Lincoln	Selwyn Central	Malvern	Ellesmere	Springs	Eastern Selwyn Development Area & Rest of District	Rolleston Lowes Rd	Lincoln ODP4
Household (residential)	1 HUE per Lot or residential unit		1 HUE per Lot or residential unit							1 HUE per Lot or residential unit	1 HUE per Lot or residential unit				1 HUE per Lot or residential unit	1 HUE per Lot or residential unit	
Rural sub-division - lots 4 ha or greater	1 HUE per Lot or residential unit		1 HUE per Lot or residential unit							N/A	0.5 HUE per Lot or residential unit				1 HUE per Lot or residential unit	N/A	
Residential unit on rural lots 4 ha or greater	1 HUE per Lot or residential unit		1 HUE per Lot or residential unit							N/A	0.5 HUE per Lot or residential unit				1 HUE per Lot or residential unit	N/A	
Large residential developments	HUE increased by 0.25 per bathroom (including ensuites) greater than three		HUE increased by 0.25 per bathroom (including ensuites) greater than three							HUE increased by 0.25 per bathroom (including ensuites) greater than three	HUE increased by 0.25 per bathroom (including ensuites) greater than three				HUE increased by 0.25 per bathroom (including ensuites) greater than three	HUE increased by 0.25 per bathroom (including ensuites) greater than three	
Retirement Village	0.5 HUE per Lot or residential unit		0.5 HUE per Lot or residential unit							0.5 HUE per Lot or residential unit	1 HUE per Lot or residential unit				0.3 HUE per Lot or residential unit	0.5 HUE per Lot or residential unit	
Attached Household units	HUE reduced by 0.1		HUE reduced by 0.1							HUE reduced by 0.1	HUE reduced by 0.1				HUE reduced by 0.1	HUE reduced by 0.1	
Household units with a total GFA less than 100m ²	HUE reduced by a factor up to 0.4		HUE reduced by a factor up to 0.4							HUE reduced by a factor up to 0.4	HUE reduced by a factor up to 0.4				HUE reduced by a factor up to 0.4	HUE reduced by a factor up to 0.4	

Table 3.1 Household Unit Equivalent Conversion Factors- Non Residential

Household Unit Equivalent Conversion Factors- Non Residential				
Activity	Transportation -Roding		Water & Sewerage	
	Measures	HUE Equivalent	Measures	HUE Equivalent
Commerical premises/offices	m2 GFA	0.0043	Occupancy	0.0800
Shopping centres >10,000m2	m2 GFA	0.0151	m2 GFA	0.0035
Shopping centres <10,000m2	m2 GFA	0.0278	m2 GFA	0.0035
Supermarkets	m2 GFA	0.0184	Special Assessment	-
Service stations with retail facilities	m2 GFA	0.0356	Special Assessment	-
Markets	m2 GFA	0.0010	Special Assessment	-
Bulk goods/Home Improvement stores	m2 GFA	0.0098	m2 GFA	0.0010
Drive-in fast food restaurants	m2 GFA	0.0241	m2 GFA	0.0320
Restaurants	m2 GFA	0.0155	Special Assessment	-
Manufacturing industries	m2 GFA	0.0044	Special Assessment	-
Warehouse/storage	m2 GFA	0.0013	m2 GFA	0.0005
Pre-Schools	Child	0.1811	Occupancy	0.0380
Primary Schools	Child	0.0603	Occupancy	0.0800
Secondary schools	Child	0.0152	Special Assessment	-
Medical centres	m2 GFA	0.0182	Per treatment bay	0.5000
Meeting places- Church	m2 GFA	0.0116	Special Assessment	-
Meeting places-Conf/Exhibition	m2 GFA	0.0026	Special Assessment	-
Motels	Unit	0.1007	Occupancy: Kitchenette & Bathroom No Kitchenette & Bathroom No Facilities	0.42 HUE
				0.37 HUE
Hotels	Unit	0.1816		0.33 HUE
Sports Grounds- Playing fields	Pitch	5.2490	Special Assessment	-

The following conversion factors may be applied where the development activities are not covered by Table 3.1:

- For both sewerage and water, one HUE being determined as 545 litres/day
- For Transportation – Roding one HUE being determined as 8 car movements per day or 4 truck movements per day or 2 truck and trailer movements per day

3.15. Producer Price Index

Development contributions are calculated at the time the infrastructure expenditure is incurred. Each contribution is annually indexed as at 1 July based on PPI as at the previous 31 December (and in accordance with sections 106(2B) and (2C) of the Act¹) to reflect the real value of money at the time at which the relevant development contributions are paid with the intention that, in real terms, development contributions are equalized across the period in which they are recovered. This approach is incorporated in the Council's modelling so that early payers of development contributions pay less in nominal terms. This adjustment is made in the years when there is no review of the Development Contribution policy.

3.16. Development Contribution Areas and Catchments

The District has water and sewerage reticulation networks which service defined catchments. Water and sewerage development contributions will be assessed against a new HUE on the basis of the water and/or sewerage reticulation network it will connect to.

A stormwater development contribution will be assessed against new HUEs in the Lincoln area where the property's stormwater is ultimately discharged to the Ellesmere Road stormwater wetland.

Council has determined that development contributions for reserves should be assessed on a ward basis. This approach reflects the variations in the cost of providing assets according to the characteristics of each particular ward and the nature of the works required. The wards are Selwyn Central, Malvern, Ellesmere and Springs. Maps of the four wards are included in Appendix 2 to this policy.

Council has determined that development contributions for roading will be assessed based on two areas; the Eastern Selwyn Development Area and the Rest of the District. A map of the Eastern Selwyn Development Area is included in Appendix 2 to this policy.

Development contributions are also charged for the Rolleston Lowes Road Outline Development Plan Area and Lincoln Outline Development Plan 4 Area and maps of these areas are included in Appendix 2 of this policy.

4. WATER AND SEWERAGE

4.1. Further section 101(3) analysis

Before making the decision to fund water and sewerage in the manner set out in Table 1 the Council gave consideration to:

- the general factors set out in paragraph 2.4 above; and
- the following specific factors,

in accordance with the requirements of section 101(3) of the Act.

The community outcomes to which the activity primarily contributes	A clean environment, A healthy community, A safe place in which to live, work and play and A prosperous community.
The distribution of benefits between the community as a whole, any identifiable part of the community, and individuals, in relation to the activity	Capital expenditure will provide network capacity and therefore benefit to: • either the existing community or the growth community; or • both of these groups. Council intends to recover the cost of growth from the development community. Improving levels of service, historical catchup or asset renewal will be funded from other sources of revenue by the existing community. Most of the planned expenditure for water and sewerage is to provide additional capacity and will bring little or no benefit to the existing community. The connection of the Ellesmere Scheme and the towns of Darfield and Kirwee to the Eastern Selwyn Sewerage Scheme to create the Selwyn Sewerage Scheme will bring benefit to the existing communities. The proportionate cost of connecting these existing communities will be funded from other sources of revenue.
The period in or over which those benefits are expected to occur	Capital expenditure often has benefits extending beyond the 10 year horizon of the LTP. For each of the individual capital expenditure projects the Council determines the length of time over which the asset created by the expenditure will provide a benefit to the community.
The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity	New development occurring within parts of the District requires the Council to have appropriate water and sewerage infrastructure in place. Council has identified the capital expenditure necessary to provide the water and sewerage infrastructure needed by the growth community and it

¹ These sections were inserted by the Local Government Act 2002 Amendment Act 2014 and require that the reference index be the Producers Price Index Outputs for Construction provided by Statistics New Zealand and not the Consumer Price Index previously used by the Council.

	is the growth community that is contributing to the need to undertake this work. It is appropriate that the growth community bear most of the capital cost of infrastructure which is required by growth and development contributions are an appropriate mechanism to achieve this. The existing community will bear a proportionate cost of connecting Ellesmere, Darfield and Kirwee to the Eastern Selwyn Sewerage Scheme.
The costs and benefits, including consequences for transparency, of funding the activity distinctly from other activities	The benefits of additional water and sewerage capacity accrue to the new or improved properties generating demand for that capacity. The Council's view is that the use of development contributions to partially or fully fund the cost of growth in demand for water and sewerage is best done in proportion to the benefit received by the growth community. The benefits of funding additional infrastructure capacity to meet demand from development include greater transparency and efficiency by requiring an appropriate share of the actual costs to be paid by developers. Council has the appropriate systems in place to separately identify the charges and costs of this activity.
In addition to the factors above, the Council has assessed the overall impact of the allocation of liability for the revenue needs of the community	The liability for revenue falls proportionally on the growth community. Council has considered the negative impact of the allocation of liability for revenue on the growth community and considers that the level of development contributions is affordable.

4.2. Development contributions areas

For a detailed breakdown of the capital works and the % attributable to growth on an asset by asset basis please refer to the schedule of assets attached to this policy.

Sewerage

Tai Tapu

This development has now reached capacity. Options for providing capacity and charges to be assessed on application.

Selwyn Sewerage Scheme

The existing Eastern Selwyn Sewerage Scheme serves the townships of Rolleston, Lincoln, Prebbleton, West Melton and Springston. The existing Ellesmere Sewerage Scheme serves the townships of Leeston, Southbridge and Doyleston. The planned connection of the Ellesmere Sewerage Scheme, as well as the Malvern townships of Darfield and Kir wee, to the Eastern Selwyn Sewerage Scheme has created the Selwyn Sewerage Scheme.

The scheme costs include:

- The existing deficit balance on the Eastern Selwyn Sewerage Scheme (this deficit reflects the remaining scheme capacity that will be absorbed into the expanded Selwyn Sewerage Scheme);
- the staged expansion of the wastewater treatment plant; and
- the construction of pipelines, pump stations and associated works;
- the purchase of additional land for the expansion of the treatment site; and
- interest costs.

The proportionate cost of connecting the existing population to the expanded Selwyn Sewerage Scheme will be met from other sources of revenue including rates and grant funding based on a cost allocation model.

Water

Darfield

Development in Darfield was deferred for development until an adequate supply of water was secured. During 2013/14 Council installed an addition deep groundwater bore and constructed a 1000m³ reservoir and new booster pump station. To allow for continued growth, this development contribution covers the growth portion of these original costs along with additional planned pipe infrastructure and a new bore / treatment.

Lincoln

WSP have developed a computed hydraulic model to predict water future demand and capital upgrades based on Councils growth predictions. Capital projects include new bores, reservoirs and associated pipework.

Prebbleton

WSP have developed a computed hydraulic model to predict water future demand and capital upgrades based on Councils growth predictions. Capital projects include new bores, reservoirs and associated pipework.

Rolleston

WSP have developed a computed hydraulic model to predict water future demand and capital upgrades based on Councils growth predictions. Capital projects include new bores, reservoirs and associated pipework.

Leeston

WSP have developed a computed hydraulic model to predict water future demand and capital upgrades based on Councils growth predictions. Capital projects include a new bore and associated pipework.

Kirwee

WSP have developed a computed hydraulic model to predict water future demand and capital upgrades based on Councils growth predictions. Capital projects include a new bore and associated pipework.

Southbridge

WSP have developed a computed hydraulic model to predict water future demand and capital upgrades based on Councils growth predictions. Capital projects new pipework and planning for a future bore.

West Melton

To meet current and future water demand in West Melton, Council installed a new pipeline to link the Edendale water supply to West Melton. Additional expenditure is planned to fully utilise the pipeline's capacity. In addition, reservoir storage capacity and additional bores are proposed.

4.3. Who gets charged

All new developments within the identified development contribution areas that are able to connect to the relevant sewerage or water scheme, will be assessed for a development contribution in accordance with this policy.

5. STORMWATER

In 2012 Council acquired 16.845 Ha of land on Ellesmere Rd and subsequently constructed a stormwater wetland designed to manage the quality and quantity of stormwater runoff from Lincoln's eastern growth areas. This network infrastructure serves all new properties in the area outlined in paragraph 3.16 above.

5.1. Further section 101(3) analysis

Before making the decision to fund stormwater in the manner set out in Table 1 the Council gave consideration to:

- the general factors set out in paragraph 2.4 above; and
- the following specific factors,

in accordance with the requirements of section 101(3) of the Act.

The community outcomes to which the activity primarily contributes	A clean environment, A healthy community, A safe place in which to live, work and play and A prosperous community.
The distribution of benefits between the community as a whole, any identifiable part of the community, and individuals, in relation to the activity	Capital expenditure will provide network capacity and therefore benefit to: • either the existing Lincoln community or the growth Lincoln community; or • both of these groups. Council intends to recover the cost of growth from the development community in Lincoln. Improving levels of service, historical catchup or asset renewal will be funded from other sources of revenue by the existing Lincoln community. The new stormwater system and wetland have been constructed to allow development of an area of Lincoln and the Council considers that all the benefits are for the growth community that utilises this system.
The period in or over which those benefits are expected to occur	Capital expenditure often has benefits extending beyond the 10 year horizon of the LTP. For each of the individual capital expenditure projects the Council determines the length of time over which the asset created by the expenditure will provide a benefit to the Lincoln community.
The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity	New development occurring within the Lincoln area requires the Council to have appropriate stormwater infrastructure in place. Council has identified the capital expenditure necessary to provide the stormwater infrastructure needed by the growth community and it is the growth community that is contributing to the need to undertake this work. It is appropriate that the growth community bear the capital cost of infrastructure which is required by growth and development contributions are an appropriate mechanism to achieve this.
The costs and benefits, including consequences for transparency, of funding the activity distinctly from other activities	The benefits of additional community infrastructure capacity accrue to the new or improved properties in the Lincoln area generating demand for that capacity. The Council's view is that the use of development contributions to partially or fully fund the cost of growth in stormwater requirement is best done in proportion to the benefit received by the growth community.

	The benefits of funding additional infrastructure capacity to meet demand from development in the Lincoln area include greater transparency and efficiency by requiring an appropriate share of the actual costs to be paid by developers. The Council has the appropriate systems in place to separately identify the charges and costs of this activity.
In addition to the factors above, the Council has assessed the overall impact of the allocation of liability for the revenue needs of the community	The liability for revenue falls proportionally on the growth community. Council has considered the negative impact of the allocation of liability for revenue on the growth community and considers that the level of development contributions is affordable.

Lincoln

5.2. Who gets charged

All new developments in Lincoln development contribution area with stormwater that flows into the Lincoln wetland, will be subject to a development contribution.

6. TRANSPORTATION- ROADING

6.1. Further section 101(3) analysis

Before making the decision to fund roading in the manner set out in Table 1 the Council gave consideration to:

- the general factors set out in paragraph 2.4 above; and
- the following specific factors,

in accordance with the requirements of section 101(3) of the Act.

The community outcomes to which the activity primarily contributes	A clean environment, A healthy community, A safe place in which to live, work and play, A prosperous community, and An accessible district.
The distribution of benefits between the community as a whole, any identifiable part of the community, and individuals, in relation to the activity	Capital expenditure on roads will provide additional capacity and therefore benefit to both the existing community and the growth community. Council intends to recover the cost of growth from the development community. Improving levels of service, historical catchup or asset renewal will be funded from other sources of revenue by the existing

	community. The Council has used traffic modelling to identify the extent to which the capital expenditure will benefit the growth community and the existing community.
The period in or over which those benefits are expected to occur	Capital expenditure often has benefits extending beyond the 10 year horizon of the LTP. As roads are very long term assets the Council takes a network approach to its ongoing roading programme and uses this to determine the length of time over which the capital expenditure will provide a benefit to the community.
In addition to the factors above, the Council has assessed the overall impact of the allocation of liability for the revenue needs on the community	The liability for revenue falls proportionally on the growth community. Council has considered the negative impact of the allocation of liability for revenue on the growth community and considers that the level of development contributions is affordable.

The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity	New development occurring within parts of the District requires the Council to have roading infrastructure in place. Council has identified the capital expenditure necessary to provide the roading infrastructure needed by the growth community. It is appropriate that the growth community bear some of the capital cost of infrastructure which is required by growth and development contributions are an appropriate mechanism to achieve this. The Council has recognised that both the existing community and the growth community is generating additional traffic volumes requiring the capital expenditure.
The costs and benefits, including consequences for transparency, of funding the activity distinctly from other activities	The benefits of additional community infrastructure capacity accrue to the new or improved properties generating demand for that capacity. The council's view is that the use of development contributions to partially or fully fund the cost of growth in roading is best done in proportion to the benefit received by the growth community. The benefits of funding additional infrastructure capacity to meet demand from development include greater transparency and efficiency by requiring an appropriate share of the actual costs to be paid by developers. Council has the appropriate systems in place to separately identify the charges and costs of this activity.

6.2. Who gets charged

All new developments in the development contribution areas will be subject to a development contribution.

Eastern Selwyn Development Area

All new developments within the Eastern Selwyn Development Area per the map in Appendix 2 to this policy will be subject to the development contribution.

Rest of District

All new development not within the Eastern Selwyn Development Area will be subject to the development contribution.

Broadlands Drive Rolleston - land identified as Section 2 on Title Plan SO 494531

The construction of Broadlands Drive between Goulds Road and Lowes Road in Rolleston has provided infrastructure network capacity for development of the land identified as Section 2 on Title Plan SO 494531 and this land will be subject to the development contribution.

7. RESERVES

Development contributions from residential subdivision and/or development are the means that have been chosen by the Council to generate the necessary funds for new reserves/open space and facilities for recreation which are required by those developments. The Council uses development contributions for reserves to provide for the additional actual and potential demand anticipated for open space/reserves, and associated activities, resulting from subdivision and development. The Council's Community Facilities Activity Management Plan is key to identifying reserve requirements. It sets out levels of service and how these can be achieved.

Outline development plans are also key planning documents, under the Resource Management Act, for identifying open space, walkways and reserve provision. The Council is, through these plans, anticipating growth locations and ensuring the appropriate provision of reserves through acquisition and purchase.

Where the Council does purchase land in anticipation of development occurring, an internal loan may be set up and the land will be held for general purposes. Where the development proceeds and a developer's cash contribution is used to repay the loan, the land will then be designated and/or vested as a reserve.

7.1. Further section 101(3) analysis

Before making the decision to fund reserves in the manner set out in Table 1 the Council gave consideration to:

- the general factors set out in paragraph 2.4 above; and
- the following specific factors,

in accordance with the requirements of section 101(3) of the Act.

The community outcomes to which the activity primarily contributes	A rural district, A healthy community, A safe place in which to live, work and play and A community which values its culture and heritage.
The distribution of benefits between the community as a whole, any identifiable part of the community, and individuals, in relation to the activity	Capital expenditure will provide further reserves and reserves with additional capacity and therefore benefit to: • either the existing community or the growth community; or • both of these groups.

	Council intends to recover the cost of growth from the development community. Improving levels of service, historical catchup or asset renewal will be funded from other sources of revenue by the existing community. The Council recognises that the new reserves provided because of population growth also bring benefit to the existing community by increasing the availability of reserves.
The period in or over which those benefits are expected to occur	Capital expenditure often has benefits extending beyond the 10 year horizon of the LTP. For each of the individual capital expenditure projects the Council determines the length of time over which the asset created by the expenditure will provide a benefit to the community.
The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity	New development occurring within parts of the District requires the Council to have appropriate reserves in place. Council has identified the capital expenditure necessary to provide the reserves capacity needed by the growth community and it is the growth community that is contributing to the need to undertake this work. It is appropriate that the growth community bear some of the capital cost of the reserves which are required by growth and development contributions are an appropriate mechanism to achieve this.
The costs and benefits, including consequences for transparency, of funding the activity distinctly from other activities	The benefits of additional reserves accrue to the new or improved properties generating demand for that capacity. The Council's view is that the use of development contributions to partially or fully fund the cost of additional reserves and improved reserves is best done in proportion to the benefit received by the growth community. The benefits of funding additional reserves capacity to meet demand from development include greater transparency and efficiency by requiring an appropriate share of the actual costs to be paid by developers. Council has the appropriate systems in place to separately identify the charges and costs of this activity.
In addition to the factors above, the Council has assessed the overall impact of the allocation	The liability for revenue falls proportionally on the growth community.

of liability for the revenue needs of the community	Council has considered the negative impact of the allocation of liability for revenue on the growth community and considers that the level of development contributions is affordable.
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7.2. Calculating the development contributions payable for reserves

The development contribution payable is also subject to the statutory maxima provided by section 203(1) of the Act, namely that development contributions for reserves must not exceed the greater of:

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

The Council will generally take development contributions towards providing reserves for open space and recreation in money. In some circumstances the Council may, at its sole discretion, consider taking land in lieu of, or in addition to, money where practicable in accordance with the criteria set out in paragraph 7.5 below.

The Council accepts that there are benefits for the future occupants of subdivisions in having plenty of local open space and recreation areas. However, the Council is often asked to take over and maintain larger open space and recreation areas within a new subdivision than that required under the development contribution provisions. Normally Council will not accept land additional to what is required but in some special cases it may be prepared to accept the vesting and future maintenance of such land where it is of benefit to all ratepayers. No credit towards the development contribution required will be given for, land provided as reserve where it is in excess of what would be considered adequate under the provision levels identified in the Community Facilities Activity Management Plan.

Council also understands that some developers may wish to undertake improvements on the land given as reserve. Subject to agreement by Council at the time of lodgement and the improvement items qualifying in accordance with the criteria set out in section 7.7 below, Council may give a credit for such improvements towards the overall reserve development contribution. Council will not accept, as a credit towards the development contribution required, unnecessary developments on the land and these will not be accepted as suitable for vesting in Council. This includes items such as entrance structures, fountains and other similar embellishments.

Contributions paid at the time of subdivision consent may be reduced by the amount of any development contribution made at the time of a previous building consent on the same land, provided that the previous building was erected within the preceding 10 years. Contributions made at the time of land use or building consent may be reduced by the amount of any contribution made at the time of a previous subdivision consent over the same land, provided that any previous subdivision occurred within the preceding 10 years. There is also provision for approved credits that contribute towards making up the total value of the reserve contribution as set out below.

Council may, at its discretion and in consultation with the developer, calculate a cash amount to be paid per lot as reserve contribution. This approach would normally apply to multi-staged subdivision developments and the amount of cash to pay will be based on the number of lots within each completed stage receiving a certificate under section 224(c) of the Resource Management Act 1991. The calculation would be based on the following methodology:

- agree on credits for reserve land (based on the valuation process outlined below in section 7.3 and the criteria for taking land set out in section 7.5), and
- agree on the value of improvement credits (based on cost estimates supplied and approval of items eligible for credit as described in section 7.7), and
- calculate the total amount of reserve contribution applicable to the subdivision based on the number of lots (less any existing lot credits) multiplied by the appropriate HUE charge, and
- subtract the total credits from the total reserve contribution payable to derive the balance to pay and divide this by the total number of lots in the subdivision to calculate the reserve contribution per lot.

7.3. Valuation of land

Land valuation for the purposes of:

- assessing the value of additional allotments for the purposes of assessing the section 203(1) maxima; and
- assessing a purchase price for land to be vested as reserves,

will be determined by the Council on the basis of the market value of the land at the time the application for subdivision is granted by Council.

For the purposes of assessing the section 203(1) maxima (if necessary) the Council may elect to:

- rely on a registered valuation provided by the developer; or
- engage its own valuer.

In either case the cost of the valuation will be met by the developer.

For the purposes of reserve land vesting, a request will be made by the Council to the consent holder for a valuation from an independent valuer (unless an alternative valuation methodology is agreed by Council). The valuation must be supplied within 30 working days from the date the resource consent application consent is granted. If a valuation report for the land is not received within the 30 working days period Council will engage its own valuer to prepare the valuation. In either case the cost of the valuation will be met by the developer.

The date of valuation will be at the date the subdivision consent application is granted by Council. Subsequent variations to the subdivision consent will not alter the date of valuation

unless the variation includes a change to the reserve area agreed by Council in which case a revised valuation will be sought from the developer.

Unless circumstance require otherwise, valuation must be carried out according to the following:

- the value must exclude:
 - o improvements to the land;
 - o development contributions paid in respect of the land;
 - o servicing and infrastructure costs which would otherwise be attributable to the land;
- an appropriate discount will be made on account of any easements or other rights to which the land is subject;
- where there are different density zonings within a subdivision or Outline Development Plan (ODP), the value will be based on the lowest density zoning;
- the value will include any rights and configuration given by the consents already granted;
- in line with valuation principles, the value will be based on the highest and best use for the particular parcel of land valued (based on the lowest density zoning); and
- the value of the land will be assessed at zero GST.

Unless otherwise agreed between the Council and developer, the valuation of land will occur in a manner consistent with the Public Works Act 1981 and relevant case law.

If Council believes that the valuation provided by the consent holder does not represent a fair value for the land Council reserves the right to obtain an alternative valuation at its own cost. Where the developer and the Council cannot agree on the valuation of the land to be vested, the matter will be referred to an independent valuation arbitrator engaged by both the Council and developer for resolution. The arbitrator will be instructed to seek the correct valuation rather than to mediate a mid-point answer. The findings of the independent arbitrator as to the value of the land will be the final determination of value for the purposes of this policy.

The cost of the arbitrator will be met equally by the developer and the Council.

If having received the final determination of the value of land proposed to be vested as a reserve, the Council determines that, at that price the land does not represent a prudent acquisition for the wider community and the Council's broader portfolio of open spaces, it may, at its sole discretion, choose to take the development contribution for reserves in money rather than in land.

7.4. Cash contributions

If the Council has not agreed a land contribution, or does not require the full contribution to be made in land, then full payment of the reserve contribution, less any credits for land acquired by the Council or improvements to the land, must be paid in cash.

7.5. Criteria for taking land instead of cash

A subdivider/developer may offer the Council land, in lieu of, or in addition to cash, as a reserve contribution. The decision to accept or refuse land a subdivider/developer offers as a reserve contribution is at the Council's sole discretion, but it will be made in discussion with the subdivider/developer at the time the application is lodged or earlier if the Council is notified of the owner's intention to offer land as a reserve contribution. Not all land will be considered by the Council as being suitable for taking as reserve contribution.

Generally no land will be accepted by Council nor credit given where the land exceeds the Council's adopted service provision and distribution standards outlined in the Community Facilities Activity Management Plan. The exception to this is in circumstances where Council considers that there is a wider benefit

In discussion with the subdivider/developer, it will firstly be determined:

- i. whether the development will increase the demand for open space and recreational land; and
- ii. whether there is a shortage of land for open space and recreational use in the area where the development is proposed, and if so, which land in the development can appropriately satisfy this need.

Secondly, discussions over the suitability of the particular land to be acquired by the Council as reserve contribution will need to be held as early as possible, because one piece of land may be superior to another within the same development. To determine the suitability of the land, the Council will use the following criteria together with, any other information that the Council, in its discretion, considers is relevant, in considering the particular development:

- the Council's need for the land based on adopted provision and distribution standards as recorded in the Level of Service statement for neighbourhood reserves in the Community Facilities Activity Management Plan at 1.2 hectares per 1,000 population (excluding access ways) and within easy walking distance from residences (500 metre radius); or 3.0 hectares per 1,000 population for sports parks
- the proximity of the land to other reserves and public open spaces
- the Council's capacity to pay for maintenance and improvements to any land acquired by it as a reserve contribution
- size, location and accessibility
- frontage to a roading network
- suitability of the land to be developed for the required purpose
- soils, gradient and topography
- landscape features and quality

- potential for linkages and walkways
- margins of waterways
- proximity to other desirable features
- potential for views into or from the site
- ecosystems and bio-diversity
- significant mature vegetation
- existing shelter belts
- historic and cultural significance
- safety for users
- potential for enhancement
- absence of hazards and
- vulnerability to natural hazards, including, but not limited to, earthquake damage, inundation and sedimentation.

With respect to the size of reserve land:

- i. A local neighbourhood park should be 2,000 m² to 3,000 m² in size unless it serves primarily an open space function and is adjacent to other open space, where a smaller area may be acceptable.
- ii. A District sports field should be a minimum of 4 hectares.
- iii. If the District sports field is to also accommodate club buildings, the size should be increased to 8 hectares.

The Council considers that the benefits of open space/reserves generally need to be distributed to and enjoyed by the whole community. It therefore will not accept land which clearly benefits only a limited number of users and which is unlikely to fulfil the recreation needs of the community to a substantial extent.

In some instances Council may agree to accept land as reserve contribution that has limited recreation value but has other benefits such as a landscape strip for amenity values which would normally be identified as Local Purpose (Landscape) Reserve on subdivision scheme plans. In this case Council may give a reduced credit (up to 20%) for the land based on its utility and benefit to the community. The credit would only be given subject to the land provided not exceeding the adopted service standard for reserve provision. Where land is required solely for the purposes of creating an access way that forms part of the transportation route within the subdivision and is identified as such in the Outline Development Plan or subdivision scheme plan then no credit for that land will be given as reserve contribution. This is because the land, as with the road corridor, is primarily provided to locate the transportation network. If agreed by both parties, more land than is required as reserve contribution may be vested as reserve at no extra cost to the Council and without additional credits being granted to the developer, but increased development and maintenance costs may be a deterrent to the Council accepting more land than it needs. It will be at the Council's discretion whether it would rather take additional land or cash for future capital improvements.

7.6. Use of cash contributions

Cash taken as part or all of a reserve contribution may be used for:

- the purchase of land for reserves;
- capital improvements to newly acquired land, or existing Council owned land, to provide open space and facilities for sports and recreation needed as a result of development;
- the repayment of loans (be they loans to the Council from external and/or internal funding sources) taken out for the purchase of land for possible future reserves or for capital improvements); and
- any other purposes provided for in section 205 of the Act.

7.7. Credits

Credits, up to a maximum as determined by Council, towards the total calculated reserves development contributions for a subdivision/development may be gained by a subdivider/developer for:

- the retention of valuable existing features on the land;
- improvements to the land vested for recreation, landscape or open space purposes;
- Land provided for storm water management.
- Land to contain water races for amenity purposes.

Credits will be assessed on a case-by-case basis at the request of the subdivider/developer, with the following factors taken into account.

7.7.1. Existing features

Trees/vegetation

Before a developer takes out existing trees and/or shelter belts, it would be appropriate to approach the Council to see if the retention of existing vegetation would have value as a credit for the calculation of reserves contributions. The amenity value that established vegetation adds to the landscape can be considerable, in terms of shade and shelter, wildlife habitat, and retaining local character. The value of existing vegetation is often noticed after its removal, particularly in the case of shelter. It may only be possible to retain large trees and small scale shelter belts if sufficient land is set aside around them to enable trimming and maintenance to take place. Vegetation needs to be in a well maintained condition and have a minimum of 20 years' life remaining to be acceptable. Its location is also critical. Vegetation which is likely to pose health and safety risks to the community, or requires substantial maintenance to keep it safe, will not be accepted as a credit and may be required to be removed from the land as a condition of resource consent.

Any land that is to come into the Council's ownership will be cleared by the developer of noxious weeds and unsuitable vegetation.

Landform

Land which has topographical interest may be desirable for reserves. Features may include natural river terracing, riparian edges, wetlands, natural water features, rock formations, elevation for views, or the land may be part of those areas that come under 'Outstanding Natural Features and Landscapes' B1.4 of the District Plan, Volume Two.

If the land which is to become a reserve has been excavated, filled, polluted or in any way devalued after the Council has accepted the land as a reserve contribution, the developer is required to restore, fill, topsoil and grass down the land, in consultation with the Council and to its satisfaction.

Structures of historic or cultural interest

It may be possible to base a subdivision theme on existing man-made features which add variety and interest to the District. Structures may include fencing, stone or brick walls, gates, paving, garden layout, farming structures, small buildings or remnants thereof, bridges, canals, memorials and historic markers. Reserve land may be taken in places where such items are located, in order to preserve them for future interest but the safety and maintenance of such features have to be acceptable to the Council.

7.7.2 Improvements to the land

At the time the reserve development calculation is calculated, (usually prior to resource consent being granted) the Council will confirm if it is willing to pay for improvements to land provided in lieu of cash development contributions. No credit will be given for improvements on such land unless this has been previously agreed by the Council in writing and this may be recorded in an advice note attached to the consent decision.

Work that comes within the category of reasonable improvements of a standard the Council might itself have made to the land, over time, may have their value assessed as part of the reserve contribution.

Detailed landscape plans and a schedule of costings shall be forwarded to Council expressly for the purpose of reimbursement consideration. In confirming what qualifies as reasonable improvements, Council will give consideration to the following criteria:

- Relevancy to the recreation needs of the community
- Consistency with Council's target service levels
- The impact of improvements including any loss of the land's value as open space
- Follows good environmentally sustainable practices
- Future maintenance or replacement costs
- Alignment with Council policies, strategies and plans, in particular Council's Engineering Code of Practice and Community Facilities Activity Management Plan.

Improvements which may qualify for a credit are limited to the value of the physical improvement and include costs directly relating to their construction, supply or installation only. A credit will therefore not be given for any associated overhead costs such as design, engineering, administration or project management fees. All costs associated with

establishment, routine maintenance and any replacement for the duration of the agreed defects period are also not eligible for credit.

Specific improvements, up to a maximum as determined by Council, which may constitute a credit may include but are not limited to:

- Footpaths, that are not considered part of the transportation network
- Paved areas, that contribute to the functioning of a reserve in terms of seating or picnic areas
- Seating, in a type or style as often installed by Council
- Litter bins (where there is legitimate need as per Council's litter bin guidelines)
- Landscape planting, including amenity trees and shrub / garden borders, of approved species. Street trees and gardens are not included and are not eligible for credit
- Play equipment, where there is an identified need (meets service levels in terms of distribution, target age, type of equipment etc.) and which meets all safety standards in its design and installation
- Road frontage fencing such as post and chain or bollards.

All costs associated with land formation, earthworks and the establishment of turf are not eligible for credit, as it is a requirement that land is presented in a levelled, top soiled and grassed state upon vesting to Council, as a minimum standard.

A credit will generally not be given for elaborate structures, works of art, walls and gateways, special or decorative paving, boardwalks, fountains and water features, tennis courts or anything that is intended to enhance the development to increase its market appeal rather than to offset the impact of development and the loss of open space which results. Such improvements would be assessed through the engineering approval process to ensure they do not lead to greater than normal maintenance costs for the Council, once it becomes owner of the improvements.

All works carried out on land which is to come into Council ownership must meet the Council's Engineering Codes and relevant safety standards.

The Council reserves the right to take cash in lieu of improvements so it may develop either the land in question or land elsewhere in the community, where increased demands for facilities are already being felt or are anticipated. The Council may want to involve the new residents in the design of their reserve land at a later date, in which case cash will be taken to pay for this work in the future. The land will be prepared, top-soiled and grassed by the developer to the minimum standards and specifications for turf establishment (as per Councils Engineering Code of Practice - Part 10) and be presented in a tidy condition before being vested in Council.

Pathways and land for access ways (including cycle ways) which are requested by the Council to form part of an integrated transportation network will be paid for by the developer and will not form part of the reserve contribution. This will be so even when the land on which they are routed may be agreed to become reserve land (other than road reserve) vested in Council. This can be viewed in the same way as the road pavements and related infrastructure are inherently provided at the developers cost as part of its obligations to provide a properly provisioned and connected roading network to service the development. The same will apply to the creation and formation of supporting walking and cycling networks utilising pathways that contribute to an overall transportation network that equally service the development. This is in line with the goals and objectives of Council's Walking and Cycling Strategy, and the District Plan, which seeks to provide for better urban form, and a more sustainable land transport system that utilises transport modes other than those exclusively associated with just roads and motor vehicles.

The type of circumstances that would likely result in a pathway required to be provided by the developer that would not qualify as being considered being part of any reserve contribution assessment would include:

- Those situations where pathways are required to contribute to the development of an integrated transport network;
- Those pathways required to link between existing and through new developments by a succession of logically connected reserves;
- Where pathways are utilised in preference to on road facilities as may be otherwise required by Council's roading standards;
- Where identified as part of, or contributing to, linkages identified in Council's District Plan (including Outline Development Plans), Structure and Township Plans, and the Council's Walking and Cycling Strategy; and
- Those situations that support the outcomes of the Design Guide for Residential subdivision in Urban Living Zones.

Otherwise the Council, in its discretion, may view the pathway as more of an enhancement of a reserve that serves no real transport purpose for assessment as part of a reserve contribution. This is where it may contribute to the localised function and amenity of a reserve, in conjunction with any other related improvements on a small and localised scale.

7.7.3. Stormwater management areas

Land is vested in Council as part of subdivision development to contain structures for storm water management are generally not eligible for credit as the land is primarily provided to manage the storm water requirements for the subdivision.

However storm water management can include above ground structures and features such as swales, retention basins, wetlands and streams, together with riparian planting. This approach can enhance access linkages, landscape, recreation, ecology, and cultural values, in addition to land drainage.

While its primary purpose may be for stormwater management, the land can serve a secondary function as open space. Subject to Council's discretion and meeting relevant criteria set out above under paragraph 7.5, *Criteria for Taking Land instead of Cash*, a credit towards a reserve contribution may be gained for land vested in Council for storm water management. To be considered for a credit the land must;

- add to an existing reserve or
- be co-located with a recreation reserve to be vested in Council and
- not exceed the adopted service standard for reserve provision when considered with other reserves vested as part of the subdivision (if any).

In such a case, up to 20% of the value of the land used for stormwater management may be credited towards development contributions for that development. Where sites provided for storm water management meet the criteria above and a credit is given for the land this shall not extend to improvements on the land and no credits will be given for improvements.

Discussions should be entered into as early as possible if the developer is contemplating the inclusion of a combined stormwater/open space feature as it will be dependent on a number of factors which should be identified at the outset and may affect other infrastructure, for example, the transportation layout.

7.7.4. Water race reserves

Where water races pass through sub-divisions there is an opportunity to integrate these into the landscape of the development area to provide additional amenity. This can provide landscape, recreation and ecology values as well as maintaining the primary stock water supply function. Where, as part of the subdivision development, land is required to contain or realign stock water races through a subdivision it will need to be of sufficient width to enable the water race to be cleared to comply with the Stock Water Bylaw. Where the land required for the water race adjoins a recreation reserve to be set aside in the subdivision a credit for up to a maximum of 20% of the land value (as valued in accordance with section 7.3) may be gained. The area containing the water race should be created in a separate land parcel and identified as a Local Purpose (Utility) reserve. Where sites provided for water races gain a credit for the land this shall not extend to improvements on the land and no credits will be given for improvements.

7.7.5. Reserve Classification and Credit

When land is accepted as a credit towards reserve contribution it must be vested in Council with an appropriate reserve classification in accordance with the Reserves Act 1977. The types of reserve to be vested must be agreed by Council when the consent is lodged and the reserve classification identified on the approved plan. When titles for the reserve are created and lodged they must record the agreed reserve classification.

Each type of reserve will receive a credit towards reserve contribution based on the following percentage of the agreed valuation:

Reserve Classification	% Credit	Criteria
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Recreation Reserve	Up to 100%	Normally receive 100% unless provision levels are exceeded
Local Purpose (Landscape) Reserve	Up to 20%	Normally receive 20% unless provision levels are exceeded
Local Purpose (Stormwater) Reserve	0% to 20%	Credit subject to factors outlined in 7.7.3
Local Purpose (Utility) Reserve	0% to 20%	Credit subject to factors outlined in 7.7.4
Local Purpose (Access Way) Reserve	0%	No credit available (refer 7.5)
Local Purpose (Esplanade) Reserve	0%	No credit available

8. OUTLINE DEVELOPMENT PLAN AREAS – GROUPED ASSETS

There are defined areas where the Council has established an Outline Development Plan (ODP) in the District Plan as a way to co-ordinate the development of land in fragmented ownership. This involves the building of network infrastructure by the Council to allow development to occur in an integrated fashion in keeping with community expectations for an urban area.

The cost of this infrastructure will be recouped from developers (who are the beneficiaries), by means of development contributions. Note that this policy applies only to new developments in the areas identified below and not to all ODPs in the District Plan.

8.1. Rolleston Lowes Road Outline Development Plan Area

The Lowes Road Structure Plan area is comprised of three sub-areas. These are based on the road network which naturally divides into these areas which have different development intensities and therefore quite different roading costs. The cost of road upgrading has also been assessed separately for each area in the same way, the costs of walkways/cycleways in the north have been treated separately from those in the south.

8.1.1 Further section 101(3) analysis

Before making the decision to fund the development plan area in the manner set out in Table 1 the Council gave consideration to:

- the general factors set out in paragraph 2.4 above; and
- the following specific factors,

in accordance with the requirements of section 101(3) of the Act.

The community outcomes to which the activity primarily contributes	A clean environment, A healthy community, A safe place to live, work and play and An accessible district
The distribution of benefits between the community as a whole, any identifiable part of	Capital expenditure will provide network capacity and therefore benefit to the growth community within the relevant ODP.

the community, and individuals, in relation to the activity	Council intends to recover the cost of growth from the development community. Improving levels of service, historical catchup or asset renewal will be funded from other sources of revenue by the existing community.
The period in or over which those benefits are expected to occur	Capital expenditure often has benefits extending beyond the 10 year horizon of the LTP. For each of the individual capital expenditure projects the Council determines the length of time over which the asset created by the expenditure will provide a benefit to the community.
The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity	New development occurring within an ODP requires the Council to have new network infrastructure assets in place to serve that ODP. Council has identified the capital expenditure necessary to provide the network infrastructure capacity needed by the growth community. It is appropriate that the growth community bear the capital cost of the network infrastructure which is required by growth in an ODP area and development contributions are an appropriate mechanism to achieve this.
The costs and benefits, including consequences for transparency, of funding the activity distinctly from other activities	The benefits of additional network infrastructure accrue to the new or improved properties in an ODP area generating demand for that capacity. The Council's view is that the use of development contributions to partially or fully fund the cost of additional network infrastructure is best done in proportion to the benefit received by the growth community. The benefits of funding additional network infrastructure capacity to meet demand from development include greater transparency and efficiency by requiring an appropriate share of the actual costs to be paid by developers. Council has the appropriate systems in place to separately identify the charges and costs of this activity. In particular: • It is recognized that some allotments will receive a very high degree of benefit from the structure plan and that others will receive a lower degree of benefit. • Some developments derive direct benefits as they have direct access to the new roads. It is appropriate that these lots should pay a

	higher proportion of the costs of development than those who do not benefit so directly. There are other lots which pay a lower proportion as they have no direct access onto the new roads although they benefit from greater connectivity. These allotments will pay a 'low' charge. In the area north of Lowes Road there are a small number of deep allotments which benefit from new roading on one side but which will still need to provide substantial internal roading. These lots have been assessed to pay an intermediate amount. • In the north, 'low' benefitting properties pay 20% of what 'high' properties pay. 'Medium' benefitting properties pay 70%. • In the south, low benefitting properties pay 10%. This is because the need for roading in the south is less to do with general connectivity and more to do with providing access.
In addition to the factors above, the Council has assessed the overall impact of the allocation of liability for the revenue needs of the community	The liability for revenue falls proportionally on the growth community. Council has considered the negative impact of the allocation of liability for revenue on the growth community and considers that the level of development contributions is affordable.

8.1.2 Who Gets Charged

The level of benefit has been assessed for each allotment in the area (as at 1 January 2010). Contributions will be levied according to this assessment on the subdivision of the allotment and any subsequent subdivision of child allotments.

8.1.3 What is being provided?

The Council will assume responsibility for the provision of the following infrastructure within the ODP area. Developers will be required to cover the proportion of costs indicated:

- all roads shown on the Lowes Road Outline Development Plan area as shown in the District Plan, including associated stormwater disposal and street lighting (90%);
- water and sewer pipes along the road corridors shown in the structure plan (90%);
- the purchase of land for and formation of walkways and cycle ways shown in the ODP (50%);
- upgrading of Lowes Road, Jozecom Place and Fairhurst Place (90%).

The balance of costs not funded from development contributions levied over this structure plan area will be funded by either the Council's general rates or development contributions for stormwater systems levied over the wider Rolleston area. The level of this funding reflects the Council's assessment of the distribution of benefits arising from the new infrastructure.

8.2. Lincoln Outline Development Plan Area 4

The Lincoln Outline Development Plan Area 4 is an area to the north of Lincoln bounded by Birchs and Tancreds Roads. It is a conventional residential development area in accordance with the Lincoln Structure Plan.

8.2.1 Further section 101(3) analysis

Before making the decision to fund the development plan area in the manner set out in Table 1 the Council gave consideration to:

- the general factors set out in paragraph 2.4 above; and
- the following specific factors,

in accordance with the requirements of section 101(3) of the Act.

The community outcomes to which the activity primarily contributes	A clean environment, A healthy community, A safe place to live, work and play and An accessible district
The distribution of benefits between the community as a whole, any identifiable part of the community, and individuals, in relation to the activity	Capital expenditure will provide network capacity and therefore benefit to the growth community within the relevant ODP. Council intends to recover the cost of growth from the development community. Improving levels of service, historical catchup or asset renewal will be funded from other sources of revenue by the existing community.
The period in or over which those benefits are expected to occur	For each of the individual capital expenditure projects the Council determines the length of time over which the asset created by the expenditure will provide a benefit to the community.

The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity	New development occurring within an ODP requires the Council to have new network infrastructure assets in place to serve that ODP. Council has identified the capital expenditure necessary to provide the network infrastructure capacity needed by the growth community. It is appropriate that the growth community bear the capital cost of the network infrastructure which is required by growth in an ODP area and development contributions are an appropriate mechanism to achieve this.
The costs and benefits, including consequences for transparency, of funding the activity distinctly from other activities	The benefits of additional network infrastructure accrue to the new or improved properties in an ODP area generating demand for that capacity. The Council's view is that the use of development contributions to partially or fully fund the cost of additional network infrastructure is best done in proportion to the benefit received by the growth community. The benefits of funding additional network infrastructure capacity to meet demand from development include greater transparency and efficiency by requiring an appropriate share of the actual costs to be paid by developers. Council has the appropriate systems in place to separately identify the charges and costs of this activity.
In addition to the factors above, the Council has assessed the overall impact of the allocation of liability for the revenue needs of the community	The liability for revenue falls proportionally on the growth community. Council has considered the negative impact of the allocation of liability for revenue on the growth community and considers that the level of development contributions is affordable.

8.2.2 Who Gets Charged

All new developments within the Lincoln Outline Development Plan Area 4 per the map in Appendix2 to this policy will be subject to the development contribution.

8.2.3 What is being provided?

The Council will provide certain roading and associated services including within the carriageway, and a wastewater pump station.

HOW TO WORK OUT THE DEVELOPMENT CONTRIBUTION PAYABLE

STEP 1
Determine in which location within the District your development is to occur
STEP 2
Go to the Development Contributions Schedule (Table 1) and identify the fees payable per unit of demand for your development contribution area
STEP 3
Establish how many units of demand your development will create for each of the community facilities
STEP 4
Multiply the units of demand (step 3) by the fee per unit of demand (step 2) to determine the total development contributions payable

Appendix 1: Schedule of Assets as per Section 201 A

	Net Expenditure incurred pre 2021	Expenditure planned 2021- 2031	Expenditure post 2031	Total Cost	% of total cost funded from Development Contribution	% funded from other sources		Net Expenditure incurred pre 2021	Expenditure planned 2021- 2031	Expenditure post 2031	Total Cost	% of total cost funded from Development Contribution	% funded from other sources	
	\$	\$	\$	\$	%	%		\$	\$	\$	\$	%	%	
Transportation- Roading														
Eastern Selwyn Development Area														
							Opening Balance	(9,713,039)	-	-	(9,713,039)			
Water							Burnham School Rd Widening	-		1,238,586	1,238,586	9%	91%	
							Wordsworth St Extension	-	740,000	-	740,000	38%	62%	
Prebbleton Water							Traffic Signals at Rolleston Dr/Tennyson St	-	3,000,000	-	3,000,000	31%	69%	
							Town Centre Signage	-	14,433	-	14,433	0%	100%	
	814,442			814,442			Town Centre Car Parks	-	4,995,136	-	4,995,136	30%	70%	
Opening Balance	-	2,932,472	-	2,932,472	100%	0%	Weedons Ross Rd Widening	-	-	2,098,690	2,098,690	7%	93%	
Prebbleton Growth	-	197,029	-	197,029	100%	0%	Tennyson/Moore St Roundabout	-	1,175,609	-	1,175,609	10%	81%	
Interest	-	-	-	-			Moore St Extension	-	1,661,945	-	1,661,945	23%	77%	
	814,442	3,129,501	-	3,943,943			Markham Way Traffic Calming	-	309,600	-	309,600	9%	91%	
							Railway Rd Izone Upgrade	-	516,000	-	516,000	7%	93%	
Rolleston Water							Hoskyns Rd Widening Stage 1	-	2,039,918	-	2,039,918	8%	92%	
Opening Balance	171,093			171,093			George Holmes Rd Upgrade	-	265,740	-	265,740	4%	96%	
Rollleston Growth	-	10,824,751	-	10,824,751	100%	0%	Lowes Rd/Levi Dr/Masefield Dr Roundabout	-	3,939,285	-	3,939,285	14%	86%	
Interest	-	487,258	-	487,258	100%	0%	Brookside Road/Rolleston Dr Roundabout	-	656,274	-	656,274	9%	91%	
	171,093	11,312,009	-	11,483,102			Broadlands Dr Stage 3 Extension Helpet	-	-	3,165,237	3,165,237	59%	41%	
							Goulds/East Maddisons Rd Roundabout - Faringdon	-	3,157,700	-	3,157,700	43%	57%	
Southbridge Water							Relocated Rolleston Park N Ride	-	4,159,072	-	4,159,072	20%	80%	
Opening Balance	22,962			22,962			Jones Rd/Two Chain Road Realignment	-	3,474,450	-	3,474,450	8%	92%	
Southbridge Growth	-	165,856	-	165,856	100%	0%	Two Chain Rd Widening Stage 1	-	579,075	-	579,075	9%	91%	
Interest	-	16,225	-	16,225	100%	0%	Rolleston Dr Access Upgrade	-	1,980,000	-	1,980,000	21%	79%	
	22,962	182,081	-	205,043			Wordsworth St South	-	1,750,000	-	1,750,000	27%	73%	
							Springston Rolleston Rd Upgrade Stage 2	-	118,680	-	118,680	7%	93%	
							Foster Park Park N Ride Formalisation	-	531,480	-	531,480	13%	87%	
Lincoln Water							East Maddisons Rd Kerb and Channel	-	229,696	-	229,696	16%	84%	
Opening Balance	1,381,143			1,381,143			Walkers Rd/Two Chain Rd Roundabout	-	1,389,780	-	1,389,780	14%	86%	
Lincoln Growth	-	1,005,032	-	1,005,032	100%	0%	Selwyn/Weedons Rd Roundabout	-	5,362,785	-	5,362,785	44%	56%	
Reservoir	-	2,123,820	-	2,123,820	90%	10%	Lincoln Rolleston Rd/Selwyn Road Intersection Upgr	-	1,839,435	-	1,839,435	22%	78%	
Interest	-	478,643	-	478,643	100%	0%	Burnham School Rd/Dunns Crossing Rd Traffic Signal	-	-	4,128,570	4,128,570	17%	83%	
	1,381,143	3,607,495	-	4,988,638			Lowes Rd/Dunns Crossing Rd Roundabout	-	-	3,642,900	3,642,900	18%	82%	
							Rolleston and Lincoln Bus Stop Improvement Prograi	-	1,017,343	-	1,017,343	0%	100%	
Darfield Water							Shelter and RTI at Lincoln Events Centre	-	53,000	-	53,000	0%	100%	
Opening Balance	1,396,166			1,396,166	81%	30%	Tancred's Rd Seal Extension	-	260,425	-	260,425	17%	83%	
Darfield Growth	-	1,555,990	-	1,555,990	100%	0%	Lincoln Carpark Stage 1	-	768,934	-	768,934	10%	90%	
Interest	-	339,271	-	339,271	100%	0%	Gerald St/West Belt Traffic Signals	-	2,251,020	-	2,251,020	10%	90%	
	1,396,166	1,895,261	-	3,291,427			Gerald St Upgrade Eastern End	-	4,502,040	-	4,502,040	23%	77%	
							Expanded Lincoln Park N Ride	-	2,316,300	-	2,316,300	13%	87%	
							Ellesmere Junction & Weedons IS (SNP)	-	-	-	0	12%	88%	
Kirwee							Meijer Dr Extension	-	1,787,595	-	1,787,595	12%	88%	
Opening Balance	201,176			201,176			Lincoln Carpark Stage 2	-	858,046	-	858,046	10%	90%	
Kirwee growth	-	272,829	-	272,829	100%	0%	Gerald/Vernon Dr Traffic Signals (SNP)	-	3,065,725	-	3,065,725	13%	87%	
Interest	-	84,428	-	84,428	100%	0%	Gerald St Upgrade Transitional Section	-	4,292,015	-	4,292,015	21%	79%	
	201,176	357,257	-	558,433			Gerald/James/Edward Traffic Signals	-	-	2,674,800	2,674,800	11%	89%	
							Russ Drive L2 Culvert	-	-	-	0	39%	61%	
							Gerald St Upgrade Western End	-	-	3,343,500	3,343,500	29%	71%	
							Traffic Signals Springs/Gerald/Ellesmere Junction Rd	-	-	4,680,900	4,680,900	20%	80%	
Leeston							Rolleston and Lincoln Bus Stop Improvement Prograi	-	330,657	-	330,657	0%	100%	
Opening Balance	272,446			272,446			Trents Rd widening	-	397,320	-	397,320	7%	93%	
Well and Pipework Upgrade	-	1,256,962	-	1,256,962	95%	0%	Shands/Trents Rd Roundabout (SNP)	-	4,644,000	-	4,644,000	7%	93%	
Interest	-	178,315	-	178,315	100%	0%	Shands/Hamptons Rd Roundabout (SNP)	-	5,314,800	-	5,314,800	7%	93%	
	272,446	1,435,277	-	1,707,723			Ellesmere Rd Seal Widening	-	2,132,891	-	2,132,891	7%	93%	
							Hamptons Rd Widening	-	546,895	-	546,895	7%	93%	
							Springs/Hamptons Rd Roundabout (SNP)	-	3,828,265	-	3,828,265	7%	93%	
West Melton							Springs Road /Tosswill Road Traffic Signals	-	2,895,375	-	2,895,375	15%	85%	
Opening Balance	142,331			142,331			Prebbleton Streets Upgrade (3 original Streets)	-	-	3,086,000	3,086,000	0%	100%	
West Melton Growth	-	1,326,904	-	1,326,904	50%	0%	Springs Rd Upgrade Stage 2	-	-	1,003,050	1,003,050	15%	85%	
Interest	-	3,976	-	3,976	100%	0%	Templeton to Prebbleton Cycleway	-	1,312,548	-	1,312,548	14%	86%	
	142,331	1,330,880	-	1,473,211			Jones Rd Cycleway	-	775,961	-	775,961	14%	86%	
							Rolleston South to RIZ Cycleway	-	-	913,385	913,385	14%	86%	
Sewerage							Rolleston to Burnham Cycleway	-	3,310,983	-	3,310,983	14%	86%	
							Darfield to Kirwee Cycleway	-	-	3,302,856	3,302,856	30%	70%	
							West Melton to Rolleston Cycleway	-	-	2,548,980	2,548,980	14%	86%	
Selwyn Sewerage Scheme							Prebbleton to CSM1 Cycleway	-	-	668,700	668,700	14%	86%	
Opening Balance	19,365,800			19,365,800			Leeston to Southbridge Cycleway	-	-	4,735,770	4,735,770	30%	70%	
Sewerage Treatment and Reticulation	-	74,691,724	113,398,155	188,089,879	74%	26%	Springston to Rolleston Cycleway	-	-	1,960,428	1,960,428	14%	86%	
Interest	-	9,044,499	21,389,576	30,434,075	100%		Springs Rd to Lincoln (Boundary Rd to Hub) Cycleway	-	-	-	0	14%	86%	
	19,365,800	83,736,223	134,787,731	237,889,754			Mathias St - Level Crossing Pedestrian Upgrade	-	82,034	-	82,034	0%	100%	
							Mathias St Level Crossing Upgrade	-	273,448	-	273,448	0%	100%	
							McMillan St - Level Crossing Pedestrian Upgrade	-	82,034	-	82,034	0%	100%	
							Perrin Pl - Level Crossing Pedestrian Upgrade	-	54,690	-	54,690	0%	100%	
							Creyke Rd Level Crossing Upgrade	-	297,933	-	297,933	0%	100%	
Stormwater							North Terrace Level Crossing Upgrade	-	324,928	-	324,928	0%	100%	
							Horndon St North Level Crossing Upgrade	-	-	401,220	401,220	0%	100%	
Lincoln							Homebush Rd level Crossing Upgrade	-	-	354,025	354,025	0%	100%	
Opening Balance	2,128,026			2,128,026			Weedons Ross Rd Main St West Melton Upgrade	-	258,000	-	258,000	0%	100%	
Interest	-	220,305	-	220,305	100%		Hoskyns Rd Widening Stage 2	-	858,403	-	858,403	0%	100%	
	2,128,026	220,305	-	2,348,332			Interest	-	(972,597)	-	(82,860)	(1,055,457)		
								(9,713,039)	91,807,102	43,864,736	125,958,799			

	Net Expenditure incurred pre 2021	Expenditure planned 2021- 2031	Expenditure post 2031	Total Cost	% of total cost funded from Development Contribution	% funded from other sources
	\$	\$	\$	\$	%	%
Transportation- Roading						
Rest of District						
Opening Balance	-	-	-	-		
Burnham School Rd Widening	-	-	1,238,586	1,238,586	0.2%	99.8%
Wordsworth St Extension	-	740,000	-	740,000	0.2%	99.8%
Traffic Signals at Rolleston Dr/Tennyson St	-	3,000,000	-	3,000,000	0.5%	99.5%
Town Centre Signage	-	14,433	-	14,433	0.0%	100.0%
Town Centre Car Parks	-	4,995,136	-	4,995,136	0.2%	99.8%
Weedons Ross Rd Widening	-	-	2,098,690	2,098,690	0.4%	99.6%
Tennyson/Moore St Roundabout	-	1,175,609	-	1,175,609	0.3%	99.7%
Moore St Extension	-	1,661,945	-	1,661,945	0.3%	99.7%
Markham Way Traffic Calming	-	309,600	-	309,600	0.2%	99.8%
Railway Rd Izone Upgrade	-	516,000	-	516,000	0.3%	99.7%
Hoskyns Rd Widening Stage 1	-	2,039,918	-	2,039,918	0.3%	99.7%
George Holmes Rd Upgrade	-	265,740	-	265,740	0.1%	99.9%
Lowes Rd/Levi Dr/Masefield Dr Roundabout	-	3,939,285	-	3,939,285	0.2%	99.8%
Brookside Road/Rolleston Dr Roundabout	-	656,274	-	656,274	0.2%	99.8%
Broadlands Dr Stage 3 Extension Helpet	-	-	3,165,237	3,165,237	0.7%	99.3%
Goulds/East Maddisons Rd Roundabout - Faringdon	-	3,157,700	-	3,157,700	0.4%	99.6%
Relocated Rolleston Park N Ride	-	4,159,072	-	4,159,072	0.0%	100.0%
Jones Rd/Two Chain Road Realignment	-	3,474,450	-	3,474,450	0.3%	99.7%
Two Chain Rd Widening Stage 1	-	579,075	-	579,075	0.2%	99.8%
Rolleston Dr Access Upgrade	-	1,980,000	-	1,980,000	0.4%	99.6%
Wordsworth St South	-	1,750,000	-	1,750,000	0.2%	99.8%
Springston Rolleston Rd Upgrade Stage 2	-	118,680	-	118,680	0.1%	99.9%
Foster Park Park N Ride Formalisation	-	531,480	-	531,480	0.0%	100.0%
East Maddisons Rd Kerb and Channel	-	229,696	-	229,696	0.2%	99.8%
Walkers Rd/Two Chain Rd Roundabout	-	1,389,780	-	1,389,780	0.5%	99.5%
Selwyn/Weedons Rd Roundabout	-	5,362,785	-	5,362,785	1.7%	98.3%
Lincoln Rolleston Rd/Selwyn Road Intersection Upgr	-	1,839,435	-	1,839,435	0.8%	99.2%
Burnham School Rd/Dunns Crossing Rd Traffic Signal	-	-	4,128,570	4,128,570	0.3%	99.7%
Lowes Rd/Dunns Crossing Rd Roundabout	-	-	3,642,900	3,642,900	0.3%	99.7%
Rolleston and Lincoln Bus Stop Improvement Progra	-	1,017,343	-	1,017,343	0.0%	100.0%
Shelter and RTI at Lincoln Events Centre	-	53,000	-	53,000	0.0%	100.0%
Tancred's Rd Seal Extension	-	260,425	-	260,425	0.4%	99.6%
Lincoln Carpark Stage 1	-	768,934	-	768,934	0.4%	99.6%
Gerald St/West Belt Traffic Signals	-	2,251,020	-	2,251,020	0.4%	99.6%
Gerald St Upgrade Eastern End	-	4,502,040	-	4,502,040	0.7%	99.3%
Expanded Lincoln Park N Ride	-	2,316,300	-	2,316,300	0.0%	100.0%
Ellesmere Junction & Weedons IS (SNP)	-	-	-	-	0.8%	99.2%
Meijer Dr Extension	-	1,787,595	-	1,787,595	0.5%	99.5%
Lincoln Carpark Stage 2	-	858,046	-	858,046	0.4%	99.6%
Gerald/Vernon Dr Traffic Signals (SNP)	-	3,065,725	-	3,065,725	0.6%	99.4%
Gerald St Upgrade Transitional Section	-	4,292,015	-	4,292,015	0.8%	99.2%
Gerald/James/Edward Traffic Signals	-	-	2,674,800	2,674,800	0.3%	99.7%
Russ Drive L2 Culvert	-	-	-	-	0.6%	99.4%
Gerald St Upgrade Western End	-	-	3,343,500	3,343,500	1.4%	98.6%
Traffic Signals Springs/Gerald/Ellesmere Junction Rd	-	-	4,680,900	4,680,900	1.0%	99.0%
Rolleston and Lincoln Bus Stop Improvement Progra	-	330,657	-	330,657	0.0%	100.0%
Trents Rd widening	-	397,320	-	397,320	0.1%	99.9%
Shands/Trents Rd Roundabout (SNP)	-	4,644,000	-	4,644,000	0.1%	99.9%
Shands/Hamptons Rd Roundabout (SNP)	-	5,314,800	-	5,314,800	0.1%	99.9%
Ellesmere Rd Seal Widening	-	2,132,891	-	2,132,891	0.1%	99.9%
Hamptons Rd Widening	-	546,895	-	546,895	0.1%	99.9%
Springs/Hamptons Rd Roundabout (SNP)	-	3,828,265	-	3,828,265	0.1%	99.9%
Springs Road /Tosswill Road Traffic Signals	-	2,895,375	-	2,895,375	0.1%	99.9%
Prebbleton Streets Upgrade (3 original Streets)	-	-	3,086,000	3,086,000	0.0%	100.0%
Springs Rd Upgrade Stage 2	-	-	1,003,050	1,003,050	0.1%	99.9%
Templeton to Prebbleton Cycleway	-	1,312,548	-	1,312,548	3.7%	96.3%
Jones Rd Cycleway	-	775,961	-	775,961	3.7%	96.3%
Rolleston South to RIZ Cycleway	-	-	913,385	913,385	3.7%	96.3%
Rolleston to Burnham Cycleway	-	3,310,983	-	3,310,983	3.7%	96.3%
Darfield to Kirwee Cycleway	-	-	3,302,856	3,302,856	7.5%	92.5%
West Melton to Rolleston Cycleway	-	-	2,548,980	2,548,980	3.7%	96.3%
Prebbleton to CSM1 Cycleway	-	-	668,700	668,700	3.7%	96.3%
Leeston to Southbridge Cycleway	-	-	4,735,770	4,735,770	7.5%	92.5%
Springs to Rolleston Cycleway	-	-	1,960,428	1,960,428	3.7%	96.3%
Springs Rd to Lincoln (Boundary Rd to Hub) Cycleway	-	-	-	-	3.7%	96.3%
Mathias St - Level Crossing Pedestrian Upgrade	-	82,034	-	82,034	12.3%	87.8%
Mathias St Level Crossing Upgrade	-	273,448	-	273,448	36.8%	63.3%
McMillan St - Level Crossing Pedestrian Upgrade	-	82,034	-	82,034	12.3%	87.8%
Perrin Pl - Level Crossing Pedestrian Upgrade	-	54,690	-	54,690	12.3%	87.8%
Creyke Rd Level Crossing Upgrade	-	297,933	-	297,933	12.3%	87.8%
North Terrace Level Crossing Upgrade	-	324,928	-	324,928	12.3%	87.8%
Horndon St North Level Crossing Upgrade	-	-	401,220	401,220	24.5%	75.5%
Homebush Rd level Crossing Upgrade	-	-	354,025	354,025	12.3%	87.8%
Weedons Ross Rd Main St West Melton Upgrade	-	258,000	-	258,000	0.0%	100.0%
Hoskyns Rd Widening Stage 2	-	858,403	-	858,403	17.2%	82.9%
Interest	-	(43,606)	(16,497)	(60,103)	100%	0%
	-	92,736,094	43,931,099	136,667,193		

Lincoln ODP4

Opening Balance	2,517,739	-	2,517,739		
Interest	-	266,665	266,665	100.0%	0.0%
	2,517,739	266,665	2,784,404		

Broadlands Drive - Section 2 Title Plan SO494531

Opening Balance	1,180,584	-	1,180,584		
Interest	-	-	-		
	1,180,584	-	1,180,584		

Lowes Rd ODP Area

Opening Balance	1,812,871	-	1,812,871		
Lowes Road ODP TOTAL AREA	-	-	-		
Lowes Road ODP Area: North High	-	-	-		
Lowes Road ODP Area: North Medium	-	-	-		
Lowes Road ODP Area: North Low	-	-	-		
Lowes Road ODP Area: Fairhurst High	-	-	-		
Lowes Road ODP Area: Fairhurst Low	-	-	-		
Lowes Road ODP Area: Jozecom High	-	-	-		
Lowes Road ODP Area: Jozecom Low	-	-	-		
	1,812,871	-	1,812,871		

Reserves

Ellesmere Ward

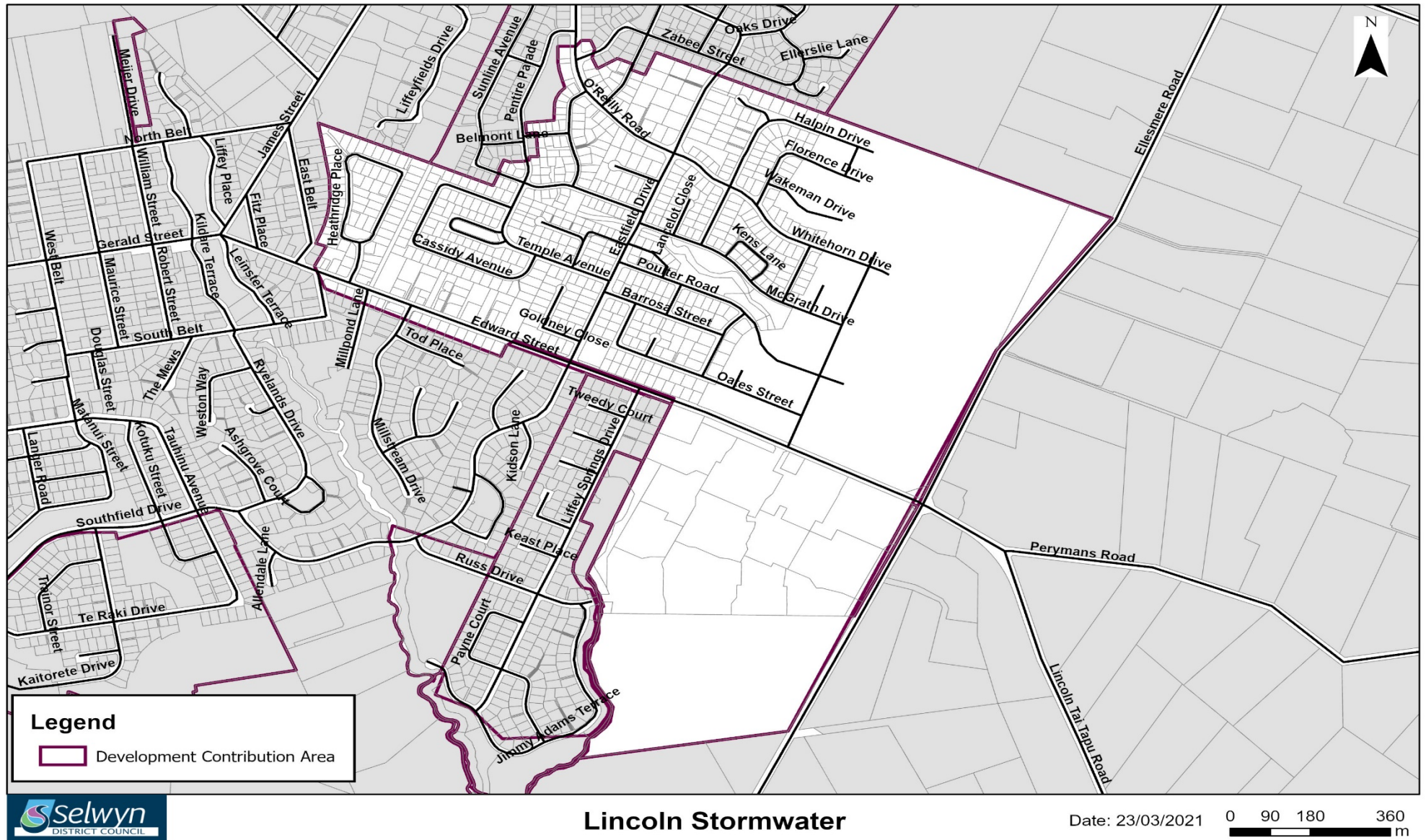
Opening Balance	(741,892)	-	(741,892)		
Land Credits	-	1,539,363	1,539,363	100%	0%
Improvement Credits	-	0	0	100%	0%
Dunsandel TownshipNew Passive Reserve	-	104,031	104,031	83%	17%
Leeston TownshipNew Reserve Development	-	390,811	390,811	100%	0%
Southbridge TownshipNew Reserve/Playground	-	166,316	166,316	95%	5%
Leeston CCConstruction Design & Consents	-	190,200	190,200	12%	88%
Leeston CCBuilding Works	-	4,369,651	4,369,651	12%	88%
Dunsandel DomainWalking/Exercise Track	-	29,133	29,133	15%	85%
Chamberlains FordDevelop Picnic Area	-	9,859	9,859	20%	81%
Coes FordDevelop Picnic & Reserve Area	-	10,358	10,358	20%	81%
Lakeside DomainWalkway Development	-	31,580	31,580	20%	81%
Lakeside DomainPicnic Area Development	-	9,600	9,600	20%	81%
Leeston ParkDevelop Extension	-	751,679	751,679	87%	13%
Leeston ParkNew Toilet Block/Change Facility	-	842,140	842,140	70%	30%
Leeston TownshipNew Toilet Facility	-	323,197	323,197	18%	82%
Osborne ParkNew Toilet Facility	-	258,434	258,434	6%	94%
Southbridge ParkIrrigation and Drainage	-	194,219	194,219	24%	77%
Southbridge Astro Turf cricket wicket	-	30,810	30,810	77%	23%
Southbridge ParkDevelop Extension	-	487,070	487,070	81%	19%
Interest	-	70,815	70,815	100%	
	(741,892)	9,809,264	9,067,372		

Selwyn Central

Opening Balance	(11,226,743)	-	(11,226,743)		
Land Credits	-	15,303,491	15,303,491	100%	0%
Improvement Credits	-	2,792,283	2,792,283	100%	0%
Rolleston TownshipRolleston Town Square Develop	-	6,435,100	6,435,100	41%	59%
Rolleston TownshipNew Passive Reserves Rolles	-	2,096,594	2,096,594	100%	0%
Foster ParkRecreation Precinct Devt	-	894,774	894,774	95%	5%
Foster ParkHockey Artificial Surface	-	2,500,000	2,500,000	63%	37%
Foster ParkCar Park & Roadways	-	1,000,000	1,000,000	95%	5%
Foster ParkLoan Costs for Land Purchase	-	3,364,604	3,364,604	100%	0%
Rolleston ReserveRolleston Reserve Redevelopment	-	4,211,404	4,211,404	72%	28%
Large Scale ParkDistrict Park Development	-	18,116,290	18,116,290	90%	10%
West Melton DomainDomain Extension - Developme	-	463,300	463,300	88%	12%
West Melton DomainPerimeter Footpath	-	291,693	291,693	55%	45%
West Melton DomainTennis Courts Replacement	-	610,552	610,552	22%	78%
West Melton DomainCricket Nets	-	41,080	41,080	78%	22%
West Melton DomainNew Toilet Block	-	350,021	350,021	37%	63%
West Melton DomainMains Sewer Connection	-	130,000	130,000	74%	26%
Weedons DomainAdditional Practice Wicket	-	18,948	18,948	90%	10%
Weedons DomainField Development	-	53,950	53,950	90%	10%
Foster ParkFootball Artificial Surface	-	1,500,000	1,500,000	63%	37%
Interest	-	(237,505)	(237,505)	100%	
	(11,226,743)	59,936,579	48,709,836		

	Net Expenditure incurred pre 2021	Expenditure planned 2021- 2031	Expenditure post 2031	Total Cost	% of total cost funded from Development Contribution	% funded from other sources
	\$	\$	\$	\$	%	%
Malvern						
Opening Balance	(1,341,496)	-	-	(1,341,496)		
Land Credits	-	2,530,170	-	2,530,170	100%	0%
Improvement Credits	-	222,014	-	222,014	100%	0%
Darfield TownshipNew Passive Reserve Devt	-	564,269	-	564,269	100%	0%
Kirwee TownshipNew Reserve Development	-	5,400	-	5,400	100%	0%
Castlehill TownshipNew Reserve Development	-	124,300	-	124,300	100%	0%
Darfield Rec & CCSports Field Lighting	-	300,000	-	300,000	52%	48%
Darfield Rec & CCNewToilet/StorageFacility	-	318,283	-	318,283	40%	60%
Darfield Rec & CCSports Fields Development/Irrigatic	-	480,847	-	480,847	72%	28%
Hororata CCNew Facility Construction	-	3,000,000	-	3,000,000	8%	92%
Hororata DomainHororata Public Toilets	-	0	-	0	29%	71%
Kirwee DomainIrrigation System	-	259,884	-	259,884	72%	28%
Kirwee DomainDevelop Extension	-	828,566	-	828,566	80%	20%
Kirwee DomainPlayground Redevelopment	-	139,744	-	139,744	56%	44%
Whitecliffs DomainPicnic Tables	-	9,600	-	9,600	20%	81%
Sheffield DomainNew Toilet Facility	-	337,521	-	337,521	21%	79%
Coalgate Domain Toilet	-	226,281	-	226,281	18%	82%
McHughs Forest ParkCarparking Development	-	121,977	-	121,977	57%	43%
Interest	-	(89,529)	-	(89,529)	100%	
	<u>(1,341,496)</u>	<u>9,379,326</u>	<u>-</u>	<u>8,037,830</u>		
Springs						
Opening Balance	(11,068,876)	-	-	(11,068,876)		
Land Credits	-	15,512,180	-	15,512,180	100%	0%
Improvement Credits	-	2,412,430	-	2,412,430	100%	0%
Lincoln TownshipNew Passive Reserves Lincoln	-	1,305,774	-	1,305,774	100%	0%
Lincoln TownshipDog Park Development	-	164,320	-	164,320	48%	52%
Springston TownshipLibrary Reserve development	-	15,000	-	15,000	40%	60%
Prebbleton TownshipNew Passives Reserves Prebb	-	1,240,715	-	1,240,715	100%	0%
Yarrs LagoonYarrs Lagoon Development	-	167,696	-	167,696	21%	79%
Broadfield CCDevelop Reserve Extension	-	456,975	-	456,975	71%	29%
Prebbleton CCNew Community/Sports Centre	-	5,652,208	-	5,652,208	21%	79%
Prebbleton CCConstructionDesign&Consents	-	613,348	-	613,348	21%	79%
Lincoln DomainNew Sports Park Development	-	4,683,931	-	4,683,931	95%	5%
Lincoln DomainChange Facility	-	743,651	-	743,651	86%	14%
Rhodes ParkTai Tapu Walkway	-	605,911	-	605,911	22%	78%
Liffey DomainNew Toilet Facility	-	339,559	-	339,559	24%	76%
Te WharikiNew Toilet Facility	-	141,623	-	141,623	86%	14%
Rhodes ParkNew Toilet Facility	-	305,479	-	305,479	23%	77%
Rhodes ParkSports Field Irrigation	-	194,219	-	194,219	20%	81%
Birches Road ParkDevelop Extension	-	10,444,945	-	10,444,945	93%	7%
Greenpark Memorial ReservePlay Equipment	-	43,160	-	43,160	23%	77%
Interest	-	(274,345)	-	(274,345)	100%	
	<u>(11,068,876)</u>	<u>44,768,778</u>	<u>-</u>	<u>33,699,902</u>		

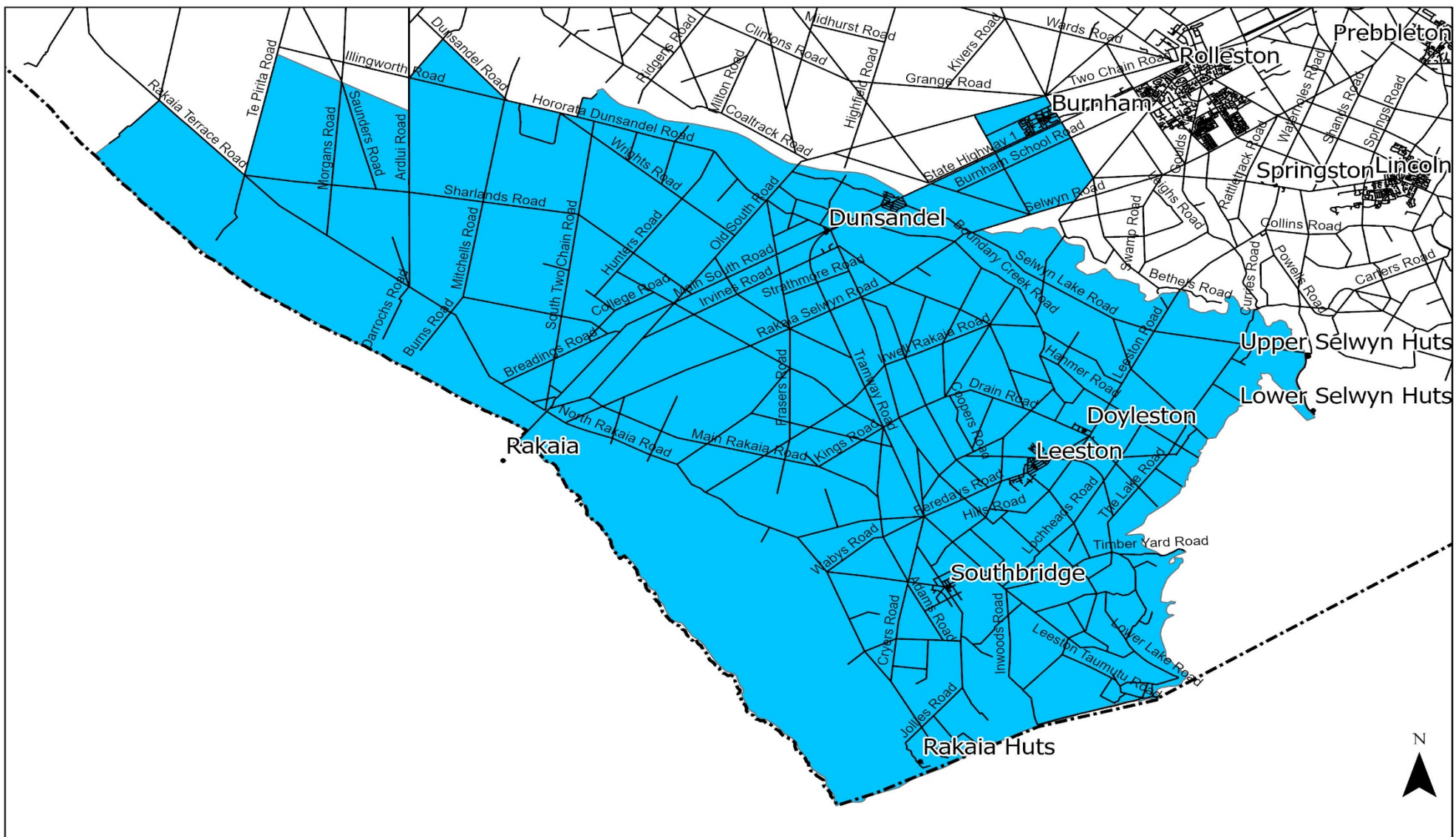
Appendix 2: MAPS STORMWATER, TRANSPORTATION, RESERVES AND ODP AREAS

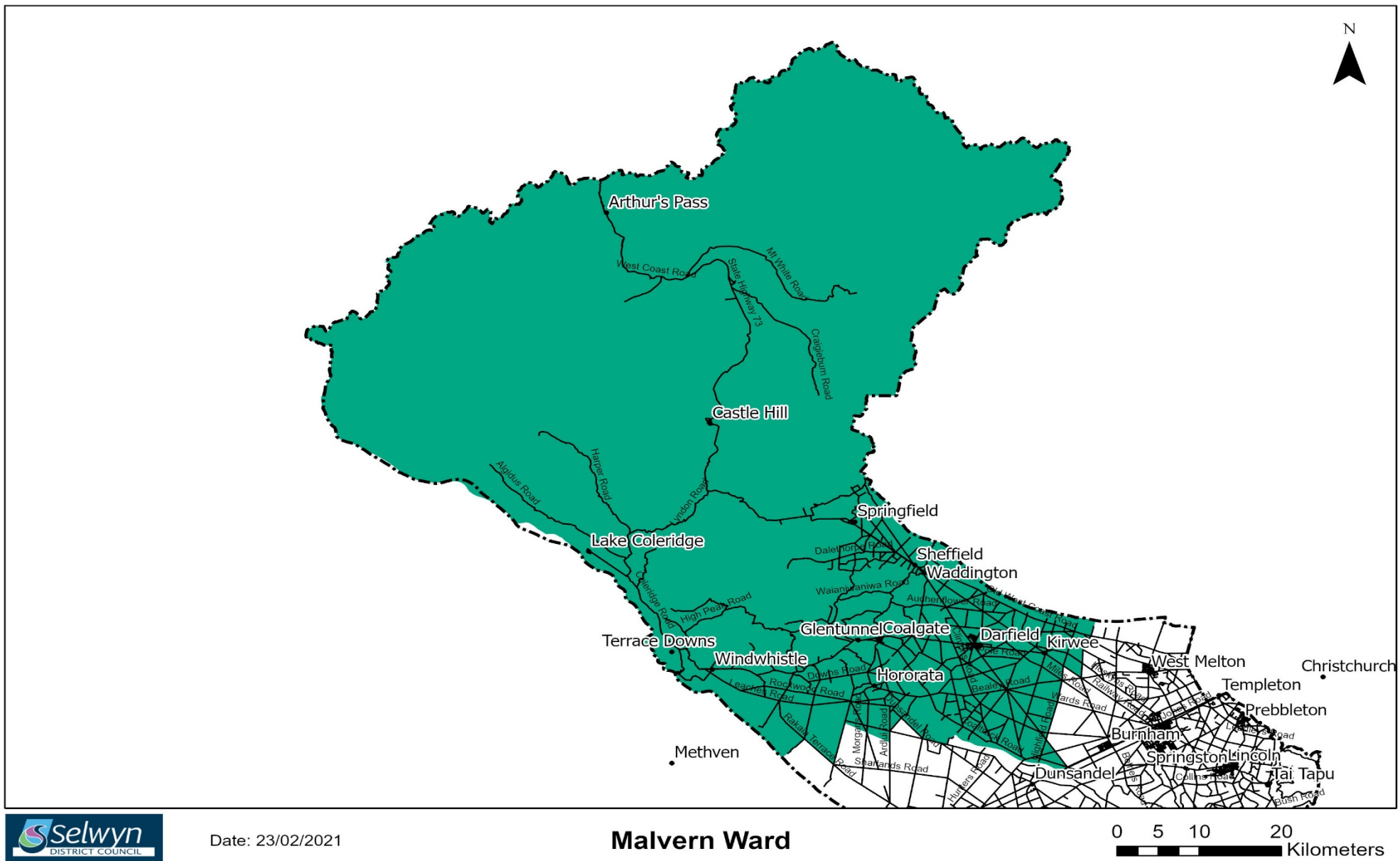


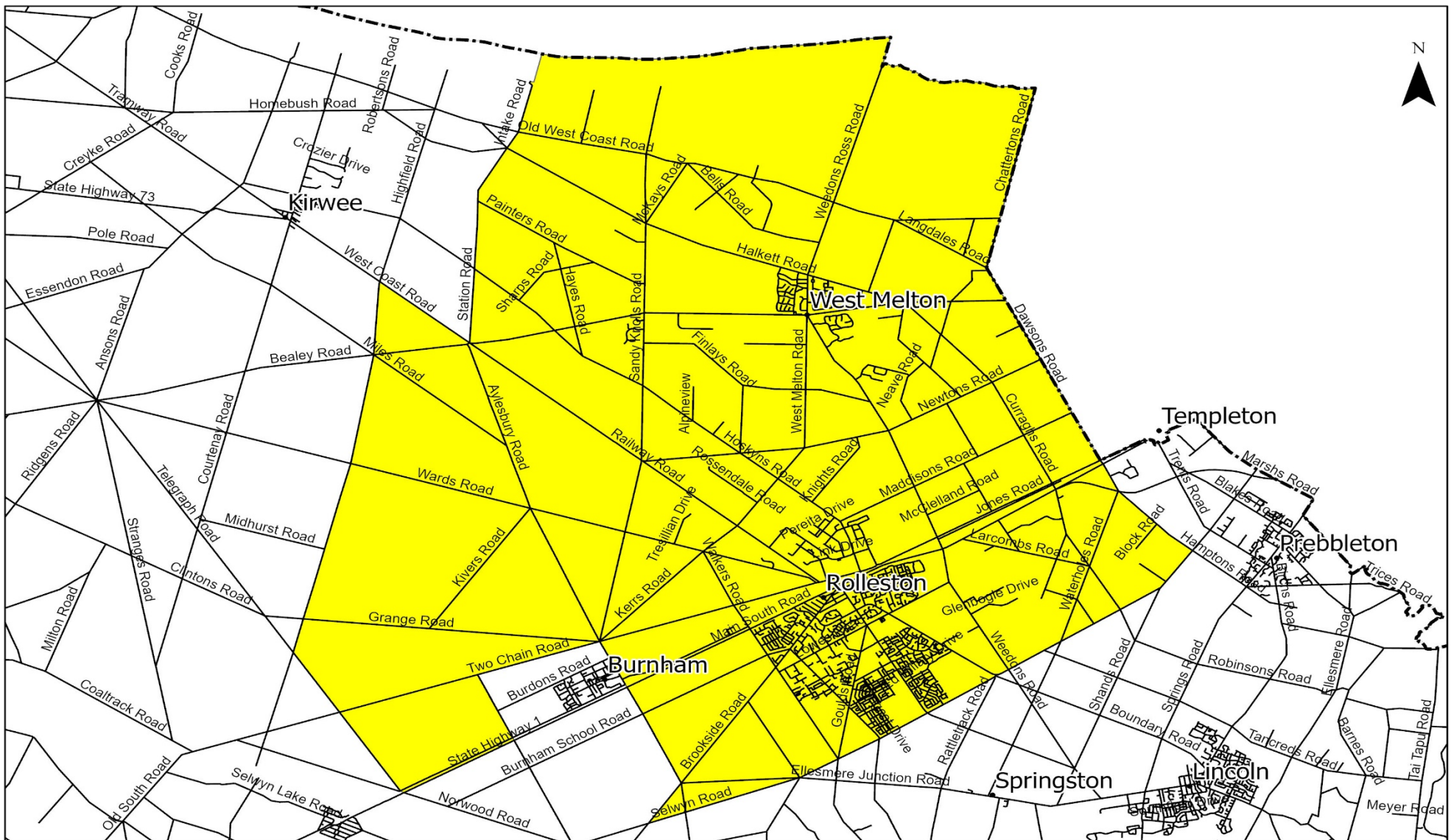


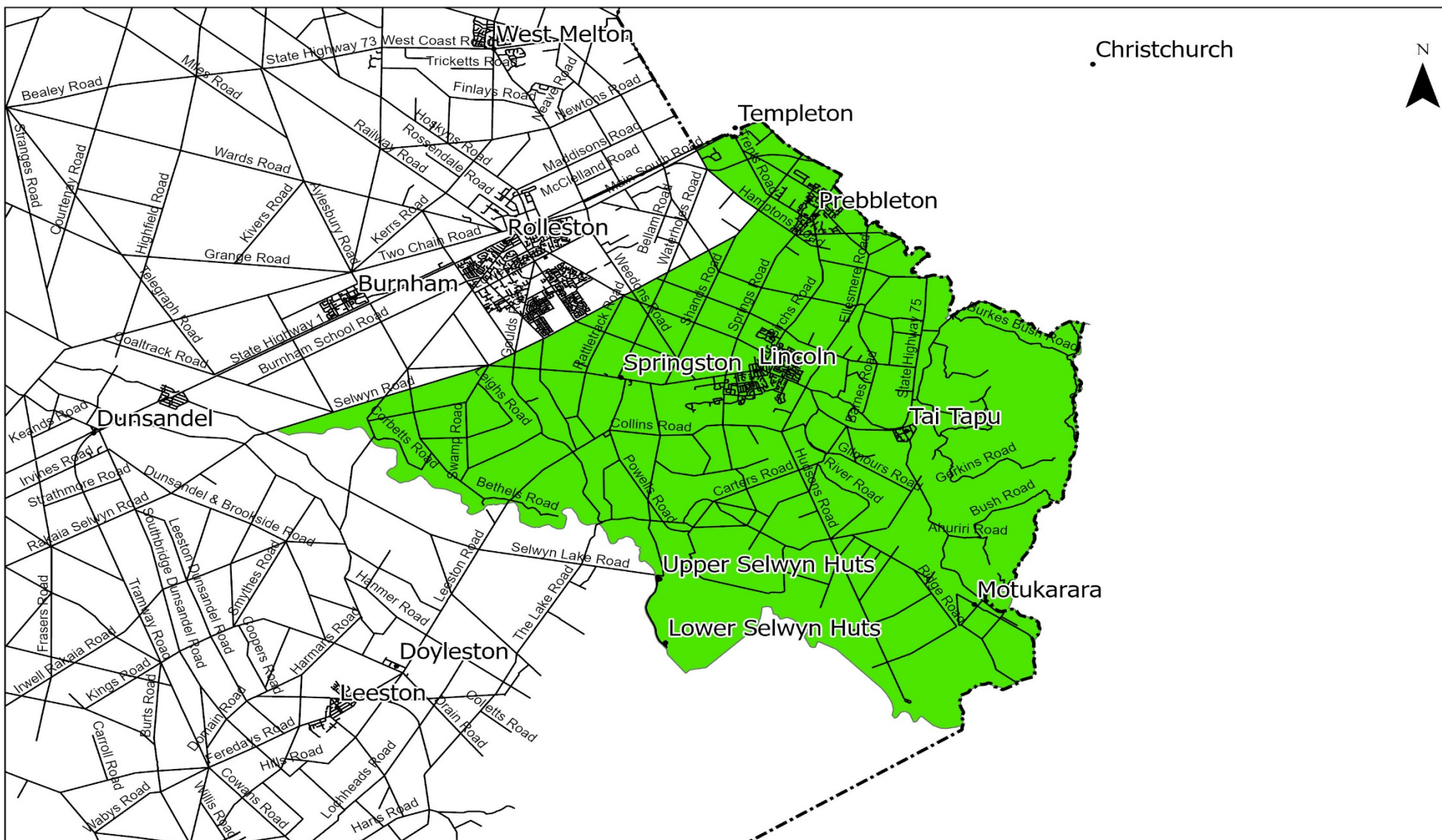
Eastern Selwyn Development Area-Roading

Date: 12/02/2021 0 3 6 km









Date: 23/02/2021

Springs Ward

0 5 10 20
Kilometers

