

Development and Financial Contributions Policy

Te Kaupapa here o te
Whakawhanake me te Moni
Takoha

This Development and Financial Contributions Policy (the Policy) was adopted by NPDC (Council) on 4 July 2024 with effect from 5 July 2024. The Policy will be reviewed on a three yearly basis but may be updated at shorter intervals if Council considers it necessary. See the Council website npdc.govt.nz for further information.



Development and Financial Contributions Policy

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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 New Plymouth District Council (Council). As a result, significant investment in new or upgraded assets and services is required to meet the demands of growth.
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. Council intends to achieve this by using development contributions under the Local Government Act 2002 (LGA02) for Transportation, Water, Wastewater, Stormwater, Reserves, and Community Infrastructure. The Council does not currently use financial contributions under the Resource Management Act 1991.

Navigating this document

3. The Policy outlines Council's approach to funding development infrastructure via development contributions under the LGA02.
4. The Policy has three main parts:
 - a) Part 1: Policy operation.
 - b) Part 2: Policy details.
 - c) Part 3: Catchment maps for development contributions.

Part 1: Policy operation

5. Part 1 provides information needed to understand if, when, and how development 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 under the District Plan.
 - Definitions.

Part 2: Policy details

7. Part 2 provides the information needed to meet the accountability and transparency requirements of the LGA02 for the Policy, including explaining Council's policy decisions, how the development contributions 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 contributions.
- Schedule 1 Development contribution asset information, calculations and charges per catchment.

Part 3: Catchment maps for development contributions

- Part 3 provides the catchment maps that show where the development contributions in the Policy apply.

Part 1: Policy operation

Development contributions

The charges

- There are multiple local areas (catchments) within the New Plymouth District (the District) where development contributions apply, as well as district-wide catchments for the stormwater, parks and open spaces, transportation and community infrastructure activities. The catchments where development contributions apply for each infrastructure activity and development area are mapped in Part 3 of the Policy.
- The related charges per Household Unit Equivalent (HUE) for each catchment or development area are in Table 1. See the 'determining infrastructure impact' section below for an explanation of a HUE.

Table 1: Charge per HUE at 1 July 2024 (GST exclusive)

Catchment/Development Area	Charge per HUE \$
Parks and Open Spaces Catchment	
District-wide	257.10
Community Infrastructure Catchment	
District-wide	1,173.53
Transportation Catchment	
District-wide	1,761.66
Wastewater Catchments	
Wastewater Network	8,896.77
Waimea	15,317.46
Water Supply Catchments	
All Networks	3,325.76
New Plymouth	3,408.73
Stormwater Catchments	
District-wide	1,378.46
Urban	1,621.92
Waitara	2,248.16
Inglewood	25,500.16
Development Areas	
Puketapu	28,183.46
Carrington	36,974.30
Junction	36,319.63
Patterson	10,040.04
Sutherland/Patterson	23,919.90

12. For each catchment or development area for which development contributions are required, the development contribution payable is calculated by multiplying the number of HUEs generated through the development by the charge for that activity. This is then aggregated for all catchments to give the total charge. Table 2 shows the indicative aggregated charges for areas of the District for a single HUE.

13. For example, a three-lot residential development in New Plymouth City with standard (three-bedroom) dwellings will pay three times the water, wastewater, stormwater, transportation, community infrastructure, and parks and open spaces charges, totalling \$65,471.79 (GST exclusive). This example assumes no contributions have previously been paid for the lots.

14. 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 LGA02. The latest charges will be published on Council's website npdc.govt.nz.

Table 2: DC charges per HUE (exclusive GST) by area of the District

	Parks & Open Spaces Catchment District wide	Community Infrastructure Catchment District wide	Transportation Network Catchment District wide	Wastewater Network Catchment	Water Supply Catchment All Networks	Water Catchment New Plymouth	Stormwater Catchment District wide	Stormwater Catchment Urban	Wastewater Catchment Waimea	Stormwater Catchment Waitara	Stormwater Catchment Inglewood	Development Areas	Total DC charge per HUE (excl GST)
District Infill Areas													
New Plymouth (excl Waimea sewer catchment)	257.10	1,173.53	1,761.66	8,896.77	3,325.76	3,408.73	1,378.46	1,621.92	-	-	-	-	21,823.93
New Plymouth (within Waimea sewer catchment)	257.10	1,173.53	1,761.66	8,896.77	3,325.76	3,408.73	1,378.46	1,621.92	15,317.46	-	-	-	37,141.39
Bell Block	257.10	1,173.53	1,761.66	8,896.77	3,325.76	3,408.73	1,378.46	1,621.92	-	-	-	-	21,823.93
Inglewood	257.10	1,173.53	1,761.66	8,896.77	3,325.76	-	1,378.46	1,621.92	-	-	25,500.16	-	43,915.36
Ōākura	257.10	1,173.53	1,761.66	8,896.77	3,325.76	-	1,378.46	1,621.92	-	-	-	-	18,415.20
Ōkato	257.10	1,173.53	1,761.66	-	3,325.76	-	1,378.46	1,621.92	-	-	-	-	9,518.43
Waitara	257.10	1,173.53	1,761.66	8,896.77	3,325.76	3,408.73	1,378.46	1,621.92	-	2,248.16	-	-	24,072.09
Rural*	257.10	1,173.53	1,761.66	-	-	-	1,378.46	-	-	-	-	-	4,570.75
Development Areas													
Puketapu	257.10	1,173.53	1,761.66	8,896.77	3,325.76	3,408.73	1,378.46	1,621.92	-	-	-	28,183.46	50,007.39
Carrington	257.10	1,173.53	1,761.66	8,896.77	3,325.76	3,408.73	1,378.46	1,621.92	-	-	-	36,974.30	58,798.23
Junction	257.10	1,173.53	1,761.66	8,896.77	3,325.76	3,408.73	1,378.46	1,621.92	-	-	-	36,319.63	58,143.56
Patterson Road	257.10	1,173.53	1,761.66	8,896.77	3,325.76	3,408.73	1,378.46	1,621.92	-	-	-	33,959.94	55,783.87
Sutherland / Patterson	257.10	1,173.53	1,761.66	8,896.77	3,325.76	3,408.73	1,378.46	1,621.92	-	-	-	23,919.90	45,743.83

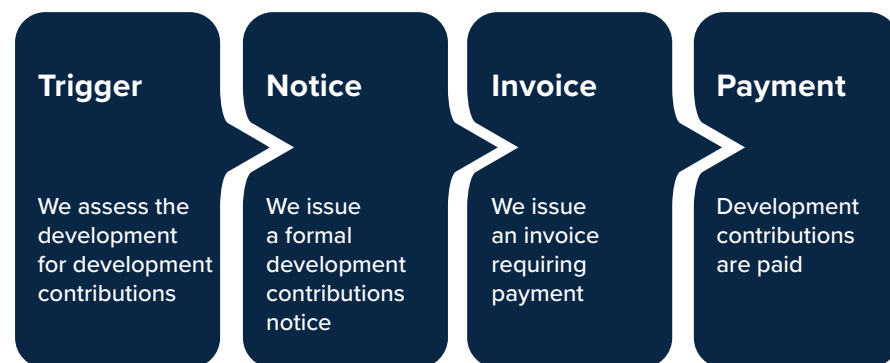
* Additional charges will apply if connecting to a restricted flow water supply.

Liability for development contributions

15. If subdividing, building, connecting to Council's services, or otherwise undertaking development in the District, development contributions may need to be paid. Development contributions apply to developments within the areas shown in the Development Contribution Catchment Maps in Part 3.
16. 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' and 'limitations on imposing development contributions'.
17. Development of new infrastructure sometimes means that areas not previously subject to development contributions in the development contributions policy become so. For example, development on a bare section in a subdivision may be liable for development contributions whereas previously constructed houses in the same subdivision were not.
18. Council officers will be available to help resolve any uncertainty about development contribution liabilities.

When development contributions are levied

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



20. These steps are explained in more detail below.

Trigger for requiring development contributions

21. Subject to the three-step initial assessment outlined in paragraph 25 below, Council can require development contributions for a development upon the granting of:
 - A resource consent.
 - A building consent or certificate of acceptance.
 - An authorisation for a service connection.
22. Council will generally require development contributions at the earliest possible point (i.e. whichever consent, certificate, or authorisation listed above 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, certificate or authorisation for a development, this does not prevent the Council from assessing contributions on a subsequent consent, certificate or authorisation for the same development (for the reasons set out in the following paragraphs).
23. Development contributions will be assessed under the Policy in force at the time the application for resource consent, building consent, certificate of acceptance, or service connection was submitted with all required information.
24. Development contributions for a consent that lapses will be reassessed if a new consent is applied for.

Initial assessment

25. On receiving an application for resource consent, building consent, certificate of acceptance, or service connection, Council will check that:
 - (A) the application is for a development (subdivision, building, land use, or work) that generates a demand for reserves, community infrastructure or network infrastructure; and
 - (B) the effect of that development (either alone or together with other developments) is to require new or additional assets or assets of increased capacity in terms of reserves, community infrastructure or network infrastructure; and the 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.

(C) The policy provides for a development contribution to be required in the circumstances

26. Council has identified the assets and areas that are likely to meet the requirements of (B) and (C), and these are outlined in Schedule 1 and Part 3. In general, if a development is within one of the areas covered by the catchment maps it is likely that development contributions will be required.
27. Development contributions will not be required if the subject matter of the resource consent or building consent does not generate additional demand for any community facilities (such as a minor boundary adjustment).
28. Development contributions will also not be required if and to the extent that one of the circumstances outlined in the section 'limitations on imposing development contributions apply'.
29. If a subsequent resource consent (including a change to a condition of a resource consent), building consent, certificate of acceptance, or service connection is sought, a new assessment may be undertaken using the Policy in force at that time. Any increase or decrease in the number of HUEs, 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 additional development contributions may apply after a subsequent trigger event include:
 - Minimal development contributions have been 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 the 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, certificate of acceptance, or service connection authorisation 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 HUEs assessed for development contributions, as well as the charges that will apply to the development. It also triggers rights to request a development contributions reconsideration or to lodge an objection (see the section on review rights below).
33. If multiple consents or authorisations are being issued for a development, a development contribution notice may be issued for each.
34. Development contribution notices do not constitute an invoice or an obligation to pay for the purposes of the Goods and Services Tax Act 1985.

Invoice

35. An invoice for development contributions 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	Prior to granting of the building consent.
Certificate of acceptance	Prior to issue of the certificate of acceptance.
Resource consent for subdivision	At the time of application for a certificate under section 224(c) of the RMA (the 224(c) certificate). 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)	Prior to granting of the resource consent.
Service connection	Prior to granting of the service connection.

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	Prior to issue of the building consent.
Certificate of acceptance	Prior to issue of the certificate of acceptance.
Resource consent for subdivision*	Prior to release of the certificate under section 224(c) of the RMA.
Resource consent (other)	Prior to issue of the resource consent.
Service connection	Prior to issue of the connection approval.

* Where a building consent is granted on an allotment, to which a subdivision consent relates, before the development contribution required on the subdivision consent has been paid, the Council may at its sole discretion require a portion of the development contribution to be paid immediately prior to the issue of a building consent for the development proposed. Where this situation applies the proportion of the development contribution payable will be calculated on a site area or per lot basis as applicable.

38. On time payment is important because, until the development contributions have been paid in full, Council may, under section 208 of the LGA02 and depending on what type of consent has triggered the assessment of contributions:
- 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 a household unit equivalent or 'HUE' 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 each HUE.

Table 4: HUE demand measures

Activity	Unit of measurement	Demand per HUE
Water Supply	Litres per day	750 litres per day
Wastewater	Litres per day	625 litres per day
Stormwater	Impervious surface area	400m ²
Transportation	Trips per day (vehicle equivalent movement)	10 trips per day
Parks and Open Spaces	Occupancy	2.5 people
Community infrastructure	Occupancy	2.5 people

Residential development

41. In general, the number of HUEs charged depends on the number and nature of the residential units being created, in accordance with Tables 5 and 6 below. A standard residential unit (3 bedrooms) is considered to be 1 HUE, with proportions or multiples of that HUE used for smaller or larger residential units.
42. When calculating the number of HUEs for a residential subdivision, Council will adjust the assessment to account for any:
- 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.

Residential units which are bigger or smaller than standard residential units

43. Council will make lower assessments (i.e. less than 1 HUE per residential unit) for minor or small residential units.
44. Where information is provided by the applicant to the satisfaction of Council that demonstrates that a minor or small residential unit(s) will be provided, 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.
45. Council will undertake to make higher assessments (i.e. greater than 1 HUE per residential unit) for large or extra-large residential units.
46. Accommodation units will be assessed as generating 0.5 HUE per unit for each activity.
47. Retirement village units will be assessed as generating 0.5 HUE per unit for transport.
48. Residential units connecting to a restricted flow water supply will be assessed as generating 0.5 HUE per unit for water.
49. With the exception of 46 above, such assessments are guided by the parameters outlined in Table 5.

Table 5: Residential Unit (RU) assessment guidance

	Minor RU	Small RU	Standard RU	Large RU	Extra-large RU
No. of bedrooms*	1	2	3	4	5**
HUE discount (all services)	50%	25%	Nil	Nil	Nil
Proportion of HUE payable for all charges	0.50	0.75	1	1.25	1.50
Retirement village units (transport)	0.25	0.38	0.50	0.75	1

Residential units (restricted flow water supply)	0.25	0.38	0.50	0.75	1
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* A definition of bedroom is provided in the definitions section of this Policy.

** For residential units over five bedrooms, each additional bedroom will be charged 0.25 HUE.

50. If the nature of the residential unit being created is not known at the time the requirement for development contributions is triggered (for example, the application is for a subdivision consent), Council will assess each allotment as 1 HUE.
51. Should additional bedrooms be proposed to a residential unit that has been assessed under this section or a previous development contributions policy, Council will require additional development contributions in accordance with Table 6.

Table 6: Residential Unit (RU extension assessment guidance (HUEs)

Type of extension	Top up proportion payable	Total proportion paid
Extend minor RU to a small RU	0.25	0.75
Extend minor RU to a standard RU	0.50	1
Extend minor RU to a large RU	0.75	1.25
Extend a minor RU to an extra-large RU	1	1.50
Extend small RU to a standard RU	0.25	1
Extend small RU to a large RU	0.50	1.25
Extend small RU to an extra-large RU	0.75	1.50
Extend standard RU to a large RU	0.25	1.25
Extend a standard RU to an extra-large RU	0.50	1.50
Extend a large RU to an extra-large RU	0.25	1.50

Non-residential development

52. For non-residential developments, development contributions for water supply, wastewater, stormwater collection and management, community infrastructure, parks and open spaces and transportation can be converted to HUEs based on an assessment of information provided by the developer on the demand they expect to generate in comparison to residential HUE demand measures.
53. If the nature of the non-residential unit being created is not known at the time the requirement for development contributions is triggered (for example, the application is for a subdivision consent), Council may postpone payment by the person undertaking the subdivision until a building consent is issued for an allotment.
54. Council considers that larger/heavier vehicles create more demand on the transportation network and the need for transportation projects. Non-residential developments will be converted to HUE based on the information on vehicle equivalent movements included in Appendix 1.

Review rights

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

Reconsideration

56. 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.

57. To seek a reconsideration, the developer must:

- Lodge the reconsideration request within 10 working days of receiving the development contribution notice.
- Use the reconsideration form found on npdc.govt.nz 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.

58. Applications with insufficient information or without payment of fee will be returned to the applicant, with a request for additional information or payment.
59. 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. Notice of Council's decision will be given to the applicant within 15 working days from the date on which Council receives all required relevant information relating to the request.

Objections

60. Objections are a more formal process that allow developers to seek a review of Council's decision. Developers have the right to pursue an objection regardless of if a reconsideration request has been made. A panel of up to three independent commissioners will consider the objection. The decision of the commissioners is binding on the developer and Council, although either party may seek a judicial review of the decision.
61. 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 LGA02; or
 - incorrectly applied the Policy to the development.

62. Schedule 13A of the LGA02 sets out the objection process. To pursue an objection, the developer must:
- lodge the request for an objection within 15 working days of receiving notice to pay a development contribution, or within 15 working days of receiving the outcome of any request for a reconsideration; and
 - use the objection form (found on npdc.govt.nz) and supply any supporting information with the form; and
 - pay a deposit.
63. Objectors are liable for Council's actual and reasonable costs incurred in the objection process including staff arranging and administering the process, commissioner's time, and other costs incurred by Council associated with any hearings such as room hire and associated expenses, as provided by section 150A of LGA02. However, objectors are not liable for the fees and allowances costs associated with any Council witnesses.

Other operational matters

Refunds

64. Sections 209 and 210 of the LGA02 state 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 reserve or network infrastructure for which the development contributions were required.
65. Council may retain any portion of a development contribution referred to above of a value equivalent to the costs incurred by Council in relation to the development or building and its discontinuance.
66. Council may retain a portion of a development contribution (or land) refunded of a value equivalent to:
- Any administrative and legal costs it has incurred in assessing, imposing, and refunding a development contribution or returning land for network infrastructure or community infrastructure development contributions.
 - Any administrative and legal costs it has incurred in refunding a development contribution or returning land for reserve development contributions.
67. Development contributions for reserves are taken to support a 10-year programme. Consequently, a 10-year period shall apply for the purposes of section 210(1)(a) of the LGA02.

Limitations on imposing development contributions

68. Council is unable to require a development contribution in certain circumstances, as outlined in section 200 of the LGA02, 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 reserve, network infrastructure or community infrastructure; or
 - a third party has funded or provided, or undertaken to fund or provide, the same reserve, network infrastructure or community infrastructure; or
 - 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.
69. In addition, Council will not require a development contribution in any of the following cases:
- Where, except in the case of a new dwelling, the value of any building work for which a building consent is required is less than \$20,000 exclusive of GST, unless the building consent is for a change of use.
 - Where 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.

Maximum development contributions for reserves

70. Section 203 of the LGA02 prohibits Council from charging development contributions for reserves that exceed the greater of:
- 7.5 per cent of the value of the additional lots created by a subdivision; and
 - the value equivalent of 20m² of land for each additional household unit or accommodation unit created by the development.
71. If the reserves development contribution would be more than 7.5 per cent of the market value of a lot, as evidenced by a valuation supplied by a registered valuer, the reserves development contributions are capped at 7.5 per cent of the valuation.
72. For example, the development contributions for reserves in Puketapu Development Area are \$14,037.04 (GST exclusive) per HUE, which translates to 7.5 per cent of an allotment value of approximately \$187,000. If the lot is valued at less than \$187,000, the reserves development contribution will be capped at 7.5 per cent of the valuation of the lot.
73. Council reserves the right to seek a second valuation from another registered valuer. If there is a material difference between valuations, Council and the developer can agree to either:
- use the average of the two valuations; or
 - refer the matter to a third registered valuer to arbitrate an agreement between valuers.

Postponement and remissions

74. Postponement of development contribution payment will only be permitted at Council's discretion.
75. If the discretion to allow a bond is exercised, all costs of preparation of the bond documents will be met by the developer.
76. Council may allow remissions for particular community infrastructure works, such as those undertaken by schools, charitable organisations or charitable trusts and to support the principles in the preamble to Te Ture Whenua Maori Act 1993.

77. 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.
- The need for the community infrastructure and the benefits to the community, or parts of the community, expected to be created by the development.
- The promotion or achievement of the Council's vision and community outcomes by providing the community infrastructure.
- Any other matter(s) that Council considers relevant.

Supporting the principles in the preamble to Te Ture Whenua Maori Act 1953

78. To support the principles in the preamble to Te Ture Whenua Maori Act 1993, Council will remit 100 per cent of the development contributions that would otherwise apply for the development of new or alterations on Māori Land* to existing:
- Marae.
 - Papakāinga housing (up to a maximum of 20 separately used or inhabited parts of a rating unit – SUIPs) on Māori land that is primarily for the benefit of owners, their whanau or hapū/iwi members so that they can live on their whenua.
 - Not for profit community benefit developments such as health clinics, community and cultural centres on Māori land.
79. For papakāinga developments that meet the criteria above but number more than 20 SUIPs, 100 per cent remissions will be applied to the first 20 homes only. For each subsequent home from the 21st SUIP upwards charges will apply for any water, wastewater and stormwater district wide and specific development area contribution requirements only.

* A definition of Māori Land is provided in the definitions section of this Policy.

80. Council will not provide remission for any development that is for commercial, retail, or industrial purposes or for profit. Where there is a mix of development and some (but not all) aspects of a development may meet the criteria for remission, the Council will consider the development contribution requirements on a case-by-case basis.

Development agreements

81. Council may enter into specific arrangements with a developer for the provision and funding of particular infrastructure under a development agreement, including the development contributions payable, as provided for under sections 207A-207F of the LGA02. For activities covered by a development agreement, the agreement overrides the development contributions normally assessed as payable under the Policy.
82. Council may use development agreements for unanticipated or out-of-sequence development. The National Policy Statement on Urban Development 2020 addresses unanticipated or out-of-sequence development. This relates to a plan change that provides development capacity that is not otherwise enabled in a plan or is not in sequence with planned land release. An example of this would be the development of one of the Future Urban Zones in the Proposed District Plan Appeals version, such as Area R, Ōākura and Smart Road Future Urban Zones.

Financial contributions

Summary of financial contributions under the District Plan

83. The Council's Financial Contributions Policy is a component of the | New Plymouth District Plan. Under the LGA 2002, this policy is required to summarise the financial contribution provisions in the District Plan.
84. The Financial Contributions Policy was formulated pursuant to the Resource Management Act 1991 (RMA). The circumstances under which financial contributions may be required are:
- For the impacts on network infrastructure resulting from subdivision and/or development and/or other land use.
 - Requirements for areas of new open space in development areas resulting from subdivision and/or development and/or other land use.

85. Under the Financial Contributions Policy developers are required to meet the full cost of on-site infrastructure demands of their developments, for example water pipes required to connect to the water network. They will also be required to meet a fair and reasonable cost of the off-site infrastructure works required.

86. The Financial Contributions Policy has a provision to require financial contributions for community facilities (as defined in the Operative District Plan). This provision is not currently applied
87. The Operative District Plan contains financial contribution provisions. However, the Proposed New Plymouth District Plan - Appeals version (September 2023) (notified on 23 September 2019) does not contain financial contributions because at the time of notification, the RMA required that they be removed from District Plans. Since notification, the RMA has been amended again and now Council has the option of including financial contributions in its (proposed) District Plan. If Council wishes to include financial contributions in the Proposed District Plan- Appeals version, a variation or a plan change will be undertaken. In the meantime, until the Proposed District Plan is made Operative, financial contributions can still be taken under the Operative District Plan.

Definitions

88. In the Policy, unless the context otherwise requires, the following applies.

Accommodation unit has the meaning given in section 197 of the LGA02.

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

Allotment (or lot) has the meaning given to allotment in section 218(2) of the RMA.

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 HUEs.

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 LGA02, for which development contributions may be required.

Community infrastructure means:

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

Council means New Plymouth District 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 New Plymouth District.

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 the [National Planning Standards 2019](#).

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

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.

LGA02 means the Local Government Act 2002.

Māori Land excludes all land other than Māori Freehold Land and general land owned by Māori, Hapū and Iwi entities as follows:

- General land that ceased to be Māori Freehold Land under Part 1 of the Māori Affairs Amendment Act 1967; and which is still owned by the persons or their descendants, who owned the land immediately before the land ceased to be Māori Freehold Land.

- General land that is beneficially owned by 10 or more Māori - either individually or through a whanau trust, Māori incorporation, Māori trust board, Marae committee or other similar legally incorporated Māori entity - that previously had the status of Māori Freehold Land, where that land is beneficially owned by the persons or by the descendants of the persons who owned the land immediately before the land ceased to be Māori Freehold Land.
- General land owned by Te Kōwhatu Tūmoana Trust Limited.
- General land owned by a legally incorporated Hapū entity (for instance charitable trusts or incorporated societies).
- General land owned by an Iwi Authority, settlement trust or subsidiary entity.

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

Place of assembly means Marae, community centres or facilities, halls, places of worship, indoor cultural, recreation, or sporting facilities, clubrooms, cinemas, theatres, and conference facilities.

Policy means this Development and Financial Contributions Policy.

Reserve means land for public open space and improvements to that land needed for it to function as an area of usable green open space. This land is used for recreation, sporting activities and the physical welfare and enjoyment of the public, as well as 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, specifically for stormwater management purposes].

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 the [National Planning Standards 2019](#).

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.

RMA means the Resource Management Act 1991.

Service connection means a physical connection to an activity provided by, or on behalf of, Council (such as water, wastewater or stormwater services).

Part 2: Policy details

Requirement to have a policy

89. Council is required to have a policy on development contributions and financial contributions as a component of its funding and financial policies under section 102(2)(d) of the LGA02. The Policy meets this requirement.

Funding summary

90. Council plans to deliver \$519,607,000 (before external subsidies and 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. The total amount to be funded from development contributions including interest costs is \$250,089,000.
91. Table 7 provides a summary of the total costs of growth-related capital expenditure and the funding sought by development contributions for all activities. No funding is sought from financial contributions.

Table 7: Total cost of capital expenditure for growth and funding sources

Activity	Total CAPEX (estimated capital costs)	Less subsidies	Development contribution funded CAPEX	Total CAPEX proportion funded by development	CAPEX proportion funded from other sources	Development contribution interest	Total amount to be funded by development contributions
	\$	\$	\$	%	%	\$	\$
Calculations	A	B	D	D/A *1	((A-D)/A)*1	F	D+F
Parks and Open Spaces	20,701,000	-	10,682,000	52%	48%	5,017,000	15,699,000
Community Infrastructure	63,061,000	-	8,198,000	13%	87%	7,278,000	15,476,000
Transportation	145,757,000	(67,443,000)	10,705,000	14%	86%	7,469,000	18,174,000
Wastewater Treatment	155,771,000	(37,243,000)	55,006,000	46%	54%	37,912,000	92,918,000
Water Supply	72,252,000	(281,000)	45,976,000	64%	36%	37,923,000	83,899,000
Stormwater Management	62,065,000	-	15,873,000	26%	74%	8,050,000	23,923,000
Grand total	519,607,000	(104,967,000)	146,440,000	35%	65%	103,649,000	250,089,000

Funding Policy summary

Funding growth expenditure

92. Anticipated growth in the New Plymouth District is projected at 9,800 people in the next decade reaching approximately 98,800 and 110,400 over the next 30 years (by the end of 2054). To accommodate this growth, the District requires an additional 9,445 dwellings or 315 dwellings per annum.
93. New Plymouth's business employment base is anticipated to grow consistently over the next three decades, with an estimated addition of 700 retail employees, 1,300 commercial employees, and 1,700 industrial employees. This corresponds to an average of around 123 employees per year over the next 30 years. 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.
94. Council has decided to fund these costs from development contributions under the LGA02 for:
 - Transportation; and
 - Water; and
 - Wastewater; and
 - Stormwater; and
 - Reserves; and
 - Community Infrastructure.
95. In forming this view, Council has considered the matters set out in section 101(3) of the LGA02 within its Revenue and Financing Policy, and within the Policy.
96. 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.

97. In addition, Council is required under section 106(2)(c) of the LGA02 to explain within the Policy why it has decided to use development contributions to fund capital expenditure relating to the cost of growth. This assessment is below.

Community outcomes (section 101(3)(a)(i) LGA02)

98. Council has considered whether development 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 its vision of Sustainable Lifestyle Capital:
 - **Trusted** – Strengthening Te Tiriti partnerships with hapū and iwi to improve well-being, Building trust and credibility with community, business, fellow councils and government, and demonstrating leadership and striving; and
 - **Thriving Communities and Culture** – connected and engaged communities, safe and active communities, an equitable and inclusive approach to delivering for all our people and communities, communities that embrace Te Ao Maori; and
 - **Environmental Excellence** – restoring our ecosystems, mitigating further environmental impacts, tackling the challenges of climate change, delivering resilient infrastructure efficiently; and
 - **Prosperity** – developing and supporting initiatives to achieve a diversified high-performing economy, an equitable economy where people have access to quality employment and opportunities to build wealth, contributing to NZ Inc's environmental sustainability and economic performance.
99. Overall, development contributions, as a dedicated growth funding source, offer more secure funding for achieving community outcomes that are affected by growth, or through which Council can deliver on aspects of the outcomes for new communities.

Other funding decision factors (sections 101(3(a)(ii)-(v) LGA02)

100. 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.

101. A summary of this assessment is below.

Table 8: Other funding decision factors

Who benefits/whose act creates the need	<p>A significant portion of Council’s work programme over the next 10 years is driven by development or has been scoped to ensure it provides for new developments. The extent to which growth benefits from a project, as well as how much it serves and benefits existing ratepayers is determined for each project.</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 benefits principally from new assets and additional network capacity. Where and to the extent that works benefit existing residents and businesses, those costs are recovered through rates.</p> <p>The Catchment determination section below outlines how Council determined the catchments for development contributions in the Policy.</p>
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Period of benefit	<p>The assets constructed for development provide benefits and capacity for developments now and in the future. In many cases, the “capacity life” of such assets spans many years, if not 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 their cost, regardless of whether they happen now or in the future.</p>
Funding sources and rationale, including rationale for separate funding	<p>The cost of supporting development in New Plymouth is significant. Development contributions 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 benefits to the community are significantly greater than the cost of policy making, calculations, collection, accounting and distribution of funding for development contributions.</p>

Overall impact of liability on the community (section 101(3)(b) LGA02)

102. Council has considered the overall impact of liability and is satisfied with it, so accordingly has not modified the incidence of development contributions arrived at following consideration of the factors in section 101(3) LGA02.
103. 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. At the effective date of this Policy, Council does not perceive any undue or unreasonable impact on the social, economic, environmental and cultural wellbeing of this section of the community.
104. Conversely, 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 for, or benefit directly from, the growth infrastructure needed to service new developments.

105. Overall, Council considers it fair and reasonable, and that the social, economic, environmental and cultural interests of New Plymouth District's communities are best advanced through using development contributions to fund the costs of growth-related capital expenditure for projects covered by this Policy.

Catchment determination

106. When setting development contributions, Council must consider how it sets its catchments for grouping charges by geographic area.

107. The LGA02 gives Council wide scope to determine these catchments, provided that:

- 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.

108. Council has determined that there will be the following catchments and development areas:

- Transportation – District-wide catchment.
 - All development in the District pays this catchment charge.
- Community infrastructure – District-wide catchment.
 - All development in the District pays this catchment charge.
- Parks and Open Spaces – District-wide catchment.
 - All development in the District pays this catchment charge.
- Stormwater – District-wide catchment, an urban area catchment and individual catchments for Waitara and Inglewood.
 - All development in the District pays the district wide catchment charge.
 - Any development in urban areas pays the urban area catchment charge in addition to the District wide catchment charge.
 - Any development within the Waitara catchment or Inglewood catchment pays that relevant catchment charge in addition to paying the charges for the District-wide catchment and urban area catchment.

- Wastewater – Network wide catchment and individual catchments for Waimea Sewer.

- Any development within the network wide catchment pays the network wide charge.
- Any development within the Waimea Sewer catchment pays that relevant catchment charge in addition to paying the charge for the network wide catchment.

- Water - Network wide catchment and an individual catchment for New Plymouth.

- Any development within the network wide catchment pays the network wide charge.
- Any development within the individual catchment of New Plymouth pays that relevant catchment charge in addition to paying the charge for the network wide catchment.

- Development Areas for the specific structure plan development areas in the District including Puketapu, Carrington, Junction, Patterson and Sutherland/Patterson.

- Any development within a development area pays the relevant development area charges.
- Any development in a development area will also be liable for a catchment contribution (if connecting in relation to water and wastewater) and for District-wide catchment contributions.

109. Council considers that this strikes the right balance between practical and administrative efficiency, and considerations of fairness and equity for the following reasons:

- Having catchments for each activity makes transparent costs of growth by activity, development type and location. Over time these costs will be reflected in the value of land, and will provide clear signals on the cost of development in different areas. Although setting and recovering development contributions separately for different catchments incurs administrative costs, these are immaterial compared to the revenue generated by the development contributions for the Council.
- The District-wide catchments for Transportation, Community Infrastructure and Parks and Open Spaces recognises that all development

in the District, irrespective of geographic location, is considered to generate the need for and receive benefit from the community facilities and reserves, including the Coastal Walkway extension from Bell Block to Waitara.

- The District-wide and urban area catchments for Stormwater include network wide projects which benefit the entire network and all development in the District is considered to generate the need for and receive a benefit from this. The approach to separately identify and require an additional charge for the urban area reflects the approach to Stormwater in the Council's Revenue and Financing Policy, which recognises that all properties should pay a rate for stormwater but that a higher proportion of the cost should be recovered from the urban area as they generate a greater need and received a greater benefit from the stormwater service than rural areas. Stormwater projects specific to Waitara and Inglewood stormwater systems are considered to only benefit development within those catchments therefore only developments occurring within these specific catchments will be charged a contribution relating to those projects.
- The network wide catchment for Wastewater recognises that all development connecting to the Wastewater network is considered to generate the need for and receive benefit from the wastewater projects in this catchment. Developments that do not connect to the network are considered to not generate a need or receive a benefit from the projects and will not be charged development contributions. The individual catchment for Waimea sewer recognises that this project is generated from development within the specific geographic area and development connecting to the wastewater network outside of this catchment is not generating the need or receiving a benefit from this project.
- The network wide catchment for Water recognises that all development connecting to the Water network is considered to generate the need for and receive benefit from the water projects in this catchment. Developments that do not connect to the network are considered to not generate a need or receive a benefit from the projects and will not be charged development contributions. The individual catchment for New Plymouth recognises that this project is required for that specific water network and is generated from development within that specific geographic area and developments connecting to the water network outside of this catchment is not generating the need or receiving a benefit from this project.

- Development areas cover specific development locations that are unserviced and undeveloped. The projects in these areas are required to make the areas serviced and available for development. These catchments recognise that development within these areas is considered to generate the need and receive benefit from the projects. Development outside of these areas is not considered to generate the need or receive benefit from these projects and will not be charged development contributions for these projects.
- Council is satisfied it is not practical, given its assessment of causation and benefits, to avoid district-wide catchments to fund particular investments where a district wide catchment applies.

Significant assumptions of the Policy

Methodology

110. 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

111. 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

112. The District has experienced steady population and economic growth, and this growth is forecast to increase further. Statistics New Zealand (Stats NZ) figures indicate steady population growth in the District, with the number of residents increasing by 1.4 per cent per annum since over the past 10 years.
113. Using Infometrics NZ medium growth forecasts and Property Economics employment growth data for New Plymouth, the key assumptions about future growth are:
- Years 2024 to 2034:
 - Population growth in the District of around 980 people per annum.

- Residential unit growth in the District of around 329 dwellings per annum.
- Development of around 16,800m² GFA annually for business space and 6.3 hectares annually for industrial land.
- Years 2034 to 2054:
 - Population growth in the District of around 580 people per annum.
 - Residential unit growth in the District of around 308 dwellings per annum.
 - Development of around 6,600m² GFA annually for business space and 2.4 hectares annually for industrial land.

114. A five-yearly breakdown of population and household forecasts are in Table 9.

Table 9: Five yearly breakdown of population and household forecasts (rounded to the nearest 100)

	2018 Census*	2024	2029	2034	2039	2044	2049	2054
Population								
New Plymouth	50,790	51,830	53,980	56,650	58,940	61,690	63,440	64,920
Bell Block	4,230	8,700	9,830	10,770	11,180	11,520	11,660	11,790
Waitara	6,800	7,260	7,590	8,030	8,300	8,530	8,590	8,650
Inglewood	3,550	3,790	3,940	4,140	4,250	4,350	4,370	4,390
Ōākura	3,510	3,950	4,140	4,420	4,650	4,870	5,010	5,120
Rural	12,670	13,450	14,040	14,740	15,100	15,420	15,490	15,590
Total	81,550	88,980	93,520	98,750	102,420	106,380	108,560	110,460
Households								
New Plymouth	18,850	20,860	21,500	22,510	23,580	24,700	25,840	26,740
Bell Block	1,940	3,080	3,450	3,770	3,940	4,070	4,190	4,290
Waitara	1,800	2,910	3,010	3,170	3,300	3,390	3,470	3,530
Inglewood	810	1,520	1,560	1,640	1,690	1,730	1,770	1,800
Ōākura	1,250	1,510	1,560	1,670	1,770	1,860	1,940	2,010
Rural	9,020	5,290	5,460	5,710	5,890	6,020	6,150	6,250
Total	33,670	35,170	36,540	38,470	40,170	41,770	43,360	44,620

*2018 census SA2 boundaries have changed so data may vary between years.

115. Council forecasts demand of approximately 159 HUE annually for business development over the next 30 years to accommodate:

- Population growth with related business land; and
- Specific large-scale industries that are expected for Bell Block with the availability of undeveloped industrial zoned land as part of the Proposed District Plan.

116. The combined demand forecast is approximately 474 HUEs annually over 30 years – 315 HUEs for households and 159 HUEs for business. Further information about these forecasts can be found in the [Long-Term Plan 2024-2034](#).

117. To provide a more realistic HUE forecast, the figures used do not include the competitiveness margin of 15 to 20 per cent, as advised by the National Policy Statement – Urban Development (NPS-UD) and the HBCA's reasonably expected to be realised capacity figures have been utilised in projecting HUE for the development areas.

Best available knowledge

118. Development contributions are based on capital expenditure budgets included in Council's asset management plans. The capital expenditure budgets and projected estimates of future asset works are 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.

Key risks/effects

119. There are two key risks and resulting effects associated with administering development contributions. These 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

120. It is assumed that methods of service delivery and levels of service will remain substantially unchanged and in accordance with Council's Long-Term Plan, asset management plans and Land Development and Subdivision Infrastructure Standard.

Funding model

121. A funding model has been developed to calculate development contributions 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 stated in current year dollars and GST exclusive.
- The levels of service, renewal and maintenance 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 all forecast HUEs over a maximum 30-year period relative to the capacity life of the asset to provide for growth for each activity/catchment.

Cost allocation

122. Council must consider how to allocate the cost of each asset or programme between three principal drivers – growth, levels of service, and renewal. Council's general approach to cost allocation is summarised as:

- Where a project provides for and benefits only growth, 100 per cent of a project's cost is attributed to growth. To qualify for this, there would have to be no renewal element (see below) or material level of service benefit or capacity provided for existing residents and businesses.

- Where a project involves renewal of existing capacity:
 - Council will use a sliding scale based on the value of a stand-alone renewal project. So, if an asset is 75 per cent through its useful life, the share of the project cost attributed to its renewal will be 75 per cent of the value of a stand-alone renewal project.
- If a project provides for growth and levels of service (LOS), after deducting any share of costs attributable to renewal, Council will split the cost between growth and LOS based on the future beneficiary split. Under this approach, the cost attributed to:
 - LOS will be based on the proportion that the existing community (in HUEs) will make up of the future community (in HUEs).
 - Growth will be based on the proportion that growth (in HUEs) will make up of the future community (in HUEs).

123. For particularly large and expensive projects, Council may undertake a specific cost apportionment assessment that differs from the general approach outlined above.

124. Schedule 1 includes historic projects from previous development contributions policies. The cost allocations of some of these historic projects have not been changed to ensure fairness and equity of development contributions over time.

Calculating the development contributions

125. This section outlines how the development contributions were calculated in accordance with section 201 and Schedule 13 of the LGA02.

Process

126. The steps needed to determine growth, growth projects, cost allocations, and to calculate the development contributions charges are summarised in Table 10.

Table 10: Summary of development contribution 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 for up to 30 years. See the Projecting growth section above for further information.
2. Identify projects required to facilitate growth	Council develops the works programme needed to facilitate growth. In some cases, Council may have already undertaken the work. The programme in the Policy is for 10 years.
3. Determine the cost allocation for projects	The cost of each asset or programme is apportioned between renewal, growth, and level of service in accordance with the approach outline in the Cost allocation 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.
5. Divide development contribution funded growth costs by capacity lives	The growth costs from step 4 are divided by the estimated capacity life (defined in HUEs) to provide a charge per HUE for each future and past asset and programme.
6. Sum all per asset charges	For each catchment and activity, add up the per HUE asset or programme charges to provide a 'raw' total development contribution before interest costs are added. For each activity and catchment, development contributions fund the programme on an aggregated basis.

Step	Description/comment
7. Adjust for interest costs and charge inflation adjustments	<p>The raw cost requires adjustments in the funding model to ensure total revenue received over the capacity life equals total costs after accounting for interest costs. These costs are shared equally among all HUEs in the relevant catchment over the capacity life.</p> <p>These adjustments impact the final charges.</p> <p>Inflation adjustments are applied on a yearly basis in line with section 106 (2C) LGA02.</p>

Summary of calculations

127. Schedule 1 provides development contributions asset information, calculations and charges by catchment. The catchments set out in Schedule 1 correspond to the catchment maps included in Part 3 of this policy. No funding is sought from financial contributions.

Schedule 1: Development contribution asset information, calculations and charges per catchment

This schedule 1 provides development contributions asset information, calculations and charges by catchment. Part 3 of the policy includes the maps for the catchments included in this schedule.

Project budget code	Asset/programme name	Estimated capital costs	External subsidies	Estimated finance costs	Total cost of capital expenditure less subsidies	Funded by Development Contributions	Funded from other sources	Development Contributions funded cost	Estimated annualised HUE demand	Development Contributions charge per HUE (excluding GST)
		\$	\$	\$	\$	%	%	\$		\$
		(A)	(B)	(C)	(A)+(B)+(C)					
Parks and Open Spaces Catchment - District-wide (refer to map on page 33)										
PK1055	Esplanade and local reserve land purchase as per District Plan	1,876,700	-	553,712	2,430,412	13%	87%	(315,954)	474	66.66
PK1034	Urenui Cemetery extension	852,000	-	810,715	1,662,715	13%	87%	(216,153)	474	15.20
PK1072	New Play Space development	280,000	-	82,613	362,613	13%	87%	(47,140)	474	9.95
PK2011	Brooklands Zoo planning implementation	158,200	-	70,420	228,620	13%	87%	(29,721)	474	4.18
PK3014	Ōākura Cemetery development extension	84,100	-	80,025	164,125	13%	87%	(21,336)	474	1.50
PK3037	Brooklands Zoo strategic implementation	2,621,900	-	1,167,098	3,788,998	13%	87%	(492,570)	474	69.29
CB4023	Metroplaza Building demolition	3,500,000	-	3,330,401	6,830,401	13%	87%	(887,952)	474	62.45
CB2206	Investment Properties - Metro Plaza (original purchase)	1,562,100	-	1,486,405	3,048,505	13%	87%	(396,306)	474	27.87
Total Parks and Open Spaces - District-wide		10,935,000	-	7,581,389	18,516,389			(2,407,131)		257.10
Community Infrastructure Catchment - District-wide (refer to map on page 33)										
CB2026	Tūparikino Active Community Hub development	50,967,600	-	48,497,866	99,465,466	13%	87%	(12,930,511)	474	909.43
CB3043	Waitara Library redevelopment	500,000	-	475,772	975,772	13%	87%	(126,850)	474	8.92
PA4002	Bell Block Library - new build	10,853,700	-	6,564,879	17,418,579	13%	87%	(2,264,415)	474	238.89
PK4017	Bell Block public toilets	740,000	-	447,590	1,187,590	13%	87%	(154,387)	474	16.29
Total Community Infrastructure - District-wide		63,061,300	-	55,986,107	119,047,407			(15,476,163)		1,173.53

Project budget code	Asset/programme name	Estimated capital costs	External subsidies	Estimated finance costs	Total cost of capital expenditure less subsidies	Funded by Development Contributions	Funded from other sources	Development Contributions funded cost	Estimated annualised HUE demand	Development Contributions charge per HUE (excluding GST)
		\$	\$	\$	\$	%	%	\$		\$
		(A)	(B)	(C)	(A)+(B)+(C)					
Transportation Catchment - District-wide (refer to map on page 33)										
Multiple	Roads land purchase and widening/extension (7 projects)	21,889,000	(7,249,650)	4,705,298	19,344,648	13%	87%	(2,434,510)	474	493.36
Multiple	Transportation walkways and cycleway (7 projects)	6,155,800	(3,714,669)	1,058,657	3,499,788	13%	87%	(440,446)	474	70.38
Multiple	Transportation pathway development (8 projects)	3,356,400	(1,952,158)	738,403	2,142,645	13%	87%	(269,650)	474	40.59
Multiple	Traffic signalisation (9 projects)	5,032,800	(2,395,878)	971,023	3,607,945	13%	87%	(454,057)	474	85.65
Multiple	Intersection, kerb and channel and other improvements (22 projects)	14,329,000	(7,306,617)	5,451,115	12,473,498	13%	87%	(1,569,780)	474	153.38
Multiple	Transportation bridges and underpasses (5 projects)	38,867,100	(19,822,221)	18,122,022	37,166,901	13%	87%	(4,677,427)	474	328.97
RD1018	Transport services for subdivisions in unserviced areas	3,568,500	-	1,052,871	4,621,371	13%	87%	(581,596)	474	122.71
RD2024	Walkway Extension to Waitara	31,102,200	(15,862,122)	14,501,590	29,741,668	13%	87%	(3,742,967)	474	263.25
RD3021	North Egmont Carpark	2,145,500	-	1,297,709	3,443,209	13%	87%	(433,325)	474	45.71
RD4011	Parklands Avenue extension	11,181,000	(5,702,310)	5,213,209	10,691,899	13%	87%	(1,345,568)	474	94.64
RD4039	Waitaha Stream SH3 Underpass	1,960,000	(999,600)	913,862	1,874,262	13%	87%	(235,874)	474	16.59
RD4009	Shared pathway along Waitaha Stream	1,170,000	(596,700)	545,520	1,118,820	13%	87%	(140,803)	474	9.90
RD2004	Waitaha Stream Parklands Avenue bridge and pathway underpass Area Q	2,115,000	-	2,012,514	4,127,514	13%	87%	(519,444)	474	36.53
Total Transportation - District-wide		142,872,300	(65,601,925)	56,583,794	133,854,169			(16,845,447)		1,761.66

Project budget code	Asset/programme name	Estimated capital costs	External subsidies	Estimated finance costs	Total cost of capital expenditure less subsidies	Funded by Development Contributions	Funded from other sources	Development Contributions funded cost	Estimated annualised HUE demand	Development Contributions charge per HUE (excluding GST)
		\$	\$	\$	\$	%	%	\$		\$
		(A)	(B)	(C)	(A)+(B)+(C)					
Wastewater Network Catchments (refer to map on page 34)										
WW1074	Wai Taatari projects	17,232,900	-	13,335,015	30,567,915	14%	86%	(4,279,508)	372	459.93
WW1048	Dillon Drive sewer upgrade	184,400	-	175,465	359,865	19%	81%	(68,374)	372	6.12
WW1061	New Plymouth Wastewater Treatment Plant (NPWWTP) dewatering plant upgrade	7,100	-	2,095	9,195	22%	78%	(2,023)	372	0.54
WW1063	NPWWTP inlet works upgrade	15,600	-	4,603	20,203	29%	71%	(5,859)	372	1.57
WW1068	Bioreactor aeration system renewal and upgrade	-	-	-	-	43%	57%	-	372	-
Multiple	Thermal Dryer upgrade and renewal	70,090,800	(37,000,000)	20,015,028	53,105,828	14%	86%	(7,434,816)	372	998.80
WW2202	Flow metering	443,000	-	267,949	710,949	14%	86%	(99,533)	372	13.37
WW2003	Wastewater network modelling	5,788,300	-	1,707,813	7,496,113	80%	20%	(5,996,891)	372	1,611.26
WW2006	Sewer services for subdivisions in unserviced areas	1,050,000	-	309,798	1,359,798	100%	0%	(1,359,798)	372	365.35
WW2010	Wastewater model build and update	4,575,000	-	1,349,834	5,924,834	80%	20%	(4,739,867)	372	1,273.52
WW2014	Te Henui fibre connection	5,300	-	5,043	10,343	50%	50%	(5,172)	372	0.46
WW2019	Eastern sewer network realignment	9,000,000	-	8,563,887	17,563,887	100%	0%	(17,563,887)	372	1,573.04
WW4001	NPWWTP Master Plan and buffer storage - programme	10,000,000	-	9,515,431	19,515,431	100%	0%	(19,515,431)	372	1,747.82
WW4012	Equipment for new WWTP laboratory building	200,000	-	190,309	390,309	100%	0%	(390,309)	372	34.96
WW4013	Waitara wastewater overflows - programme	8,300,000	-	7,897,807	16,197,807	23%	77%	(3,725,496)	372	333.66
WW4011	Inglewood wastewater overflows - programme	11,850,000	-	11,275,785	23,125,785	23%	77%	(5,318,931)	372	476.37
Total Wastewater Network		138,742,400	(37,000,000)	74,615,862	176,358,262			(70,505,893)		8,896.77

Project budget code	Asset/programme name	Estimated capital costs	External subsidies	Estimated finance costs	Total cost of capital expenditure less subsidies	Funded by Development Contributions	Funded from other sources	Development Contributions funded cost	Estimated annualised HUE demand	Development Contributions charge per HUE (excluding GST)
		\$	\$	\$	\$	%	%	\$		\$
		(A)	(B)	(C)	(A)+(B)+(C)					

Wastewater Catchment - Waimea (refer to map on page 35)

WW1018	Waimea Valley sewer extension	4,400,000	-	2,661,348	7,061,348	100%	0%	(7,061,348)	461*	15,317.46
Total Wastewater - Waimea		4,400,000	-	2,661,348	7,061,348			(7,061,348)		15,317.46

Water Supply Catchment - All Networks (refer to map on page 36)

WA1020	Water Master Plan (WMP) programme development	1,687,000	-	1,605,253	3,292,253	80%	20%	(2,633,803)	403	217.96
WA2006	Water services for subdivisions in unserviced areas	1,544,900	-	455,816	2,000,716	100%	0%	(2,000,716)	403	496.70
WA2019	Universal Water Metering (WMP)	23,403,100	-	22,269,057	45,672,157	69%	31%	(31,513,788)	403	2,607.87
WA4027	Microbiology Laboratory	200,000	-	190,309	390,309	50%	50%	(39,031)	403	3.23
Total Water Supply - All Networks		26,835,000	-	24,520,435	51,355,435			(36,187,338)		3,325.76

Water Supply Catchment - New Plymouth (refer to map on page 36)

WA1040	Mountain Road and Henwood Road reservoirs	19,218,600	-	18,287,325	37,505,925	48%	52%	(18,002,844)	363	1,655.17
WA2017	Duplicate Water Treatment Plant outlet and central feeder (WMP)	8,450,000	-	8,040,539	16,490,539	100%	0%	(16,490,539)	363	1,516.13
WA2026	New water source	7,600,000	-	7,231,727	14,831,727	13%	87%	(1,928,125)	363	177.27
WA2101	Water pump Cowling Road	25,300	-	24,074	49,374	100%	0%	(49,374)	363	4.54
WA4029	Barrett Road trunk main completion	1,550,000	-	1,474,892	3,024,892	20%	80%	(604,978)	363	55.62
Total Water Supply - New Plymouth		36,843,900	-	35,058,557	71,902,457			(37,075,860)		3,408.73

* Expected total yield

Project budget code	Asset/programme name	Estimated capital costs	External subsidies	Estimated finance costs	Total cost of capital expenditure less subsidies	Funded by Development Contributions	Funded from other sources	Development Contributions funded cost	Estimated annualised HUE demand	Development Contributions charge per HUE (excluding GST) \$
		\$	\$	\$	\$	%	%	\$		\$
		(A)	(B)	(C)	(A)+(B)+(C)					

Stormwater Catchment - District-wide (refer to map on page 33)

ST2004	Stormwater services for subdivisions in unserved areas	775,000	-	228,660	1,003,660	100%	0%	(1,003,660)	474	211.77
ST2003	Stormwater Master Plan	12,700	-	3,747	16,447	50%	50%	(8,224)	474	1.74
ST2005	Stormwater network modelling	2,577,850	-	760,584	3,338,434	80%	20%	(2,670,747)	474	563.51
ST3210	Stormwater network modelling - project	2,587,300	-	763,372	3,350,672	80%	20%	(2,680,537)	474	565.58
ST4012	Puketapu area stormwater - Phase 1	2,010,000	-	1,912,602	3,922,602	13%	87%	(509,938)	474	35.86
Total Stormwater - District-wide		7,962,850	-	3,668,965	11,631,815			(6,873,107)		1,378.46

Stormwater Catchment- Urban (refer to map on page 37)

ST2004	Stormwater services for subdivisions in unserved areas	775,000	-	228,660	1,003,660	100%	0%	(1,003,660)	403	249.17
ST2003	Stormwater Master Plan	12,700	-	3,747	16,447	50%	50%	(8,224)	403	2.04
ST2005	Stormwater network modelling	2,577,850	-	760,584	3,338,434	80%	20%	(2,670,747)	403	663.04
ST3210	Stormwater network modelling - project	2,587,300	-	763,372	3,350,672	80%	20%	(2,680,537)	403	665.47
ST4012	Puketapu area stormwater - Phase 1	2,010,000	-	1,912,602	3,922,602	13%	87%	(509,938)	403	42.20
Total Stormwater - Urban		7,962,850	-	3,668,965	11,631,815			(6,873,107)		1,621.92

Project budget code	Asset/programme name	Estimated capital costs	External subsidies	Estimated finance costs	Total cost of capital expenditure less subsidies	Funded by Development Contributions	Funded from other sources	Development Contributions funded cost	Estimated annualised HUE demand	Development Contributions charge per HUE (excluding GST)
		\$	\$	\$	\$	%	%	\$		\$
		(A)	(B)	(C)	(A)+(B)+(C)					
Stormwater Catchment - Waitara (refer to map on page 38)										
ST2001	Waitara stormwater upgrades	12,718,100	-	12,101,820	24,819,920	4%	96%	(992,797)	596*	1,665.77
ST3100	Tangaroa restoration project	120,000	-	114,185	234,185	4%	96%	(9,367)	596*	15.72
ST3101	Waiari stormwater upgrade	520,300	-	495,088	1,015,388	4%	96%	(40,616)	596*	68.15
ST3105	Tangaroa restoration - stage 1	1,622,100	-	1,543,498	3,165,598	4%	96%	(126,624)	596*	212.46
ST3106	Tangaroa restoration - stage 2	2,184,100	-	2,078,265	4,262,365	4%	96%	(170,495)	596*	286.06
Total Stormwater - Waitara		17,164,600	-	16,332,856	33,497,456			(1,339,898)		2,248.16
Stormwater Catchment - Inglewood (refer to map on page 39)										
ST4015	Inglewood stormwater remedial - programme	28,000,000	-	26,643,205	54,643,205	14%	86%	(7,650,049)	300*	25,500.16
Total Stormwater - Inglewood		28,000,000	-	26,643,205	54,643,205			(7,650,049)		25,500.16

* Expected total yield

Project budget code	Asset/programme name	Estimated capital costs	External subsidies	Estimated finance costs	Total cost of capital expenditure less subsidies	Funded by Development Contributions	Funded from other sources	Development Contributions funded cost	Estimated annualised HUE demand	Development Contributions charge per HUE (excluding GST)
		\$	\$	\$	\$	%	%	\$		\$
		(A)	(B)	(C)	(A)+(B)+(C)					

Development Area - Puketapu (refer to map on page 40)

WW1021	Area Q wastewater services projects	5,027,300	-	3,375,084	8,402,384	67%	33%	(5,629,597)	827*	6,807.25
WW4007	Parklands Avenue extension Puketapu sewer main	1,524,900	-	585,447	2,110,347	100%	0%	(2,110,347)	647*	3,261.74
WA4035	Puketapu Development Area water supply upgrades	1,793,840	-	688,700	2,482,540	100%	0%	(2,482,540)	647*	3,837.00
ST4012	Puketapu area stormwater - phase 1	-	-	-	-	13%	87%	-	647*	-
WA1096	Water services projects	250,000	-	167,838	417,838	95%	5%	(396,946)	827*	479.98
PK1046	Land purchase - Area Q	3,228,800	-	1,847,375	5,076,175	95%	5%	(4,822,366)	827*	5,831.16
PK1047	Park development - Area Q growth area	5,000,000	-	1,919,625	6,919,625	95%	5%	(6,573,643)	827*	7,948.78
RD1034	Area Q - excludes the Waitaha underpass	14,200	-	8,125	22,325	65%	35%	(14,511)	827*	17.55
Total Development Area - Puketapu		16,839,040	-	8,592,193	25,431,233			(22,029,951)		28,183.46

Development Area - Carrington (refer to map on page 41)

WW2009	Upgrading of Huatoki Valley sewer main	1,226,300	-	361,815	1,588,115	94%	6%	(1,492,828)	231*	6,462.46
PK2047	Land purchase - Upper Carrington growth area	247,500	-	73,024	320,524	94%	6%	(301,292)	231*	1,304.30
WA4032	Carrington Zone water supply improvements	5,290,000	-	1,560,792	6,850,792	94%	6%	(6,439,744)	231*	27,877.68
RD4042	Carrington Road (peri-urban) widening	515,000	(262,650)	74,455	326,805	94%	6%	(307,197)	231*	1,329.86
Total Development Area - Carrington		7,278,800	(262,650)	2,070,085	9,086,235			(8,541,061)		36,974.30

* Expected total yield

Project budget code	Asset/programme name	Estimated capital costs	External subsidies	Estimated finance costs	Total cost of capital expenditure less subsidies	Funded by Development Contributions	Funded from other sources	Development Contributions funded cost	Estimated annualised HUE demand	Development Contributions charge per HUE (excluding GST)
		\$	\$	\$	\$	%	%	\$		\$
		(A)	(B)	(C)	(A)+(B)+(C)					
Development Area - Junction (refer to map on page 42)										
WW2022	Junction growth area sewer upgrade	500,000	-	222,567	722,567	88%	12%	(635,859)	79*	8,048.85
PK2046	Land purchase - Junction growth area	206,200	-	91,787	297,987	88%	12%	(262,228)	79*	3,319.35
WW4009	Junction Street growth area sewer pump station	1,000,000	-	445,134	1,445,134	88%	12%	(1,271,718)	79*	16,097.70
WW4010	Junction Street growth area downstream sewer capacity upgrade	550,000	-	244,824	794,824	88%	12%	(699,445)	79*	8,853.73
Total Development Area - Junction		2,256,200	-	1,004,312	3,260,512			(2,869,251)		36,319.63
Development Area - Patterson (refer to map on page 43)										
RD3052	Patterson Road widening	1,200	(612)	173	761	94%	6%	(716)	165*	4.34
ST3209	Patterson Road culvert replacement	975,000	-	287,670	1,262,670	94%	6%	(1,186,909)	165*	7,193.39
RD3207	Patterson Road extension	1,407,500	(1,022,250)	113,666	498,916	94%	6%	(468,981)	165*	2,842.31
Total Development Area - Patterson		2,383,700	(1,022,862)	401,509	1,762,347			(1,656,607)		10,040.04

* Expected total yield

Project budget code	Asset/programme name	Estimated capital costs	External subsidies	Estimated finance costs	Total cost of capital expenditure less subsidies	Funded by Development Contributions	Funded from other sources	Development Contributions funded cost	Estimated annualised HUE demand	Development Contributions charge per HUE (excluding GST)
		\$	\$	\$	\$	%	%	\$		\$
		(A)	(B)	(C)	(A)+(B)+(C)					
Development Area - Sutherland/Patterson (refer to map on page 44)										
WW3110	Sutherland/Patterson sewer main	2,800,400	(243,100)	1,138,342	3,695,642	95%	5%	(3,510,860)	280*	12,538.79
WA3018	Patterson Road water main	1,029,300	(144,500)	393,855	1,278,655	95%	5%	(1,214,722)	280*	4,338.29
PK3040	Land purchase - Patterson growth area	1,083,400	-	319,653	1,403,053	95%	5%	(1,332,900)	280*	4,760.36
RD3208	Cycle/walkway over Sutherland sewer (Patterson Road development)	147,600	(147,600)	0	0	95%	5%	0	280*	-
RD3210	Land purchase - Patterson growth area (land acquisition)	799,000	(407,490)	174,275	565,785	95%	5%	(537,495)	280*	1,919.63
WA3204	Veale Road pump station upgrade	210,000	(136,000)	32,940	106,940	95%	5%	(101,593)	280*	362.83
Total Development Area - Sutherland/Patterson		6,069,700	(1,078,690)	2,059,064	7,050,074			(6,697,570)		23,919.90
Grand Total		519,607,640	(104,966,127)	321,448,646	736,090,159	34%	66%	(250,089,779)		200,327

* Expected total yield

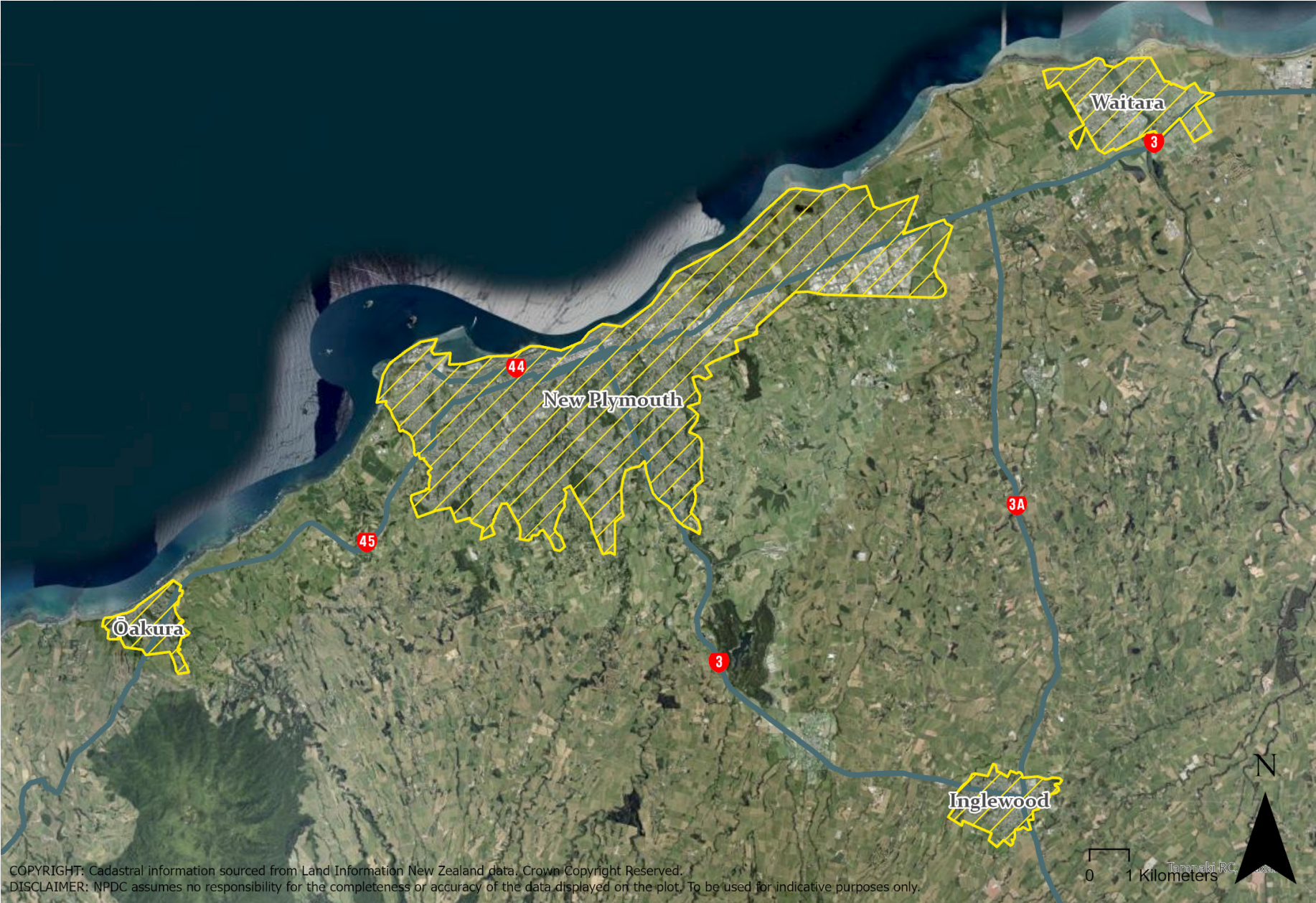
Part 3: Catchment maps for development contributions

The maps in this section outline the boundaries of the catchments within which development contributions will apply. Refer to Schedule 1 for the development contribution information and charges for each catchment

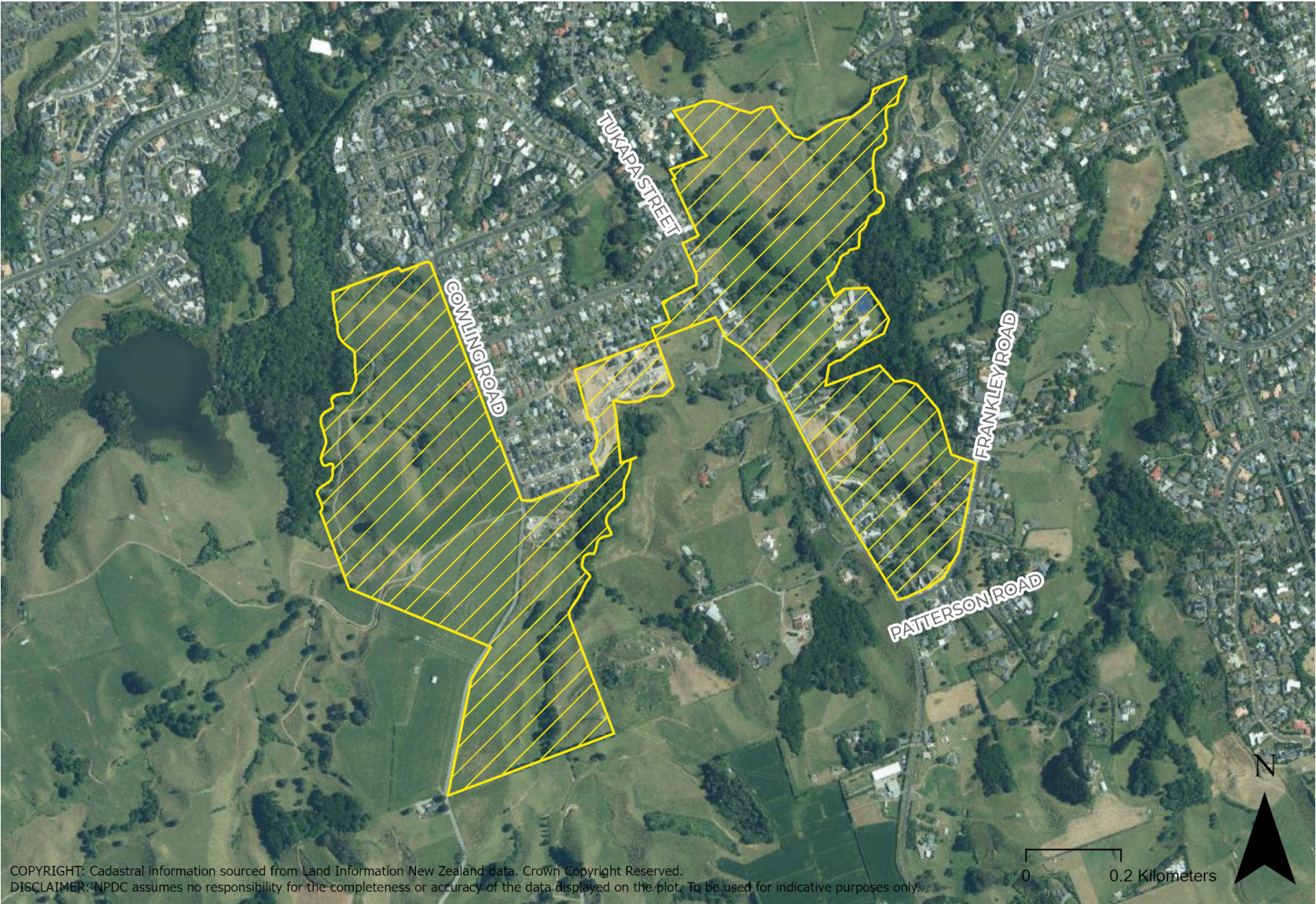
Catchments - Parks and Open Spaces, Community Infrastructure, Stormwater and Transportation



Wastewater Catchment Network

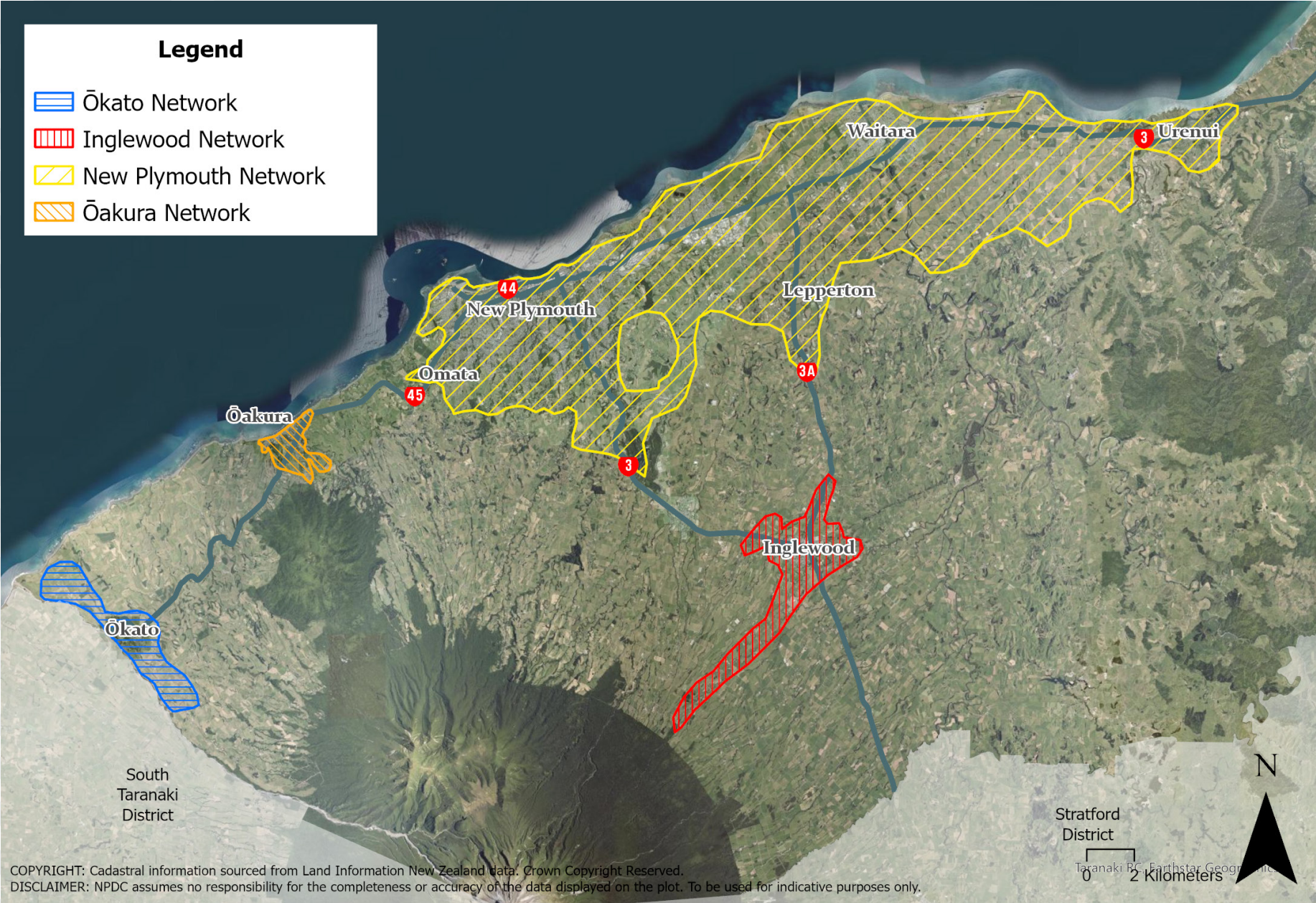


Wastewater Catchment - Waimea

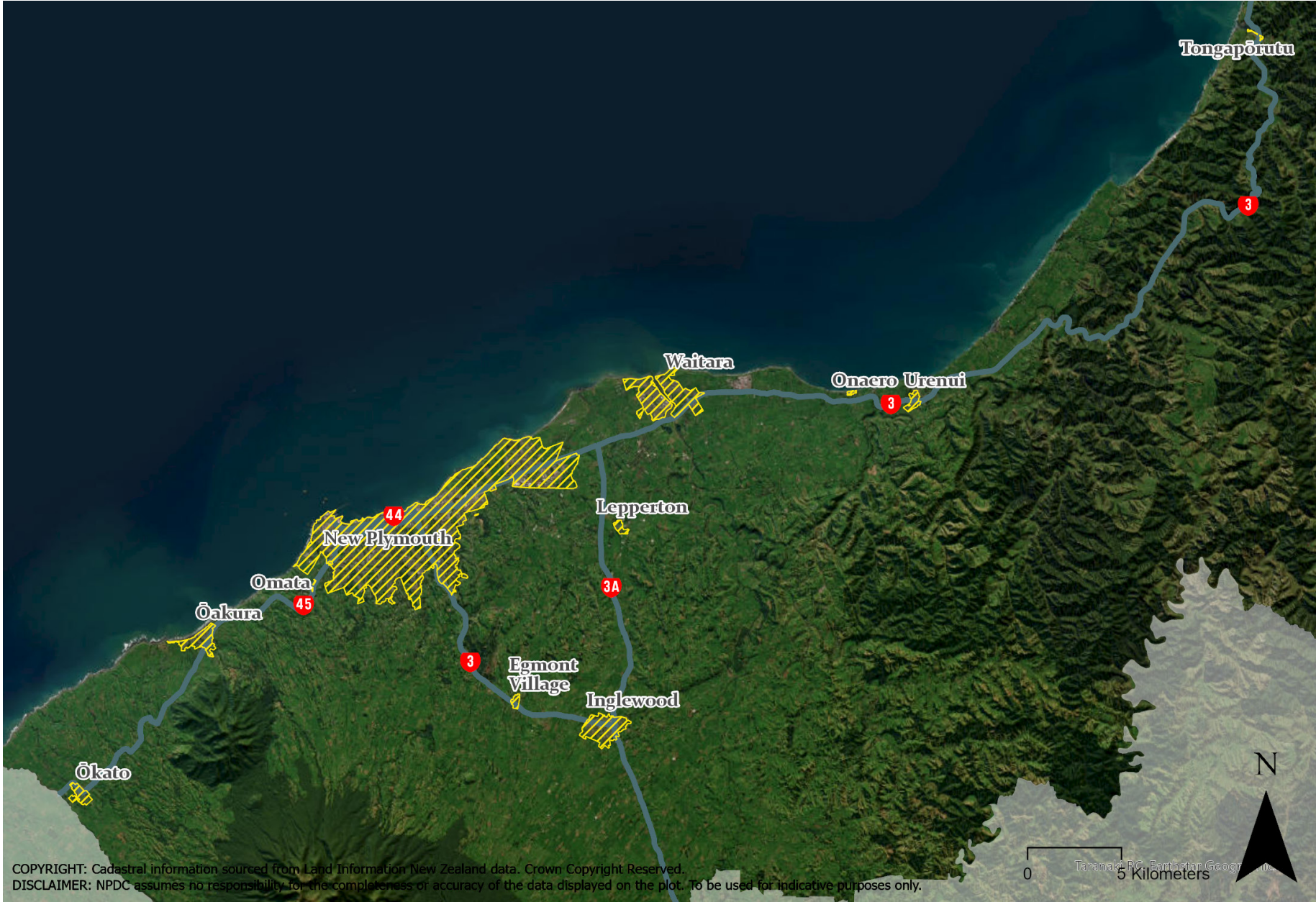


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Water Supply Catchments - All Networks including New Plymouth



Stormwater Catchment - Urban



Stormwater Catchment - Waitara



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Stormwater Catchment - Inglewood



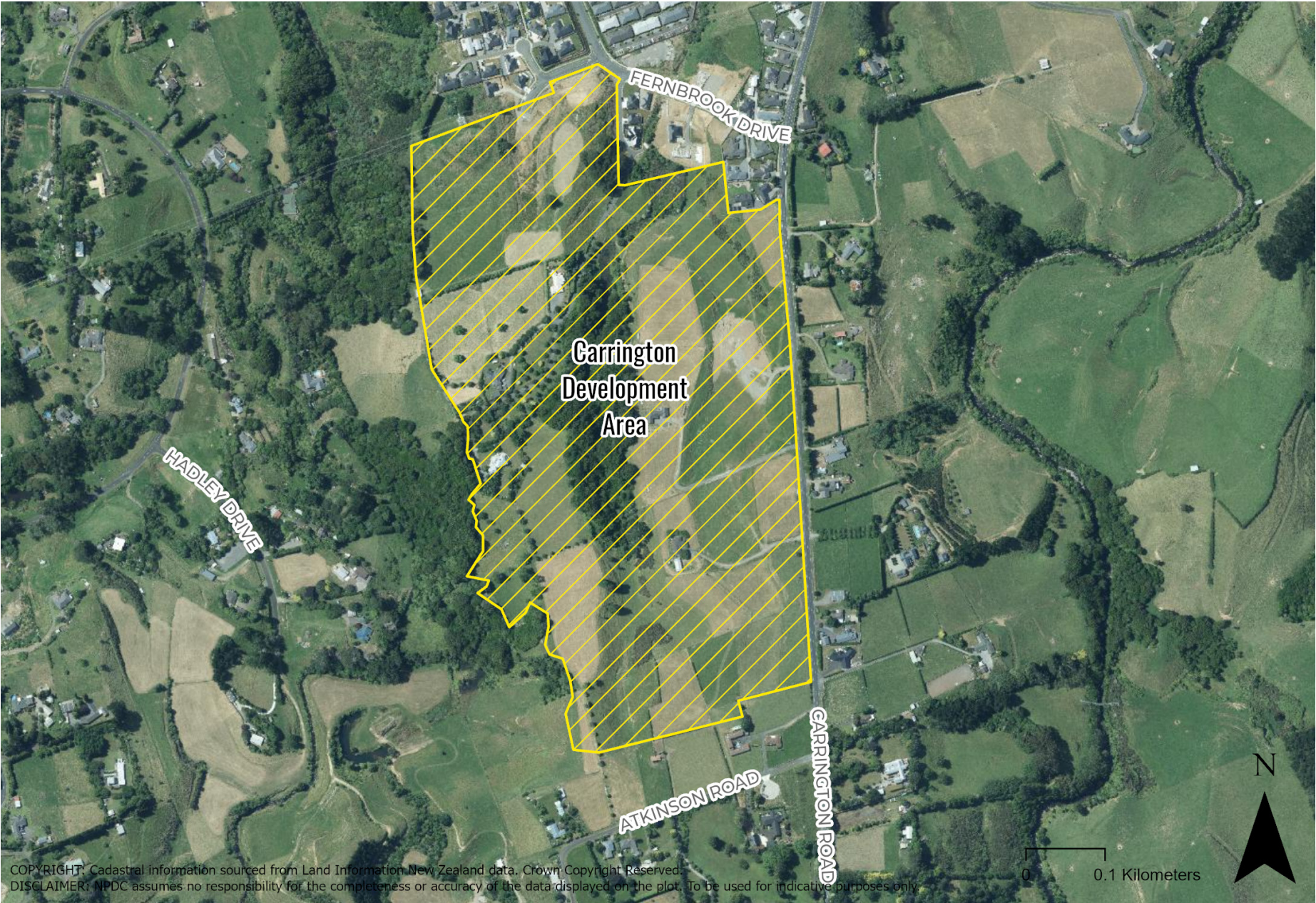
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Development Area - Puketapu



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Development Area - Carrington



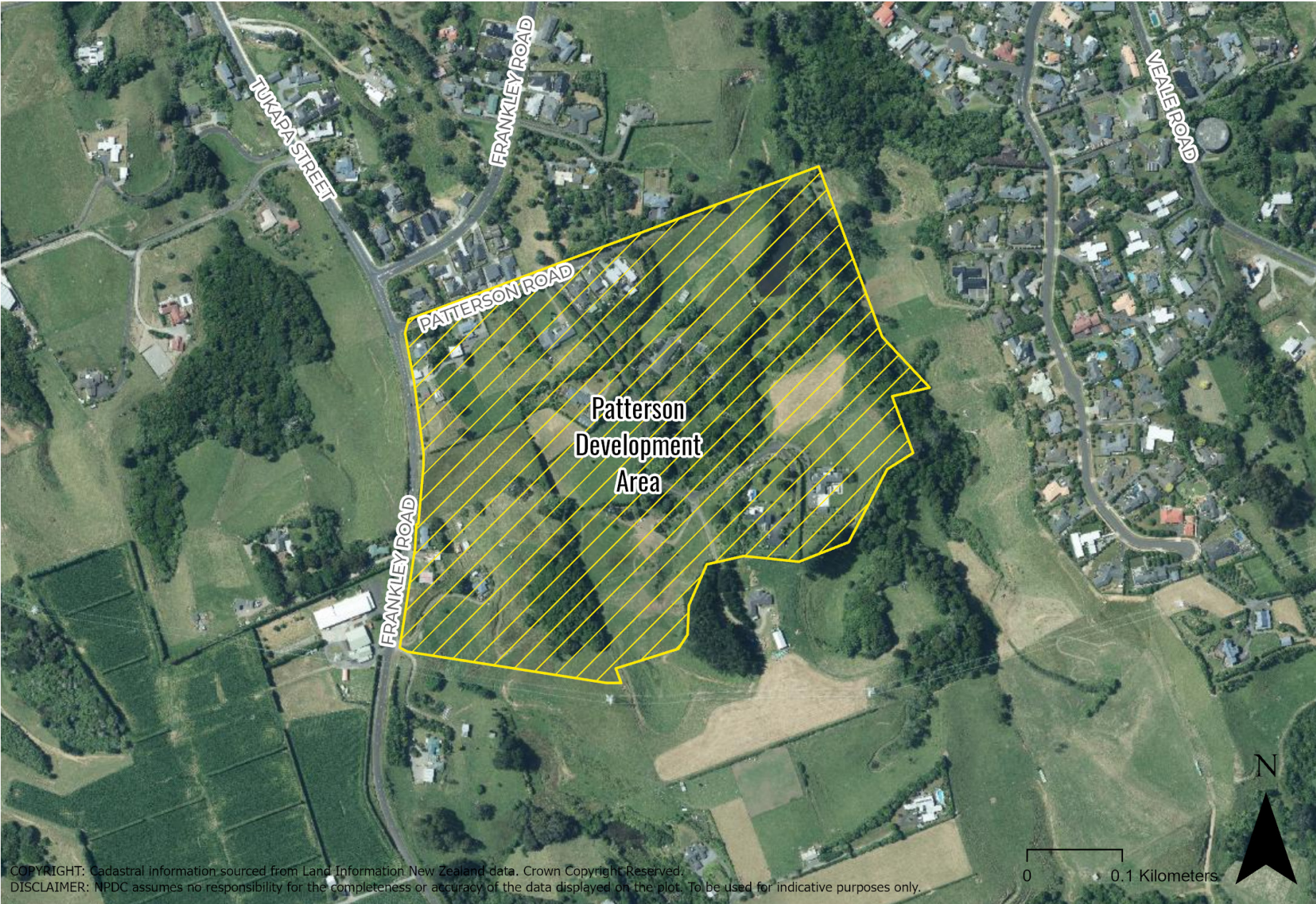
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Development Area - Junction



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Development Area - Patterson



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Development Area - Sutherland/Patterson

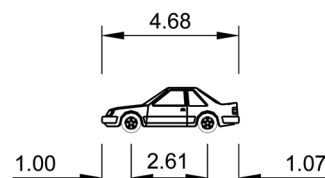


Appendix 1: Vehicle equivalent movement for non-residential developments

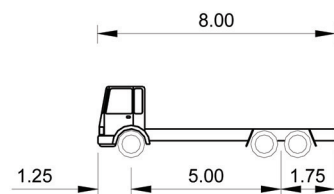
Vehicle Equivalent Movement (VEM) means the number of movements a vehicle makes to and from a site where:

- One vehicle being smaller than or equal to in size to a light service vehicle to and from a site = 2 VEM.
- One vehicle being equal to or larger in size than a medium service vehicle to and from a site = 6 VEM.
- One vehicle being equal to or larger in size than a medium service vehicle with a trailer (including those vehicles having an articulation point) to and from a site = 10 VEM.

Light service vehicle means any vehicle that has dimensions equal to or less than those specified in the diagram.

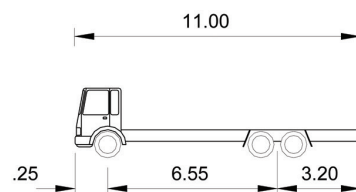


Medium service vehicle means any vehicle that has dimensions equal to or less than those specified in the diagram and does not include a light service vehicle.



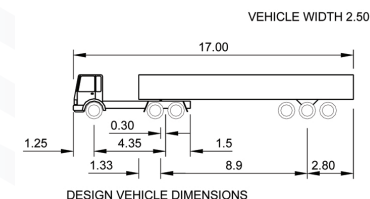
DESIGN VEHICLE DIMENSIONS

Large service vehicle means any vehicle that has dimensions equal to or less than those specified in the diagram and does not include a light, or medium service vehicle.



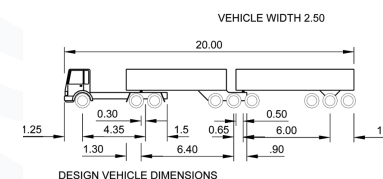
DESIGN VEHICLE DIMENSIONS

Heavy service vehicle means any vehicle that has dimensions equal to or less than those specified in the diagram and does not include a light, medium or large service vehicle.



DESIGN VEHICLE DIMENSIONS

Extra-heavy service vehicle means any vehicle that has dimensions equal to or less than those specified in the diagram and does not include a bus or light, medium, large or heavy service vehicle.



DESIGN VEHICLE DIMENSIONS

Bus means any vehicle that has dimensions equal to or less than those specified in the diagram below and does not include a light, medium or large service vehicle.

