

2.7 Policy on development contributions¹⁵

2.7.1 Introduction

This document sets out the Council's policy on development contributions under the Local Government Act 2002 (LGA). The Council is required under section 102(2) of the LGA to adopt a policy on development contributions or financial contributions.

Section 197 of the LGA defines a development contribution as a contribution provided for in a development contribution policy of a territorial authority; and calculated in accordance with the methodology; and comprising:

- money; or
- land, including a reserve or esplanade reserve (other than in relation to a subdivision consent), but excluding Māori land within the meaning of Te Ture Whenua Māori Act 1993, unless that Act provides otherwise; or

¹⁵ Revision of the Development Contributions Policy occurred during the development of the Long Term Plan 2018 – 2028 and was adopted at the Extraordinary Council Meeting 27 June 2018, effective from 1 July 2018.

- both.

The purpose of development contributions is 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. 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 capital expenditure.

As required by section 198(2A), development contributions required by the Council will be consistent with the policy in force at the time that the application for a resource consent, building consent, or service connection was submitted accompanied by all the required information.

This policy has been drafted to meet the requirements for development contribution policies set out in sections 106, 197-211, and Schedule 13 of the LGA. Broadly speaking the policy:

- identifies the Council activities which will be funded by development contributions (at this stage, only roading in eight specified roading catchments and water and wastewater infrastructure in one catchment specified for this purpose);
- summarises the capital expenditure on these activities that the Council expects to incur as a result of growth in the district from 2016 to 2043
- states the proportion of that capital expenditure that will be funded by development contributions, and the rationale for using this method of funding;
- describes conditions and criteria applying to exemption from, remission, postponement, and refund of development contributions and the process for reconsideration of development contributions;
- specifies the level of contribution payable in different parts of the City (catchments) the Council has defined;
- specifies when a development contribution will be required.

More specifically, the policy:

- provides for the Council to take development contributions to fund capital expenditure on roading in eight specified catchments. This expenditure is required to address the effects on roading infrastructure of increased traffic in those catchments resulting from household growth or, in the case of the Alexander Road catchment, resulting from commercial development;
- provides for the Council to take development contributions to recoup capital expenditure on reticulated water supply and wastewater networks in the Mangaroa catchment, which it has already incurred in anticipation of growth;
- for information purposes only, signals the Council's intention in the future to widen the policy to recoup the cost to the Council of providing capacity in roading, water supply, wastewater and stormwater networks for areas of new (greenfields) and infill subdivision.

This development contribution policy is distinct from, and should be read alongside, the provisions in the Upper Hutt District Plan regarding financial contributions under the Resource Management Act 1991. As well as requiring development contributions under the LGA and financial contributions under the Resource Management Act 1991, the Council will continue to seek to avoid, remedy, or mitigate adverse effects of subdivision and development through appropriate conditions of resource consent imposed under sections 108 and 220 of the Resource Management Act 1991.

2.7.2 Growth in Upper Hutt

The population of Upper Hutt City at the last census in 2013 was 40,179. Upper Hutt's population has grown in recent years, and statistical analysis tells us this will continue. Population growth can be variable – especially over a long time period – so it is logical to consider a range within which future growth could occur. Current Statistics New Zealand predictions are for the population to grow to between 46,400 and 52,600 by 2043 based on a medium and high population projection respectively.

The Council commissioned BERL to forecast both population and housing projections specific to Upper Hutt for the period 2013-2043, using the data from Statistics New Zealand but incorporating economic factors into the growth scenario. This gives what is likely to be a more realistic projection of the changes Upper Hutt will face in the future, and adds a regional perspective to the Statistics NZ data. Taking these factors into account, BERL has provided a moderated population projection of 49,400 by 2043. For the purposes of this policy, the Council has assumed that growth in the Upper Hutt City will result in a 2043 population figure that is somewhere between the Statistics NZ medium projection (46,400) and the forecast from BERL (49,400).

Correspondingly, there has been significant growth in the number of households in the City over the past decade, which has resulted in a reduction of residential occupancy rates. If current demographic trends continue, by 2031 household size is predicted to fall from a current average of 2.6 people per household to around 2.47 people per household.

Based on the medium growth scenario outlined above, projections indicate that between approximately 19,600 (Statistics NZ medium projection) and 20,800 (forecast from BERL) dwellings will be required in Upper Hutt at 2043. This is an increase of between 3,300 to 4,500 from 2013.

Even without population growth, household growth results in increased demand for Council-provided infrastructure. In particular, greenfields subdivision on the perimeters of the urban area, and continuing subdivisions to create rural residential lifestyle blocks, result in pressure for the Council:

- in the case of new greenfields subdivision, to provide adequate water supply, wastewater and stormwater disposal and roading infrastructure to service those subdivisions;
- in respect of rural residential lifestyle properties, to upgrade existing rural roads to accommodate increased traffic generated by subdivision and development of those properties.

New greenfields subdivision in particular also creates a demand for the provision of reserves, open space and leisure facilities in the vicinity of the new subdivision. The Council will continue to address this demand through financial contributions in the form of land, money, or both, taken in accordance with the provisions of the Upper Hutt District Plan and the Resource Management Act 1991.

Other activities undertaken by the Council include the provision of civic and recreational facilities such as halls, libraries, the aquatic centre H²O Xtream and the Expressions Arts and Entertainment Centre. Existing civic and recreational facilities are considered to be reasonably accessible to all residents of the district. Without population growth, it may be unnecessary to provide more of these facilities, or to increase the capacity of existing facilities. On the other hand, even with a stable population there may be a demand for improved levels of service in relation to civic and recreational facilities: but this would normally be funded out of rates. Accordingly this policy does not provide for a development contribution in relation to civic and recreational facilities.

In addition to greenfields and rural residential subdivision, there is also infill development of urbanised parts of the City. The impact of infill development on Council infrastructure is currently less significant than

other forms of development because of the spare capacity that still exists in water supply, wastewater and roading infrastructure serving the urban area. However this will be reviewed for projected growth. There is no spare capacity in the Council's stormwater disposal infrastructure, but the vast majority of projected capital expenditure on stormwater infrastructure currently relates to improving the level of service (including the level of flood protection) provided by that infrastructure rather than increasing the capacity of the network for growth. For these reasons this policy does not currently provide for the Council to recover development contributions from infill subdivision and development in the urban area.

The Council will continue to require any adverse effects of infill subdivision and development to be addressed through appropriate conditions of resource consent, including works and services conditions imposed under section 108(2)(c) of the Resource Management Act 1991. In some circumstances this may involve undertaking off-site works and services to address the impact of the subdivision and development on Council infrastructure.

2.7.3 Funding the costs of growth

Because the Council provides reserves, roading, wastewater, stormwater, and water supply infrastructure to the population of Upper Hutt on an on-going basis, household growth imposes costs on the Council in terms of providing new items of infrastructure, or increasing the capacity of existing infrastructure, to meet the needs of these new households.

Assuming it would be unacceptable for the Council not to provide reserves, roading and reticulated services to new households, the real choice is between on one hand funding growth costs through development contributions and/or financial contributions; and on the other hand funding these costs through general funding mechanisms such as borrowing and rates. Funding the cost of a development through development contributions and financial contributions is seen as the more equitable way of allocating costs between those responsible for the Council incurring those costs, and any others who benefit from the Council's capital expenditure.

2.7.4 Capital expenditure in response to growth

Section 106(2)(a) of the LGA requires the Council's development contributions policy, in relation to the purposes for which development contributions may be required, to summarise and explain the total cost of capital expenditure identified in the LTP or identified under clause 1(2) of Schedule 13 of the LGA that the Council expects to incur to meet the increased demand for community facilities resulting from growth. Community facilities are defined in section 5 of the LGA, including reserves, network infrastructure (which includes roads, water, wastewater, and stormwater collection and management), and community infrastructure. Refer to the glossary to this policy for a full list of defined terms.

Section 106(2)(b) requires the development contributions policy to state the proportion of that total cost of capital expenditure that will be funded by development contributions and other sources of funding. In addition, section 106(2)(d) requires each activity for which a development contribution will be taken to be identified, along with the total amount of development contribution funding sought for that activity.

At this stage the only activities for which the Council will require development contributions are roading in the eight catchments specified in this policy and, in a single catchment (Mangaroa), water supply and wastewater. The information required under sections 106(2)(a), 106(2)(b) and 106(2)(d) is provided in the following table:

2.7.4.1 28-YEAR ESTIMATED TOTAL CAPITAL EXPENDITURE AND FUNDING FOR GROWTH

	Total cost of capital works	Other sources of funding	Total improved level of service component	Total growth component	Amount to be funded through development contributions
Roading in specified catchments	\$15,504,967	Rates/loans	\$8,853,279	\$6,651,688	\$5,377,934
Wastewater and water in Mangaroa catchment	\$1,969,975	Rates/loans	\$922,871	\$1,047,104	\$1,047,104

The Council intends in future years to widen the scope of this policy to allow for the taking of development contributions recover a fair, equitable and proportionate portion of the cost of providing capacity in roading, stormwater, water supply and wastewater infrastructure in areas of greenfields and infill subdivision.

2.7.5 Rationale for funding growth through development contributions

Section 106(2)(c) of the LGA requires the development contributions policy to explain why the Council has determined to use development contributions as a funding source, by reference to matters referred to in section 101(3) of the LGA.

2.7.5.1 COMMUNITY OUTCOMES

The Long Term Plan identifies five strategic priority areas for Upper Hutt city. The provision of roading infrastructure in the eight catchments specified, and the provision of wastewater and water infrastructure in the Mangaroa catchment (in each case funded through development contributions) aligns with all five of Upper Hutt's strategic priority areas.

2.7.5.2 DISTRIBUTION OF BENEFITS

The Council considers it appropriate that development contributions are required to fund the addition of capacity in roading, wastewater and water supply networks. The benefits of this additional capacity accrue to the residents of the new households generating the demand for that capacity via development contributions paid by developers which can be passed on through section prices to the residents of the new households. By contrast, existing landowners gain no benefit from the addition of capacity to existing networks that adequately meet their needs: accordingly they should not be required to fund the addition of that capacity through rates.

The cost of maintaining or improving levels of service provided by Council infrastructure to the existing population has been stripped out of the capital expenditure to be funded from development contributions, as this expenditure does not benefit developers or new households who will be bearing the cost of development contributions.

2.7.5.3 THE PERIOD IN WHICH BENEFITS ARE EXPECTED TO OCCUR

The benefits of capital expenditure to accommodate the effects of growth are likely to accrue beyond the 28-year timeframe of the capital expenditure identified in the development contributions policy, given the longevity of roads and wastewater and water supply networks. Nevertheless a 28-year period is seen as an adequate planning timeframe for the purposes of this policy as it correlates with the Council's land use strategy.

2.7.5.4 EXTENT TO WHICH INDIVIDUALS CONTRIBUTE TO A PARTICULAR ACTIVITY

The need to install additional capacity in Council-provided roading, wastewater and water supply networks is caused by those undertaking subdivision and development in the district resulting in the creation of new lots, household units and business demand. Accordingly it is appropriate for the costs of installing additional growth related capacity to be passed on through development contributions payable by developers on the granting of resource or building consents.

2.7.5.5 COSTS AND BENEFITS OF FUNDING THE ACTIVITY DISTINCTLY FROM OTHER ACTIVITIES

Development contributions can be imposed at relatively little cost, with the major costs lying in the preparation of a suitable methodology for the assessment of contributions. The benefits of funding the addition of capacity in Council infrastructure to meet the effects of growth through development contributions include greater transparency through quantifying the cost of growth to the Council in terms of providing additional infrastructure (roads, and wastewater and water supply networks), and then passing on that cost to developers through development contributions. The use of catchments 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.

2.7.5.6 OVERALL IMPACT OF ANY ALLOCATION OF LIABILITY FOR REVENUE NEEDS OF THE COMMUNITY

Ensuring adequate sources of funding is 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).

Council has decided that the rural roading development levy should be imposed only on subdivision and in respect of each new lot created. The Council has decided not to implement a proposal to impose a levy at the building consent stage, for a new dwelling, because it considers that those people owning rural land and intending to build are already paying through rates for services.

Council has set a cap on development contributions for rural roading in recognition of the potentially high individual new allotment costs arising from the difficult topography and limited potential for further subdivision within certain rural catchments and as they do not wish to stifle such development.

2.7.6 Activities for which development contributions will be required

2.7.6.1 ROADING

Council funded capital works associated with the provision of a safe and efficient roading network in the following roading catchments (refer to the map at the end of this policy for the location and boundaries of these catchments):

- Akatarawa Road
- Kaitoke
- Mangaroa
- Katherine Mansfield extension
- Blue Mountains
- Moonshine Hill Road
- Alexander Road
- Swamp Road

2.7.6.2 WATER AND WASTEWATER

Council funded capital works associated with the provision of reticulated water supply and wastewater networks in the Mangaroa catchment (refer to the table at the end of this policy for the location and boundaries of this catchment).

2.7.7 How development contributions have been calculated

Section 201(1)(a) of the LGA requires the development contributions policy to include, in summary form, an explanation of and justification for the way each development contribution in the schedule to the policy is calculated.

In summary, each contribution (apart from the Alexander Road catchment roading contribution, and the Mangaroa water and wastewater contribution: see below) has been calculated in accordance with the methodology set out in Schedule 13 of the LGA, and then in respect of certain contributions applying an upper “cap”, as follows:

2.7.7.1 STAGE 1:

The Council has first, within each catchment, estimated the potential development of new lots/household units likely to be created under the existing zoning provisions of the District Plan, and found this compatible with predicted uptake over the next 28 years. This is based on existing trends in population and household growth and the development potential of each catchment.

2.7.7.2 STAGE 2:

It has, within each catchment, identified the total cost of the capital expenditure it expects to incur on roading over the next 28 years (this figure is drawn from the Council's asset management documentation and is referred to in the Council's Long Term Plan). Capital expenditure in this context refers to the council

contribution towards growth related cost and doesn't include contributions from third parties which are deducted before the development contribution is calculated.

2.7.7.3 STAGE 3:

It has identified the share of that capital expenditure attributable to growth. This involves identifying whether the "driver" for individual items of capital expenditure (projects) is improvement in levels of service, the provision of additional capacity, or a mixture of both; and then aggregating the expenditure attributable to providing additional capacity on individual projects into a single figure for each catchment (the "growth component"). The Council intends the entire growth component to be funded out of development contributions. However if existing residents do derive some benefit then the cost attributable to that benefit is not included in the development contribution calculation.

2.7.7.4 STAGE 4:

In each catchment the Council has divided the growth component by the projected number of new lots/households units in that catchment to derive a per lot/household unit contribution.

2.7.7.5 STAGE 5:

Having assessed a theoretical development contribution per additional lot/household unit, Council then considered the overall impact of such a contribution on the community, and modified the requirements for rural roading development contributions by:

1. Resolving to levy development contributions at the building consent stage only in Industrial zones. Council will only impose the levy on new rural lots created by subdivision.
2. Resolving to place a cap on the maximum levy payable in the Moonshine Hill road and Akatarawa road catchments at \$9,690 and noting that in the other catchments the property owner will pay the actual levy assessed.

The Mangaroa water and wastewater contribution has been calculated in the same way, with the exception that at stage 2 above, instead of apportioning the cost of future capital works attributable to growth over the next 28 years the Council has, in reliance on section 199(2) of the LGA, apportioned the cost of capital expenditure already incurred in anticipation of growth (see the table in section called 'Schedule of Development Contributions' below).

The Alexander Rd roading contribution has also been calculated in a similar way to the methodology set out in section called 'How Development Contributions have been calculated' stages 1 to 5 above. The difference is that at stage 1, instead of estimating the number of new lots/household units likely to be created over the next 28 years, because this is an area of anticipated commercial/industrial growth rather than residential growth, the Council has estimated the amount of developed commercial floor space. This has led to the basic unit of demand in this catchment being each additional 100m² of developed floor space created. Under stage 4, the Council has then divided the growth component of capital works in the Alexander Rd catchment amongst the amount of new floor space anticipated, to arrive at a contribution of \$276/each additional 100m² of developed floor space created.

The Council is required to adopt the methodology for calculating development contributions set out in Schedule 13 of the LGA; and considers it to be an appropriate way to fund the impact of household growth and, in the Alexander Road catchment commercial development, on the Council's infrastructure.

2.7.8 Significant assumptions

Section 201(1)(b) of the LGA requires the development contributions policy to state significant assumptions underlying the calculation of the schedule of development contributions. This must include an estimate of potential effects, if there is significant uncertainty as to the scope and nature of those effects.

2.7.8.1 POPULATION AND HOUSEHOLD GROWTH PROJECTIONS

The Council has relied on projections of households and population growth, as it is required to do under the LGA. In particular the Council has assumed that over the 28 year period identified in this policy, the population of Upper Hutt is expected to increase from an estimated 41,200 at 2013 up to between 46,400 to 49,400 by 2043 and that over that period, the number of rateable properties will grow between 3,300 - 4,500. Assumptions have also been made about the increase in household units in each of the roading catchments, and the Mangaroa water and wastewater catchment, over the 28 year period identified in this policy.

2.7.8.2 COST OF INDIVIDUAL ITEMS OF CAPITAL EXPENDITURE

The Council has used the best information available at the time of developing this policy to estimate the cost of individual items of capital expenditure on roading that will be funded in whole or in part out of development contributions. It is likely that actual costs will differ from estimated costs due to factors beyond the Council's ability to predict such as changes in the price of raw materials, labour etc. and the timing of capital works.

The Council will review its estimates of capital expenditure at least every 3 years when it reviews this policy.

2.7.8.3 INFLATION

All figures are in today's dollars and development contributions have been adjusted in accordance with the note under Accounting Assumptions in the Council's LTP.

2.7.9 Exemption, remission, postponement and refund of development contributions

2.7.9.1 EXEMPTIONS

In accordance with section 200 of the LGA, the Council will not require a development contribution if, and to the extent that:

- a. It has, under section 108(2)(a) of the Resource Management Act 1991, imposed a condition on a resource consent in relation to the same development for the same purpose; or
- b. The developer will fund or otherwise provide for the network infrastructure to which the development contribution relates;
- c. 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, unless the further development contribution is required to reflect an increase in the scale or intensity of the development since the original contribution was required; or
- d. A third party has funded or provided, or will fund or provide, the same infrastructure.

2.7.9.2 THE EXEMPTIONS ABOVE DO NOT PREVENT THE COUNCIL FROM:

- a. accepting from a person, with that person's agreement, additional contributions for network infrastructure; or
- b. requiring a development contribution if:
 1. income from the following is being used or will be used to meet a proportion of the capital costs of the network infrastructure for which the development contribution will be used:
 - rates
 - fees and charges
 - interest and dividends from investments
 - borrowings
 - proceeds from asset sales; or
 2. a person required to make the development contribution is also a ratepayer in the territorial authority's district or has paid or will pay fees or charges in respect of the facilities.

2.7.9.3 REMISSION AND POSTPONEMENT

The Council will not usually remit or postpone payment of a development contribution but reserves its right to do so in an exceptional case.

2.7.9.4 REFUNDS

The Council will refund a development contribution to the consent holder or to his or her personal representative in the circumstances set out in section 209 of the LGA, namely:

- a. If the contribution was taken upon the granting of a resource consent, the resource consent lapses under section 125 of the Resource Management Act 1991 or is surrendered under section 138 of that Act; or
- b. If the contribution was taken upon the granting of a building consent, the building consent lapses under section 52 of the Building Act 2004; or
- c. The development or building in respect of which the resource consent or building consent was granted does not proceed; or
- d. The Council does not provide the network infrastructure for which the development contribution was required.

2.7.10 Reconsiderations and objections

2.7.10.1 RECONSIDERATION OF REQUIREMENT FOR DEVELOPMENT CONTRIBUTIONS

At the request of a person required to make a development contribution (applicant) the Council will reconsider that requirement if the applicant considers that:

- a. the development contribution was incorrectly calculated or assessed; or
- b. the Council incorrectly applied the development contribution policy; or

- c. the information the Council used to assess the development against the development contribution policy, or the way this information was recorded or used was incomplete or contained errors.

A request for reconsideration must be made within 10 working days after the date on which the applicant receives notice from the Council of the level of development contribution that the council requires.

An applicant may not apply for reconsideration if the applicant has already lodged an objection under section 199C and Schedule 13A of the LGA 2002.

A request for reconsideration must be made in writing to the Council and identify the basis on which the reconsideration is sought together with, as appropriate, the legal and evidential grounds in support of the application for reconsideration.

The Council may, within 10 working days of receiving the request for reconsideration, request further information from the applicant to support the grounds stated in the reconsideration request.

The Council will proceed to determine the request for reconsideration if:

- a. it has, in its view, received all required information relating to the request; or
- b. the applicant refuses to provide any further information requested by the Council (as set out above).

The Council will make its decision on a reconsideration request without convening a hearing.

In all cases, the Council will give written notice of the outcome of its reconsideration to the applicant within 15 working days after:

- a. the date the application for reconsideration is received, if all required information is provided in that application; or
- b. the date the application for reconsideration is received, if the applicant refuses to provide further information; or
- c. the date the further information is received from the applicant.

A person who requested reconsideration may object to the outcome of the reconsideration in accordance with section 199C.

2.7.11 Schedule of development contributions

2.7.11.1 LEVEL OF CONTRIBUTIONS – ROADING

The development contributions for roading payable for each additional unit of demand created are shown in the tables below:

ADDITIONAL LOTS

Roading catchment	Growth component of 28 year capital works projects*	Total units of demand (Additional lots expected)	Growth component * per additional lot	Development contribution charged * (per additional lot)
Akatarawa Road	\$1,336,331	93	\$14,370	\$9,690
Kaitoke	\$624,724	62	\$10,076	\$10,076
Mangaroa	\$1,574,483	270	\$5,380	\$5,380
Moonshine Hill Road	\$892,500	17	\$52,500	\$9,690
Katherine Mansfield Drive extension (including Mangaroa contribution)	+\$165,600	50	\$7,780	\$7,780
Swamp Road (West) (including Mangaroa and Katherine Mansfield Drive extension contributions)	+\$410,550	32	\$20,610	\$20,610
Swamp Road (East) (including Mangaroa and Katherine Mansfield extension contributions)	\$0 ##	37	\$7,780	\$7,780

(## Developer to provide roading east of Katherine Mansfield Drive Extension / Swamp Road junction)

ADDITIONAL FLOOR AREA

Roading catchment	Growth component of 20 year capital works projects*	Total additional developed floor area	Development contribution* (per 100m ² of additional floor area)
Alexander Road	\$518,290	192,100 m ²	\$270

* GST exclusive

2.7.11.2 LEVEL OF CONTRIBUTIONS – WATER AND WASTEWATER

The development contribution for water and wastewater payable for each additional unit of demand created in the Mangaroa catchment is shown in the table below:

Water and wastewater catchment	Growth component of 20 year capital works projects^	Total units of demand (additional lots/ household units)	Development contribution* (per additional lot or household unit)
Mangaroa	\$1,047,104	59	\$17,747

^Capital expenditure already incurred by the Council in anticipation of growth

* GST exclusive

2.7.11.3 WHEN DEVELOPMENT CONTRIBUTIONS WILL BE REQUIRED - ROADING

Development contributions will be imposed upon the granting of a resource consent for subdivision that authorises the creation of one or more additional lots in the catchments listed below:

- Akatarawa Road
- Kaitoke
- Mangaroa
- Katherine Mansfield extension and Swamp Road
- Blue Mountains
- Moonshine Hill Road

In accordance with section 208 of the LGA, until a development contribution has been paid the Council may:

- In the case of a subdivision, withhold a certificate under section 224(c) of the Resource Management Act 1991; or
- Development contributions will be imposed upon the granting of building consent to create an additional 100m² or more of developed floor space (if not already imposed on the granting of resource consent) in the catchment listed below: Alexander Road

In accordance with section 208 of the LGA, until a development contribution has been paid the Council may withhold a code compliance certificate under section 95 of the Building Act 2004 or certificate of acceptance under section 99 of Building Act 2004.

2.7.11.4 WHEN DEVELOPMENT CONTRIBUTIONS WILL BE REQUIRED – WATER AND WASTEWATER

A development contribution for water and wastewater in the Mangaroa catchment will be required:

- upon the granting of a resource consent for subdivision or development that authorises the creation of one or more lots or household units in the Mangaroa catchment; or
- upon the granting of a building consent regarding the creation of one or more household units in the Mangaroa catchment; or
- upon the Council granting an authorisation for an existing lot or existing household unit in the Mangaroa catchment to connect to the Council's water supply or wastewater system.
- in accordance with section 208 of the LGA, until a development contribution has been paid the Council may:
- in the case of a contribution required upon the granting of subdivision consent, withhold a certificate under section 224(c) of the Resource Management Act 1991; or
- In the case of contribution required upon the granting of resource consent for a development, prevent the commencement of the resource consent under the Resource Management Act 1991; or

- In the case of a contribution required upon the granting of building consent, withhold a code compliance certificate under section 95 of the Building Act 2004 or certificate of acceptance under section 99 of Building Act 2004; or
- In the case of a contribution required upon the granting of an authorisation to connect to the Council's water supply or wastewater system, withhold a connection to that system

2.7.12 Glossary

IN THIS POLICY:

Allotment has the meaning given to it in section 218(2) of the Resource Management Act 1991, and lot has the same meaning.

Community facilities means reserves, network infrastructure, or community infrastructure for which development contributions may be required in accordance with section 199 of the LGA.

Community infrastructure means the following assets when owned, operated, or controlled by a territorial authority:

- a. community centres or halls for the use of a local community or neighbourhood, and the land on which they are or will be situated:
- b. play equipment that is located on a neighbourhood reserve:
- c. toilets for use by the public.

Development means:

- a. any subdivision, building (as defined in section 8 of the Building Act 2004), land use, or work that generates a demand for reserves, network infrastructure, or community infrastructure; but
- b. does not include the pipes or lines of a network utility operator.

Development contribution means a contribution:

- a. provided for in a development contribution policy of a territorial authority; and
- b. calculated in accordance with the methodology; and
- c. comprising:
 - money; or
 - land, including a reserve or esplanade reserve (other than in relation to a subdivision consent), but excluding Māori land within the meaning of Te Ture Whenua Māori Act 1993, unless that Act provides otherwise; or
 - both.

Development contribution policy means the policy on development contributions adopted under section 102 of the LGA.

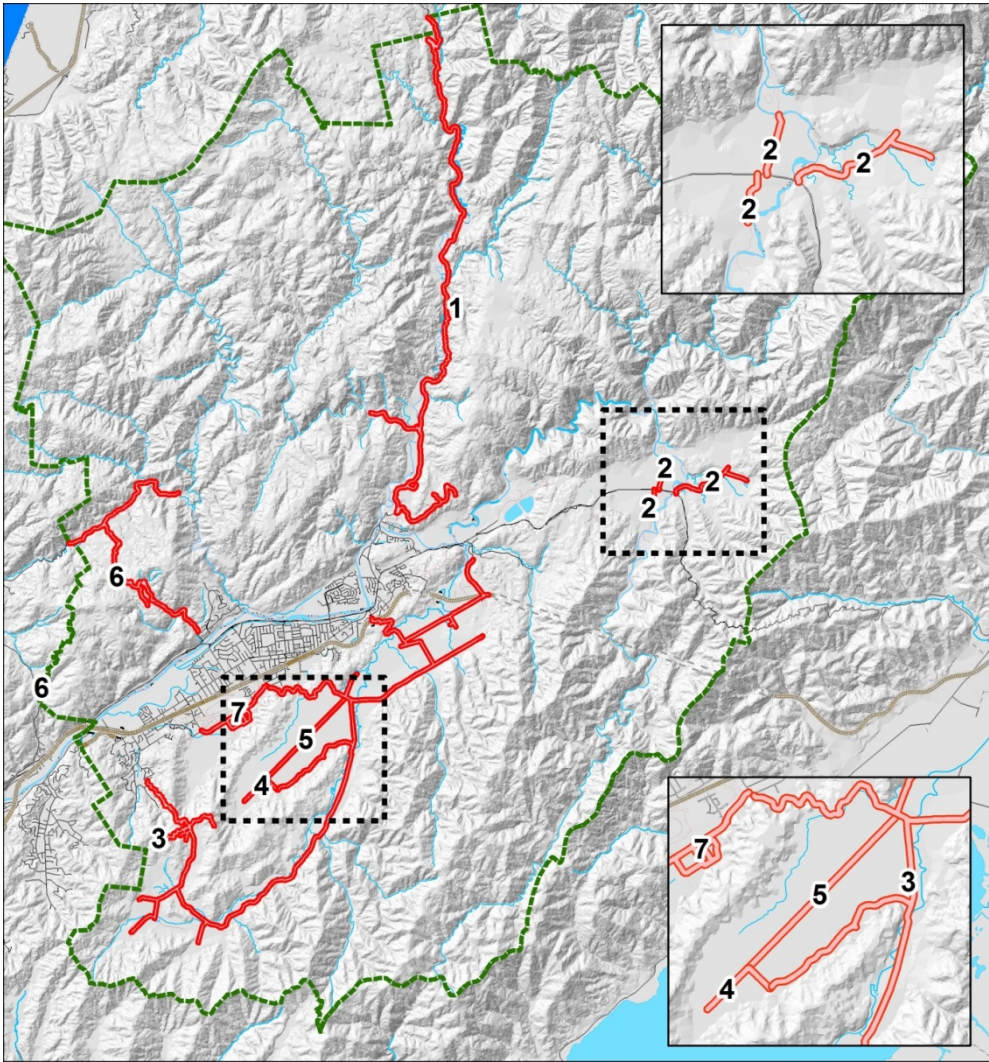
Methodology means the methodology for calculating development contributions set out in Schedule 13 to the LGA.

Network infrastructure means the provision of roads and other transport, water, wastewater, and stormwater collection and management.

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

Service connection means a physical connection to a service provided by, or on behalf of, the Council.

2.7.13 Catchments



AREA	COMMENTS
<p>1 Akatarawa Roding catchment</p>	<ul style="list-style-type: none"> • Akatarawa Road • Crest Road • Karapoti Road

AREA	COMMENTS
<p>2 Kaitoke Roding catchment</p>	<ul style="list-style-type: none"> • Gilbert Road • Kiwi Ranch Road • Marchant Road • Kaitoke Waterworks Road
<p>3 Mangaroa Roding catchment</p>	<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
<p>4 Katherine Mansfield extension and Swamp Road West</p> <p>Levy includes Mangaroa contribution.</p>	<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.)

AREA	COMMENTS
<p>5 Katherine Mansfield extension and Swamp Road East</p> <p>Levy includes Mangaroa contribution.</p>	<ul style="list-style-type: none"> • Cross Valley link to Swamp Road from the south end of the original Katherine Mansfield Drive • Construction of Swamp Road East (within valley floor to the west of its junction with the Cross Valley Link) to be completed by Developers
<p>6 Moonshine Hill Road</p>	<p>Resource consent levy from the following roads</p> <ul style="list-style-type: none"> • Moonshine Hill Road • Moonridge Road • Bulls Run Road • Mount Cecil Road
<p>7 Alexander Road catchment</p>	<p>Building consent levy from development within the Business Industrial zone, including</p> <ul style="list-style-type: none"> • Alexander Road • Dante Road • George Daniels Drive • Thomas Neil Crescent • William Duran Drive • Du Pont Lane
<p>8 Mangaroa water and sewerage catchment</p>	<p>Resource consent or building consent or authorisation to collect levy from lots connecting to the water and sewerage reticulation in Maymorn Road, from the pump station outside 1060 Maymorn Road to Parkes Line Road, and Parkes Line Road to and including McLaren Street.</p>