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## Kaipara District Development Contributions Policy – 2021-31

This development contributions policy is in two sections. **Section 1** gives context to the policy and sets out the decisions the Council has taken in making the policy. It goes on to describe the steps to be followed when applying the policy to development applications.

**Section 2** sets out the legislative matters the Council has had to consider, the method of calculating the contributions, significant assumptions, a summary of financial contributions and other supporting material.

### Section 2 – Legislation, method of calculation of contribution amounts and supporting information

#### Part 4 - Legislation

##### 4.1 General

4.1.1 This policy is made under the Local Government Act 2002 (the Act). It takes into account the principles in section 197AB of the Act in the way the Council requires, determines and uses development contributions, and allocates the costs of assets.

4.1.2 The Council, in addition to determining matters of content in the policy has determined that:

- a) the decision to adopt the development contributions policy is a significant decision for consultation under sec 82;
- b) it believes it has met its decision making and consultation obligations under the Act to the extent required.

##### 4.2 Requiring development contributions for development

4.2.1 A development contribution may be payable under **section 199(1)** when development, defined in **section 197(1)** of the Act, is carried out and the effect of this is the need for new or additional assets, or assets of increased capacity, causing the Council to incur capital expenditure.

4.2.2 In accordance with **sections 198 and 200(4)**-increased scale and intensity) of the Act, the Council can require a development contribution of money or land, or both, to be made by the grantee or the owner of land on the issuing of the following consents or authorisations,

- (a) a resource consent under the Resource Management Act 1991;
- (b) a building consent under the Building Act 2004;
- (c) an authorisation for a service connection;
- (d) the granting of a certificate of acceptance under section 98 of the Building Act 2004.

4.2.3 In keeping with the principles set out in **section 197AB(1)(d)** of the Act, development contributions will be used:

- (a) for or towards the purpose of the activity or the group of activities for which the contributions were required; and
  - (b) for the benefit of the district or the part of the district that is identified in the development contributions policy in which the development contributions were required.
- 4.2.4 Under section 198(2)(a), a development contribution must be consistent with the content of the policy that was in force at the time that the application for a resource consent, building consent, or service connection was submitted, accompanied by all required information.
- 4.2.5 The Council's policies for requiring development contributions are set out in **Part 2**. The way in which it will apply the policy to developments is set out in **Part 3**.

### 4.3 Activities

- 4.3.1 The Council incurs capital works expenditure in order to:
  - a) provide additional capacity in assets to cater for new development;
  - b) improve the level of service to existing households and businesses;
  - c) meet environmental and other legislative requirements; and
  - d) renew assets to extend their service life.
- 4.3.2 **Section 101(3)(a)** of the Act states that the funding needed to meet these expenditure requirements must be met from sources that Council determines to be appropriate, following a consideration in relation to each activity, of a number of matters. set out under **sections 101(3)(a)(i) to (v) and 101(3)(b)** of the Act. The activities for which development contributions will be applied is set out in **Part 2**.

### 4.4 Catchments

- 4.4.1 In keeping with the principle in **section 197AB(1)(g)** of the Act, the Council can group together certain developments by geographic area or land use, so that the cost of growth-related infrastructure is distributed fairly and equitably. Grouping development into catchments should avoid District-wide catchments where practical but the Council has discretion to balance fairness and equity with considerations of practical and administrative efficiency. The catchments to be used by Council when requiring contributions are set out in **Part 2** and **Appendix 1**.

### 4.5 Calculation of development contributions

- 4.5.1 The Council has to deal with several matters when calculating development contributions. **Section 201(1)(a)** of the Act requires this policy to contain an explanation and justification for the way in which development contributions are calculated. The method of calculation to ensure compliance with the Act is set out in **Part 5**.
- 4.5.2 **Section 201(1)(b)** requires this policy to contain the significant assumptions underlying the calculation of the schedule of development contributions, including an estimate of the potential effects, if there is a significant level of uncertainty as to the scope and nature of the effects. The significant assumptions are set out in **Appendix 2**.

### 4.6 Limitations on costs included

4.6.1 In keeping with principle in [section 197AB\(1\)\(a\)](#) of the Act, no project can be considered for inclusion in a development contribution, unless the effects or cumulative effects of developments will create or have created a requirement for the Council to provide or to have provided the project to create new or additional assets or assets of increased capacity:

4.6.2 [Section 200\(1\)](#) of the Act prevents the Council from requiring a development contribution for a reserve, network infrastructure, or community infrastructure to the extent it is funded by a financial contribution, by the developer, by a development contribution already required for the same purpose or by a third party. Any amount from these or other sources are deducted from the project costs being considered for funding by development contributions. The Council's policies on limitations to costs included in the policy are set out in **Part 2**.

#### 4.7 Asset capacity provided in the past

4.7.1 As well as assets to be provided in the LTP, [section 199\(2\)](#) of the Act allows the Council to require development contributions to be used to fund capital expenditure already incurred in anticipation of development, prior to the adoption of this policy. The Council's policies on surplus asset capacity are set out in **Part 2**.

#### 4.8 Period of benefits

4.8.1 In keeping with the principle in [section 197AB\(1\)\(b\)](#) of the Act, the Council has considered the period over which the benefits of capital expenditure for new development are expected to occur.

4.8.2 Under [Schedule 13 1\(2\)](#) of the Act, Council may identify capital expenditure for the purposes of calculating development contributions in respect of assets or groups of assets that will be built after the period covered by the long-term plan and that are identified in the development contributions policy. The Council's policy position on the period of benefits is set out in **Part 2**.

#### 4.9 Cost allocation

4.9.1 In keeping with principle in [section 197AB\(1\)\(c\)](#) of the Act, the cost of any project or work identified in the LTP will, be allocated between:

- a) the costs for improving levels of service to existing households and businesses by bringing assets up to the *service standard* and/or by providing additional service life, to be expressed as the *ILOS cost*; and
- b) the costs for providing additional capacity to service the development of new households and businesses, to be expressed as the *AC cost*.

4.9.2 The Council's method of calculation is set out in **Part 5**.

#### 4.10 Interest and inflation

4.10.1 In keeping with [section 197AA](#) of the Act, the purpose of development contributions is to enable the Council to recover the total cost of capital necessary to service growth over the long term. This enables the Council to include interest and inflation in the amounts of

development contributions. The Council's policy position on interest and inflation is set out in **Part 2** and the way in which these are calculated is described in **Part 5**.

#### 4.11 Explanation of development contribution calculation

- 4.11.1 **Section 201(1)(a)** of the Act requires this policy to include in summary form an explanation of, and justification for, the way each development contribution in the schedule required by subsection (2) is calculated. The calculation summary is set out in **Part 5**.

#### 4.12 Development contribution amounts

- 4.12.1 In keeping with principles in **section 197AB(1)(e) and (f)** and in accordance with:
- a) **Section 201 and section 202** of the Act, **Table 1** of this policy shows the schedule of development contributions payable for each activity type in each part of the district. The amounts exclude GST.
  - b) **Table 2** of this policy summarises capital expenditure in the LTP that Council expects to incur to meet the increased demand for community facilities resulting from growth and the proportion of that expenditure to be funded from various sources including development contributions.
  - c) **Section 201A** of the Act, **Appendix 5** contains a schedule of assets for which development contributions will be used.

#### 4.13 Units of demand

- 4.13.1 In accordance with **Schedule 13 2** of the Act, the Council, in determining the maximum development contribution that may be required for a particular development or type of development, must demonstrate in its methodology that it has attributed units of demand to particular developments or types of development on a consistent and equitable basis. The Council's policy in determining units of demand is set out in **Part 2 and Table 3**.

#### 4.14 When are development contributions paid?

- 4.14.1 Under **section 198(1)(a), (b) and (c)** and **section 198(4A)** of the Act, a development contribution may be required at the time the Council grants:
- a) a resource consent for subdivision or development;
  - b) a building consent;
  - c) an authorisation for service connection;
  - d) a certificate of acceptance under section 98 of the Building Act 2004.
- 4.14.2 The Council's policy position on the time it will require payment is set out in **Part 2** and this is also set out in **Part 3 - Practical application**.

#### 4.15 Remissions, postponements and refunds

- 4.15.1 In accordance with **section 201(1)(c)** of the Act, this policy must include conditions and criteria that will enable Council to consider remissions, postponements and refunds to development contributions. The Council's conditions and criteria are set out in **Part 3**.

#### 4.16 Reconsiderations

4.16.1 **Section 202A** of the Act, requires this policy to set out the process for requesting reconsideration of a requirement for a development contribution under **section 199A** of the Act. The process for reconsideration must set out:

- a) how the request can be lodged with the Council; and
- b) the steps in the process that the territorial authority will apply when reconsidering the requirement to make a development contribution.

4.16.2 In accordance with **section 199B(1)** of the Act, the Council must, within 15 working days after the date on which it receives all required relevant information relating to a request, give written notice of the outcome of its reconsideration to the applicant who made the request. The process for reconsideration of a request is set out in **Part 3**.

#### 4.17 Development agreements

4.17.1 **Sections 207A** of the Act enables the Council and developers to enter into development agreements. The provisions of **sections 207A to 207F** apply to such agreements. The Council's policy in respect of development agreements is set out in **Part 2**.

#### 4.18 Powers of recovery and refunds

4.18.1 **Sections 208 and 209** of the Act set out the Council's powers of recovery when development contributions are not paid and when it is required to refund development contributions. These are referred to in **Part 3**.

#### 4.19 Related Council policies/strategies/bylaws or guidelines

4.19.1 Nothing in this policy will diminish from an applicant paying any charges required under the Council's bylaws or any policy on fees and charges.

4.19.2 The Council is able to charge financial contributions on any consent under the Resource Management Act 1991, where additional infrastructure is required for that development. This is provided for in Chapter 22 of the Kaipara District Plan, of which a summary of provisions is contained in **Appendix 6**, as required by **section 106(2)(f)** of the Act.

4.19.3 This policy does not diminish from any requirements under the Kaipara District Plan (such as landscaping conditions and parking requirements) which impose works or financial contributions to avoid, remedy or mitigate the adverse effects of any development on the environment.

4.19.4 Nothing in this policy, including the amounts of development contributions payable in **Table 1**, will diminish from any other legal requirement to make a payment for community facilities other than a development contribution, including connection fees or any other fee required to be paid by agreement with the Council.

4.19.5 No expenditure by the developer on works or assets to avoid, remedy or mitigate the adverse effects of any development on the environment, or required by agreement in addition to a development contribution, such as roading, water supply, wastewater, urban stormwater and community infrastructure (even where this may at some stage vest in the Council), will be included in the calculation of development contributions under this policy).

- 4.19.6 The value of assets vested or expenditure made by a developer, in accordance with a requirement under the Resource Management Act 1991, will not be used to offset development contributions payable on development, unless all or a portion of such assets or expenditure can be shown to avoid or reduce the need for the Council to incur costs providing an asset that is included in its capital works programme, for which development contributions are sought.
- 4.19.7 The value of assets vested, or expenditure made voluntarily by a developer to enhance a development will not be used to offset development contributions payable on development.

## Part 5 – Calculating the development contributions

This part is required by **section 201(1)(a)** of the Act. The calculation of the separate development contribution amounts in **Table 1**, is carried out using the following methodology.

### 5.1 Listing projects and information required

- 5.1.1 Every project in the capital works programme of the LTP for the activities for which the Council intends to require development contributions is listed in the Project Allocation Schedule of the Development Contributions Model which may be examined on request at any office of the Council.
- 5.1.2 Every surplus capacity project is listed in the Surplus Capacity Schedule.
- 5.1.3 Where possible, distinct stages of a project or distinct parts of a project are listed in the schedules as separate components and separate calculations carried out for each.
- 5.1.4 For each project in the schedules, the following information is provided:
  - a) the year in which the project or component is to be carried out in the LTP, or in the case of each *surplus capacity project (SC project)*, the year it was completed;
  - b) the total project cost;
  - c) the amount of any subsidy or grant toward each project or from any other source, which is deducted from the total project cost to give the net project cost;
  - d) the *activity-funding area* (catchment) that the project will serve.
- 5.1.5 Each project in the Project Allocation Schedule is categorised “Yes” or “No” in answer to the question – “*Is this capital expenditure required at least partly to provide appropriately for new or additional assets or assets of increased capacity in order to address the effects of development?*” By answering:
  - a) “No” - the project is treated as a pure renewal or level of service project and the cost of the project is removed from the Development Contribution calculation;
  - b) “Yes” - the project is treated as either a *combined project (AC/ILOS project)* or an *additional capacity for growth project (AC project)* and is subject to further analysis.
- 5.1.6 For each project in the Project Allocation Schedule, where the answer to the question above is “Yes”, the following information is provided:
  - a) the expected distribution of benefits of the project between the existing community as a whole or identified parts of it or individuals;
  - b) the period over which benefits of the project are expected to occur, determined by stating the year in which capacity take up is expected to start and the year in which the project capacity is expected to be fully consumed;
  - c) the cause of the project;
  - d) any supporting information or reference to information describing the reasons for the project.
- 5.1.7 Each project in the Surplus Capacity Schedule is categorised “Yes” or “No” in answer to the question – “*Was capital expenditure on this project incurred, at least partly, in anticipation of development?*” By answering:



- a) “No” - the project is treated as a pure renewal or level of service project and the cost of the project is removed from the Development Contribution calculation;
- b) “Yes” - the project is treated as either a *combined project (AC/ILOS project)* or an *additional capacity for growth project (AC project)* and is subject to further analysis.

## 5.2 Analysis of combined and additional capacity for growth projects

5.2.1 Using the information provided on *combined projects (AC/ILOS projects)* and *additional capacity for growth projects (AC projects)* in the project schedules, a cause/benefits matrix analysis is carried out by which it is required to state for each project:

- a) the degree, on a scale of 0 to 1 to which growth creates the need for the project to be undertaken;
- b) the degree on a scale of 0 to 1 to which the growth community will benefit from the project being undertaken.

5.2.2 The value is chosen in each case from the cause/benefits matrix in the model which produces an estimated percentage of cost attributable to growth.

5.2.3 The matrix generates fifty different cause/benefit combinations. The percentage derived is applied to the net project cost to determine the *AC cost*. The remainder of the net project cost is the *ILOS cost*.

## 5.3 AC cost allocation between new and future units of demand

5.3.1 Using information provided on the year in which capacity take up of a project is expected to start and the year in which the project capacity is expected to be fully consumed, the *AC cost* of the project is divided between new *units of demand (N)* arriving in the *activity-funding area* in the LTP period and future *units of demand (F)* arriving after the end of the LTP period, as follows:

- a) the AC cost to F is the AC cost determined above, multiplied by the years of capacity take up after the LTP period divided by total years of capacity take-up;
- b) the AC cost to N is the AC cost less the AC cost to F.

5.3.2 For *surplus capacity projects (SC projects)*, the *AC cost to N* from the previous long term plan is adjusted for any development contributions received in the three years since adoption of the last long term plan and for any additional *AC cost to N* expenditure incurred in those 3 years. The total is adjusted for interest.

5.3.3 For each *activity-funding area*, the combined *AC cost to N* from all projects in the LTP period and combined *AC cost to N* from all Surplus Capacity projects is divided by the projected new *units of demand (N)* that will consume capacity in those projects in the LTP period to give the development contribution amounts in **Table 1**.

5.3.4 The *AC Cost to F* from the previous long term plan is adjusted for any additional *AC Cost to F* expenditure in the last 3 years and is adjusted for interest.

5.3.5 To deal with asset capacity life requirements in the Act, the assumption is that *surplus capacity projects (SC projects)* have capacity for 30 years for all infrastructure except Mangawhai Wastewater projects which have a capacity for 40 years, noting however that when doing the calculations above, if development contributions received exceed the cost of surplus capacity, then the asset will be assumed to have been consumed and play no further part in the calculation.

## 5.4 Growth Assumptions

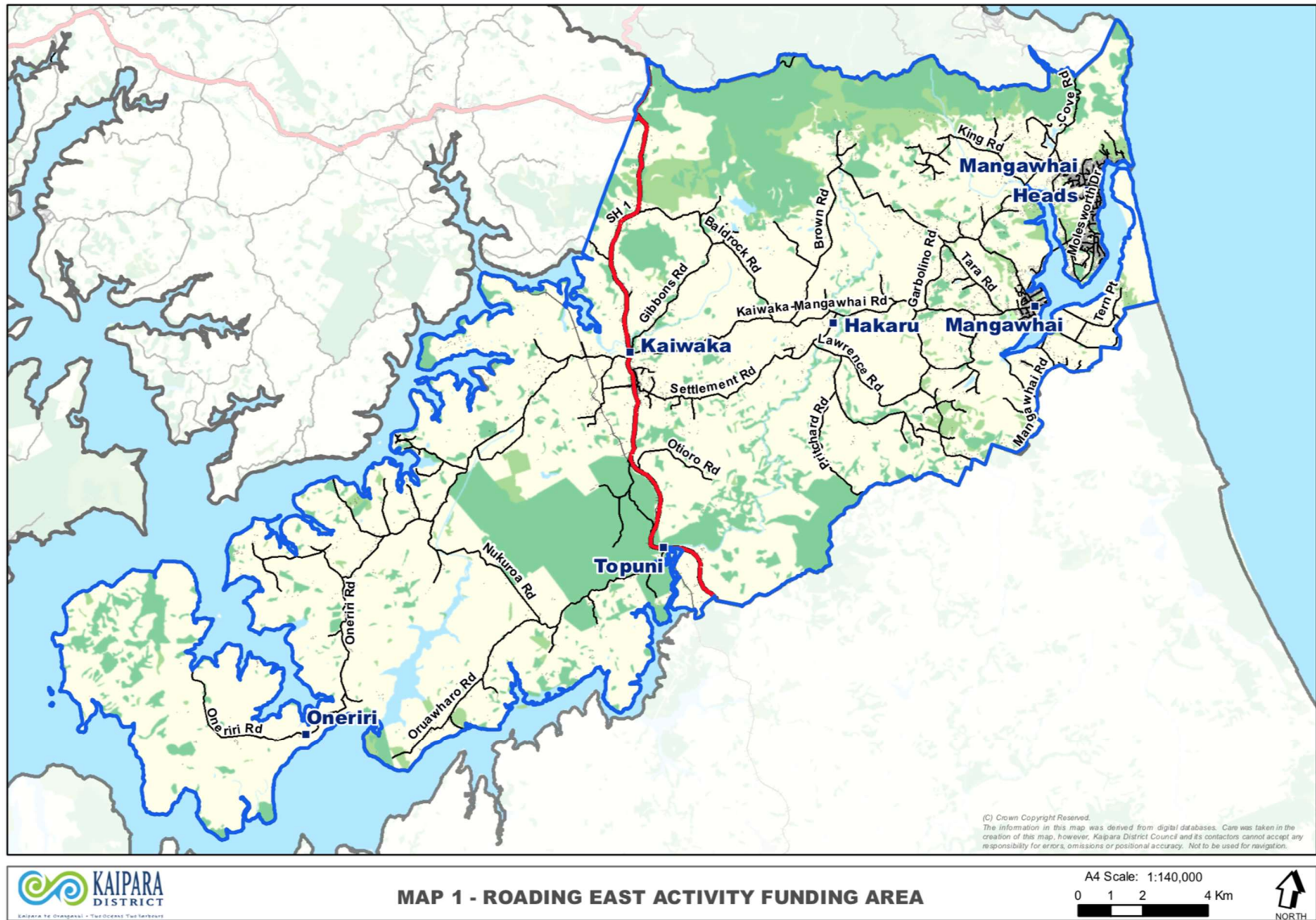
- 5.4.1 In order to calculate the amount of new development to which the growth related portion of capital expenditure (AC costs) for infrastructure will be attributed, area-by-area projections of new and future *units of demand* for services in the period 2021 to 2051 are required.
- 5.4.2 Council maintains a detailed rating database that provides the numbers of Rating Units for all parts of the district.
- 5.4.3 The numbers of Rating Units provide a close correlation with numbers of *lots* in the district and the number of multiple units of activity on any *lot* where this is the case. They are considered to provide a reasonably sound measure of the *units of demand* for infrastructure and services.
- 5.4.4 The growth projection worksheet of the Development Contributions Model, *Projections Schedule*, contains the number of Rating Units (*units of demand*) for each activity type existing at the time of the 2020/2021 rates year. Rating data is available for the whole district, parts of it and each of the water supply, wastewater and stormwater scheme areas.
- 5.4.5 LTP assumptions have been used to determine the expected annual increase in the numbers of Rating Units and hence *units of demand* to 2031, in each of these areas.
- 5.4.6 The *Projections Schedule* also provides long-term estimates for future Rating Units (*units of demand*) after the Long Term Plan period to 2051, in order to ensure that any portion of remaining surplus capacity at the end of the period can be attributed to future development.
- 5.4.7 On the basis of decisions made by Council in Part 1 on the development contribution *activity-funding areas* (catchments) that will apply to each activity type, *Projections Schedule* provides Rating Units at 2021 and projected Rating Units for each *activity-funding area* to 2051.
- 5.4.8 For calculation of the Mangawhai Wastewater Development Contribution, projections of new and future connections to the wastewater scheme are used as the measure of the *units of demand* for that infrastructure. Adjustments are also made to deduct - from total projected new and future connections - new connections on properties for which a development contribution has already been paid or for which a rate to fund capital costs for the scheme has or will be paid.

## 5.5 Interest and Inflation

- 5.5.1 The Development Contributions Model includes interest on growth related capital expenditure and inflation in the calculation of the Development Contribution amounts, in accordance with the Council's policies in Part 1.
- 5.5.2 The Council is trying to recover all interest by the end of the development contribution calculation period.
- 5.5.2 Interest estimates can be prepared based on the amount of outstanding (growth related) debt over time and the ongoing reduction of that debt by Development Contribution revenue.
- 5.5.3 The Development Contributions model uses the inflated capital costs in the Long Term Plan to calculate Development Contributions.

## Appendix 1 – Development Contribution Activity-Funding Areas

Community Facility	Activity-Funding Areas	Development to which Development Contribution Applies
Roading	District	Development anywhere in the District
Solid Waste	District	Development anywhere in the District
Community infrastructure	District	Development anywhere in the District
Roading	Roading East	Development in the area indicated in <b>Map 1</b>
Wastewater Treatment	Mangawhai Community Wastewater Scheme area	Development at Mangawhai where the service is available
Wastewater Treatment	Dargaville, Kaiwaka, Glinks Gully, Te Kopuru and Maungaturoto Scheme areas	Development in any separate wastewater scheme
Water Supply	Dargaville/Baylys, Glinks Gully, Ruawai, Mangawhai and Maungaturoto Scheme areas	Development in any separate water supply scheme
Stormwater Management	Mangawhai, Dargaville, Te Kopuru, Maungaturoto, Kaiwaka and Baylys Scheme areas	Development in any separate urban stormwater scheme



## Appendix 2 – Assessment of Significant Assumptions

Assumption	Level of Uncertainty	Potential Effects
The rate, level and location of growth will occur as forecast in the rating growth projections accompanying the Long Term Plan	High	Lower than forecast growth will result in a significant under-recovery of Development Contributions revenue
Capital expenditure will be in accordance with the capital works programme in the Long Term Plan	Moderate	In current circumstances significant changes to the capital programme are unlikely
No significant changes to service standards are expected to occur other than those planned for in the Asset Management Plans	Low	No significant effects anticipated
The level of third-party funding (such as NZ Transport Agency subsidies) will continue at predicted levels for period of the Long Term Plan	Low	No significant effects anticipated
There will be no significant variations to predicted rates of interest and inflation to those set out in the Long Term Plan	Moderate/High	Significant past spending on the Mangawhai Community Wastewater Scheme through loans, presents a significant risk for a number of years to come if interest rates rise

### Appendix 3 – Glossary of Terms

**“AC cost”** means the cost for providing additional capacity to service the development of new households and businesses.

**“Accommodation units”** has the meaning given to it in section 197(2) of the Local Government Act 2002 (See definitions below).

**“Activity-funding area”** means the whole or any part of the District as defined in this Policy, which will be served by a particular activity type.

**“Activity unit of demand”** means the demand for a community facility generated by development activity other than subdivision.

**“Additional capacity project” or “AC project”** means a capital project in the Long Term Plan intended only to provide additional capacity to service new and future households and businesses.

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

**“Allotment” or “lot”** has the meaning given to the term “allotment” in section 218(2) of the Resource Management Act 1991. (See definitions below).

**“Bedroom”** means a room used for sleeping, normally accommodating no more than three persons.

**“Combined project” or “AC/ILOS project”** means a project in the Long Term Plan intended to deal with shortfalls in levels of service to existing households and businesses by bringing assets up to the *service standard* and/or by providing additional service life, and to provide capacity for further growth.

**“Commercial”** for the purposes of this Policy, means the provision of goods, services and travellers accommodation principally for commercial gain, including camping grounds, caravan/trailer home parks, a depot for the maintenance, repair and storage of vehicles, machinery, equipment and materials and the storage and use of hazardous substances but does not include stalls or produce markets or farm buildings associated with normal farming operations including sheds, barns, garages and buildings for indoor poultry livestock and crops production.

**“Community infrastructure”** has the meaning given to it in section 197 of the Local Government Act 2002 (See definitions below).

**“Development”** has the meaning given to it in section 197 of the Local Government Act 2002. (See definitions below).

**“Development contributions calculation period”** means the period between 1 July 2018 and a date 30 years after the date of adoption of this Policy.

**“Dwelling unit”** means any building or group of buildings or any part of those buildings, used or intended to be used solely or principally for residential purposes and occupied or intended to be occupied by not more than one household – and includes a minor household unit, a utility building or any unit of commercial accommodation.

**“Gross business area”** means:

- (a) the *gross floor area* of any building, including the gross floor area of all floors of a multi-storey building; plus
- (b) the area of any part of the *lot* used solely or principally for the storage, sale, display or servicing of goods or the provision of services on the *lot* but not including permanently designated vehicle parking, manoeuvring, loading and landscaping areas, the conversion of which to another use would require resource consent.

The *gross business area* excludes the area of network infrastructure including pipes, lines and installations, roads, water supply, wastewater and stormwater collection and management systems, but includes the area of buildings occupied by network service providers, including offices, workshops, warehouses and any outside areas used for carrying out their normal business.

**“ILOS cost”** means the cost of improving levels of service to existing households and businesses by bringing assets up to the *service standard* and/or by providing additional service life.

**“Impervious Area”** means that part of the *lot* which is already covered or is to be covered by any impermeable artificial surface but excludes any impervious areas created without a building or resource consent.



**“Improved level of service project” or “ILOS project”** means a capital project in the Long Term Plan intended only to deal with shortfalls in levels of service to existing households and businesses by bringing assets up to the *service standard* and/or by providing additional service life.

**“Industrial”** means for the purposes of this Policy, any land, building or part of a building used for the processing, assembly, servicing, testing, repair, packaging, storage or manufacture of a product or produce, including the maintenance, repair and storage of vehicles, machinery, equipment and materials, and the storage of hazardous substances associated with the activity, but does not include mineral extraction or farm buildings associated with normal farming operations including sheds, barns, garages and buildings for indoor poultry livestock and crops production.

**“Legally established”** means, in relation to any *lot* or development, any *lot* for which a title has been issued, or any dwelling, commercial or industrial unit for which a code compliance certificate has been issued. *Legally established* development includes buildings and structures that can be shown to have been in existence when this policy became operative on 1 July 2018 but have since been demolished.

**“Lot unit of demand”** means the demand for a community facility generated by the creation of lots through subdivision.

**“Past surplus capacity”** means capacity in assets provided as a result of capital expenditure made in anticipation of development since 1 July 2001.

**“Remaining surplus capacity”** means the estimated remaining capacity in capital assets at the end of the Long Term Plan period, available to service future development occurring after the Long Term Plan period.

**“Retirement unit”** means any residential unit other than an aged care room, in a *“retirement village”* as defined in section 6 of the Retirement Villages Act 2003.

**“Serviced Site”** means any site dedicated for the location of a vehicle or tent for the accommodation of persons, which is provided with utility services such as water supply, wastewater disposal, solid waste disposal, electricity or gas, either directly to the site or in the immediate vicinity.

**“Service standard”** means a level of service for any Council activity set by Council and stated in the Asset Management Plan for the activity concerned, (available for inspection on request at any office of the Council) having due regard to one or more of the following factors:

- (a) demand data based on market research;
- (b) widely accepted and documented engineering or other minimum standards;
- (c) politically endorsed service levels based on community consultation;
- (d) safety standards mandated by local or central government;
- (e) environmental standards mandated by local or central government;
- (f) existing service levels, where these are recognised by all concerned parties to be adequate but have no formal ratification;
- (g) efficiency considerations where the *service standard* must take account of engineering and economic efficiency requirements which require a long-term approach to optimality.

**“Surplus capacity project” or “SC project”** means a past capital expenditure project carried out since 1 July 2001 in anticipation of new development and providing surplus capacity for further development.

**“Unit of demand”** is a unit of measurement by which the relative demand for an activity, generated by different types of development (existing or proposed), can be assessed. A *unit of demand* may be expressed as a *lot unit of demand* or an *activity unit of demand*.

**“Utility Building”** is a structure containing facilities (such as toilet, shower, laundry, hot water cylinder, laundry tub) that make the site habitable prior to or during the erection of a dwelling.

## Definitions Under Acts

**“Accommodation units”** is defined in section 197(2) of the Local Government Act 2002 to mean *“units, apartments, rooms in 1 or more buildings, or cabins or sites in camping grounds and holiday parks, for the purpose of providing overnight, temporary, or rental accommodation.”*

**“Allotment”** is defined under section 218(2) of the Resource Management Act 1991 as follows:

- “(a) any parcel of land under the Land Transfer Act 1952 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not:
  - (i) the subdivision shown on the survey plan has been allowed, or subdivision approval has been granted, under another Act; or

*(ii) a subdivision consent for the subdivision shown on the survey plan has been granted under this Act;  
or*

*(b) any parcel of land or building or part of a building that is shown or identified separately—*

*(i) on a survey plan; or*

*(ii) on a licence within the meaning of Part 7A of the Land Transfer Act 1952; or*

*(c) any unit on a unit plan; or*

*(d) any parcel of land not subject to the Land Transfer Act 1952.”*

**“Community infrastructure”** is defined under section 197 of the Local Government Act 2002 to mean *“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”** is defined under section 197 of the Local Government Act 2002 as follows:

*“(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.”*



## Appendix 4 – Demand Factors for Business Development

### D.1. Rooding

#### Assumptions

Average business site size = 1,500m<sup>2</sup>

Gross business area is 60% of site = 1,000m<sup>2</sup>

Employees per hectare of business = 30 FTEs per ha (FTE (Full Time Equivalent)). Employment figures may be amended subject to further sampling)

Average Household Unit Trip generation = 9 trips per day = 1 *Unit of Demand*

Sites per net hectare = 5 (7,500m<sup>2</sup> sites, 2,500m<sup>2</sup> roads)

Gross business area per hectare = 5 X 1,000 = 5,000m<sup>2</sup>

Each site of 1,500m<sup>2</sup> and each 1,000m<sup>2</sup> of gross business area has = 30/5 FTE's = 6 FTE's

Minimum trip generation = 3 trips per FTE per day = 18 trips per day

*Unit of Demand* Factor = 18/9 = 2 per 1,000m<sup>2</sup> of business area OR 0.002 per m<sup>2</sup> of business area.

### D.2 Water Supply and Wastewater Treatment

#### Assumptions:

Residential consumption 200 litres per person per day = 1 *Unit of Demand*

Average household occupancy = 2.8 persons

Average business water consumption = 15,000 litres per hectare of business land per day (Consumption figures may be amended subject to further sampling)

1 Household Unit uses 200 litres X 2.8 = 560 litres per day = 1 *Unit of Demand*

1,000m<sup>2</sup> business land area uses 15,000 litres / 10 = 1,500 litres per day

*Unit of Demand* Factor = 1,500/560 = 2.67 per 1,000m<sup>2</sup> land area

Assume gross business area is 60% of land area i.e. 1,000m<sup>2</sup> site has 600m<sup>2</sup> gross business area and uses 1,500 litres per day.

*Unit of Demand* factor = 1,500/560/600 = 0.00446 per m<sup>2</sup> of gross business area.

*Unit of Demand* factor is 4.46/1,000m<sup>2</sup> of gross business area for water and wastewater OR 0.00446 per m<sup>2</sup> of gross business area.

### D.3 Stormwater

#### Assumptions

Average residential site = 600m<sup>2</sup>

Runoff co-efficient for greenfields = 0.40<sup>i</sup> = C<sub>1</sub>

Runoff co-efficient for residential areas = 0.55<sup>ii</sup> = C<sub>2</sub>

Runoff co-efficient for business use = 0.65<sup>iii</sup> = C<sub>3</sub>

*Unit of Demand* Factor for business land

=	C <sub>3</sub> -C <sub>1</sub>	X	1,000m <sup>2</sup>
	C <sub>2</sub> -C <sub>1</sub>		600m <sup>2</sup>
=	0.65-0.40	X	1,000m <sup>2</sup>
	0.55-0.40		600mm <sup>2</sup>
=	2.78 per 1,000m <sup>2</sup> site		

OR 0.00278 per m<sup>2</sup> of impervious area.

Surface Water, Building Industry Authority, December 2000, Table 1, Run-off Co-efficients

<sup>i</sup> Heavy clay soil types – pasture and grass cover.

<sup>ii</sup> Residential areas in which *impervious area* is 35% to 50%.

<sup>iii</sup> Industrial, commercial, shopping areas and town house developments.

## **Appendix 5 – Schedule of Assets**

## **Appendix 6 – Summary of Financial Contributions**