

# Development Contributions Policy



Adopted x 2024

[selwyn.govt.nz](https://selwyn.govt.nz)

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## PART 1: INTRODUCTION

The Selwyn District (the **District**) has experienced strong population growth since the early 1990s. Since the year 2000, the district grew from around 27,600 to around 79,300 in 2022. The District is expected to grow at or above the national population averages according to projections of Statistics New Zealand

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 significant number of asset and infrastructural upgrades and works to meet the demands of this growth.

Territorial authorities may require contributions toward the cost of new assets, additional assets, or assets of increased capacity required because of developments and growth in the form of development contributions under the Local Government Act 2002 (the **Act**) or alternately in the form of financial contributions under the Resource Management Act 1991 (**RMA**). A territorial authority cannot require development contributions under the Act if, and to the extent that, it has required financial contributions under the RMA in relation to the same development for the same purpose. This policy only relates to the Council's development contribution requirements under the Act.

The Council has decided that development contributions are an appropriate tool to fund some of the capital expenditure incurred in providing new assets, additional assets, and assets of increased capacity needed to sufficiently and fairly fund the necessary network infrastructure (roads, water supplies, sewerage systems etc), reserves and community facilities needed across the District.

To comply with the legal requirements of the Act, the Council can only collect development contributions to fund capital expenditure on new or additional assets or assets of increased capacity to accommodate growth requirements. As such, development contributions cannot be collected or used to fund maintenance of the Council's assets. The Council calculates what this growth component is using models and other justifiable assessment techniques based on industry standards, information and evidence.

Any development contributions must also only be used for the purpose for which they were required by Council. This means they cannot be transferred between different asset groups or to fund other unrelated works.

In some cases, development contributions may be collected for **both** the more general district wide contributions and any specific local development area within the district's townships, as referred to in this policy.

Development contributions may be required when resource consent or building consent is granted, or when an authorisation for a service connection is granted. Council can provide information and advice if development contributions are applicable based on a proposed activity needing consent or otherwise to those who wish to enquire.

Section 102(3A) of the Act provides that this policy must support the principles set out in the Preamble to Te Ture Whenua Māori Act 1993. These principles include recognition that land is a taonga tuku iho of special significance to Māori people, and for that reason, to promote the retention of that land in the hands of its owners, their whanau, and their hapū, and to protect wāhi tapu: and to facilitate the occupation, development, and utilisation of that land for the benefit of its owners, their whanau, and their hapū: And whereas it is desirable to maintain a court and to establish mechanisms to assist the Māori people to achieve the implementation of these principles.

The Policy contributes directly to the community outcomes articulated in our Long-term Plan around, clean environment, liveable low carbon towns, protecting productive and diverse land and a connected community.

*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. PPI information can be found by visiting the Statistics New Zealand website, [www.stats.govt.nz](http://www.stats.govt.nz).*



## **ADOPTION, APPLICATION AND REVIEW OF THE POLICY**

The Policy is in effect the day after it has been adopted and will be reviewed on a three-yearly basis but may be updated at shorter intervals if Council considers it necessary. See the Council website <https://www.selwyn.govt.nz> for further information.

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 Long Term Plan and Annual Plans;
- 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.

## **PURPOSE 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.<sup>1</sup>

Development Contributions may be required in relation to developments if the effect of the development is to require new or additional assets or assets of increased capacity, and as a consequence, the territorial authority incurs (or has already incurred in anticipation of development) capital expenditure to provide appropriately for:

- Reserves
- Network Infrastructure
- Community Infrastructure<sup>2</sup>

## **STATUTORY REQUIREMENT FOR THE POLICY**

Council is required to have a policy on development contributions or financial contributions as a component of its funding and financial policies under section 102(2)(d) of the Act.

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

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<sup>1</sup> [Section 197AA LGA02.](#)

<sup>2</sup> [Section 199 LGA02](#)

## PART 2: ADMINISTERING THE POLICY

### WHAT ACTIVITIES ATTRACT DEVELOPMENT CONTRIBUTIONS?

Development contributions may be sought by Selwyn District Council under Part 8, Subpart 5 of the Act. The current Development Contributions methodology applies to Water, Sewerage, Stormwater, Roading and Transportation, Reserves and Community infrastructure. **Development contributions apply to developments within the areas shown in the Catchment Maps in [Part 5](#).**

### WHEN AND HOW DEVELOPMENT CONTRIBUTIONS ARE LEVIED

Once an application for a resource consent, building consent, certificate of acceptance, or service connection has been made with all the required information, the usual steps for assessing and requiring payment of development contributions are:



#### TRIGGER

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

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

#### Assessment

On receiving an application for resource consent, building consent, certificate of acceptance, or service connection, the Council will check that:

- (A) The development generates a demand for reserves, community infrastructure or network infrastructure; and
- (B) The effect of that development (together with other developments) is to require new or additional assets or assets of increased capacity in terms of community facilities; and

- (C) Council has incurred or will incur capital expenditure to provide appropriately for those assets. This includes capital expenditure already incurred by Council in anticipation of development.

Section 198(2A) of the Act requires development contributions to be assessed under the development contribution policy (**DCP**) in force at the time the consent/authorisation application was submitted<sup>1</sup>, accompanied by all required information.

If required information is missing when the application is first lodged, then the DCP that applies will be the one in force when the missing information is provided - or a new, complete application is submitted.

A council can base its determination on whether a consent application was accompanied by all required information on<sup>2</sup>:

- Its decision to accept a resource consent application for processing under RMA s.88.
- The building consent authority's decision that a building consent application complies with the requirements of s.45(1) of the Building Act 2004.

If an application is withdrawn and a new application subsequently submitted, it is the DCP in force at the time the subsequent application is submitted (with all required information) that applies.

#### Residential development (excludes Commercial and Seasonal Accommodation)

For purely residential developments, Council shall assess the entire development contribution under the policy in place the time at which the subdivision consent application is lodged with all required information. Any residential development that does not require a subdivision consent (e.g., development on comprehensive/super lots, second residential units or additional residential units) shall be assessed under the policy in place at the time the relevant building consent application is lodged with all required information.

#### Non-residential development (includes Commercial and Seasonal Accommodation)

For a non-residential subdivision, Council shall assess the underlying subdivision as a non-residential development under the policy in place at the time the subdivision consent is lodged with all required information. The development contributions for the proposed non-residential development on each lot shall be assessed when relevant building consent is lodged with all required information. This assessment will be undertaken in reference to the development contributions policy in place at the time dependent on the activity proposed to take place on site (including any proposed residential activity). This provides the most accurate assessment once the final plans, gross floor areas and land use category of the development are confirmed.

#### Land use resource consents with no related building consents

In all cases, land use resource consents with no related building consents will be assessed under the policy in place at the time the land use resource consent is lodged.

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<sup>1</sup> This is the consent/authorisation application that the council has chosen as the trigger to undertake the assessment for development contributions, not necessarily the first consent/authorisation application for the development.

<sup>2</sup> It is the date that the application (with all required information) is submitted that applies for the purposes of LGA02 s.198(2A), not the date that the council determines that the application has all required information.



### Staged development

- Where a staged subdivision is undertaken under a single consent, Council shall assess each stage of the subdivision under the policy in place at the time the first subdivision consent was lodged with all required information.
- Where a staged subdivision, including the further subdivision of comprehensive/super lots, is undertaken under multiple consents, Council shall assess each stage under the policy in place at the time the subdivision consent is lodged with all required information.

All assessments for staged developments will recognise development contributions already assessed or paid under earlier stages of the development.

- For staged building development undertaken for a single building, the development contributions for each stage will be assessed using the Policy in effect at the time the building consent for each stage is lodged with all required information.

### Amended consents

Where a consent is amended, the amended consent is subject to the DCP in force at the time the original consent was lodged with all required information. Any change in the demand (represented by a change in the number of HUEs for one or more activities) should be recognised in a new assessment.

### Extension of time for resource consents

If a resource consent holder applies for an extension of time to give effect to a subdivision or other resource consent, the extension of time consent application will be reassessed by applying any PPI indexing to the development contributions between the time of the original application and the time the extension of time consent is lodged with all required information.

### Mixed use development

Where a development includes both residential and non-residential uses, these uses will be assessed separately under the policy at the time the consent was lodged with all the required information.

### Limitations on the imposing 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 infrastructure; or
- where it has received or will receive funding from a third party for the same purpose.

Council developments are subject to applicable development contributions except for any required for the same activity as the development itself. For example, a new wastewater facility is not required to pay development contributions for wastewater, but will pay all other applicable development contributions.

## NOTICE

Under the section 198(1) of the Act a development contributions assessment notice (notice) is normally issued upon granting of the relevant resource consent, building consent, certificate of acceptance, or service connection authorisation,

The development contributions assessment notice is an important step in the process as it outlines the activities and the number of HUEs assessed for development contributions, as well as the charges that will apply to the development. It also triggers rights to request a development contributions reconsideration or to lodge an objection (see the section on [Review rights](#) below).

In some cases, the development contributions assessment notice may be issued or re-issued later for example: A development contributions assessment notice may be issued upon a resource consent, but upon further/more detailed information provided with a building consent application, a new notice would be issued. A new development contribution assessment may be issued upon an amended building consent application

If multiple consents or authorisations are being issued for a development, a development contributions assessment notice may be issued for each consent or authorisation. However, where payments are made in relation to one of the notices, actual credits will be recognised for the remaining notices.

Development contributions assessment notices will be issued via email to the applicant. Development contribution obligations remain with the land and/or property in the event of a change of ownership.

Development contributions assessment notices do not constitute an invoice or an obligation to pay for the purposes of the Goods and Services Tax Act 1985.

## INVOICING & PAYMENT

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

Development contributions will be invoiced by the Council prior to,

- Certificate under S 224(c) of the Resource Management Act 1991;
- Code compliance certificate under section 95 of the Building Act 2004; or where no code of compliance application is made, 2 years after the date on which the building consent for the work was granted to enable a decision under section 93 of the Building Act 2004; or
- Certificate of acceptance under section 99 of the Building Act 2004; or

- service connection to the development; or
- Where the territorial authority grants a discretionary exemption approval under Schedule 1, clause 2 of the Building Act 2004; or
- Upon written notice that the territorial authority accepts a change of use, extension of life, or subdivision of buildings where building work does not require consent approval under sections 115, 116, or 116A of the Building Act 2004.

An invoice will be raised after the issuance of:

- Resource consents without any related building or other consents. Note the Council will only invoice on a land use consent if a building consent is not needed.

Development contributions must be paid before:

- commencing a resource consent under the Resource Management Act 1991;
- 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;
- a service connection to the development.

If a development is subject to more than one assessment only one development contribution payment is required in relation to each HUE and each activity. For example, where a building and subdivision consent are submitted simultaneously for a non-residential development, a development contributions assessment notice may be issued in respect of each application. Payment of the contribution will be required at the earlier of application for the code compliance certificate or the certificate under RMA s.224(c). Once paid, 'actual credits' will be recognised on the remaining application. This may negate any further development contributions requirement.

Despite the provisions set out above, if a development contribution required by Council is not invoiced at the specified time as a result of an error or omission on the part of Council, the invoice will be issued when the error or omission is identified. The development contributions remain payable.

Payment of development contributions is due within 21 working days after the invoice date.

The development contributions invoiced will, as a general rule, correspond with the development contributions assessed during the initial development contributions assessment. However, in certain circumstances, the Council will reassess the development contributions due prior to invoicing.

#### Further assessment of development contributions

Development contributions will be assessed further by Council:

- if the time between the Initial Development Contribution Assessment and time at which the Council would normally invoice for those development contributions is more than 24 months, Council will apply any PPI indexing to the development contributions between the time of the original application and the time of payment.
- If a development changes in scale or intensity since the original contribution, Council may require a further development contribution for the same purpose, under section 200(4).

#### Waivers and reductions

Development contributions may be waived or reduced if:

- a resource consent or building consent does not generate additional demand for any network infrastructure and/or reserves and community infrastructure (such as a minor boundary adjustment); or
- one of the circumstances outlined in the section [Limitations on Imposing Development Contributions](#) apply; or
- credits apply as outlined in the [Credits](#) section.

#### Non-payment of development contributions

Until the development contributions have been paid in full, Council may:

- Prevent the commencement of a resource consent.
- Withhold a certificate under section 224(c) of the RMA.
- Withhold a code compliance certificate under section 95 of the Building Act 2004.
- Withhold a service connection to the development.
- Withhold a certificate of acceptance under section 99 of the Building Act 2004.
- \* Register the development contribution under the Land Transfer Act 2017, as a charge on the title of the land in respect of which the development contribution was required.

Where invoices remain unpaid beyond the payment terms set out in the Policy, Council will start debt collection proceedings, which may involve the use of a credit recovery agent. Council may also register the development contribution under the Land Transfer Act 2017, as a charge on the title of the land in respect of which the development contribution was required.

## **PART 3: THE CHARGES**

## 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, Transportation - roading, Community infrastructure, Reserves, and Development Areas

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 formula below)

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.

## HOUSEHOLD UNIT EQUIVALENT

The household unit equivalent (HUE) is the average demand a normal residential household of 2.9 persons based on the community average, places on Council infrastructure.

Table 1 summarises the demand characteristics of each HUE.

**Table 1. HUE demand measures**

Activity	Base unit measure	Demand per HUE
*Water supply	Litres per day	545 litres per day
Wastewater	Litres per day	545 litres per day
Transportation - Roothing	Peak car movements	0.9 peak hour car movements

Reserves	Occupancy	2.9 people
Community infrastructure	Occupancy	2.9 people

## SCHEDULE OF DEVELOPMENT CONTRIBUTIONS

The related charges per Household Unit Equivalent (HUE) for each activity are in Table 2. See the Determining infrastructure impact section below for an explanation of a HUE.

For each infrastructure activity for which development contributions are required, the development contribution payable is calculated by multiplying the number of HUEs generated through the development by the charge for that activity. This is then aggregated for all activities to give the total charge.

For example, subject to any credits that may apply for the original lot, a three-lot residential development in a catchment area will pay three times the water, wastewater, transport and reserves charges.

These charges may be adjusted for inflation annually in line with the Producers Price Index Outputs for Construction, as permitted by sections 106 (2B) and (2C) of the Act. The latest charges will be published on Council's website Selwyn District Council - Selwyn District Council.

**Table 2: Related charges per Household Unit Equivalent (HUE) for each activity**

COMMUNITY FACILITIES	CHARGE PER HUE
<b>Water</b>	
Prebbleton	\$11,199
Rolleston	\$5,615
Southbridge	\$2,762
Lincoln	\$5,728
Darfield	\$9,940
Kirwee	\$9,870
Leeston	\$9,598
West Melton	\$7,791
Rural water charge (Connecting to Darfield, Malvern or Hororata rural water supply)	\$7,539
<b>Wastewater</b>	
Tai Tapu	No capacity



Selwyn Sewerage Scheme (applied to Darfield, Doyleston, Kirwee, Leeston, Lincoln, Prebbleton, Rolleston, Southbridge, Springston & West Melton)	\$12,912
Stormwater	
Lincoln	\$2,854
Reserves	
Southwest Selwyn Area	\$8,129
Eastern Selwyn Area	\$9,641
Northwest Selwyn Area	\$4,532
Community infrastructure	
Southwest Selwyn Area	\$2,859
Eastern Selwyn Area	\$1,454
Northwest Selwyn Area	\$3,847
Roading and Transport	
Prebbleton 3 Development Area	\$2,440
Eastern High Growth Development Area	\$1,364
Rest of District	\$3,153
Lincoln 4 Development Area	\$12,311
Rolleston 6 Development Area: North High	\$27,542
Rolleston 6 Development Area: North Medium	\$19,326
Rolleston 6 Development Area: North Low	\$6,260
Rolleston 6 Development Area: Fairhurst High	\$26,667
Rolleston 6 Development Area: Fairhurst Low	\$10,101
Rolleston 6 Development Area: Jozecom High	\$24,781
Rolleston 6 Development Area: Jozecom Low	\$12,256
Broadlands Drive – Section 2 on Title Plan SO494531 - Rolleston	\$483,260

## ASSESSMENT OF RESIDENTIAL DEVELOPMENT

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. 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 residential development will have different demand profiles. A conversion calculation is required to assess the demand from these developments in HUE terms. ([See Table 3](#))

If more than one residential unit is developed on a lot, a development contribution assessment is undertaken for each additional residential unit. A lot will be assessed as containing more than one residential unit if it contains more than one kitchen. In these cases, the lot/unit will be assessed at a rate of 1 HUE per kitchen where that kitchen is capable of creating a self-contained residential unit.

## ASSESSMENT OF NON- RESIDENTIAL DEVELOPMENT

Non-residential subdivisions, land uses, or building developments are more complicated as they do not usually conform with typical household demands for each service.

In these cases, Council makes a HUE “equivalent” assessment based on the characteristics of the development and demand loadings likely to be placed on the services. To provide consistency, the demand measures in [Table 4](#) have been converted for assessing non-residential developments based on gross floor area, or GFA, or other measures as specified. Council will use these rates for determining HUEs for non-residential developments for network infrastructure (roads, transportation, water wastewater and stormwater).

If there is no suitable property use listed on which to make a fair assessment, the non-residential assessment of units of demand set out in [Table 4](#) 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 4](#) 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.

### 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](#) 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.

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 4](#) below and where appropriate reference to Wastewater Engineering Treatment and Reuse 5th edition by Metcalf and Eddy and New Zealand Transport Agency reports and research. Council may reference to HUE equivalents as adopted by other Council Authorities.

#### 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. For activities covered by a development agreement, the agreement overrides the development contributions normally assessed as payable under the Policy.

### **CALCULATING THE DEVELOPMENT CONTRIBUTIONS PAYABLE FOR RESERVES**

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

- a) 7.5% of the value of the additional allotments created by a subdivision; and
- b) the value equivalent of 20m<sup>2</sup> of land for each additional household unit created by the development.

Council will generally take development contributions towards providing reserves for open space and recreation in cash. In some circumstances the Council may, at its sole discretion, consider taking land in lieu of, or in addition to, cash where practicable in accordance with the criteria set out in [Valuation of Land](#) section below.

Council accepts that there are benefits for the future occupants of subdivisions in having access to local open space and recreation areas but generally will not accept land additional to what is required. However, in some special cases Council may accept the vesting and future maintenance of extra land where a wider benefit is identified. 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 [Credits](#) and [Improvements to the Land](#) sections 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 the value of reserve land (based on the valuation process outlined below in [Valuation of land taken for reserve](#) and [Criteria for taking land instead of cash](#)).
- agree on the value of improvement credits (based on cost estimates supplied and approval of items eligible for credit as described in [Improvements to the land](#) section), 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.

#### Valuation of land taken for reserve

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.

Council may at its sole discretion seek a revised valuation of the land to be vested as reserve where, after the initial valuation has been received, the land is further encumbered by easements or other similar legal instruments that will adversely impact on the value of the land.

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

- the value must exclude:
  - improvements to the land;
  - development contributions paid in respect of the land;
  - 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.

#### 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.

#### 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 m<sup>2</sup> to 3,000 m<sup>2</sup> 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.

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.

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.

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.

#### 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.

#### 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:

- 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.

Council will not accept, as a credit towards the development contribution required, developments that council considers above the expected standard level of service on the land and those will not be accepted as suitable for vesting in Council. This includes such items as entrance structures, fountains, and similar embellishments. Credits will be assessed on a case-by-case basis at the request of the subdivider/developer.

Therefore, the basis for assessing reserve development contributions is to calculate the total reserve contributions applicable to the development (net lots created x Area HUE charge) less the agreed credit for land (if any) less the agreed credit for improvements to the land (if any).

### 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 or as part of a development agreement.

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:

- Pathways 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 and recreation 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.

Pedestrian and cycling pathways and related land for such accessways 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 that are 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 multi-modal transportation network that services 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 that also reduces greenhouse gas emissions, other than those development outcomes 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 and requirements;
- 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.

#### 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 [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 a maximum of 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.

#### 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 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.

#### 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 noted 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. Council will then follow its own process in formally classifying the reserves under the Reserves Act 1977.

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

<b>Reserve Classification</b>	<b>% Credit</b>	<b>Criteria</b>
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 above
Local Purpose (Utility) Reserve	0% to 20%	Credit subject to factors outlined above
Local Purpose (Access Way) Reserve	0%	No credit available
Local Purpose (Esplanade) Reserve	0%	No credit available

#### **DETERMINE ANY EXISTING CREDITS**

Credits are a way of acknowledging that the lot, residential unit or business may already be connected to, or lawfully entitled to use, one or more Council services, or a development contribution has been paid previously. Credits can reduce or even eliminate the need for a development contribution. Credits cannot be refunded and can only be used for development on the same site and for the same service for which they were created.

Credits for will be determined in accordance with the table below:

**Standard Credits Table**

	<b>Transportation</b>	<b>Water &amp; Wastewater – lawfully connected</b>	<b>Reserves</b>	<b>Community infrastructure</b>
<b>*Residential Unit or lot &lt; 4ha</b>	1 HUE	1 HUE	1 HUE	1 HUE
<b>*Rural lot 4 ha and greater or residential unit on rural lot 4 ha and greater</b>	1 HUE	1 HUE	0.5	1 HUE
<b>Residential unit with GFA of less than 100m<sup>2</sup> &amp; Council have evidence a small residential unit adjustment was made</b>	The credit will reflect the adjustment applied at the time of initial development. If the Council has no record of a small residential unit adjustment being applied at the time of initial development, a credit of 1 HUE per unit will apply.			
<b>New non-residential development replaces a non-residential development</b>	A 'before and after' assessment of demand, using a special assessment or the conversion factors set out in <a href="#">Table 4</a> , will be undertaken to determine credits and any increase in demand on services. Credits will be assessed based on the previous use of the site using the highest level of actual or otherwise verifiable demand from the past 10 years.		NA	N/A
<b>Undeveloped non-residential lot</b>	1 HUE subject to development contributions paid at the s224 certification stage	1 HUE subject to development contributions paid at the s224 certification stage	1 HUE if applicable and subject to development contributions paid at the s224 certification stage	1 HUE if applicable and subject to development contributions paid at the s224 certification stage

\* Arrangements associated with consent notices, amalgamation, or amalgamation reversal - these will be taken into account.

## **LIFE OF EXISTING DEMAND CREDITS**

Existing demand credits expire 10 years after the previous development on a site last exerted demand on infrastructure. If, over the preceding 10-year period, a lot has not been used for either residential or non-residential purposes, the land will be regarded as undeveloped and deemed to have 1 HUE existing demand credit.

## REVIEW RIGHTS

Applicants are entitled under the LGA02 to request a reconsideration or lodge a formal objection if they believe Council has made a mistake in assessing the level of development contributions for their development.

## 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 request a reconsideration by using the reconsideration form 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.

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.

## OBJECTIONS

Objections are a more formal process that allow developers to seek a review of Council's decision. ~~Developers~~ Applicants have the right to pursue an objection regardless of if a reconsideration request has been made. A panel of up to three independent commissioners will consider the objection. The decision of the commissioners is binding on the developer and Council, although either party may seek a judicial review of the decision.

Objections may only be made on the grounds that Council has:

- failed to properly take into account features of the development that, on their own or cumulatively with those of other developments, would substantially reduce the impact of the development on requirements for community infrastructure in the District or parts of the District; or
- required a development contribution for community infrastructure not required by, or related to, the development, whether on its own or cumulatively with other developments; or



- required a development contribution in breach of section 200 of the LGA02; or
- incorrectly applied the Policy to the development.

Schedule 13A of the LGA02 sets out the objection process. To pursue an objection, the developer must:

- lodge the request for an objection 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 a reconsideration.

Objectors are liable for Council's actual and reasonable costs incurred in the objection process including staff arranging and administering the process, commissioner's time, and other costs incurred by Council associated with any hearings such as room hire and associated expenses, as provided by S 150A of LGA02. However, objectors are not liable for the fees and allowances costs associated with any Council witnesses.

## **OTHER MATTERS**

### Remission of development contributions

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.

### Refund of development contributions

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.

### 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 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 pays the Council's reasonable legal and administrative costs.

**Table 3 – Household Unit Equivalent Conversion Factors – Residential**

Household Unit Equivalent Unit Equivalent Conversion Factors						
Land Use Category	Waste Water	Water	Stormwater	Reserves	Community Infrastructure	Transportation-Roading

	Tai Tapu	Eastern Selwyn Sewerage Scheme	Darfield & Kirwee Waste Water Scheme	Prebbleton	Rolleston	Southbridge	Lincoln	Darfield	Kirwee	Leeston	West Melton	Rural Water Charge	Lincoln	Southwest Selwyn Area	Eastern Selwyn Area	Northwest Selwyn Area	Southwest Selwyn Area Eastern Selwyn Area Northwest Selwyn Area District-wide	Eastern High Growth Development Area	Rest of District	Rolleston 6 Development Area	Prebbleton 3 Development Area	Lincoln 4 Development Area
Residential lot/unit	I HUE per lot or residential unit			I HUE per lot or residential unit									I HUE per lot or residential unit	I HUE per lot or residential unit			I HUE per lot or residential unit	I HUE per lot or residential unit				
Rural subdivision – lots 4Ha or greater	I HUE per lot			I HUE per lot									NA	0.5 HUE per lot			0.5 HUE per lot	I HUE per lot				
Residential unit on rural lot 4 ha or greater	I HUE per residential unit			I HUE per residential unit									NA	0.5 HUE per residential unit			0.5 HUE per residential unit	I HUE per residential unit				
Large residential unit	HUE increased by 0.25 per bathroom (including ensuites) greater than 3			HUE increased by 0.25 per bathroom (including ensuites) greater than 3									HUE increased by 0.25 per bathroom (including ensuites) greater than 3	HUE increased by 0.25 per bathroom (including ensuites) greater than 3			HUE increased by 0.25 per bathroom (including ensuites) greater than 3	HUE increased by 0.25 per bathroom (including ensuites) greater than 3				
Attached residential units	HUE reduced by 0.1 up to (but no more than) 0.5			HUE reduced by 0.1 up to (but no more than) 0.5									HUE reduced by 0.1 up to (but no more than) 0.5	HUE reduced by 0.1 up to (but no more than) 0.5			HUE reduced by 0.1 up to (but no more than) 0.5	HUE reduced by 0.1 up to (but no more than) 0.5				
Detached Residential units with a total GFA less than 100m <sup>2</sup> (including Tiny Homes & residential units on wheels)	HUE reduced by 0.1 up to (but no more than) 0.4			HUE reduced by 0.1 up to (but no more than) 0.4									HUE reduced by 0.1 up to (but no more than) 0.4	HUE reduced by 0.1 up to (but no more than) 0.4			HUE reduced by 0.1 up to (but no more than) 0.4	HUE reduced by 0.1 up to (but no more than) 0.4				
Retirement Village (Lifestyle & Comprehensive Care) – residential unit only	0.50 HUE per unit			0.50 HUE per unit									0.5 HUE per residential unit	0.25 HUE per residential unit			0.25 HUE per residential unit	0.33 HUE per residential unit				
Retirement Village (Lifestyle & Comprehensive Care) – aged care unit only	0.37 HUE per unit			0.37 HUE per unit									1 HUE per 292m <sup>2</sup> ISA	0.0 HUE per care unit			0.0 HUE per care unit	0.22 HUE per bed				
Visitor Accommodation – Manager's Unit	1.0 HUE			1.0 HUE									1.0 HUE	1.0 HUE			1.0 HUE	1.0 HUE				

only (Also see Table 4)						
Seasonal Worker Accommodation	1.0 HUE per unit	1 HUE per unit	NA	0.5 HUE per unit	0.25 HUE per unit	0.63 HUE/bed

**Table 4 Household Unit Equivalent Conversion Factors – Non Residential**

Household Unit Equivalent Conversion Factors – Non Residential					
Land Use/Activity		Transportation		Water & Wastewater	
		Measures	HUE Equivalent	Measures	HUE Equivalent
Animal Shelter/kennels		Applicant to advise peak hour trip rates and supply evidence. The peak rate per 100m <sup>2</sup> GFA will be factored by 0.9 to determine the HUE multiplier.		Special Assessment	-
Place of Assembly	Place of Worship	100m <sup>2</sup> GFA	0.89	Occupancy	0.02
	Cinemas, Theatres, Concert and Entertainment Venues	100m <sup>2</sup> GFA	8.47	Occupancy	0.032
	Hall	Applicant to clarify purpose of hall usage and supply evidence of peak trip rates. The peak rate per 100m <sup>2</sup> GFA will be factored by 0.9 to determine the HUE multiplier.		Special Assessment	-
	Arts & Cultural Centres, Community Centres	Applicant to clarify purpose of proposed centre and supply evidence of peak trip rates. The peak rate per 100m <sup>2</sup> GFA will be factored by 0.9 to determine the HUE multiplier.		Occupancy	0.032
	Conference Facilities, Private Function Facilities	Applicant to clarify purpose of proposed facility and supply evidence of peak trip rates. The peak rate per 100m <sup>2</sup> GFA will be factored by 0.9 to determine the HUE multiplier.		Special Assessment	-
Visitor Accommodation	Camping ground facility/ travel trailer/ RV Parks	100m <sup>2</sup> GFA	0.11	Occupancy: Fully Serviced No serviced/Recreation Aea	4.2 0.12
	Hostel	bed	0.63	Occupancy: Kitchenette & Bathroom No Kitchenette & Bathroom	0.42 0.37
	Motel/ Bed and Breakfast	unit	0.44		
	Hotel	room	0.67		
Commercial Activity	Barber shop, hairdresser, beauty salon	100m <sup>2</sup> GFA	2.30	Occupancy per station/booth	4.95
	Bar/ Tavern / Pub	100m <sup>2</sup> GFA	14.11	Special Assessment	-
	Bulk/ Large format retail stores/ home improvements	100m <sup>2</sup> GFA	6.11	m <sup>2</sup> GFA	0.0042
	Car wash facilities	100m <sup>2</sup> GFA	16.81	Special Assessment	-
	Dairy/ Bakery/ Liquor Store/ Produce	100m <sup>2</sup> GFA	21.22	Special Assessment	-
	Department Stores	100m <sup>2</sup> GFA	2.23	m <sup>2</sup> GFA	0.0037
	Discount	100m <sup>2</sup> GFA	17.00	m <sup>2</sup> GFA	0.0037
	Garden Centre/Plant Nurseries	100m <sup>2</sup> GFA	6.11	m <sup>2</sup> GFA	0.0037
	Laundry Service/ Laundromat	Applicant to advise peak hour trip rates and supply evidence. The peak rate per 100m <sup>2</sup> GFA will be factored by 0.9 to determine the HUE multiplier.		Special Assessment	-

Market	Market	Applicant to clarify purpose of proposed facility and supply evidence of peak trip rates. The peak rate per 100m <sup>2</sup> GFA will be factored by 0.9 to determine the HUE multiplier.		Special Assessment	-
	Office	100m <sup>2</sup> GFA	2.00	Occupancy	0.08
	Restaurant	100m <sup>2</sup> GFA	14.11	Special Assessment	-
	Rural Sector Commercial Activity	Treat as office		m <sup>2</sup> GFA	0.0037
	Service Business	Treat as office		Occupancy	0.08
	Service stations, with retail facilities/without	Filling position	17.78	Special Assessment	-
	Shopping Centre (Medium <10000m <sup>2</sup> )			m <sup>2</sup> GFA	0.0037
	Shopping Centre (Large > 10000m <sup>2</sup> )			m <sup>2</sup> GFA	0.0037
	Shopping Centre (Medium)	100m <sup>2</sup> GFA	13.44	m <sup>2</sup> GFA	0.0037
	Shopping Centre (Large)	100m <sup>2</sup> GFA	7.89	Special Assessment	-
	Supermarkets (Small)	100m <sup>2</sup> GFA	23.33	Special Assessment	-
	Supermarkets (Medium)	100m <sup>2</sup> GFA	14.67	Special Assessment	-
	Supermarkets (Large)	100m <sup>2</sup> GFA	13.00	Special Assessment	-
	Take away/ fast food/ Drive- through facilities	100m <sup>2</sup> GFA	37.78	Special Assessment	-
	Small retail, excluding consumables	100m <sup>2</sup> GFA	4.78	m <sup>2</sup> GFA	0.0042
	Trade Retail and Trade Suppliers	Applicant to advise peak hour trip rates and supply evidence. The peak rate per 100m <sup>2</sup> GFA will be factored by 0.9 to determine the HUE multiplier.		m <sup>2</sup> GFA	0.0042
Educational Facility	Pre-school	student	1.0	Occupancy	0.038
	Primary	student	0.58	Occupancy	0.08
	Secondary	student	0.32	Special Assessment	-
	Tertiary	student	0.06	Special Assessment	-
Industrial Activity	Warehouse & Distribution	100m <sup>2</sup> GFA	1.0	m <sup>2</sup> GFA	0.0037
	Manufacturing/ Processing of goods	100m <sup>2</sup> GFA	1.22	Special Assessment	-
	Rural Industry	100m <sup>2</sup> GFA	2.0	Special Assessment	-
Medical	Health Care Facility	100m <sup>2</sup> GFA	9.22	Pre Treatment Bay	0.5
	Hospital	Bed	1.67	Special Assessment	-
	Veterinary Facilities	100m <sup>2</sup> GFA	6.67	Special Assessment	-
Public Toilet		No transportation development contribution to pay, unless ancillary facilities provided, such as laundry or accommodation, in which case treat as appropriate land use.		Special Assessment	-
Sports and Recreation Facilities	Aquatic Centres	Special Assessment	-	Special Assessment	-
	Sports Ground	100m <sup>2</sup> GFA	15.44	Special Assessment	-
	Gymnasiums	100m <sup>2</sup> GFA	4.78	Special Assessment	-
	Golf course with snack bar	100m <sup>2</sup> GFA of golf club and retail	2.97	Special Assessment	-
Primary Production	Quarry/ Farm Quarry	Applicant to advise peak hour trip rates and supply evidence. This must be in passenger car unit (PCU) equivalents as significant heavy vehicle demand is anticipated. The peak rate per 100m <sup>2</sup> GFA will be factored by 0.9 to determine the HUE multiplier.		Special Assessment	-

	Rural Production	Applicant to advise peak hour trip rates and supply evidence. This must be in passenger car unit (PCU) equivalents as significant heavy vehicle demand is anticipated. The peak rate per 100m <sup>2</sup> GFA will be factored by 0.9 to determine the HUE multiplier.	Special Assessment	-
Public Parking Facilities not associated with a commercial activity			Special Assessment	-
Any other land use proposal		Applicant to advise peak hour trip rates and supply evidence. The peak rate per 100m <sup>2</sup> GFA will be factored by 0.9 to determine the HUE multiplier.	Special Assessment	-



## INTERPRETATION OF TERMS

Term	Description
<i>Applicant</i>	<i>The person(s) applying for a resource consent, building consent, service connection.</i>
<i>Attached Residential Unit</i>	<p><i>Means a residential unit (see interpretation of terms) which can be assessed internally from the main dwelling. This may be included as a separate part or wing of the main house. Not included under this guidance are:</i></p> <ul style="list-style-type: none"> <li><i>(a) Other attached dwellings (eg adjoined houses on separate lots with individual titles such as townhouses), and</i></li> <li><i>(b) Buildings on a single lot (eg unit titles such as apartments and retirement villages).</i></li> </ul>
<i>Bathroom</i>	<i>Means a domestic living space in which a bath and/or shower is installed (Residential Tenancies (Healthy Homes Standards) Regulations 2019)</i>
<i>Bedroom</i>	<p><i>Means any habitable space within a residential unit capable of being used for sleeping purposes and can be partitioned or closed for privacy including spaces such as a “games”, “family”, “recreation”, “study”, “office”, “sewing”, “den”, or “works room” but excludes:</i></p> <ul style="list-style-type: none"> <li><i>• any kitchen or pantry;</i></li> <li><i>• bathroom or toilet;</i></li> <li><i>• laundry or clothes-drying room;</i></li> <li><i>• walk-in wardrobe;</i></li> <li><i>• corridor, hallway, or lobby;</i></li> <li><i>• garage; and</i></li> <li><i>• any other room smaller than 6m<sup>2</sup>.</i></li> </ul> <p><i>Where a residential unit has any living or dining rooms that can be partitioned or closed for privacy, all such rooms except one shall be considered a bedroom.</i></p>
<i>Commercial Activity</i>	<i>Means any activity trading in goods, equipment or services. It includes any ancillary activity to the commercial activity (for example administrative or head offices)</i>
<i>Commercial Accommodation</i>	<i>means land and/or buildings used for accommodating visitors, subject to a tariff being paid, and includes any ancillary activities.</i>
<i>Community infrastructure</i>	<p><i>Means-</i></p> <ul style="list-style-type: none"> <li><i>a) Land, or development assets on land, owned or controlled by the territorial authority for the purpose of providing public amenities; and</i></li> <li><i>(b) Includes land that the territorial authority will acquire for that purpose.</i></li> </ul> <p><i>LGA02 s.197</i></p> <p><i>This includes</i></p> <ul style="list-style-type: none"> <li><i>- Cemeteries – acquisition and development for land used as a cemetery</i></li> <li><i>· Public toilets - provision of public convenience facilities including public toilets, restrooms.</i></li> <li><i>· Aquatic centres - public swimming pools, splash pads, paddling pools etc.</i></li> <li><i>· Sports halls - indoor venues for court sports</i></li> </ul>

	<ul style="list-style-type: none"> <li>· Libraries – provision of new library facilities</li> <li>· Community centres – provision of new community centres and meeting spaces</li> </ul>
Community facilities	<p>Means (act definition)</p> <p>– means reserves, network infrastructure, or community infrastructure for which development contributions may be required in accordance with <a href="#">section 199</a> Local Government Act 2002</p>
Development	<p>means—</p> <p>(a) any subdivision, building (as defined in section 8 of the Building Act 2004), land use, or work that generates a demand for reserves and/or network infrastructure but</p> <p>(b) does not include the pipes or lines of a network utility operator (Local Government Act 2002)</p>
Gross Floor Area	<p>Means the sum of the total area of all floors of a building or buildings (including any void area in each of those floors, such as service shafts, lift wells or stairwells), measured :</p> <p>(a) where there are exterior walls, from the exterior faces of those exterior walls;</p> <p>(b) where there are walls separating two buildings, from the centre lines of the walls separating the two buildings;</p> <p>(c) where a wall or walls are lacking (for example, a mezzanine floor) and the edge of the floor is discernible, from the edge of the floor.</p> <p>PLUS</p> <p>The area of any part of the allotment used solely or principally for the storage, sale, display, movement or servicing of goods or the provision of services on an allotment.</p>
High Trip Generating Activities	Any activity that triggers a requirement for a Basic of Full Integrated Transport Assessment in accordance with TRAN R8 of the District Plan.
Industrial Activity	Means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity.
Kitchen/Kitchenette	Means a domestic living space with a sink or tap connected to potable water and/or any equipment used for cooking or preparation of food, such as a stove, hotplate, oven, microwave, etc..
Large Residential Unit	Means a residential unit having four or more bathrooms (including ensuites).
Lodged	The point in time at which an application that complies with all the requirements in section 88(2) of the Resource Management Act 1991 (RMA 1991) or section 45 of the Building Act 2004, has been received by Council and accepted as complete.
Network Infrastructure	Means the provision of roads and other transport, water, wastewater, and stormwater collection and management.

<i>Place of Assembly</i>	<i>Means land and buildings used for gathering of people, including cinemas, theatres, concert and entertainment venues, conference and private function facilities, arts and cultural centres, places of worship, community centres and halls.</i>
<i>Producers Price Index (PPI)</i>	<i>Means the Producers Price Index Outputs for Construction provided by Statistics New Zealand or, if that index ceases to be published, any measure certified by the Government Statistician as being equivalent to that index.</i>
<i>Residential Unit</i>	<p><i>Means a self-contained building (or group of buildings, including accessory buildings) used for a residential activity by one or more persons who for a single household. For the purpose of this definition:</i></p> <ul style="list-style-type: none"> <li><i>• A building used for emergency or refuge accommodation shall be deemed to be used by a single household;</i></li> <li><i>• Where there is more than one kitchen on a site and where that kitchen is capable of creating a self-contained residential unit (other than a kitchen in a minor residential unit) there shall be deemed to be more than one residential unit. (CCC)</i></li> </ul> <p><i>Where any buildings, building or part of a building on a site contains more than one set of bathroom facilities, kitchen facilities and a sleeping/living area such that they can be used as self-contained residences by different households, then each separate set of facilities shall be deemed to be one dwelling.</i></p> <p><i>A residential unit does not include any part of a farm building, business building or accessory building which contains bathroom or kitchen facilities which are used solely for the convenience of staff, or contract workers who reside off-site, or day visitors to the site; unless that building or part of a building is being used for overnight accommodation.</i></p>
<i>Retail Activity</i>	<i>Means a commercial activity that uses land and/or buildings for displaying or offering goods for sale. It includes supermarkets and department stores, but excludes food and beverage outlets, drive through facilities and trade retail and trade suppliers</i>
<i>Retirement Village</i>	<i>Means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities.</i>
<i>Rural Industry</i>	<i>Means an industry or business undertaken in a rural environment that directly supports, services, or is dependent on primary (rural) production. (</i>
<i>Unit of Demand \</i>	<i>Means a household unit representing one standard/ average residential unit.</i>
<i>Warehouse &amp; Distribution</i>	<i>Means an industrial activity involving the storage and sorting of materials, goods or products pending distribution.</i>

## PART 4: POLICY DETAILS

### 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 assumptions	Estimate of potential effects	Level of uncertainty
Population Change	The Council has adopted population projections for growth in the District until 2054, based on the Selwyn Capacity for Growth Model. These projections are used as the basis for establishing the number of projected new household unit equivalents for the purposes of the financial model. Information on the projections are part of the supporting documents for the LTP.	The Council has based its plans for the management and expansion of its infrastructure on the populations 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 infrastructure to meet the increased demand resulting from growth is included as part of the total cost of capital expenditure for the purposes of calculating this. The interest rate used for the 2024-2034	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	Moderate

	LTP is assumed to be 2.5% and the average interest rate for the 2024-54 period is assumed to be 3.5%	lower than they would otherwise have been.	
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 LTP for each activity area as forecast by BERL. The level of increase assumed is set out in the LTP. 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 LTP assumes that the timing and cost of capital projects and associated operating costs are as determined through the Council's asset and 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
Waka Kotahi NZ Transport Agency revenue	It is assumed that the Financial Assistance Rate (FAR) received from Waka Kotahi for the Council's eligible local roading and transport works and activities will remain at 51% for the 2024-34 period. Works and activities	The Council will assess the availability of Waka Kotahi funds as part of LTP processes and may revise its roading and transport programme to align with available funding. This could	Moderate- High

	associated with state highways will continue to be fully funded by Waka Kotahi and/or direct crown funding. FAR approval for Council's larger Capital transport works would be achieved through a Business Case approach to Waka Kotahi requirements. The Government Policy Statement on Transport allocates funding from the National Land Transport Fund that Waka Kotahi then distributes over 3-year approval periods to the priorities set nationally and regionally. It is assumed the following 7 years would be funded in a similar manner.	include providing further Council funding directly to address any shortfall. Development contributions only apply to Council's funding share of the growth component of any eligible large capital transport project.	
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**Capital expenditure the Council expects to incur to meet increased demand for community facilities resulting from growth and schedule of development contributions.**

Table 5 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 under [Section 101\(3\) consideration](#)

- 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.

The development contribution amounts are exclusive of GST and GST will need to be added to amount specified in Table 5. Where the Table 5 refers to 'various' under the % of total cost funded from Development Contributions, more information is provided in Appendix 1.

Table 5 Summary of capital expenditure and schedule of development contribution (To be updated prior to finalisation)

	Net Expenditure Incurred Pre 2024 \$	Expenditure Planned 2024-34 \$	Expenditure Post 2034 \$	Total Cost \$	% of total cost funded from Development Contributions %	% funded From other Sources %	Total amount of funding to be sought by Development Contributions \$	Development Contribution per HEU (plus GST) \$
<b>Water</b>								
Darfield	302,286	12,099,276	11,346,096	23,747,658	100%	0%	17,151,334	\$ 9,940
Kirwee	397,583	2,575,265	2,098,737	5,071,585	100%	0%	3,917,441	\$ 9,870
Leeston	2,217,344	3,614,591	3,616,786	9,448,721	100%	0%	7,844,398	\$ 9,598
Lincoln	2,760,053	9,612,465	27,519,940	39,892,459	100%	0%	33,719,583	\$ 5,728
Prebbleton	544,331	13,034,506	8,519,375	22,098,212	100%	0%	16,722,230	\$ 11,199
Rolleston	(1,573,847)	37,370,250	36,766,274	72,562,677	100%	0%	79,025,408	\$ 5,615
Southbridge	(219,929)	1,261,200	396,442	1,437,713	100%	0%	1,343,897	\$ 2,762
West Melton	343,418	10,504,333	5,658,718	16,506,469	100%	0%	12,382,499	\$ 7,791
<b>Sewerage</b>								
Tai Tapu	-	-	-	-	0%	0%	-	\$ -
Selwyn Sewerage Scheme	15,033,902	187,258,027	324,313,334	526,605,263	99%	1%	364,771,832	\$ 12,912
* Tai Tapu Wastewater at capacity, options for providing capacity and charges to be assessed on application								
<b>Stormwater</b>								
Lincoln	841,586	109,673	-	951,259	100%	0%	951,259	\$ 2,854
<b>Transportation</b>								
Eastern Selwyn Development Area	(14,447,001)	216,268,433	54,146,721	255,968,153	various	various	22,475,581	\$ 1,364
Rest of District (cost included in line above)	-	-	-	-	various	various	19,923,809	\$ 3,153
Prebbleton 3 Development Area	-	-	-	-	100%	0%	-	\$ 2,440
Lincoln ODP4	623,363	-	-	-	100%	0%	623,363	\$ 12,311
Broadlands Drive - Section 2 Title Plan SO494531	1,180,584	-	-	-	18%	82%	483,260	\$ 483,260
Lowes Road ODP Total Area	612,898	-	-	-	100%	0%	612,898	\$ -
Lowes Road ODP Area: North High	-	-	-	-	0%	0%	-	\$ 27,542
Lowes Road ODP Area: North Medium	-	-	-	-	0%	0%	-	\$ 19,326
Lowes Road ODP Area: North Low	-	-	-	-	0%	0%	-	\$ 6,260
Lowes Road ODP Area: Fairhurst High	-	-	-	-	0%	0%	-	\$ 26,667
Lowes Road ODP Area: Fairhurst Low	-	-	-	-	0%	0%	-	\$ 10,101
Lowes Road ODP Area: Jozecom High	-	-	-	-	0%	0%	-	\$ 24,781
Lowes Road ODP Area: Jozecom Low	-	-	-	-	0%	0%	-	\$ 12,256
<b>Reserves</b>								
North West Selwyn Area	(1,557,762)	11,588,162	-	10,030,400	various	various	5,034,740	\$ 4,532
South West Selwyn Area	724,980	9,820,588	-	10,545,569	various	various	5,165,299	\$ 8,129
Eastern Selwyn Area	(36,987,627)	117,536,364	-	80,548,737	various	various	64,773,849	\$ 9,641
<b>Commnity Infrastructure</b>								
North West Selwyn Area	-	13,434,176	-	13,434,176	various	various	4,189,983	\$ 3,847
South West Selwyn Area	-	11,300,903	-	11,300,903	various	various	1,786,404	\$ 2,859
Eastern Selwyn Area	-	27,984,937	-	27,984,937	various	various	9,650,151	\$ 1,454
<b>Total</b>	(29,203,838)	685,373,151	474,382,424	1,128,134,892			672,549,219	

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

### Section 101(3) consideration

How the Council determines the appropriate funding sources to meet the expected total capital cost of capital expenditure identified in Table 5 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,
- Roding and transportation,
- Reserves,
- Community infrastructure, and
- Development Areas (DA).

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:

Community outcomes	Stormwater, water, and sewage	Roding and transportation	Community infrastructure	Reserves	Development Areas (DA)
A clean environment	✓				
Liveable low carbon towns		✓	✓	✓	✓



Protect productive and diverse land				✓	
Connected community		✓	✓	✓	✓
Strong neighbourhoods			✓	✓	✓
Active and educated community			✓	✓	
A district of opportunity		✓	✓	✓	✓
Quality innovative infrastructure	✓	✓			✓
A district which values its culture heritage			✓	✓	
Inclusive communities	✓		✓		

## 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.

## WATER AND SEWERAGE

### Further section 101(3) analysis

Before making the decision to fund water and sewerage in the manner set out in Table 5 the Council gave consideration to:

- the general factors [Section 101\(3\) consideration](#), 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, Quality and innovative infrastructure Inclusive communities
The distribution of benefits between the community as a whole, any identifiable part of the community, and individuals, in relation to the activity	<p>Capital expenditure will provide network capacity and therefore benefit to:</p> <ul style="list-style-type: none"><li>• either the existing community or the growth community; or</li><li>• both of these groups.</li></ul> <p>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.</p>
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	<p>New development occurring within parts of the District requires the Council to have appropriate water and sewerage infrastructure in place.</p> <p>Council has identified the capital expenditure necessary to provide the water and sewerage infrastructure needed by the growth community and it</p>
The costs and benefits, including consequences for transparency, of funding the activity distinctly from other activities	<p>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.</p> <p>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.</p> <p>Council has the appropriate systems in place to separately identify the charges and costs of this activity.</p>
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	<p>The liability for revenue falls proportionally on the growth community.</p> <p>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.</p>

### **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 Selwyn Sewage Scheme emerged from the integration that connects the Malvern townships of Darfield and Kirwee with the existing Eastern Selwyn Sewerage Scheme, which currently serves the townships of Rolleston, Lincoln, Prebbleton, West Melton and Springston. Additionally, in a planned expansion, the Ellesmere and the Upper Selwyn Huts Sewerage schemes will be connected to the Selwyn Sewerage Scheme.

The existing Ellesmere Sewerage Scheme serves the townships of Leeston, Southbridge and Doyleston.

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**

SDC has engaged experienced consultants for developing and maintaining hydraulic models to ensure they are up to date, accurate, and in line with best practices. The infrastructure plans are reviewed on a 3-year cycle.

### *Darfield*

A rural water supply provides on demand supply to urban customers in Darfield township and restricted supply to rural customers. One Water Modelling have reviewed and updated the computed hydraulic model to predict water future demand and capital upgrades based on Council's growth predictions. Capital projects include new bores, reservoirs and associated pipework.

### *Lincoln*

One Water Modelling have reviewed and updated the 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*

One Water Modelling have reviewed and updated the 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*

One Water Modelling have reviewed and updated the 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*

One Water Modelling have reviewed and updated the computed hydraulic model to predict water future demand and capital upgrades based on Councils growth predictions. Capital projects include a new bore, reservoir and associated pipework.

#### *Kirwee*

One Water Modelling have reviewed and updated the computed hydraulic model to predict water future demand and capital upgrades based on Councils growth predictions. Capital projects include a new bore, reservoir and associated pipework.

#### *Southbridge*

One Water Modelling have reviewed and updated the computed hydraulic model to predict water future demand and capital upgrades based on Councils growth predictions. Capital projects new bore, and associated pipework.

#### *West Melton*

One Water Modelling have reviewed and updated the computed hydraulic model to predict water future demand and capital upgrades based on Councils growth predictions. Capital projects new bore, reservoir upgrade and associated pipework.

### 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.

## **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 above.

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 [Section 101\(3\) consideration](#) and
- the following specific factor, in accordance with the requirements of section 101(3) of the Act.

The community outcomes to which the activity primarily contributes	A clean environment, Quality and innovative infrastructure Inclusive communities
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<p>The distribution of benefits between the community as a whole, any identifiable part of the community, and individuals, in relation to the activity</p>	<p>Capital expenditure will provide network capacity and therefore benefit to:</p> <ul style="list-style-type: none"> <li>• either the existing Lincoln community or the growth Lincoln community; or</li> <li>• both of these groups.</li> </ul> <p>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 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.</p>
<p>The period in or over which those benefits are expected to occur</p>	<p>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.</p>
<p>The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity</p>	<p>New development occurring within the Lincoln area requires the Council to have appropriate stormwater infrastructure in place.</p> <p>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.</p> <p>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.</p>
<p>The costs and benefits, including consequences for transparency, of funding the activity distinctly from other activities</p>	<p>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.</p> <p>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.</p> <p>The Council has the appropriate systems in place to separately identify the charges and costs of this activity.</p>

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#### 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.

#### **TRANSPORTATION- ROADING**

Further section 101(3) analysis

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

- the general factors set out in [Section 101\(3\) consideration](#), and
- the following specific factors, in accordance with the requirements of section 101(3) of the Act.

In accordance with the requirements of section 101(3) of the Act

The community outcomes to which the activity primarily contributes	<p>Liveable low carbon towns</p> <p>A connected community</p> <p>Quality and innovative infrastructure</p> <p>A district of opportunity</p>
The distribution of benefits between the community as a whole, any identifiable part of the community, and individuals, in relation to the activity	<p>Capital expenditure on transport - roads will provide additional capacity and therefore benefit to both the existing community and the growth community.</p> <p>Council intends to recover the cost of growth from the development community. Asset maintenance and other forms of improvements to levels of service will be funded from other sources of revenue.</p>



<p>The period in or over which those benefits are expected to occur</p>	<p>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</p>
<p>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</p>	<p>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.</p>
<p>The extent to which the actions or inaction of particular individuals or a group contributes to the need to undertake the activity</p>	<p>New development occurring within parts of the district requires the Council to have the appropriate roading and transport infrastructure in place. Council has identified the capital expenditure necessary to provide these related works and activities. It is appropriate that the growth community bear some of the capital cost of this where they have contributed to this need. Development contributions are an appropriate and equitable mechanism to part fund activities. The Council has recognised that both the existing community and the growth community is generating additional traffic volumes requiring the capital expenditure and this has been reflected in the calculation of development contributions.</p>
<p>The costs and benefits, including consequences for transparency of funding the activity distinctly from other activities</p>	<p>The benefits of additional infrastructure capacity accrue to the new or improved properties that generates the demand for that extra capacity across a range of transport assets and activities. The council's view is that the use of development contributions to partially or fully fund the additional roading and transport costs is best done in proportion to the benefit received by the growth community.</p> <p>The benefits of funding additional infrastructure capacity to meet demand from development requires an appropriate share of the actual costs to be paid by the growth community and developers.</p> <p>Council has the appropriate systems in place to separately identify the charges and costs of the roading and transport activity so that it</p>

	is transparent on how development contributions are calculated. This includes using traffic models to determine what proportion of traffic is generated by district growth resulting from development.
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#### Who gets charged

All new developments will be subject to a development contribution in these main areas across the district below including any specific development areas as described in Section 9

#### *Eastern High growth Development Area*

All new developments within the Eastern High Growth Development Area per the map in Part 5 to this policy will be subject to its development contribution.

#### *Rest of District*

All new development not within the Eastern High Growth Development Area will be subject to the development contribution

#### *Local Development Areas - Grouped Assets*

Refer below to specific transport and roading requirements within Development Areas – Grouped Assets

### **COMMUNITY INFRASTRUCTURE**

Council has decided to introduce a development contribution for community infrastructure to help fund growth capacity.

Development contributions from residential subdivision and/or development are the means that have been chosen by the Council to provide the necessary funds for additional community infrastructure capacity generated by those developments. Development contributions are used to fund community infrastructure that meets the actual and potential demand anticipated to result from subdivision and development.

Community infrastructure to be funded from development contributions includes:

- Cemeteries – acquisition and development for land used as a cemetery
- Public toilets - provision of public convenience facilities including public toilets, restrooms.
- Aquatic centres - public swimming pools, splash pads, paddling pools etc.

- Sports halls - indoor venues for court sports
- Libraries – provision of new library facilities
- Community centres – provision of new community centres and meeting spaces

Development contributions for community infrastructure are levied on a catchment basis, meaning the development contribution charge may be different between catchments (see [Part 5 Catchment Maps](#) for outline of the areas which make up the district), Catchments for the application of community infrastructure development contributions have been configured to reflect the characteristics of the activity. In particular this relates to:

- The geography and topography of the district and especially physical separation between towns and villages.
- Development patterns across the district and, more specifically, the concentration of development in areas.
- The connectivity and proximity for communities to utilise and share the community infrastructure network.
- Level of service and level of provision required to meet community demand.
- The practical application of assigning benefits to specific communities.

Based on an assessment of these factors catchments for community infrastructure development contributions are:

- Eastern Selwyn Area
- Northwest Selwyn Area
- Southwest Selwyn Area

Development contributions for playgrounds are covered as part of Reserves.

Further S 101 (3) analysis

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

- the general factors set out in *Section 101(3) consideration*, 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	Liveable low carbon towns Connected community Strong neighbourhoods Active and educated community A District of opportunity A District which values its culture and heritage Inclusive communities
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<p>The distribution of benefits between the community as a whole, any identifiable part of the community, and individuals, in relation to the activity</p>	<p>Capital expenditure will provide further community infrastructure and community infrastructure with additional capacity and therefore benefit to:</p> <ul style="list-style-type: none"> <li>• either the existing community or the growth community; or</li> <li>• both of these groups.</li> </ul> <p>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 community infrastructure provided because of population growth also bring benefit to the existing community by increasing the availability of community infrastructure .</p>
<p>The period in or over which those benefits are expected to occur</p>	<p>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.</p>
<p>The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity</p>	<p>New development occurring within parts of the District requires the Council to provide the appropriate level of community infrastructure assets and facilities to meet demand generated by the development growth.</p> <p>Council has identified the capital expenditure necessary to provide the community infrastructure capacity needed by the growth community and it is the growth community that is contributing to the need to undertake this work.</p> <p>It is appropriate that the growth community bear some of the capital cost of community infrastructure which are required by growth and, development contributions are an appropriate mechanism to achieve this.</p>
<p>The costs and benefits, including consequences for transparency, of funding the activity distinctly from other activities</p>	<p>The benefits of additional community infrastructure 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 community infrastructure and improved community infrastructure is best done in proportion to the benefit received by the growth community.</p> <p>The benefits of funding additional community 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 the growth community and developers.</p> <p>Council has the appropriate systems in place to separately identify the charges and costs of this activity.</p>

In addition to the factors above, the Council has assessed the overall impact of the allocation	<p>The liability for revenue falls proportionally on the growth community.</p> <p>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</p>
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## 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.

Catchments for the application of reserve development contributions have been configured to reflect the characteristics of the activity. In particular this relates to:

- The geography and topography of the district and especially physical separation between towns and villages.
- Development patterns across the district and, more specifically, the concentration of development in areas.
- The connectivity and proximity for communities to utilise and share the reserves network.
- Level of service and level of provision required to meet community demand.

Based on an assessment of these factors catchments for reserve development contributions are:

- Eastern Selwyn Area
- Northwest Selwyn Area
- Southwest Selwyn Area

See [Part 5 Catchment Maps](#) for the areas described above.

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.

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 [Section 101\(3\) consideration](#), 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	<p>Liveable low carbon towns</p> <p>Productive and diverse land</p> <p>Connected community</p> <p>Strong neighbourhoods</p> <p>Active and educated community</p> <p>A District of opportunity</p> <p>A District which values its culture and heritage</p>
The distribution of benefits between the community as a whole, any identifiable part of the community, and individuals, in relation to the activity	<p>Capital expenditure will provide further reserves and reserves with additional capacity and therefore benefit to:</p> <ul style="list-style-type: none"> <li>• either the existing community or the growth community; or</li> <li>• 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.</li> </ul>
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 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.

## DEVELOPMENT AREAS – GROUPED ASSETS

There are defined areas where the Council has established Development Area (DA) in the District Plan that can co-ordinate the provision of infrastructure and the development of land in fragmented ownership. These areas can include Outline Development Plan (ODP) areas as well, and these should be considered in the same context as a DA. Within these types of areas this can involve the building of coordinated and connected 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 a specific development contributions. Note that this policy applies only to new developments in the areas identified below and not to all DAs in the District Plan.

The payment of any of these specific development contributions in these areas and situations are in addition to the standard development contributions relating to the Eastern High Growth Development Area or Rest of District in Table 2 and any other applicable catchment in Part 5.

Refer to each of the main activities assessments in accordance with the requirements of section 101(3) of the Act that are also applicable to any related activity and assets within the Development Areas that will follow below.

### Rolleston 6 Development Area – Lowes Road

The Rolleston 6 Development Area is located on both sides of Lowes Road to the west of Rolleston. It is comprised of three sub-areas as shown on the map in Part 5 of this Policy (**Rolleston 6 Development Area**). These are based on the road network which naturally divides into these areas which have different development intensities and therefore quite different roading and transportation requirements and costs. Development contributions are applied on a high, medium and low basis according to where development is proposed to occur. The principles that apply to this are as follows:

- It is recognized that some allotments will receive a very high degree of benefit and that others will receive a lower degree of benefit from the outcomes sought from the Development Area.
- 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.

### *Rolleston 6 Development Area Development Contribution Credit Policy*

The original development contribution policy for the Lowes Road area was established assuming that the Council would construct certain public infrastructure including the main roading networks as land ownership was fragmented and achieving coordinated infrastructure across different developments in the area may be difficult.

Council acknowledges that some Developers are in a better position to undertake their own works directly at the time of their development in this area. On this basis Council will consider a credit to reduce any applicable transport and roading development contributions (up to the value of the assessed individual area specific development contributions applicable) if the developer constructs any approved DA public roading, and other related infrastructure, that will vest in Council. The amount of any credit would be determined on the detail and value of those works being undertaken by the Developer.

To determine the value of any credit Council requires a preliminary cost estimate for any of those main DA identified works for initial agreement, prepared and endorsed by the Developers Quantity Surveyor or Engineer based on a schedule of works. The final DC credit calculation shall be on the actual contract schedule and costs incurred for the works as verified by the Quantity Surveyor or Engineer for Council approval. The approval of any credit will be at the Councils discretion on a case-by-case basis.

#### 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.

#### What is being provided?

The Council will assume responsibility for the provision of the following infrastructure within the DA unless otherwise agreed with Developers. Developers will be required to cover the proportion of costs indicated unless a credit is agreed as outlined in [Development Contribution Credit Policy](#) above.

- All roads shown on the Lowes Road DA as shown in the District Plan, including associated stormwater disposal and street lighting (90%);
- Water and sewer pipes along the road corridors shown (90%);
- The purchase of land for and formation of walkways and cycle ways shown (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.

### Lincoln 4 Development Area

This Lincoln area is to the north of Lincoln bounded by Birchs and Tancreds Roads as shown in Part 5 of this policy (**Lincoln 4 Development Area**). It is a conventional residential development area in accordance with the Lincoln Structure Plan.

#### Who Gets Charged?



All new developments within the Lincoln 4 Development Area will be subject to the specific development contribution.

#### What is being provided?

In order for the area to develop cohesively, The Council needs to facilitate key infrastructure requirements to enable this to occur. This includes purchasing land and funding components of the main roading and services network needed to connect between separate subdivisions in the area and also to Birchs Road. This includes the construction of Carnaveron Dr and related roundabout, Birchs Road upgrades include a future roundabout that is required to connect across to the adjoining Flemington Development Area. A major sewer pump station for the area was also required .  
Prebbleton 3 Development Area

The Prebbleton 3 Development Area is located between Trents and Hamptons Road, east of Shands Road as shown in Part 5 of the Policy (*Prebbleton 3 Development Area*).

A specific development contribution has been applied to recover the additional costs to upgrade the planned roundabout at the Shands/Trents Road intersection from a single to dual lane roundabout on behalf of the developers to address District Plan requirements controlling development until this occurs.

#### Who Gets Charged?

All new developments within the Prebbleton 3 Development Area will be subject to the development contribution. As at October 2023 the estimated cost to provide the upgrade on behalf of Developers has been assessed at \$2 million. Once final costs have been determined the development contribution will be reviewed.

#### What is being provided?

The additional costs to construct a dual lane roundabout compared to a single lane roundabout which includes all the extra costs associated with, but not limited to, design and planning, services relocation, private land acquisition and construction costs.

#### Broadlands Drive – Section 2 on Title Plan SO 494531 - Rolleston

The construction of Broadlands Drive between Goulds Road and Lowes Road in Rolleston has provided roading and other infrastructure network capacity for the development of the land opposite the Clearview School identified as Section 2 on Title Plan SO 494531, and this land will be subject to a development contribution equivalent to one HUE as represented in Table 2.

#### Who gets Charged?

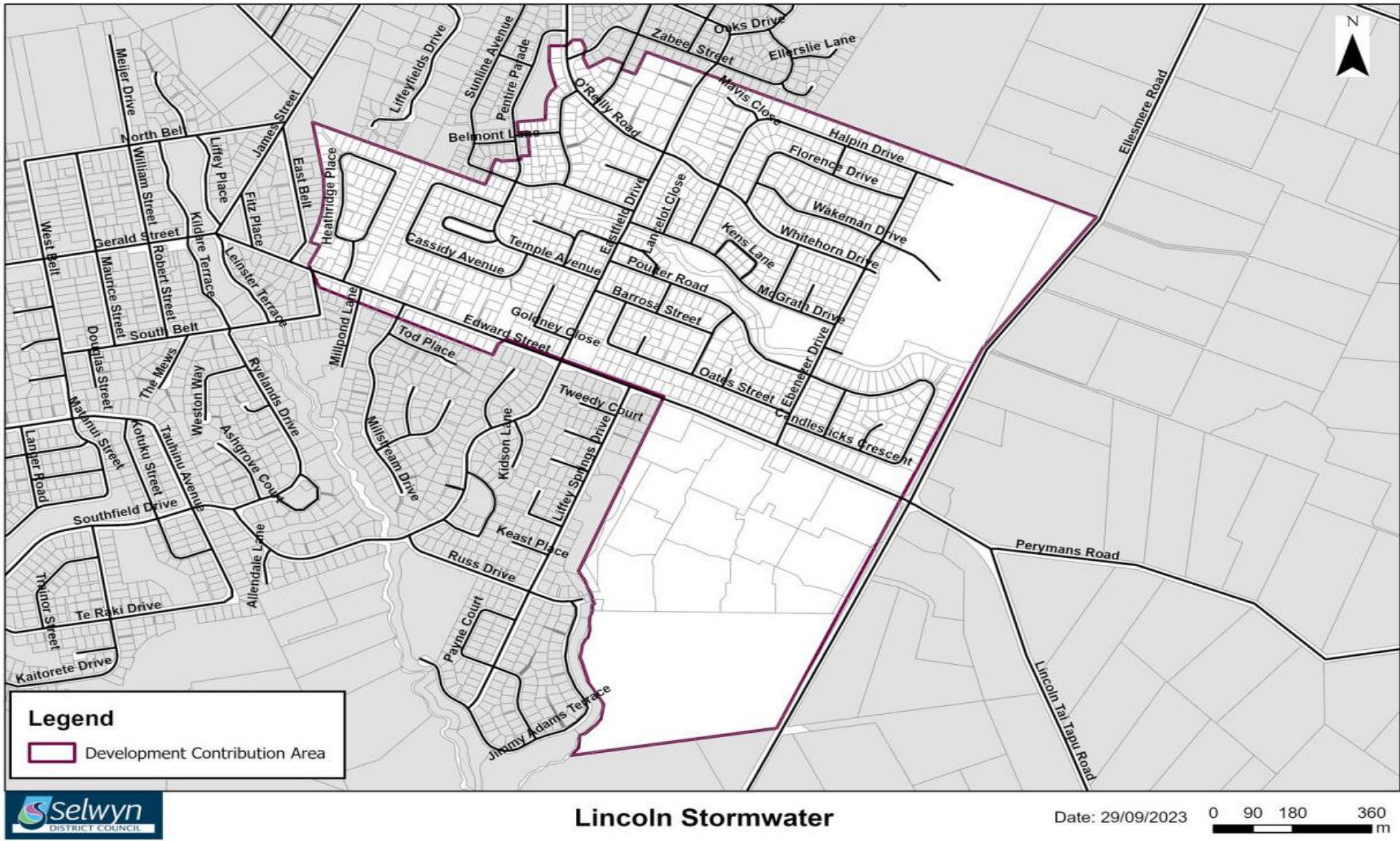
Any development on Section 2 on Title Plan SO 494531 will be subject to a development contribution of \$365,500 (2020/21 uninflated figures) calculated from the nett expenditure of the works as at that time. One HUE (CPI adjusted from 2020/21) will be charged independent of the nature or extent of the development or activity that occurs on the site.

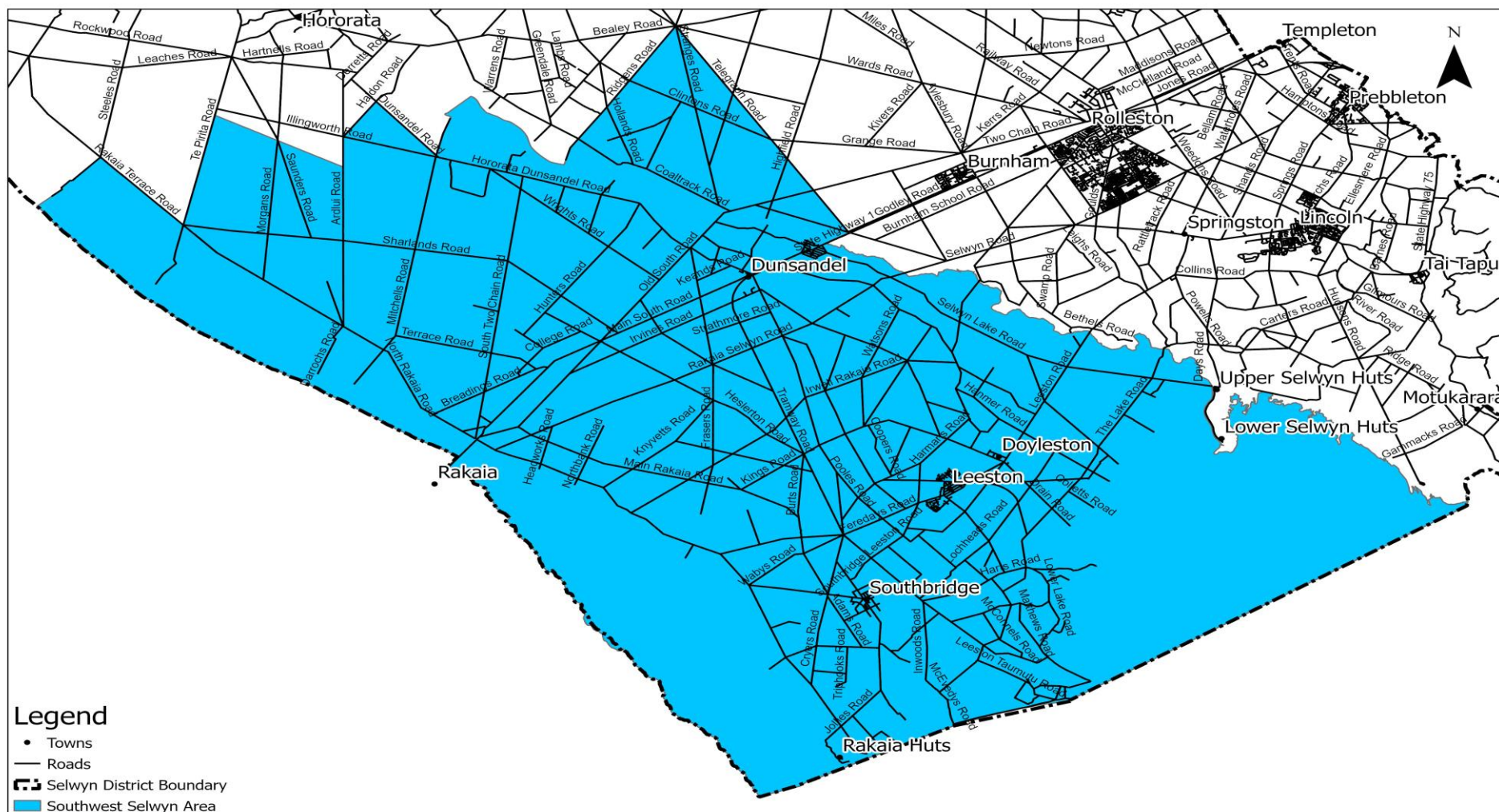
#### What is provided?

In 2009/10 Council constructed Broadlands Drive in an agreement with the Ministry of Education to provide access and services to Clearview School and adjoining Ministry land. The development contribution is applied to the remaining Section 2 on Title Plan SO 494531 undeveloped land to recover the agreed share of costs pertaining to this section of Broadlands Drive

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## Part 5: Catchment Maps

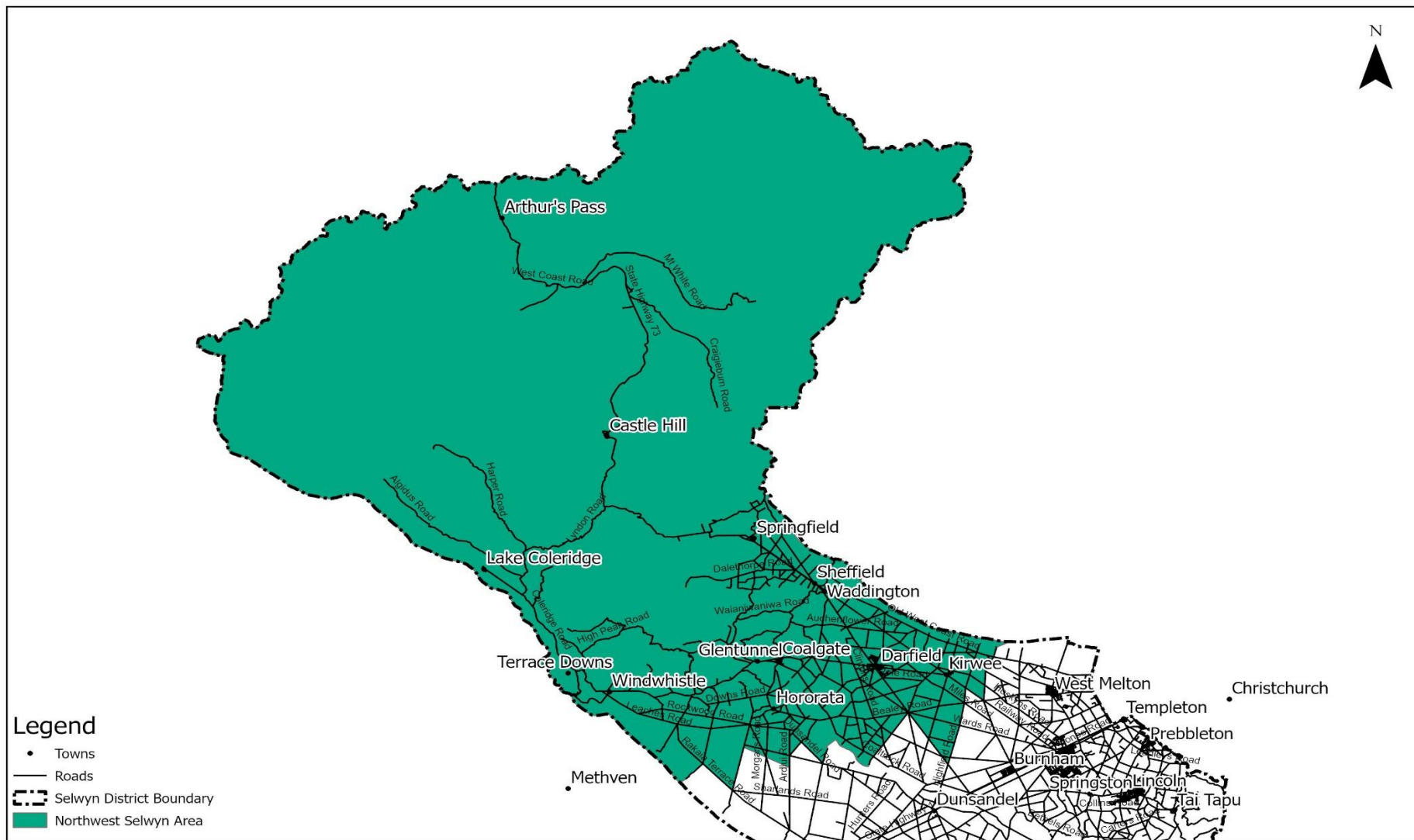


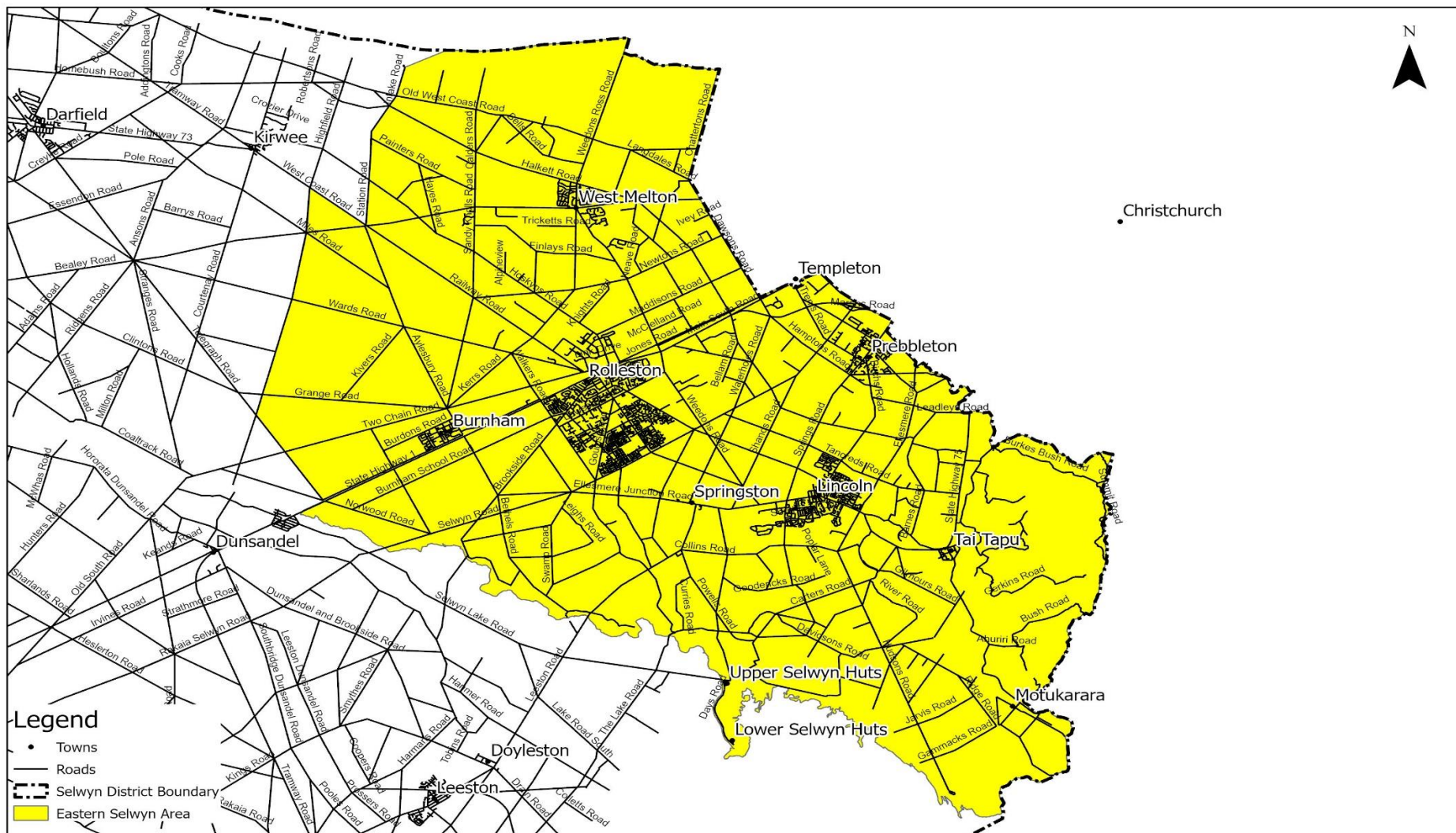


Date: 12/02/2024

## Community Infrastructure Southwest Selwyn Area







Date: 24/01/2024

## Community Infrastructure Eastern Selwyn Area

0 2 4 7  
Kilometers

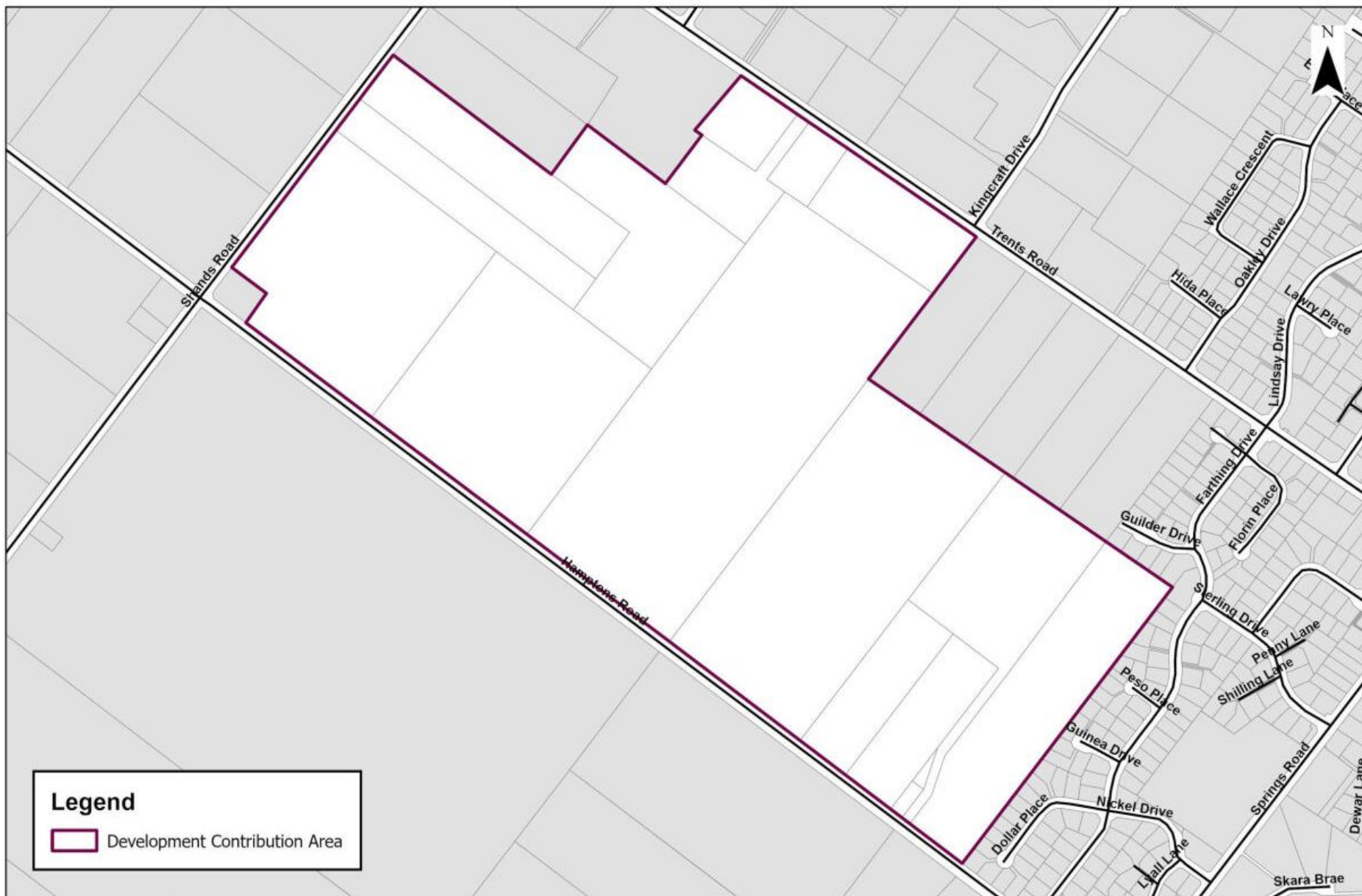














**Appendix 1: Schedule of Assets as per Section 201 Local Government Act 2002.**

[illegible]

	Net Expenditure Incurred Pre 2024 \$	Expenditure Planned 2024-34 \$	Expenditure Post 2034 \$	Total Cost \$	% of total cost funded from Development Contributions %	% funded From other Sources %
<b>Transportation - Roading</b>						
<b>Rest of District</b>						
Opening Balance	-	-	-	-		
Dunns Crossing & Burnham School Road Traffic Signals (SNP)	-	4,000,000	-	4,000,000	4.1%	95.9%
Levi Road Widening	-	600,000	-	600,000	3.3%	96.7%
Lincoln South Public Car Parks	-	1,600,000	-	1,600,000	10.1%	89.9%
Gerald Street Eastern End Upgrade	-	7,569,765	-	7,569,765	5.6%	94.4%
Ellesmere Road Seal Widening	-	3,071,760	-	3,071,760	3.4%	96.6%
Mathias Street Level Crossing Upgrade	-	300,000	-	300,000	12.0%	88.0%
Weedons Ross Rd Seal Widening Stage 2	-	450,000	-	450,000	10.0%	90.0%
Selwyn & Springston Rolleston Road Roundabout (SNP)	-	6,179,400	-	6,179,400	9.4%	90.6%
School Safety Infrastructure Upgrades	-	1,447,600	-	1,447,600	24.8%	75.2%
Birchs Road Intersections Cycle Safety Upgrade	-	772,425	-	772,425	3.6%	96.4%
Ellesmere Road Arterial Intersections Safety Upgrades	-	2,059,800	-	2,059,800	3.6%	96.4%
Two Chain Road Widening Stage 1	-	1,544,850	-	1,544,850	1.6%	98.4%
Hoskyns Road Widening Stage 1	-	3,604,650	-	3,604,650	16.0%	84.0%
Walkers Road & Two Chain Road Roundabout	-	2,574,750	-	2,574,750	10.4%	89.6%
Lincoln North Public Car Parks	-	1,621,393	-	1,621,393	10.9%	89.1%
Meijer Drive Extension	-	3,268,938	-	3,268,938	8.4%	91.6%
Springs & Hamptons Road Roundabout	-	5,149,500	-	5,149,500	0.1%	99.9%
Hamptons Road Widening	-	772,425	-	772,425	0.5%	99.5%
Hoskyns Road Arterial Intersections Safety Upgrades	-	1,235,880	-	1,235,880	8.0%	92.0%
Rolleston Public Carpark 4 & Service Lane	-	1,132,890	-	1,132,890	2.6%	97.4%
Selwyn & Dunns Crossing Roundabout (SNP)	-	6,300,600	-	6,300,600	8.2%	91.8%
SH1 Dunns Crossing Road Cycle Underpass Pathways	-	1,575,150	-	1,575,150	3.6%	96.4%
Dunns Crossing Road widening Stage 1	-	315,030	-	315,030	1.8%	98.2%
Brookside Road & Lincoln Rolleston Road Roundabout	-	1,575,150	-	1,575,150	3.8%	96.2%
Tennynson & Moore Street Roundabout	-	2,625,250	-	2,625,250	3.8%	96.2%
Moore Street Extension	-	1,890,180	-	1,890,180	4.6%	95.4%
Jones Road & Two Chain Road Realignment	-	3,675,350	-	3,675,350	3.1%	96.9%
Gerald Street & Vernon Drive Traffic Signals (SNP)	-	3,675,350	-	3,675,350	7.5%	92.5%
Gerald Street Transitional Section Upgrade	-	7,875,750	-	7,875,750	6.5%	93.5%
Lincoln 'Park N Ride'	-	4,200,400	-	4,200,400	3.4%	96.6%
Prebbleton to City Cycle Link	-	1,575,150	-	1,575,150	3.6%	96.4%
Springs Road University Shared Pathway	-	214,640	-	214,640	3.6%	96.4%
Templeton to Prebbleton Cycleway Stage 2	-	1,502,480	-	1,502,480	3.6%	96.4%
Springs Road & Tosswill Road Intersection Traffic Signals	-	3,219,600	-	3,219,600	0.3%	99.7%
Ellesmere & Lincoln Tai Tapu Road Roundabout (SNP)	-	4,829,400	-	4,829,400	8.9%	91.1%
Rolleston to Burnham Cycleway	-	3,219,600	-	3,219,600	3.6%	96.4%
Gerald Street Western End Upgrade	-	3,648,880	-	3,648,880	7.8%	92.2%
Spring & Gerald Street Traffic Signals	-	5,902,600	-	5,902,600	15.6%	84.4%
Creyke Road Level Crossing Upgrade	-	268,300	-	268,300	12.0%	88.0%
High Street & Market Street Roundabout	-	1,317,960	-	1,317,960	0.0%	100.0%
Springs Road Prebbleton Speed Management Treatments (SNP)	-	1,976,940	-	1,976,940	0.2%	99.8%
Levi Road and Weedons Road Cycleway	-	549,150	-	549,150	3.6%	96.4%
Dunns Crossing Road widening Stage 2	-	768,810	-	768,810	4.5%	95.5%
Rolleston Town Centre Carpark 8	-	1,757,280	-	1,757,280	2.7%	97.3%
Springs Road Upgrade Stage 2	-	1,647,450	-	1,647,450	0.3%	99.7%
Selwyn & Lincoln Rolleston Road Roundabout (SNP)	-	8,786,400	-	8,786,400	10.6%	89.4%
Selwyn & Weedons Road Roundabout (SNP)	-	7,138,950	-	7,138,950	11.3%	88.7%
Jones Road Cycleway	-	841,800	-	841,800	3.6%	96.4%
Lowes & Dunns Crossing Roads Roundabout	-	2,806,000	-	2,806,000	3.9%	96.1%
Jones Road West Shared path	-	336,720	-	336,720	3.6%	96.4%
Kidman Street Park N Ride	-	5,050,800	-	5,050,800	7.3%	92.7%
Gerald & Birchs Road Traffic Signals	-	8,642,480	-	8,642,480	11.6%	88.4%
Lowes Road & Broadlands Drive Traffic Signals	-	4,009,250	-	4,009,250	1.4%	98.6%
Hoskyns Road Widening Stage 2	-	2,061,900	-	2,061,900	21.0%	79.0%
North Terrace Level Crossing Upgrade	-	286,375	-	286,375	12.0%	88.0%
Weedons Road Widening	-	1,789,050	-	1,789,050	8.1%	91.9%
Rolleston 'Park N Ride'	-	6,559,850	-	6,559,850	7.3%	92.7%
Springs & Birchs Road Traffic Signals	-	4,090,100	-	4,090,100	0.3%	99.7%
Horndon Street North Level Crossing Upgrade	-	350,580	-	350,580	12.0%	88.0%
Waikikiriri Alpine to Sea Trail Stage 1	-	11,455,000	-	11,455,000	3.6%	96.4%
Birchs & Hamptons Road Roundabout	-	1,789,050	-	1,789,050	0.3%	99.7%
Levi & Weedons Road Roundabout	-	4,770,800	-	4,770,800	6.7%	93.3%
Lowes & East Maddisons Road Roundabout	-	3,039,500	-	3,039,500	1.6%	98.4%
Edward Street & Southfield Drive Roundabout	-	3,578,100	-	3,578,100	15.4%	84.6%
Feredays & Willis Road Rural Intersection Upgrade (SNP)	-	2,385,400	-	2,385,400	0.0%	100.0%
Homebush Road level Crossing Upgrade	-	303,950	-	303,950	25.0%	75.0%
Broadlands Drive Stage 3 Extension	-	3,647,400	-	3,647,400	6.1%	93.9%
Broadlands & Brantwaite Drive Roundabout	-	1,823,700	-	1,823,700	5.9%	94.1%
Marham Way Parking Link	-	1,260,050	-	1,260,050	98.2%	
Waikikiriri Alpine to Sea Trail Stage 2	-	14,589,600	-	14,589,600	3.6%	96.4%
Lowes Rd/Levi Dr/Masefield Dr/Lincoln Rolleston Rd Traffic S	-	2,104,000	-	2,104,000	2.8%	97.2%
Ed Hillary Drive & Lincoln Rolleston Road Roundabout Rolleston	-	-	3,718,200	3,718,200	17.3%	82.7%
Brantwaite Drive & Lincoln Rolleston Road Roundabout Rolleston	-	-	3,790,200	3,790,200	11.3%	88.7%
Springston Rolleston & Ed Hillary Drive Roundabout Rolleston	-	-	4,015,200	4,015,200	8.6%	91.4%
Two Chain Road Widening Stage 2 Rolleston	-	-	2,781,800	2,781,800	7.9%	92.1%
Burnham School Road Widening Rolleston	-	-	2,818,530	2,818,530	98.1%	
Collins Road Extension Lincoln	-	-	4,015,200	4,015,200	11.1%	88.9%
Ellesmere Road Widening Stage 2 Lincoln	-	-	803,040	803,040	14.9%	85.1%
Carnaveron Drive & Flemington Primary Road Roundabout Lincoln	-	-	2,728,800	2,728,800	4.9%	95.1%
Waterholes Road Seal Widening Prebbleton	-	-	5,053,600	5,053,600	0.1%	99.9%
Brookside Road Upgrade & Cycleways Cycleways	-	-	6,197,000	6,197,000	3.6%	96.4%
Leaches Road Seal Widening District	-	-	7,727,400	7,727,400	0.0%	100.0%
High Street Leeston Upgrade District	-	-	4,015,200	4,015,200	0.0%	100.0%
High Street Southbridge Town Centre Upgrade District	-	-	6,000,000	6,000,000	0.0%	100.0%
Interest	-	1,594,923	1,636,082	3,231,005	100%	0.0%
	-	220,154,203	55,300,252	275,454,455		

	Net Expenditure Incurred Pre 2024 \$	Expenditure Planned 2024-34 \$	Expenditure Post 2034 \$	Total Cost \$
<b>Prebbleton 3 Development Area</b>				
Opening Balance	-	-	-	-
Cost	-	-	-	-
Interest	-	-	-	-
	-	-	-	-
<b>Lincoln ODP4</b>				
Opening Balance	623,363	-	-	623,363
Interest	-	-	-	-
	623,363	-	-	623,363
<b>Broadlands Drive - Section 2 Title Plan SO494531</b>				
Opening Balance	1,812,871	-	-	1,812,871
Interest	-	-	-	-
	1,812,871	-	-	1,812,871
<b>Lowes Rd ODP Area</b>				
Opening Balance	612,898	-	-	612,898
Interest	-	-	-	-
	612,898	-	-	612,898
<b>Reserves</b>				
<b>North West Selwyn Area</b>				
Opening Balance	(1,557,762)	-	-	(1,557,762)
Land Credits	-	2,999,760	-	2,999,760
Improvement Credits	-	282,000	-	282,000
Reserve Development - Hororata	-	1,091,689	-	1,091,689
Sports Field Irrigation	-	525,456	-	525,456
Sports field development	-	810,154	-	810,154
Toilets/ Sports Room - Coalgate	-	235,643	-	235,643
Reserve Development	-	1,292,457	-	1,292,457
Cricket Training Nets	-	25,000	-	25,000
Sports Park Lighting Programme	-	205,420	-	205,420
North West Selwyn New Reserves Development	-	1,290,296	-	1,290,296
West View Park Upgrade	-	1,121,972	-	1,121,972
Playground Installation and Upgrading	-	1,068,657	-	1,068,657
Paths Installation and Upgrades	-	764,206	-	764,206
Interest	-	(124,547)	-	(124,547)
	(1,557,762)	11,988,162	-	10,030,400
<b>South West Selwyn Area</b>				
Opening Balance	724,980	-	-	724,980
Land Credits	-	1,137,435	-	1,137,435
Improvement Credits	-	197,685	-	197,685
Brookside Gravel Reserve Development	-	191,335	-	191,335
Sports Lighting - Osborne Park	-	60,000	-	60,000
Reserve Development - Coes Ford	-	131,092	-	131,092
Reserve Development	-	3,473,415	-	3,473,415
Sports Park Lighting Programme	-	93,064	-	93,064
New Toilet Block	-	264,992	-	264,992
Reserve Development	-	1,394,091	-	1,394,091
South West Selwyn New Reserves Development	-	616,279	-	616,279
Leeston Dog Park Lighting	-	84,831	-	84,831
Playground Installation and Upgrading	-	1,068,657	-	1,068,657
Paths Installation and Upgrades	-	764,206	-	764,206
Interest	-	343,507	-	343,507
	724,980	9,820,588	-	10,545,569
<b>Eastern Selwyn Area</b>				
Opening Balance	(36,987,627)	-	-	(36,987,627)
Land Credits	-	39,692,771	-	39,692,771
Improvement Credits	-	7,909,220	-	7,909,220
Natural Recreational Areas Land Purchase	-	4,564,400	-	4,564,400
Yarns Lagoon Development SDC	-	381,819	-	381,819
Recreational Walk/Cycleways	-	241,435	-	241,435
New Cricket Wicket - Greenpark	-	71,220	-	71,220
Reserve Development	-	1,881,725	-	1,881,725
Sports Park Lighting Programme	-	487,920	-	487,920
Reserve Development	-	4,738,551	-	4,738,551
Change Facility	-	1,117,900	-	1,117,900
Bike Park	-	50,000	-	50,000
Sports Park Lighting Programme	-	465,320	-	465,320
Reserve Development	-	6,077,115	-	6,077,115
Sports Park Lighting Programme	-	495,164	-	495,164
New Toilet Facility	-	348,606	-	348,606
Tai Tapu Walkway	-	256,775	-	256,775
Athletics Surface Renewal	-	509,450	-	509,450
Brookside Park Carpark	-	119,816	-	119,816
Rolleston Reserve Redevelopment	-	1,047,300	-	1,047,300
Foster Park Development	-	1,700,000	-	1,700,000
Car Park & Roadways	-	1,540,650	-	1,540,650
Sports Park Lighting Programme	-	1,050,055	-	1,050,055
District Park Development	-	28,661,554	-	28,661,554
Sports Park Lighting Programme	-	490,849	-	490,849
New Toilet Facility	-	272,182	-	272,182
Reserve Development	-	322,842	-	322,842
Land for Extension	-	2,326,600	-	2,326,600
Reserve Development	-	1,474,697	-	1,474,697
Sports Park Lighting Programme	-	535,750	-	535,750
New Change Facility	-	447,816	-	447,816
New Toilet Block	-	399,385	-	399,385
Eastern Selwyn New Reserves Development	-	5,915,062	-	5,915,062
Lincoln Town Centre Landscape Development	-	145,172	-	145,172
Rolleston Town Centre Development	-	4,510,650	-	4,510,650
Playground Installation and Upgrading	-	1,068,657	-	1,068,657
Paths Installation and Upgrades	-	757,891	-	757,891
Interest	-	(4,539,951)	-	(4,539,951)
	(36,987,627)	117,536,364	-	80,548,737

	Net Expenditure Incurred Pre 2024	Expenditure Planned 2024-24	Expenditure Post 2024	Total Cost	% of total cost funded from Development Contributions	% funded From other Sources
	\$	\$	\$	\$	%	%
<b>Community Infrastructure</b>						
<b>North West Selwyn Area</b>						
Opening Balance	-	-	-	-		
New Indoor Courts	-	12,089,090	-	12,089,090	42.6%	57.4%
Full Beam Installation	-	478,429	-	478,429	6.8%	93.2%
Ash Beam Installation	-	152,907	-	152,907	6.8%	93.2%
Interest	-	713,751	-	713,751	100%	0.0%
	-	13,434,176	-	13,434,176		
<b>South West Selwyn Area</b>						
Opening Balance	-	-	-	-		
Leeston Library/community centre build	-	6,865,854	-	6,865,854	19.5%	80.5%
BuildingWorks	-	3,381,689	-	3,381,689	19.5%	80.5%
Full Beam Installation	-	478,429	-	478,429	5.1%	94.9%
Ash Beam Installation	-	152,907	-	152,907	5.1%	94.9%
Interest	-	422,025	-	422,025	100%	0.0%
	-	11,300,903	-	11,300,903		
<b>Eastern Selwyn Area</b>						
Opening Balance	-	-	-	-		
Shands slip road	-	97,200	-	97,200	32.2%	67.8%
Shands Road Cemetery Road Extension	-	244,293	-	244,293	32.2%	67.8%
New Community Centre	-	7,629,080	-	7,629,080	51.4%	48.6%
ConstructionDesign&Consents	-	942,570	-	942,570	51.4%	48.6%
New Community Facility	-	7,086,834	-	7,086,834	60.4%	39.6%
Upgrade RCC	-	9,438,410	-	9,438,410	17.2%	82.8%
Prebbleton Public Toilet	-	302,592	-	302,592	32.5%	67.5%
Faringdon Oval New Toilet	-	210,193	-	210,193	73.1%	26.9%
Rolleston Youth Space Toilet	-	206,139	-	206,139	53.8%	46.2%
New Facility	-	364,018	-	364,018	73.1%	26.9%
Public toilet installation	-	358,884	-	358,884	32.1%	67.9%
Full Beam Installation	-	476,274	-	476,274	22.2%	77.8%
Ash Beam Installation	-	152,218	-	152,218	22.2%	77.8%
Interest	-	476,232	-	476,232	100%	0.0%
	-	27,984,937	-	27,984,937		