

POLICY

Development and Financial Contributions

1 JULY 2023 - 30 JUNE 2024



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Introduction

Purpose of the policy

1. Population and business growth create the need for new subdivisions and developments, and these place increasing demands on the assets and services provided by Council. As a result, significant investment in new or upgraded assets and services is required.
2. The purpose of the Policy is to ensure that a fair, equitable, and proportionate share of the cost of that infrastructure is funded by development. Upper Hutt City Council intends to achieve this by using:
 - Development contributions under the Local Government Act 2002 (LGA) to help fund growth related capital expenditure on transport and district wide benefiting community infrastructure in the city; and
 - Financial contributions under the Resource Management Act 1991 (RMA), primarily to help fund growth related reserve and local leisure facilities, such as playgrounds.
3. Upper Hutt City Council does not charge development contributions for water, wastewater, or stormwater.

Navigating this document

4. The Policy outlines Council's approach to funding development infrastructure via development contributions and financial contributions. The Policy has three main parts:
 - Part 1: Policy operation
 - Part 2: Policy background and supporting information
 - Part 3: Catchment maps for the development contribution charges

Part 1: Policy Operation

5. Part 1 provides information needed to understand if, when, and how development contributions and financial contributions will apply to developments. It also explains peoples' rights and the steps required to properly operate the Policy.
6. The key sections of Part 1 are:
 - The charges
 - Liability for development contributions
 - When development contributions are levied
 - Determining infrastructure impact
 - Review rights

- Other operational matters
- Summary of financial contributions
- Definitions

Part 2: Background and Supporting information

7. Part 2 provides the information needed to meet the accountability and transparency requirements of the LGA for the Policy, including explaining Council's policy decisions, how the development contribution charges were calculated, and what assets the development contributions are intended to be used towards.
8. The key sections of part 2 are:
 - Requirement to have the Policy
 - Funding summary
 - Funding policy summary
 - Catchment determination
 - Significant assumptions of the Policy
 - Cost allocation
 - Calculating the development contribution charges
 - Schedule 1 Growth related assets and development contribution calculations summary

Part 3: Catchment Map

9. Part 3 provides the catchment map that show where the local development contribution charges in the Policy apply.

Part 1: Policy Operation

Development Contributions

The charges

10. There is a district wide catchment for transport and community infrastructure development contributions, plus eight local transport catchments with additional transport charges. The local catchments are mapped in Part 3 of the Policy.
11. The related development contribution charges per Equivalent Household Unit (EHU) for each activity are in Table 1. See the *Determining infrastructure impact* section below for an explanation of an EHU.
12. For each infrastructure activity and catchment for which development contributions are required, the development contribution payable is calculated by multiplying the number of EHUs generated through the development by the charge for that activity. This is then aggregated for all activities to give the total charge.
13. For example, a development in an area subject only to the district wide charges that creates three additional residential lots will pay three times the district wide community infrastructure and transport charges. The total development contributions payable in this case would be \$25,743 (i.e. 3 x \$8,581).
14. A three-lot rural residential development in the Katherine Mansfield extension catchment will pay three times the residential development total for that catchment, which also includes the district wide charges. The total development contributions payable in this case would be \$52,584 (i.e. 3 x \$17,528).
15. 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 LGA. The latest charges will be published on Council's website www.upperhuttcity.com.

Table 1: Development contribution charge per EHU on 1 July 2023 (GST inclusive)¹

Development contribution per EHU				
	Transport	Community Infrastructure (residential development only)	Non-residential development total (including all district wide charges)	Residential ² development total (including all district wide charges)
District wide	\$2,382	\$6,199	\$2,382	\$8,581
Alexander Road catchment	\$776	\$0	\$3,158	\$9,357
Akatarawa Roding catchment	\$11,144	\$0	\$13,525	\$19,724
Kaitoke Roding catchment	\$11,587	\$0	\$13,969	\$20,168
Mangaroa Roding catchment	\$6,187	\$0	\$8,569	\$14,768
Katherine Mansfield extension (includes Mangaroa contribution)	\$8,947	\$0	\$11,329	\$17,528
Swamp Road (East) (combined Mangaroa and Katherine Mansfield extension contributions)	\$8,947	\$0	\$11,329	\$17,528
Swamp Road (West) (includes Mangaroa and Katherine Mansfield Drive extension contributions)	\$23,702	\$0	\$26,083	\$32,282

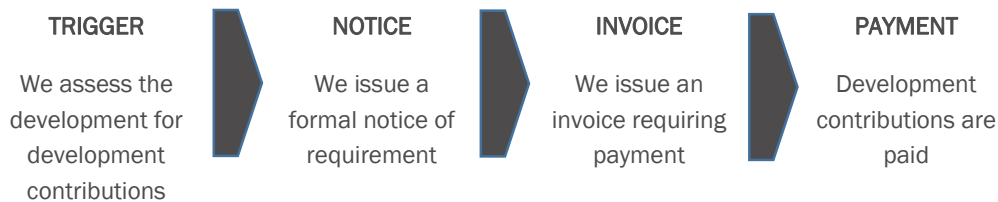
² Includes rural residential development.

Liability for development contributions

16. If subdividing, building, or otherwise undertaking development in Upper Hutt City, development contributions may need to be paid.
17. In some circumstances, development contributions may not apply or may be reduced. Further information on these circumstances can be found in the sections, when development contributions are levied, credits, and limitations on imposing development contributions.
18. Financial contributions may also be required in some cases. This is discussed later in the Policy.
19. Development of new infrastructure sometimes means that areas not previously liable for a development contribution become so. For example, building on a bare section in a subdivision may be liable for development contributions whereas previously constructed houses on the same subdivision were not.
20. Council officers will be available to help resolve any uncertainty about development contribution liabilities.

When development contributions are levied

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



22. These steps are explained in more detail below.

Trigger for requiring development contributions

23. Council can require development contributions for a development upon the granting of:
 - A resource consent.
 - A building consent or certificate of acceptance.
24. Council will generally require development contributions at the earliest possible point (i.e. whichever consent or certificate is granted first). For new developments, the resource consent is often the first step in the process and therefore the first opportunity to levy development contributions. Where development contributions were not assessed (or only part assessed) on the first consent or certificate for a development this does not prevent the Council assessing contributions on a subsequent consent or certificate for the same development. This approach is the same for all charges in all catchments.

² Includes rural residential development.

25. Development contributions will be assessed under the Policy in force at the time the application for resource consent, building consent, or certificate of acceptance was submitted with all required information.

Assessment

26. On receiving an application for resource consent, building consent, or certificate of acceptance, Council will check that:
- (A) The development (subdivision, building, land use, or work) generates a demand for community 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 community or network infrastructure; 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.
27. Council has identified the assets and areas that are likely to meet the requirements of (B) and (C). Assets are outlined in Schedule 1 (Past and future assets funded by development contributions). For many of these, the impact is district wide. Part 3 (Development contribution catchment maps) outlines where there are local charges related to the impact of development in these areas.
28. Consequently, it is likely that development contributions will be required for most developments if they meet the requirements in (A). However, Development contributions may be waived or reduced if:
- A resource consent or building consent does not generate additional demand for any community facilities (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.
29. If a subsequent resource consent (excluding a change to conditions of an existing resource consent), building consent, or certificate of acceptance is sought, a new assessment may be undertaken using the Policy in force at that time. Any increase or decrease in the number of EHUs, relative to the original assessment, will be calculated and the contributions adjusted to reflect this.
30. This means Council will require additional development contributions where additional units of demand are created, and development contributions for those additional units of demand have not already been required.
31. Examples of where these would be needed, include:
- Minimal development contributions were levied on a commercial development at subdivision or land use consent stage as the type of development that will happen will only be known at building consent stage.

- Development contributions levied at the subdivision or land use consent stage were for a small home, but the home built is larger or is subsequently extended.
- The nature of use has changed, for example from a low infrastructure demand commercial use to a high infrastructure demand commercial use.

Notice

32. A development contribution notice will normally be issued when a resource consent, building consent, or certificate of acceptance is granted. In some cases, the notice may be issued or re-issued later. The notice is an important step in the process as it outlines the activities and the number of EHUs 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).
33. If multiple consents or authorisations are being issued for a development, a notice of requirement may be issued for each. However, where payments are made in relation to one of the notices, actual credits will be recognised for the remaining notices.
34. Development contributions notices do not constitute an invoice, taxable supply information, or an obligation to pay for the purposes of the Goods and Services Tax Act 1985. An invoice will be issued at the time of supply. The time of supply will be the earlier of Council issuing an invoice to the applicant in accordance with table 2, or payment of the development contributions.

Invoice

35. An invoice for development contribution charges will be issued to provide an accounting record and to initiate the payment process. The timing of the invoice is different for different types of consents or authorisations (see Table 2).

Table 2: Invoice timing

	INVOICE TIMING
Building consent	At granting of the building consent
Certificate of acceptance	Prior to issue of a certificate of acceptance
Resource consent for subdivision	At the time of application for a certificate under section 224(c) of the Resource Management Act 1991. An invoice will be issued for each stage of a development for which 224 (c) certificates are sought, even where separate stages are part of the same consent
Resource consent (other)	At granting of the resource consent, or for retirement villages developments prior to issue of code compliance certificates for each stage.

36. 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

37. Development contributions must be paid by the due dates in Table 3.

Table 3: Payment due date

	PAYMENT DUE DATE
Building consent	20 th of the following month (after the issue of the invoice)
Certificate of acceptance	Prior to issue of a certificate of acceptance
Resource consent for subdivision	Prior to release of the certificate under section 224(c) of the Resource Management Act 1991 (the 224(c) certificate) for each stage
Resource consent (other)	20 th of the following month (after the issue of the invoice), or for retirement village developments, prior to issue of code compliance certificates for each stage.

38. On time payment is important because, 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.
39. 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.

Determining infrastructure impact

40. In order to have a consistent method of charging for development contributions, the Policy is centred around the concept of an equivalent household unit or “EHU” for infrastructure. In other words, an average household in a standard residential unit and the demands they typically place on community facilities. Table 4 summarises the demand characteristics of an EHU.

Table 4: EHU demand measures

ACTIVITY	UNIT OF MEASUREMENT	DEMAND PER EHU
Community Infrastructure	People in residence	2.5 people
Transport	Trips per day	8 trips per day

Residential development

41. In general, the number of EHUs charged is one per new allotment or residential unit created, although lower assessments can apply in some cases for minor and small residential units.
42. When calculating the number of EHUs for a residential subdivision, Council will adjust the assessment to account for any:
- Credits relating to the site (refer to the *Credits* section below).

- Allotment which, by agreement, is to be vested in Council for a public purpose.
 - Allotment required as a condition of consent to be amalgamated with another allotment.
43. Retirement village units (per unit) and aged care rooms (per room) will be assessed as 0.3 EHUs for transport and community infrastructure. Retirement village ancillary facilities will not be assessed separately for development contributions if those facilities are for the exclusive use of the residents and their guests (i.e. not open to the public).
44. Visitor accommodation units will be assessed as 0.5 EHUs for each service including community infrastructure.

Minor and small residential units

45. Council will permit lower assessments for minor or small residential units in relation to:
- Building consents or certificate of acceptance.
 - Subdivision or land use consents where information is provided by the applicant that demonstrates that a minor or small residential unit(s) will be provided, to the satisfaction of Council. Council may enter into agreements with developers or landowners to give effect to a minor or small residential unit assessment and bind the applicant to any conditions that accompany the assessment.
46. For subdivisions, Council will assess each allotment as 1 EHU and may agree to postpone payment by the person undertaking the subdivision until a building consent is issued for an allotment. At that time, Council will adjust the assessment and the payment required accordingly. See the section on *Postponement*.
47. Such assessments are guided by the parameters outlined in Table 5.

Table 5: Small residential unit (RU) assessment guidance

	MINOR RU	SMALL RU	STANDARD RU
No. of bedrooms*	1	2	3 or more
EHU Discount (all services)	50%	25%	Nil
Proportion of EHU Payable for all charges	0.5	0.75	1

* A definition of bedroom is provided in the definitions

48. Should additional bedrooms be proposed to a minor or small residential unit that has been assessed under this section, Council will require additional development contributions in line with Table 6.

Table 6: Small residential unit (RU) extension assessment guidance (EHUs)

TYPE OF EXTENSION	TOP OF PROPORTION REQUIRED	TOTAL PROPORTION REQUIRED
Extend minor RU to a small RU	0.25	0.75
Extend minor RU to a standard RU	0.5	1
Extend small RU to a standard RU	0.25	1

Non-Residential development

49. Non-residential subdivisions, land uses, or building developments are more complicated as they do not usually conform with typical household demands.
50. Council does not charge non-residential development contributions for community infrastructure. For transport, Council makes a household “equivalent” assessment based on the characteristics of the development and demand loadings likely to be placed on transport. To provide consistency, the demand measures in Table 4 for transport have been converted for assessing non-residential developments based on gross floor area (Table 7). Council will use these rates for determining EHUs for non-residential developments unless it seeks or accepts a special assessment.

Table 7: EHU per 100 m² GFA

DEVELOPMENT TYPE	TRANSPORT
Industrial	4
Commercial	3
Retail	6.0
Other non-residential	Special assessment

51. If no proper assessment of the likely demand for activities is able to be carried out at the subdivision consent stage, a development contribution based on one EHU will be charged for each new allotment created and Council will require an assessment to be carried out at the building consent stage. This later assessment will credit any development contributions paid at the subdivision consent stage.

Special assessments

52. Developments sometimes require a special level of service or are of a type or scale which is not readily assessed in terms of EHUs – such as a service stations. In these cases, Council may decide to make a special assessment of the EHUs applicable to the development. Council may initiate this process or may consider a request by the developer, in writing, to make a special assessment prior to a development contribution notice being issued.
53. In general, Council will evaluate the need for a special assessment for one or more activities where it considers that:
 - (A) The development is of relatively large scale or uses, such as a supermarket; or
 - (B) The development is likely to have less than half or more than twice the demand for an activity listed in Table 7 for that development type; or
 - (C) A non-residential development does not fit into an industrial, retail, or commercial land use and must be considered under the other category in Table 5.
54. The demand measures in Table 4 will be used to help guide special assessments.
55. Where the special assessment is requested by the developer, the onus is on the applicant to prove (on the balance of probabilities) that the actual increased demand created by the development meets the requirement of criteria (B) above.
56. Any application for a special assessment must be accompanied by the fee payable to recover the Council's actual and reasonable costs of determining the application. The fee will be assessed at the time of application. Council may levy additional fees to meet Council's actual costs, should the actual costs be materially higher than the initial assessment.

57. If a special assessment is undertaken, Council may require the developer to provide information on the demand for community facilities generated by the development. Council may also carry out its own assessment for any development and may determine the applicable development contributions based on its estimates.

Credits

58. Credits are a way of acknowledging that the lot, home 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 can only be used for development on the same site and for the same service for which they were created.

59. A credit is given for the number of EHUs paid previously or assessed for the existing or most recent prior use of the site. This is to recognise situations where the incremental demand increase on infrastructure is not as high as the assessed number of units of demand implies.

60. The number of EHU credits available will be calculated by applying the criteria in the above paragraph except where what is being considered is residential allotments existing as at 1 July 2023 – these are deemed to have a credit of one EHU.

61. Examples where credits will arise are illustrated in table 8.

Table 8: Credit examples

SITUATION	CREDITS
Re-development of six residential allotments into a commercial office block	6 EHUs credits, i.e. one for each of the existing residential allotments
Infill residential subdivision of existing allotment into two allotments.	1 EHU credit, i.e. one for the original allotment. Development contributions payable on 1 EHU
Residential development of existing CBD site with 400 m ² GFA commercial building (200m ² footprint) into eight unit title apartments	Transport: 12 EHUs credits (400 m ² GFA x 3 EHUs per 100 m ²)

Review rights

62. Developers are entitled under the LGA 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

63. Reconsideration requests are a process that formally requires Council to reconsider its assessment of development contributions for a development. Reconsideration requests can be made where the developer has grounds to believe that:

- The development contribution levied was incorrectly calculated or assessed under the Policy; or
- Council has incorrectly applied the Policy; or

- The information Council used to assess the development against the Policy, or the way that Council has recorded or used that information when requiring a development contribution, was incomplete or contained errors.
64. To seek a reconsideration, the developer must:
- Lodge the reconsideration request within 10 working days of receiving the development contribution notice by emailing it to (emailaddressstocome@uhcc.govt.nz).
 - Use the reconsideration form (found on www.upperhuttcity.com) and supply any supporting information with the form.
 - Pay the reconsideration fee at the time of application, as set out in Council's Schedule of Fees and Charges.
65. Applications with insufficient information or without payment of fee will be returned to the applicant, with a request for additional information or payment.
66. Once Council has received all required information and the reconsideration fee, the request will be considered by a panel of a minimum of two, and a maximum of three, staff. The panel will comprise staff that were not involved in the original assessment. Before reaching decision, the panel will consider all of the information supplied by the applicant and will consider and apply the requirements of the Policy, along with and any other information that the panel considers is relevant to the reconsideration request. The result of a reconsideration decision may confirm the original assessment or increase or decrease the amount required.
67. Council will notify the applicant of its decision within 15 working days from the date on which Council receives all required relevant information relating to the request (including additional information sought by Council).
68. No reconsideration request will be accepted by Council if it is received after the 10 working day period above, or if an objection has already been lodged under section 199C of the LGA. The applicant will receive written notice if the request for reconsideration cannot be made for one of these reasons. Council reserves the right to reconsider an assessment if it believes an error has been made.

Objections

69. Objections are a more formal process that allow developers to seek a review of the Council's decision. An application for reconsideration does not prevent the applicant from also filing an objection under section 199C of the LGA.
70. A panel of up to three independent commissioners will consider the objection. The decision of the commissioners is binding on the developer and the Council, although either party may seek a judicial review of the decision.
71. 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 facilities in the district or parts of the district; or

- Required a development contribution for community facilities 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 LGA; or
 - Incorrectly applied the Policy to the development.
72. Schedule 13A of the LGA 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; and
 - Use the objection form (found on www.upperhuttcity.com) and supply any supporting information with the form; and
 - Pay a deposit.
73. Objectors are liable for all 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 section 150A of LGA. However, objectors are not liable for the fees and allowances costs associated with any Council witnesses.

Other operational matters

Refunds

74. Sections 209 of the LGA states the circumstances where development contributions must be refunded, or land returned. In summary, Council will refund development contributions paid if:
- The resource consent:
 - lapses under section 125 of the RMA; or
 - is surrendered under section 138 of the RMA; or
 - The building consent lapses under section 52 of the Building Act 2004; or
 - The development or building in respect of which the resource consent or building consent was granted does not proceed; or
 - Council does not provide the community or network infrastructure for which the development contributions were required.
75. Council will also provide refunds where overpayment has been made (for whatever reason).
76. Where the Council refunds a development contribution, it may retain a portion of the contribution equivalent to the costs incurred by the Council in assessing, requiring, and refunding the charges.

Limitations on Imposing Development Contributions

77. Council is unable to require a development contribution in certain circumstances, as outlined in section 200 of the LGA, if, and to the extent that:
- It has, under section 108(2)(a) of the RMA, imposed a condition on a resource consent in relation to the same development for the same purpose; or
 - The developer will fund or otherwise provide for the same community or network infrastructure; or
 - A third party has funded or provided, or undertaken to fund or provide, the same community or network infrastructure.
 - The Council has already required a development contribution for the same purpose in respect of the same building work, whether on the granting of a building consent or a certificate of acceptance. However, the Council may require another development contribution to be made for the same purpose if the further development contribution is required to reflect an increase in the scale or intensity of the development since the original contribution was required.
78. In addition, Council will not require a development contribution in any of the following circumstances:
- Non-residential building work for which a building consent is required and is either less than \$20,000 exclusive of GST in value, or less than 10m² of gross floor area, unless the building consent is for a change of use.
 - In relation to any dwelling, replacement development, repair or renovation work generates no additional demand for community infrastructure or transport.
 - The conversion of an existing unit developments into unit titles. This does not apply to any building consents required as part of any changes to the existing units, which will still be assessed to determine if development contributions are applicable.
 - A building consent is for a bridge, dam (confined to the dam structure and any tail race) or other public utility.
 - The application for a resource or building consent, authorisation, or certificate of acceptance is made by the Crown.

Postponement

79. Postponement of development contribution payment will only be permitted at Council's discretion and only where a bond or guarantee equal in value to the payment owed is provided.
80. The request for postponement must be made at the time a resource consent or building consent is granted. Bond or guarantees:
- Will only be accepted from a registered trading bank.
 - Shall be for a maximum period of 24 months, beyond the normal payment date set out in the Policy, subject to later extension as agreed by Council.

- Will have an interest component added, at an interest rate of 2 percent per annum above the Reserve Bank 90-day bank bill rate on the day the bond document is prepared. The bonded sum will include interest, calculated using the maximum term set out in the bond document. If Council agrees to an extension of the term of the guarantee beyond 24 months, the applicable interest rate will be reassessed from the date of the Council's decision and the guaranteed sum will be amended accordingly.
 - Shall be based on the GST inclusive amount of the contribution.
81. At the end of the term of the guarantee, the development contribution (together with interest) is payable immediately to Council.
82. If the discretion to allow a bond is exercised, all costs for preparation of the bond documents will be met by the applicant.

Development Agreements

83. Council may enter into specific arrangements with a developer for the provision and funding of infrastructure under a development agreement, including the development contributions payable, as provided for under sections 207A-207F of the LGA. For activities covered by a development agreement, the agreement overrides the development contributions normally assessed as payable under the Policy.

Remissions

84. Council may remit all or part of a development contribution at its complete discretion. Council will only consider exercising its discretion in exceptional circumstances. Applications made under this part will be considered on their own merits and any previous decisions of Council will not be regarded as binding precedent.
85. Any request for remission must be made in writing and set out the reasons for the request. The request must be made:
- within 15 working days after Council has issued a notice for the development contribution payable; and
 - before the development contribution payment is made to Council.
 - Council will not allow retrospective remissions of development contributions.
86. Council delegates to the CEO, in conjunction with the Chair of the Finance and Performance Committee, with authority to delegate to officers, the authority to make a decision on a request for remission.
87. When considering a request for remission, Council will take into account:
- The purpose of Development Contributions, Council's financial modelling, and Council's funding and financial policies.
 - The extent to which the value and nature of the works proposed by the applicant reduces the need for works proposed by Council in its capital works programme.
 - Any other matter(s) that Council considers relevant.

Supporting development of Māori land

88. Development contributions shall not apply to developments to Marae, urupa, and wahi tapu sites or to Māori freehold land or Māori customary land, as defined by the Te Ture Whenua Māori Act 1993, for:
- Not for profit social, culture, ora, or educational centre developments.
 - Kāinga kāumatua or papakāinga.
89. For the avoidance of doubt, this remission does not apply to such land for commercial, industrial, or retail developments or to residential developments that do not qualify as papakāinga or kāinga kāumatua.

Financial contributions

Relationship between financial contributions and development contributions

90. The financial contributions and development contributions in this Policy are separate charges and are used to fund separate categories of expenditure by Council.
91. Financial contributions can be required under the RMA in line with the provisions in the District Plan. Broadly, the financial contribution provisions within the District Plan, together with changes proposed under the Intensification Planning Instrument notified in July 2022, require:
- Financial contributions for reserve and leisure facilities (summarised further below).
 - Financial contributions towards, or obligation to undertake at a developer's cost, specific network infrastructure upgrades arising from a development to accommodate any specific effects. This is only levied if required because a development generates specific upgrade requirements, and the need for any contribution is assessed on a case-by-case basis. For example, an obligation to upgrade the road frontage or a contribution may be imposed in lieu of a consent condition to undertake the work directly. They may also be used to offset any adverse effect(s) of a specific development to ensure positive effects on the environment.
 - Developers to undertake and meet the costs of the infrastructure within a development or subdivision.
92. Development contributions can be required under the LGA and are used to help fund planned and budgeted capital expenditure related to growth for the activities and assets listed in the development contributions schedule of assets in this Policy (Schedule 1). Development contributions are used to address wider network impacts arising from multiple developments for community infrastructure and transport.
93. The two systems are complementary and there is no cross-over in funding or double dipping, consistent with the intention of section 200 of the LGA.

Reserve and Leisure Facility Contributions

94. There is a long history of requiring subdividers of land to provide land or money for the purpose of providing public open space as reserves. Reserves are generally required as part of the

subdivision process as they provide open space and recreation facilities and opportunities necessary to cater for additional demand generated and also to protect and enhance amenity values. As communities continue to grow in size and population there is a need to provide recreation and open space to meet their needs and requirements:

95. The District Plan has a financial contribution equal to 4% of the market value of each additional allotment created or 4% of market value of the net site area identified for each additional residential unit on a site.
96. The District Plan describes these as reserve and leisure facilities. However, the application of this funding stream is only for reserves and local leisure facilities, such as playgrounds. Community wide community infrastructure for growth such as the expansion of H2o Extreme is funded via development contribution. The District Plan will be updated in time to reflect this.
97. Reserve and leisure facility contributions may also be used for:
 - The protection and conservation of amenity values, and the life supporting capacity of ecosystems and waterbodies.
 - The provision of access to identified rivers, streams or lakes.
 - The protection of historical, scientific, cultural or aesthetic values of landscape features, landforms, places or buildings

Definitions

98. In the Policy, unless the context otherwise requires, the following applies:

Accommodation unit has the meaning given in section 197 of the LGA.

Activity means the provision of facilities and amenities within the meaning of community or network infrastructure for which a development contribution charge exists under the Policy.

Actual increased demand means the demand created by the most intensive non-residential use(s) likely to become established in the development within 10 years from the date of application.

Aged care room means any dwelling unit in a “rest home” or “hospital care institution” as defined in section 58(4) of the Health and Disability Services (Safety) Act 2001

Allotment (or lot) has the meaning given to allotment in section 218(2) of the Resource Management Act 1991.

Asset management plan means Council plan for the management of assets within an activity that applies technical and financial management techniques to ensure that specified levels of service are provided in the most cost-effective manner over the life-cycle of the asset.

Bedroom 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:

- any kitchen or pantry;
- bathroom or toilet;
- laundry or clothes-drying room;

- walk-in wardrobe;
- corridor, hallway, or lobby;
- garage; and
- any other room smaller than 6m².

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.

Capacity life means the number of years that the infrastructure will provide capacity for and associated EHUs.

Catchment means the areas within which development contributions charges are determined and charged.

Commercial activity means any activity associated with (but not limited to): communication services, financial services, insurance, services to finance and investment, real estate, business services, central government administration, public order and safety services, tertiary education provision, local government administration services and civil defence, and commercial offices.

Community facilities means reserves, network infrastructure, or community infrastructure as defined by the LGA, for which development contributions may be required.

Community infrastructure means:

- Land, or development assets on land, owned or controlled by the Council for the purpose of providing public amenities; and
- Includes land that the Council will acquire for that purpose.

Council means Upper Hutt City Council.

Development means any subdivision, building, land use, or work that generates a demand for reserves, network infrastructure, or community infrastructure (but does not include the pipes or lines of a network utility operator).

District means the district of Upper Hutt City Council.

Equivalent household unit (EHU) means demand for Council services, equivalent to that produced by a nominal household in a standard residential unit.

Gross floor area (GFA) 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, liftwells or stairwells) measured:

- where there are exterior walls, from the exterior faces of those exterior walls;
- where there are walls separating two buildings, from the centre lines of the walls separating the two buildings;
- 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.

See National Planning Standards 2019.

<https://www.mfe.govt.nz/sites/default/files/media/RMA/national-planning-standards-november-2019.pdf>

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.

LGA means the Local Government Act 2002.

Network infrastructure means the provision of transportation (roading), water, wastewater and stormwater infrastructure.

Network utility operator has the meaning given to it by section 166 of the Resource Management Act 1991.

Non-residential development means any development that falls outside the definition of residential development in this Policy.

Papakāinga means housing and ancillary communal activities (including social, cultural, educational, and recreational activities) for tangata whenua of the land being developed.

Policy means this Development and Financial Contributions Policy.

Reserves means land for public open space and improvements to that land needed for it to function as an area of usable green open space for recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside (including landscaping, sports and play equipment, walkways and cycleways, carparks, and toilets). In the Policy, reserve does not include land that forms or is to form part of any road or is used or is to be used for stormwater management purposes.

Residential development means the development of land and buildings for any domestic/living purposes for use by people living on the land or in the buildings.

Residential unit means building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities.

See National Planning Standards 2019.

<https://www.mfe.govt.nz/sites/default/files/media/RMA/national-planning-standards-november-2019.pdf>

Retail activity means any activity trading in goods, equipment or services that is not an industrial activity or commercial activity.

Retirement unit means any dwelling unit in a retirement village, but does not include aged care rooms in a hospital or similar facility.

Retirement village has the meaning given in section 6 of the Retirement Villages Act 2003.

RMA means the Resource Management Act 1991.

Part 2: Policy Details

Requirement to have a policy

99. Council is required to have a policy on development contributions and financial contributions as a component of its funding and financial policies in its Long-term Plan (LTP) under section 102(2)(d) of the LGA. The Policy meets this requirement.

Funding summary

100. Council plans to incur \$144.5m (before interest costs) on infrastructure partially or wholly needed to meet the increased demand for community facilities resulting from growth. This includes works undertaken in anticipation of growth, and future planned works. Of this cost, approximately 24 percent will be funded from development contributions. Including interest costs, the total amount to be funded is \$48.9M.

101. Table 9 provides a summary of the total costs of growth-related capital expenditure and the funding sought by development contributions for each activity. A breakdown by activities and catchment is available in Schedule 1.

Table 9. Total cost of capital expenditure for growth and funding sources (GST exclusive)

	Community Infrastructure	Transport	Total
Total capex	\$94,290,352	\$50,169,517	\$144,459,869
Growth capex	\$19,433,442.55	\$21,601,285	\$41,034,728
DC funded capex	\$19,433,442.55	\$14,613,561	\$34,047,004
Total capex proportion funded by development contributions	21%	29%	24%
Capex proportion funded from other sources*	79%	71%	76%
Total amount to be funded by development contributions (inc interest)	\$30,418,150	\$18,455,697	\$48,873,847

* None of this growth expenditure is funded by financial contributions under the Resource Management Act 1991.

Growth infrastructure

102. Council's growth forecasts (see the section *projecting growth*) are used to derive a programme of infrastructure works. Future elements of this programme (and associated costs) are identified in the Council's Long-Term Plan (LTP), and in Schedule 1 of this Policy. In some cases, Council has undertaken past works to support forecast growth and these are also listed in schedule 1. All or part of the costs of these projects can be funded from Development contributions.

103. When determining whether a project or programme is growth related and therefore should be included in this Policy, Council asks whether growth:

- Is an important driver for the works. This is usually the case for projects that have been specifically designed for growth capacity upgrade purposes.
- Influences the scope or capacity of the proposed work. This is often the case for improvements, upgrade and renewal works that also increase infrastructure capacity and takes account of the impact on infrastructure of continuing growth within the city.

104. The proportion of the costs of these projects or programmes that are attributable to growth is determined in line with the approach outline in the *cost allocation* section of this Policy.

Funding policy summary

Funding growth expenditure

105. Population and business growth create the need for new subdivisions and development, and these place increasing demands on the assets and services provided by Council. Accordingly, significant investment in new or upgraded assets and services are required to meet the demands of growth – as noted in the previous section.

106. The Council has decided to fund these costs from:

- Development contributions under the LGA for planned expenditure on transport and district wide benefiting community infrastructure.
- Financial contributions under the Resource Management Act 1991 for reserves and local leisure facilities.

107. In forming this view, Council has considered the matters set out in section 101(3) of the LGA within its Revenue and Financing Policy, and within the Policy for each activity.

108. The Revenue and Financing Policy is Council's primary and over-arching statement on its approach to funding its activities. It outlines how all activities will be funded, and the rationale for Council's preferred funding approach.

109. In addition, Council is required under section 106(2)(c) of the LGA to explain within the Policy why it has decided to use development contributions and financial contributions to fund capital expenditure relating to the cost of growth for each activity. This explanation is below. There are no material differences for this assessment for different activities funded by development contributions, so this assessment applies equally to each activity. However, growth costs for some transport related projects and programmes may be subsidised by Waka Kotahi (New Zealand Transport Agency), reducing the proportion of growth costs funded by development contributions to 49%.

110. Council uses financial contributions for funding the cost of growth-related reserves and local leisure facilities. Reserve financial contributions achieve many of the same benefits and outcomes as development contributions but are simpler to administer.

Community outcomes (section 101(3)(a)(i))

111. Council has considered whether development contributions and financial contributions are an appropriate source of funding considering each activity, the outcomes sought, and their links to growth infrastructure. Council has developed four outcomes to help achieve our vision - we have an outstanding natural environment, leisure, and recreational opportunities, and we are a great place for families to live, work, and play.

- Environment - We're immersed in natural beauty. We care for and protect our river, our stunning parks, and our natural environment.
- Social and Cultural - We celebrate our whānau, heritage, and culture. We're a caring, safe, and healthy community.
- Economy - We're a city of opportunity. We attract new investment and offer opportunities for people and businesses to prosper. Our city centre is alive, attractive, and vibrant.
- Infrastructure - We have reliable and efficient networks and infrastructure that support our city

112. To enable these outcomes, infrastructure must be provided and maintained to a high level of service, and investment is made to ensure growth is catered for. This growth is much better able to be accommodated if additional funding through development contribution is possible, rather than levelling all cost on existing ratepayers. As a dedicated growth funding source, development contributions also offer funding through which we can deliver on our vision and outcomes for new communities.

Other funding decision factors (sections 101(3)(a)(ii) – (v))

113. Council has considered the funding of growth-related community facilities against the following matters:

- The distribution of benefits between the community as a whole, any identifiable part of the community, and individuals, and the extent to which the actions or inaction of particular groups or individuals contribute to the need to undertake the activity.
- The period in or over which those benefits are expected to occur.
- The costs and benefits, including consequences for transparency and accountability, of funding the activity distinctly from other activities.

114. A summary of this assessment is below.

Table 10: Other funding decision factors

<p>WHO BENEFITS / WHOSE ACT CREATES THE NEED</p>	<p>A significant portion of Council’s work programme over the Long Term Plan period and next 30 years is driven by development or has been scoped to ensure it provides for new developments. The extent to which growth is serviced by, and benefits from an asset or programme as well as how much it serves and benefits existing ratepayers is determined for each asset or programme in line with the requirements of section 197AB(c) of the LGA.</p> <p>Council believes that the growth costs identified through this process should be recovered from development, as this is what creates the need for the expenditure and /or benefit principally from new assets and additional capacity. Where and to the extent that works benefit existing residents and businesses, those costs are recovered through rates.</p> <p>The <i>Catchment determination</i> section below outlines how Council determined the catchments for development contributions in the Policy.</p> <p>Using financial contributions for reserves and local leisure facilities has a similar impact.</p>
<p>PERIOD OF BENEFIT</p>	<p>The assets constructed for development will last for a very long time and provide benefits and capacity for developments now and developments in the future. In many cases, the “capacity life” of such assets spans decades.</p> <p>Development contributions allow development related capital expenditure to be apportioned over the capacity life of assets. Developments that benefit from the assets will contribute to its cost, regardless of whether they happen now or in the future. This helps ensure that growth now and later contributes a fair share to those assets.</p> <p>Financial contributions for reserves and local leisure facilities have a similar affect by distributing the cost of providing for growth over time so that current and future developments that benefit contribute.</p>
<p>FUNDING SOURCES & RATIONALE INCLUDING RATIONALE FOR SEPARATE FUNDING</p>	<p>The cost of supporting development in Upper Hutt is significant, whereas the cost of establishing a development contributions system is relative low cost. Development contributions and financial contributions are transparent and send clear signals to the development community about the cost of growth and the capital costs of providing infrastructure to support that growth.</p> <p>The use of additional local catchments for roading also aids transparency by signalling the variations in the cost of providing infrastructure according to the characteristics of the particular locality and the nature of the works required.</p> <p>Council also considers that allocating the full cost of growth to development is fairer to existing ratepayers, and helps ensure economic efficiency. By not imposing the burden of growth costs on existing ratepayers, rates income is also able to be used to advance Council’s other activities. These activities contribute in a wide range of ways to improving current and future community outcomes.</p> <p>Consequently, council consider that the benefits to the community are significantly greater than the cost of policy making, calculations, collection, accounting and distribution of funding for development and financial contributions.</p>

Overall impact of liability on the community (section 101(3)(b))

115. Council has also considered the impact of the overall allocation of liability on the community. In this case, the liability for revenue falls directly with the development community. Council considers that the level of development and financial contributions are affordable and are not out of step with those required by other councils. The highest charges represent less than 6% of the median house price in Upper Hutt City. Consequently, Council does not consider it likely that there will be an undue or unreasonable impact on the social, economic, and cultural wellbeing of this section of the community. Nor are the charges expected to divert private sector investment from Upper Hutt on any significant scale.

116. Ensuring adequate sources of funding is also central to meeting the current and future needs of the community for good-quality local infrastructure. Funding the cost of providing increased capacity in Council infrastructure through development contributions ensures equity between existing residents and those responsible for the Council incurring these additional costs (and who benefit from that expenditure).

117. Moreover, shifting development costs onto ratepayers is likely to be perceived as unfair and would significantly impact the rates revenue required from existing residents - who do not cause the need, or benefit directly from the growth infrastructure, needed to service new developments.

118. Overall, Council considers it fair and reasonable, and that the social, economic and cultural interests of the district's communities are best advanced through using development contributions and financial contributions to fund the costs of growth-related capital expenditure for community facilities.

Catchment determination

119. When setting development contributions, Council must consider how it sets its catchments for grouping charges by geographic areas. The LGA gives Council wide scope to determine these catchments, provided that the Council consider the factors listed in section 101(3) of the LGA and:

- The grouping is done in a manner that balances practical and administrative efficiencies with considerations of fairness and equity; and
- Grouping by geographic area avoids grouping across an entire district wherever practical.

120. Council has determined that there will be a district wide catchment for significant district wide community infrastructure and major road or intersection upgrades. Upper Hutt is not a large city, and all new developments will benefit from the projects included in the district-wide catchment. To disaggregate the costs of these projects to catchment level would require different portions of growth capacity to be assigned to different catchments. Without a very detailed amount of information (that the Council does not have available), this would be an arbitrary exercise and likely result in some catchments paying less or more than is fair. Using the district wide catchment is a practical way of addressing this, and ensures fairness across all catchments.

121. The Council has retained several local transport catchments associated with localised road upgrade programmes. The benefit of these upgrade programmes is very localised, so local catchments are appropriate.

Significant assumptions of the policy

Methodology

122. In developing a methodology for the development contributions in the Policy, Council has taken an approach to ensure that the cumulative effect of development is considered across each catchment.

Planning horizons

123. A 30-year timeframe has been used as a basis for forecasting growth and growth-related assets and programmes. This is set out in Council's asset management plans.

Projecting growth

124. Upper Hutt City has experienced high population and steady economic growth in recent years, and this growth is forecast to continue. The Wellington Regional Housing and Business Development Capacity Assessment figures indicate steady population growth in the district.

125. Using forecasts adapted from the HBA as a base, the key assumptions on future growth are: ³

- Years 2021-2033:
 - Population growth in the district of around 18%, or around 8,300 people.
 - Residential unit growth in the district of around 18%, or around 3,300 residential units.
 - Development of non-residential GFA of around 1,000 m² per annum rising to around 1,900 m² per annum.
- Years 2033-2053:
 - Population growth in the district of around 13,700 people from 2033.
 - Residential unit growth in the district of around 5,500 residential units from 2033.
 - Consistent development of non-residential GFA of around 1,900 m² per annum.

126. A household forecast is in table 11.

Table 11: Household forecasts by area ²

	Households 2021	Households 2023	Households 2033	Households 2043	Household 2053
Upper Hutt North					
Akatarawa	261	261	427	491	543
Birchville-Brown Owl	1,437	1,452	1,541	1,649	1,757
Mangaroa	762	764	869	976	1,065
Maoribank	1,332	1,393	1,499	1,583	1,741
Te Marua	400	407	428	454	485
Totara Park	1,178	1,187	1,226	1,259	1,299
Total	5,370	5,464	5,989	6,411	6,889
Upper Hutt Central					
Clouston Park	994	1,016	1,134	1,249	1,374
Ebdentown	1,240	1,286	1,420	1,546	1,716
Elderslea	1,388	1,401	1,522	1,644	1,762
Upper Hutt Central	233	237	575	908	1,180
Wallaceville	1,160	1,199	1,314	1,411	1,548
Total	5,015	5,140	5,966	6,759	7,581
Trentham Riverstone					
Brentwood	887	907	1,020	1,147	1,278
Poets Block	1,010	1,026	1,163	1,306	1,445
Riverstone Terraces	676	697	752	763	802

³ This includes the required competitiveness margin under the National Policy on Urban Development.

	Households 2021	Households 2023	Households 2033	Households 2043	Household 2053
Trentham North	1,404	1,441	1,570	1,684	1,830
Trentham South	563	606	971	1,272	1,577
Total	4,540	4,676	5,476	6,172	6,932
Upper Hutt South					
Heretaunga	1,076	1,105	1,432	1,624	1,821
Pinehaven	790	793	1,032	1,193	1,325
Silverstream	1,439	1,458	1,664	2,121	2,516
Total	3,305	3,356	4,128	4,937	5,662
Total Upper Hutt City	18,230	18,636	21,559	24,279	27,065

Best available knowledge

127. Development contributions are based on projects and programmes previously undertaken, future works proposed in Council's Long Term Plan and/or Asset Management Plans, and projected estimates of future growth. These are all based on the best available knowledge at the time of preparation. As better information becomes available the Policy will be updated, generally through the Annual Plan process.

capacity lives

128. The capacity lives for projects and programme within the Policy are approximated to the closest decade that they provide for growth, being 10 years, 20 years or 30 years. Projects that do not provide capacity for development within the period 2021-2031 are not included in this Policy.

Cost of Infrastructure

129. Future capital expenditure costs used in this Policy are based on the forecast costs in the LTP, Upper Hutt City Council Asset Management Plans, latest cost estimates, or actual costs. There are Past project costs (schedule 1) derived from Annual Reports and will be updated at least every three years.

130. Interest costs are added to the above to account of the costs of borrowing (see *Funding Model* section below) and third part funding is deducted (such as Waka Kotahi subsidies).

131. As better information becomes available the Policy will be updated.

Key risks/effects

132. There are two key risks associated with administering development contributions, and the resulting effects are:

- That the growth predictions do not eventuate, resulting in a change to the assumed rate of development. In that event, Council will continue to monitor the rate of growth and will update assumptions in the growth and funding predictions, as required.
- That the time lag between expenditure incurred by Council and development contributions received from those undertaking developments is different from that assumed in the funding model, and that the costs of capital are greater than expected. This would result in an increase in debt servicing costs. To guard against that

occurrence, Council will continue to monitor the rate of growth and will update assumptions in the growth and funding models, as required.

Service assumptions

133. That methods of service delivery, and levels of service, will remain substantially unchanged and in accordance with Council's Long Term Plan and asset management plans.

Funding model

134. A funding model has been developed to calculate development contribution charges under the Policy. It accounts for the activities for which contributions are sought, the assets and programmes related to growth, forecast growth and associated revenue. The funding model embodies several important assumptions, including that:

- All capital expenditure estimates are inflation adjusted and GST exclusive.
- The levels of service (LOS) / backlog and renewal portions of each asset or programme will not be funded by development contributions. See the *Cost allocation* section below.
- The growth costs associated with an asset are spread over the capacity life of the asset and any debt incurred in relation to that asset will be fully repaid by the end of that capacity life.
- Interest expenses incurred on debt accrued will be recovered via development contributions and shared equally over the capacity life of each asset.

Cost allocation

135. Council must consider how to allocate the cost of each asset or programme between three principal drivers – growth, level of service /backlog, and renewal. It must also account for the requirement in section 197AB(1)(c), being to ensure the allocations are determined according to, and be proportional to, the persons who will benefit from the assets to be provided (including the community as a whole) as well as those who create the need for those assets.

136. Council's general approach to cost allocation is summarised as:

- Where a project provides for and benefits only growth, 100% of a project's cost is attributed to growth. To qualify for this, there would have to be no renewal element or material level of service benefit or capacity provided for existing residents and businesses.
- If a project provides for growth and LOS or renewal, capacity share will be used wherever possible. Failing that, an estimate/proxy of this based on a future beneficiary split approach.

137. For particularly large and expensive projects, Council may undertake a specific cost apportionment assessment that differs from the general approach outlined above if better information is available.

Calculating the development contribution charges

138. This section outlines how the development contribution charges were calculated in accordance with section 203 and schedule 13 of the LGA.

Process

139. The steps needed to determine growth, growth projects, cost allocations, and to calculate the development contributions charges are summarised in Table 12.

Table 12: Summary of development contribution charge calculation methodology

STEP	DESCRIPTION / COMMENT
1. Forecast growth	Council estimates potential land supply and likely take up of that land. The estimates help provide household and business growth forecasts up to 2053 years. See the <i>Projecting Growth</i> section above for further information.
2. Identify projects required to facilitate growth	Develop the works programme needed to facilitate growth. In some cases, Council may have already undertaken the work. The programme in the Policy relates to projects within the period 2021-2031.
3. Determine the cost allocation for projects	The cost of each asset or programme is apportioned between renewal, growth, and LOS/backlog in accordance with the approach outlined in the <i>cost allocation</i> section of the Policy. Schedule 1 of the Policy outlines the amount required to fund growth from development contributions for each of these assets or programmes.
4. Determine growth costs to be funded by development contributions	Council determines whether to recover all of the growth costs identified in step 3 from development contributions, or whether some of the growth costs will be funded from other sources. As noted earlier, Council generally intends to recover all growth costs via development contributions except where Waka Kotahi subsidies cover some of the cost.
4. Adjust for inflation and interest costs	The growth costs from step 4 are inflation adjusted if they are future works. Council then estimates the interest cost (or interest accrued) for the programme for each catchment over the period that the programme provides for growth and is paid off (called capacity life).
5. Divide DC funded growth costs by capacity lives	The growth costs from step 4 are divided by the estimated capacity life (defined in EHUs) to provide an EHU charge for each future and past asset, and for interest.
7. Sum all per asset charges	For each catchment and activity, add up the per EHU asset, programme, or interest charges to provide a total development contribution charge. For each activity and catchment, development contributions fund the programme on an aggregated basis.

Summary of calculations

140. Schedule 1 provides information on each asset or programme including the information and summarises the calculation of the development contribution charge for each activity/catchment.

Schedule 1 – Growth related assets and development contribution calculation summary

Schedule 1 outlines capital expenditure on asset or programmes attributable to new growth in accordance with section 201A of the LGA and provides a summary of the development contribution calculations. All figures exclude GST and future costs are inflation adjusted.

Community INFRASTRUCTURE

Asset or programme name	Description	Total cost \$	% Funded by DCs	% Funded from other sources	DC funded Cost \$	Recoverable Growth / Capacity Life (EHUs)	Development Contribution Charge
District Wide							
Rail Corridor Cycleway	Off-road shared path between the Upper Hutt CBD and Silverstream	5,753,722	30%	70%	1,726,117	5643	306
Maidstone Sports Hub	Multiuse sporting and recreation facility at Maidstone Park	33,545,005	20%	80%	6,709,001	5643	1,189
H2O Xstream Upgrade	Upgrade and expansion of H2O Xstream including new junior leisure pool, new hydroslides and new office spaces. Upgrades to include the existing plant, pool hall and reception	54,991,624	20%	80%	10,998,325	5643	1,949
DC Interest costs			100%	0%	10,984,707	5643	1,947
Total					30,418,150		5,389

Transport

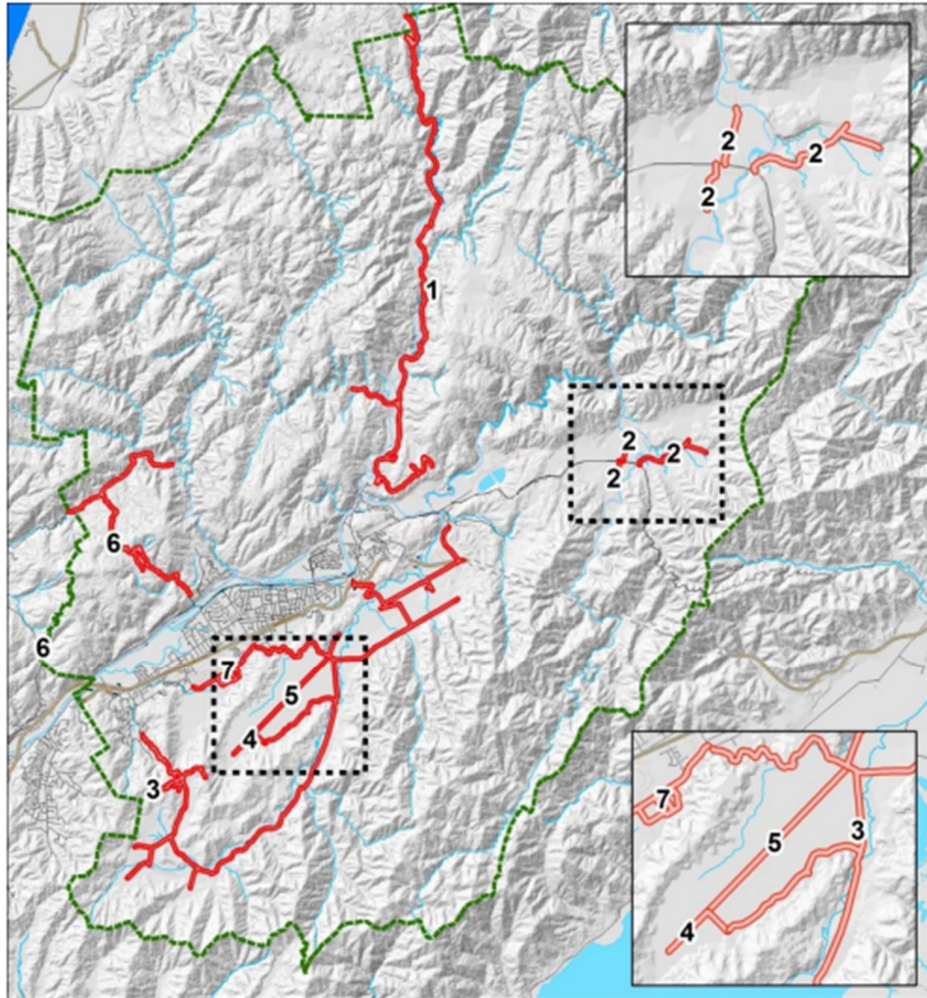
Asset or programme name	Description	Total cost \$	% Funded by DCs	% Funded from other sources	DC funded Cost \$	Recoverable Growth / Capacity Life (EHUs)	Development Contribution Charge \$
District Wide							
Fergusson /Ward/Whakatiki intersections	Upgrade intersections to provide more capacity	4,866,796	40%	60%	1,946,718	6,808	286
Silverstream Bridge Upgrade (NZTA 51% UHCC 49%)	New bridge, providing more capacity to network and better links to State Highway 2	28,848,728	15%	85%	4,240,763	6,808	623
Gibbons/ Main Investigation Construction	Upgrade intersection to provide more capacity	6,962,989	40%	60%	2,785,195	6,808	409
Totara Park Bridge Widening	Widen bridge approach to State Highway 2 to provide additional land and capacity	2,562,780	50%	50%	1,281,390	6,808	188
DC interest costs			100%	0%	3,842,136	6,808	564
Total					14,096,203		2,071
Local Catchments							
Alexander Road catchment	Provision of pedestrian and lighting facilities	518,290	100%	0%	518,290	7,684	67
Akatarawa Roading catchment	Targeted seal widening of Akatarawa Road	1,336,331	67%	33%	\$901,117	93	9,690
Kaitoke Roading catchment	Targeted seal and shoulder widenings	624,724	100%	0%	624,724	62	10,076
Moonshine Hill Road	Targeted seal and shoulder widening of Moonshine Hill Road	2,420,129	7%	93%	164,730	17	9,690

Mangaroa Roading catchment	Seal and shoulder widenings, mainly on Whiteman's Valley Road	1,452,600	100%	0%	1,574,483	270	5,380
Katherine Mansfield Drive extension (including Mangaroa contribution)	Road and seal extensions linking and improving Katherine Mansfield Drive	165,600	100%	0%	165,600	69	2,400 (7,780 including Mangaroa contribution)
Swamp Road (East) (including Mangaroa and Katherine Mansfield extension contributions)	See above	0	-	-	-	-	7,780 (Mangaroa and Katherine Mansfield extension contributions)
Swamp Road (West) (including Mangaroa and Katherine Mansfield Drive extension contributions)	Formation of part of Swamp Road	410,550	100%	0%	410,550	32	12,830 (20,610 including Mangaroa and Katherine Mansfield Drive extension contributions)
Total (individual catchments)					4,313,894		

Part 3: Catchments Map

District wide charges apply to all developments in the district.

The below map outlines the boundaries of the transport catchments within which additional development contributions will apply.



AREA		COMMENTS
1	Akatarawa Rooding catchment	<ul style="list-style-type: none"> • Akatarawa Road • Crest Road • Karapoti Road
2	Kaitoke Rooding catchment	<ul style="list-style-type: none"> • Gilbert Road

		<ul style="list-style-type: none"> • Kiwi Ranch Road • Marchant Road • Kaitoke Waterworks Road
3	Mangaroa Roding catchment	<ul style="list-style-type: none"> • Whitemans Valley Road • Colletts Road • Flux Road • Gorrie Road • Leonards Road • Maymorn Road • Wallaceville Road • Parkes Line Road • Mangaroa Valley Road • Mangaroa Hill Road • Katherine Mansfield Drive • Johnsons Road • Kakariki Way • Russells Road • Sierra Way • TVL Road
4	Katherine Mansfield extension and Swamp Road West Levy includes Mangaroa contribution.	<ul style="list-style-type: none"> • Cross Valley link to Swamp Road from the south end of the original Katherine Mansfield Drive • Progressive upgrading of Swamp Road West (within valley floor to the west of its junction with the Cross Valley Link.)
5	Katherine Mansfield extension and Swamp Road East Levy includes Mangaroa contribution.	<ul style="list-style-type: none"> • Cross Valley link to Swamp Road from the south end of the original Katherine Mansfield Drive

PART 3: CATCHMENTS MAP

		<ul style="list-style-type: none"> • Construction of Swamp Road East (within valley floor to the west of its junction with the Cross Valley Link) to be completed by Developers
6	Moonshine Hill Road	<ul style="list-style-type: none"> • Moonshine Hill Road • Moonridge Road • Bulls Run Road • Mount Cecil Road
7	Alexander Road catchment	<ul style="list-style-type: none"> • Alexander Road • Dante Road • George Daniels Drive • Thomas Neil Crescent • William Duran Drive • Du Pont Lane