



Development and Financial Contributions Policy 2021

ADOPTION, APPLICATION AND REVIEW OF THE POLICY

This Development and Financial Contributions Policy (the Policy) was adopted by Manawātū District Council (Council) on [date] with effect from [date]. 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 www.mdc.govt.nz for further information.

INTRODUCTION

PURPOSE OF THE POLICY

1. Population and business growth create the need for new subdivisions and developments, and these place increasing demands on the assets and services provided by Manawatū District Council (the 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. The Council intends to achieve this by using:
 - Development contributions under the Local Government Act 2002 (LGA02) for water, wastewater, stormwater, transport infrastructure and reserves in Feilding and throughout the District; and
 - Financial contributions under the Resource Management Act 1991 (RMA91) for works and services for new developments that are not covered by development contributions.

NAVIGATING THIS DOCUMENT

3. The Policy outlines the Council's approach to funding development infrastructure via development contributions under the LGA02 and financial contributions under the RMA91.
4. The Policy has three main parts:
 - Part 1: Policy operation
 - Part 2: Policy background and supporting information
 - Part 3: Catchment maps for the development contribution charges.

PART 1: POLICY OPERATION

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

PART 2: BACKGROUND AND SUPPORTING INFORMATION

7. Part 2 provides the information needed to meet the accountability and transparency requirements of the LGA02 for the Policy, including explaining the Council's policy decisions, how the development contribution charges were calculated, and what assets the development contributions are intended to be used towards.
8. The key sections of Part 2 are:
 - Requirement to have the Policy
 - Funding summary
 - Funding policy summary
 - Catchment determination
 - Significant assumptions of the Policy
 - Cost allocation
 - Calculating the development contribution charges
 - Schedule 1: Development contribution charge calculations
 - Schedule 2: Future assets and programmes funded by development contributions
 - Schedule 3: Past assets and programmes funded by development contributions.

PART 3: CATCHMENT MAP

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

PART 1: POLICY OPERATION

DEVELOPMENT CONTRIBUTIONS

THE CHARGES

10. There are two areas (catchments) within the Council's district (the District) where development contributions apply. The catchments where development contributions apply for each infrastructure activity are mapped in Part 3 of the Policy and are:
 - a. Feilding Urban, including the Feilding Intensification Area sub-catchment;
 - and,
 - b. Rural and Villages.
11. The related development contributions per Household Unit Equivalent (HUE) for each activity are in Table 1. See the Determining infrastructure impact section below for an explanation of a HUE. The development contribution charges per HUE for each catchment is set out in Table 2.
12. Development contributions are taken for the following activities:
 - a. Water
 - b. Wastewater
 - c. Stormwater
 - d. Transport infrastructure
 - e. Reserves.
13. At this point, except for reserves as defined in this policy, Council is not requiring development contributions for community infrastructure. It may revisit this decision in the future and the Policy will be updated accordingly.
14. For each infrastructure activity for which development contributions are required under this Policy (reserves and network infrastructure), the development contribution payable is calculated by multiplying the number of HUEs generated through the development by the charge for that activity. This is then aggregated for all activities to give the total charge.
15. For example, a subdivision of a vacant site in the Feilding Urban catchment¹ to create an additional two lots will pay two HUEs for the water, wastewater, transport and reserves charges, totalling \$47,810 (GST inclusive).
16. These charges may be adjusted for inflation annually in line with the Producers Price Index Outputs for Construction (PPI) provided by Statistics New Zealand, as permitted by sections 106(2B) and (2C) of the LGA02. The latest charges will be published on Council's website www.mdc.govt.nz

¹ Resulting in three lots total.

Table 1: Development contribution charge per HUE at [policy effective date] (GST inclusive² and PPI adjusted³)

ACTIVITY	DEVELOPMENT CONTRIBUTION CHARGE PER HUE
Water	
Feilding Urban	\$2,425
Feilding Intensification Area	\$1,577
Rural and Villages	n/a
Wastewater	
Feilding Urban	\$5,352
Feilding Intensification Area	\$3,479
Rural and Villages	n/a
Stormwater	
Feilding Urban	\$9,043
Feilding Intensification Area	\$5,879
Rural and Villages	n/a
ACTIVITY	DEVELOPMENT CONTRIBUTION CHARGE PER HUE
Reserves	
Feilding Urban	\$2,496
Feilding Intensification Area	\$2,496
Rural and Villages	\$2,496
Transport infrastructure	
Feilding Urban	\$4,589
Feilding Intensification Area	\$4,589
Rural and Villages	\$4,589

² GST has been applied at the rate of GST as at [x date] (15%). Should the rate of GST change, the charges will be adjusted accordingly. The GST exclusive charge per activity can be found in Schedule 1.

³ The development contribution charges are adjusted annually on [x date] in line with the Producers Price Index Outputs for Construction provided by Statistics New Zealand.

Table 2: Development contribution charge per HUE per catchment at [policy effective date] (GST inclusive⁴ and PPI adjusted⁵).

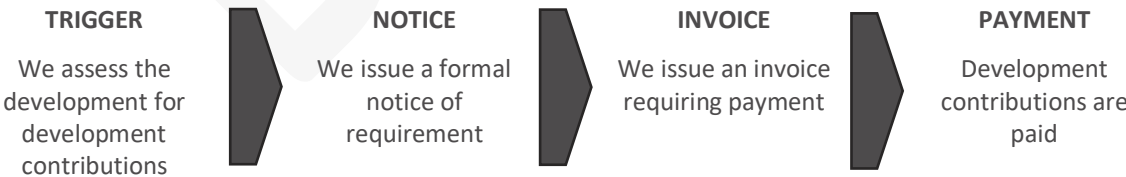
CATCHMENT	DEVELOPMENT CONTRIBUTION CHARGE PER HUE
Feilding Urban	\$23,905
Feilding Intensification Area	\$18,020
Rural and Villages	\$7,085

LIABILITY FOR DEVELOPMENT CONTRIBUTIONS

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

WHEN DEVELOPMENT CONTRIBUTIONS ARE LEVIED

22. 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:



23. These steps are explained in more detail below.

⁴ GST has been applied at the rate of GST as at [x date] (15%). Should the rate of GST change, the charges will be adjusted accordingly. The GST exclusive charge per activity can be found in Schedule 1.

⁵ The development contribution charges are adjusted annually on [x date] in line with the Producers Price Index Outputs for Construction provided by Statistics New Zealand.

TRIGGER FOR REQUIRING DEVELOPMENT CONTRIBUTIONS

24. 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 for water, wastewater or stormwater services.
25. Council requires 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 assessing contributions on a subsequent consent, certificate or authorisation for the same development (for the reasons set out in the following paragraphs).
26. 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.

ASSESSMENT

27. On receiving an application for resource consent, building consent, certificate of acceptance, or service connection, Council will check that:
 - (A) The development (subdivision, building, land use, or work) generates a demand for reserves or network infrastructure; and
 - (B) The effect of that development (together with other developments) is to require new or additional assets or assets of increased capacity in terms of reserves or network infrastructure; and
 - (C) Council has incurred or will incur capital expenditure to provide appropriately for those assets. This includes capital expenditure already incurred by Council in anticipation of development.
28. Council has identified the assets and areas that are likely to meet the requirements of (B) and (C), and these are outlined in Schedules 2 and 3 (Past and future assets funded by development contributions) and Part 3 (Development contribution catchment maps). 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.
29. Development contributions may be waived or reduced if:
 - A resource consent or building consent does not generate additional demand for any community facilities (such as a minor boundary adjustment); or
 - One of the circumstances outlined in the section *Limitations on imposing development contributions* apply; or
 - Credits apply as outlined in the *Credits* section.
30. 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.

31. 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.
 32. Examples of where these would be needed, 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.
 - The nature of use has changed, for example from a low infrastructure demand commercial use to a high infrastructure demand commercial use.
 33. If an extension of time for a resource consent is sought under s125 RMA91, then a new assessment will not be undertaken and the existing assessment will continue to apply. The amount payable will be inflation adjusted.
 34. The Council may require development contributions for assets which are not included in the Schedule 2 provided the test in s201A(7) LGA02 is met.
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NOTICE

35. 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).
 36. If multiple consents or authorisations are being issued for a development, a development contribution notice may be issued for each. However, where payments are made in relation to one of the notices, actual credits will be recognised for the remaining notices.
 37. Development contributions notices do not constitute an invoice or an obligation to pay for the purposes of the Goods and Services Tax Act 1985.
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INVOICE

An invoice for development contribution charges will be issued to provide an accounting record and to initiate the payment process. The timing of the invoice is different for different types of consents or authorisations (see Table 3).

Table 3: Invoice timing

	INVOICE TIMING
Building consent	Prior to the issue of Code Compliance Certificate.
Certificate of acceptance	Prior to the issue of a certificate of acceptance.
Resource consent for subdivision	At the time of application for a certificate under section 224(c) of the RMA91. An invoice will be issued for each stage of a development for which 224(c) certificates are sought, even where separate stages are part of the same consent.
Resource consent (other)	At granting of the resource consent.
Service connection	At the time of application for the service connection for water, wastewater or stormwater services.

38. 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 development contributions remain payable. An invoice will be issued on identification of the error or omission for payment by a due date.

PAYMENT

39. Development contributions must be paid by the due dates in Table 4.

Table 4: Payment due date

	PAYMENT DUE DATE
Building consent	20 th of the month following the issue of the invoice.
Certificate of acceptance	20 th of the month following the issue of the invoice.
Resource consent for subdivision	Prior to release of the certificate under section 224(c) of the RMA.
Resource consent (other)	20 th of the month following the issue of the invoice.
Service connection	At issue of the connection approval.

40. On time payment is important because, until the development contributions have been paid in full, Council may:
- Prevent the commencement of a resource consent.
 - Withhold a certificate under section 224(c) of the RMA.
 - Withhold a code compliance certificate under section 95 of the Building Act 2004.
 - Withhold a service connection to the development.
 - Withhold a certificate of acceptance under section 99 of the Building Act 2004.

41. 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

42. 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. For the Manawatū District, the average number of people per household unit is 2.5 persons⁶. Table 5 summarises the demand characteristics of each HUE.

Table 5: HUE demand measures

ACTIVITY	UNIT OF MEASUREMENT	DEMAND PER HUE
Water	m ³ per day	1m ³ per day
Wastewater	m ³ per day	0.8m ³ per day
Stormwater	Impervious surface area	300m ² (including roof area)
Transport infrastructure	Allotment area at subdivision or Vehicle movements	1 per 600m ² allotment area or 8 vehicle movements per day
Reserves	\$2,496 Per additional allotment or per equivalent household unit	Per equivalent household unit

RESIDENTIAL DEVELOPMENT

43. In general, the number of HUEs charged is one per new allotment or residential unit created.
44. When calculating the number of HUEs for a residential subdivision, Council will adjust the assessment to account for any:
- Credits relating to the site (refer to the *Credits* section below).
 - Allotment which, by agreement, is to be vested in Council for a public purpose.
 - Allotment required as a condition of consent to be amalgamated with another allotment.
45. Retirement villages or visitor accommodation units will be assessed as outlined in Table 6.

⁶ Infometrics medium population and household growth forecasts, August 2020.

Table 6: Retirement villages and visitor accommodation

TYPE OF ACTIVITY	HOUSEHOLD UNIT EQUIVALENTS
Retirement villages	Total number of units defined as a residential unit x 0.44 ⁷ + Maximum number of occupants / 2.5 for any part that does not meet the definition of a residential unit
Visitor accommodation	Total number of units defined as a residential unit x 0.36 ⁸ + Maximum number of occupants / 2.5 for any part that does not meet the definition of a residential unit

46. In determining the final number of HUEs that apply to a development involving either visitor accommodation or a retirement village, the Council may apply a combination of the general measure of a HUE, the retirement village and visitor accommodation measure to recognise the specific composition of the development. For instance:
- A retirement village may include a combination of independent residential units and communal living arrangements;⁹
 - Visitor accommodation may include a combination of fully serviced residential units, hostel accommodation and a manager’s unit.

NON-RESIDENTIAL DEVELOPMENT

47. Non-residential subdivisions, land uses, or building developments can be more complicated as they do not usually conform with typical household demands for each service. For ease of administration, any development contributions will either be calculated in accordance with the HUE demand measures in Table 5 taking into account zone and site-specific factors including the GFA of a building, or a special assessment will be carried out recognising the individual characteristics of a development.
48. If no proper assessment of the likely demand for activities is able to be carried out at the subdivision consent stage, a development contribution based on one HUE will be charged for each new allotment created and Council will require an assessment to be carried out at the building consent stage. This later assessment will credit any development contributions paid at the subdivision consent stage. Note that this later assessment may take the form of a special assessment under this policy to understand and reflect the true demand of the development on community facilities.

⁷ Based on average occupancy rate compared to a HUE.

⁸ Based on average occupancy rate for visitor accommodation in the Manawatū District from June – October 2019 source <https://freshinfo.shinyapps.io/ADPReporting/>

⁹ For instance, single bedrooms which are serviced by a communal living room, kitchen and bathroom facilities.

SPECIAL ASSESSMENTS

49. Developments sometimes require a special level of service or are of a type or scale which is not readily assessed in terms of HUEs – such as large-scale primary sector processors, service stations or other non-residential activities. In these cases, Council may decide to make a special assessment of the HUEs applicable to the development. In general, Council will evaluate the need for a special assessment for one or more activities where it considers that:
- The development is of a scale and/or nature that involves a number of different uses; or
 - The development is likely to have significantly more or less demand than a HUE equivalent; or
 - A non-residential development may use more than 5m³ of water per day; or
 - A non-residential development may discharge more than 4m³ of wastewater per day.
50. The demand measures in Table 5 will be used to help guide special assessments.
51. If a special assessment is sought, Council may require the developer to provide information on the demand for community facilities generated by the development. Council may also carry out its own assessment for any development and may determine the applicable development contributions based on its estimates.

CREDITS

52. Credits are a way of acknowledging that the lot, home or business may already be connected to, or lawfully entitled to use, one or more Council services, or a development contribution has been paid previously. Credits can reduce or even eliminate the need for a development contribution. Credits cannot be refunded and can only be used for development on the same site and for the same service for which they were created.
53. Credits will be given for properties when:
- A development contribution for a lot has already been paid (at least in part). For example, most new subdivision lots will already have development contributions levied and paid for at least one HUE; or
 - The lot existed before June 2006 and was within an urban zoning at that time under the District Plan (i.e. urban residential or urban industrial, commercial, or retail zoning). This excludes rural or rural residential properties; or
 - The property was otherwise lawfully connected to a service as at June 2006; or
 - A rural or rural residential lot existed before June 2006 (transport infrastructure and reserves only).
54. Credits given will be determined in accordance with Table 7.

Table 7: Standard credits

	CREDIT FOR EACH SERVICE FOR WHICH A DEVELOPMENT CONTRIBUTION HAS BEEN PAID	CREDIT FOR URBAN LOTS THAT EXISTED BEFORE JUNE 2006	CREDIT FOR LAWFULLY CONNECTED SERVICE AS AT JUNE 2006	RURAL RESIDENTIAL LOTS THAT EXISTED BEFORE * JUNE 2006	RURAL LOTS THAT EXISTED BEFORE * JUNE 2006
Residential units or lots	The number of HUEs	1 HUE for all services	1 HUE for the service(s) connected	1 HUE	1 HUE for any residential units on a lot as at June 2006
Non-residential buildings or lots		A 'before and after' assessment of demand, using a special assessment or the conversion factors set out in Table 5 will be undertaken to determine credits and any increase in demand on services. Council will be guided by actual use over the period June 2006 – date when making this assessment.			

* Transport infrastructure and reserves only

REVIEW RIGHTS

55. Developers are entitled under the LGA02 to request a reconsideration or lodge a formal objection. If they believe the 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 the 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
 - The Council has incorrectly applied the Policy; or
 - The information the 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 www.mdc.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 a fee will be returned to the applicant, with a request for additional information or payment.
59. Once the 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 appointed from time to time by the Chief Executive of Manawatu District Council.

The panel will comprise staff that were not involved in the original assessment. Notice of the Council's decision will be provided in writing within 15 working days from the date on which the Council receives all required relevant information relating to the request.

60. For the avoidance of doubt, and in accordance with s199P of the LGA02, Council may still require the assessed Development Contribution be paid, but will not use that Development Contribution until the objection has been determined. Alternatively, Council may withhold certificates or permissions in accordance with s208 of the LGA02 until the objection has been determined and any resulting Development Contribution is paid.

OBJECTIONS

61. Objections are a more formal process that allow developers to seek a review of the Council's decision. A panel of up to three independent commissioners will consider the objection. The decision of the commissioners is binding on the developer and the Council, although either party may seek a judicial review of the decision.
62. Objections may only be made on the grounds that the 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.
63. 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 www.mdc.govt.nz) and supply any supporting information with the form; and
 - Pay a deposit.
64. 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.
65. For the avoidance of doubt and in accordance with s199C of the LGA02, any objection cannot challenge the content of this Development Contribution Policy.

REFUNDS

66. 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 RMA91; or
 - is surrendered under section 138 of the RMA91; 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
 - The Council does not provide the reserve or network infrastructure for which the development contributions were required.
67. The Council may retain any portion of a development contribution referred to above of a value equivalent to the costs incurred by the Council in relation to the development or building and its discontinuance.
68. The 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 development contributions.
 - Any administrative and legal costs it has incurred in refunding a development contribution or returning land for reserve development contributions.
69. Development contributions for reserves are taken to support a 20-year programme. Consequently, a 20-year period shall apply for the purposes of section 210(1)(a) of the LGA02.

LIMITATIONS ON IMPOSING DEVELOPMENT CONTRIBUTIONS

70. The 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 requiring a financial contribution in relation to the same development for the same purpose; or
 - The developer will fund or otherwise provide for the same reserve or network infrastructure; or
 - A third party has funded or provided, or undertaken to fund or provide, the same reserve or network infrastructure; or
 - Unless otherwise provided for by s200(4) of the LGA02, the Council has already required a development contribution for the same purpose in respect of the same building work, whether on the granting of a building consent or a certificate of acceptance.

71. In addition, the 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, in relation to any dwelling, replacement development, repair or renovation work generates no additional demand for reserve or network infrastructure.
 - 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 or the Council. This exemption does not apply to Council Organisations, Council-Controlled Organisations or Council-Controlled Trading Organisations.
 - Family Flats in the Rural and Villages Catchment.
 - Buildings ancillary to rural primary production activities within the Rural and Villages Catchment.

MAXIMUM DEVELOPMENT CONTRIBUTIONS FOR RESERVES

72. Section 203 of the LGA02 prohibits the Council from charging development contributions for reserves that exceed the greater of:
- 7.5% 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.
73. If the reserves development contribution would be more than 7.5% 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% of the valuation.
74. For example, the development contributions for reserves is \$2,496.00 (GST inclusive) per HUE, which translates to 7.5% of an allotment value of approximately \$33,280.00. If the lot is valued at less than \$34,853.00, the reserves development contribution may instead be calculated at 7.5% of the valuation.
75. 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.

POSTPONEMENTS AND REMISSIONS

76. The Council will only permit the postponement of development contribution payment at its discretion and only:
- For development contributions over \$50,000 (GST inclusive); and
 - Where a bond, guarantee or other form of encumbrance instrument equal in value to the payment owed is provided.
77. The request for postponement must be made at the time a resource consent, building consent or service connection is granted. Any postponement arrangements will be recorded in a written agreement between the Council and the developer.

78. Bonds and guarantees:
- Will only be accepted from a registered trading bank.
 - Shall be for a maximum period of 24 months beyond the normal payment date set out in the Policy, subject to later extension as agreed to by Council.
 - Will have an interest component added, at an interest rate of two percent per annum above the Reserve Bank 90-day bank bill rate on the day the instrument is prepared. The guaranteed or bonded sum will include interest, calculated using the maximum term set out in the document. If Council agrees to an extension of the term of the bond or guarantee beyond 24 months, the applicable interest rate will be reassessed from the date of Council's decision and the bonded/guaranteed sum amended accordingly.
 - Shall be based on the GST inclusive amount of the contribution.
79. At the end of the term of a bond or guarantee, the development contribution (together with interest) is payable immediately to Council.
80. In some cases, the Council will require an enforceable security (encumbrance) instrument registered against the developer's land. The instrument will need to, at Council's sole satisfaction, adequately secure the full amount of the development contribution in the event of payment default. The Council reserves its position as to the priority afforded by the instrument (e.g. a first priority mortgage). It is possible that the encumbrance will secure development contributions owing on a stage(s) of a development.
81. The terms of any encumbrance instrument will be at the discretion of the Council and may include, without limitation:
- The postponed sum;
 - Payment of the development contributions by a specified date;
 - The payment of interest, at an interest rate determined by the Council;
 - Reassessment of the development contributions; and
 - Payment of all related costs.
82. Payment of the development contributions secured by bond, guarantee or encumbrance instrument will be required sooner if the following events occur:
- The developer has settled on the last of the lots subject to the postponement; or
 - The developer ceases to be the registered owner of the lots subject to the postponement.
83. The bond, guarantee or encumbrance instrument shall be prepared by the Council's lawyers to the Council's satisfaction.
84. The costs of the bond, guarantee or encumbrance instrument and any related documentation (including the written agreement) will be met by the developer.
85. A request for remission must be made at the time a resource consent, building consent or service connection is granted. When considering a request for remission, Council will take into account:
- The purpose of development contributions, Council's financial modelling, and Council's funding and financial policies.
 - The extent to which the value and nature of the works proposed by the applicant reduces the need for works proposed by Council in its capital works programme.
 - Any other matter(s) that Council considers relevant.

DEVELOPMENT AGREEMENTS

86. The 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.
87. The Council will consider a developer's written request to enter into a Development Agreement without unnecessary delay. The Council will provide the developer written notice of its decision on the request and reasons for the decision. The Council will take into account the provisions contained in the Policy, as well as any other matters considered relevant. Similarly, where the Council requests that a developer enter into a Development Agreement, the request must be considered by the developer without unnecessary delay, who must provide written response to the Council.
88. A Development Agreement may record specific arrangements with a developer for the provision of particular infrastructure to meet the special needs of a development, which include (but is not limited to):
 - Where a development involves a large area to be developed over a long time period.
 - Where a development requires a special level of service or is of a type or scale which is not readily assessed in terms of units of demand.
 - Where a development is in a Deferred Residential Zone or any other area where Council is not currently planning to provide infrastructure for the 20 year period covered by the Policy. In those cases, a Development Agreement, private sector funding of infrastructure and an agreed Structure Plan would be required at first instance.
89. The content and effect of a Development Agreement must be meet the requirements of the LGA02, and in particular section 207C.

FINANCIAL CONTRIBUTIONS

RELATIONSHIP BETWEEN FINANCIAL CONTRIBUTIONS AND DEVELOPMENT CONTRIBUTIONS

90. The Manawatū District Plan contains objectives, policies and rules in relation to financial contributions at:
- Section 7 'Financial Contributions'; and
 - Rule D Financial Contributions'.
91. Development contributions under the LGA02 and financial contributions under the RMA91 can both be used to fund growth related infrastructure. The Council can elect to use neither, one, or both contributions. However, a development contribution cannot be required by Council if a financial contribution has already been required from the development for the same purpose.
92. Development contributions under the LGA02 are used to fund planned and budgeted capital expenditure related to growth for the activities and assets listed in the development contributions schedule of assets in this Policy (Schedules 2 and 3).
93. Financial contributions are intended to address the effects of subdivision and development in the District, and are a means of achieving the District Plan's objectives and the sustainable management purpose of the RMA91. They generally address direct impacts of a particular development, and can be as a condition of resource consent under the RMA91 for the purposes listed in Rule D of the District Plan. Rule D provides that financial contributions may be taken for:
- a. Reserve contributions
 - b. Utility sites for infrastructure
 - c. Provision of roads and pedestrian accessways
 - d. Upgrading and/or widening existing roads (including formed and unformed legal roads)
 - e. Water, sewer and stormwater capital contributions
 - f. Water, sewer and stormwater reticulation within the development and also for extending reticulation to service the development.
94. Nothing in this policy will prevent the Council from requiring the provision of works and services as part of conditions of a resource consent granted under the District Plan, where those works and services are required, not exclusively, internal to or adjacent to the boundaries of the development site required to service that development, to connect it to existing infrastructural services and to avoid, remedy or mitigate the environmental effects of the development.
95. Where financial contributions have been required, the Council will not levy a development contribution for that same purpose, as required by section 200(1)(a) of the LGA02.

SUMMARY OF FINANCIAL CONTRIBUTIONS UNDER THE DISTRICT PLAN

96. The Council may require a financial contribution under the District Plan where new development and subdivision is proposed and works and services are required to avoid, remedy or mitigate the environmental effects of the proposed development. A financial contribution will generally not be applied where this Policy provides for recovery of costs associated with the new or additional assets or assets of increased capacity.
97. Further information on financial contributions can be found in the District Plan. The District Plan can be found on Council's website www.mdc.govt.nz

DEFINITIONS

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 or network infrastructure, reserves, or community infrastructure for which a development contribution charge exists under the Policy.

Allotment (or lot) has the meaning given to allotment in section 218(2) of the RMA91.

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.

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 the Council for the purpose of providing public amenities; and
- Includes land that the Council authority will acquire for that purpose.

Council means Manawatū 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 Manawatū District.

Family Flat means a self-contained dwelling unit located on the same property and in the same ownership as the main dwelling unit and used or capable of being used for the accommodation of non-paying guests or family members who are dependent upon the occupiers of the main dwelling unit.

Financial contribution has the same meaning as under s108(9) of the RMA and means a contribution of:

- a. Money; or
- b. Land, including an esplanade reserve or esplanade strip (other than in relation to a subdivision consent), but excluding Maori land within the meaning of Te Ture Whenua Maori Act 1993 unless that Act provides otherwise; or
- c. A combination of money and land.

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, lift wells or stairwells) measured:

- Where there are exterior walls, from the exterior faces of those exterior walls;
- Where there are walls separating two buildings, from the centre lines of the walls separating the two buildings;
- Where a wall or walls are lacking (for example, a mezzanine floor) and the edge of the floor is discernible, from the edge of the floor.

See National Planning Standards 2019:

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

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.

Network Infrastructure means the provision of roading and other transport infrastructure, water, wastewater and stormwater infrastructure.

Policy means this Development and Financial Contributions Policy.

Primary production activities means:

- a. Any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities, and
- b. Includes initial processing, as an ancillary activity, of commodities that result from the listed activities in a);
- c. Includes any land and buildings used for the production of the commodities from a) and used for the initial processing of the commodities in b); but
- d. Excludes further processing of those commodities into a different product.

See National Planning Standards 2019:

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

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

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

See National Planning Standards 2019:

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

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

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

Retirement Village means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities.

See National Planning Standards 2019:

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

RMA91 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).

Transport infrastructure means roading and other transport facilities provided for the movement of people, such as cycling and walking paths.

Vehicle movement means a vehicle entering or exiting a site. For instance, a return trip from and to the site constitutes two vehicle movements.

PART 2: POLICY DETAILS

REQUIREMENT TO HAVE A POLICY

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

FUNDING SUMMARY

99. Council plans to incur \$37.9m (before interest costs) on infrastructure partially or wholly needed to meet the increased demand for community facilities resulting from growth. This includes works undertaken in anticipation of growth, and future planned works. Of this cost, 92.6% will be funded from development contributions. Including interest costs, the total amount to be funded is \$44.9m. Council has already incurred \$20.7m of capital expenditure in developing infrastructure to accommodate future growth, which will be funded from future Development Contributions.
100. Table 8 provides a summary of the total costs of growth-related capital expenditure and the funding sought by development contributions for all activities and catchments over a 20-year period.
101. The figures in Table 8 include future expenditure to be funded, have not been adjusted for inflation, and are GST exclusive.

Table 8: Total cost of capital expenditure for growth and funding sources.

ACTIVITY	TOTAL CAPEX	GROWTH CAPEX	DC FUNDED CAPEX	TOTAL CAPEX PROPORTION FUNDED BY DEVELOPMENT CONTRIBUTIONS	CAPEX PROPORTION FUNDED FROM OTHER SOURCES	DEVELOPMENT CONTRIBUTION INTEREST	TOTAL AMOUNT TO BE FUNDED BY DEVELOPMENT CONTRIBUTIONS
	A	B	C	C/A*100	((A-C)/A)*100	D	C+D
Water supply							
Feilding	\$26.7m	\$3.6m	\$3.6m	13.5%	86.5%	\$0.9m	\$4.5m
Wastewater							
Feilding	\$52.5m	\$8.2m	\$7.7m	14.7%	85.3%	\$1.4m	\$9.1m
Stormwater							
Feilding	\$15.1m	\$7.7m	\$7.7m	51.0%	49%	\$4.4m	\$12.1m
Total Reserves							
District wide	\$14.5m	\$5.4m	\$4.9m	33.8%	66.2%	\$1.3	\$6.2m
Total Transport Infrastructure							
District wide	\$191.1m	\$13.0m	\$11.2m	5.9%	94.1%	\$1.8m	\$13m
Grand Total	\$299.9m	\$37.9m	\$35.1m	11.7%	88.3%	\$9.8m	\$44.9m

FUNDING GROWTH EXPENDITURE

102. The District is experiencing a period of high growth, particularly in residential development across the District. Over the last five years, there has been an average of 173 new dwellings consented per year compared to an average of 106 dwellings per year for the previous five years. Population growth and investment in housing, in particular, is expected to strengthen further over the first few years of the Council's Long Term Plan 2021-31.
103. The local economy of the District performed strongly through 2020 relative to much of New Zealand. This performance was driven by the District's dominance in the production of high quality food, the expanding defence force sector and its limited exposure to international tourism. These factors have supported business activity and have helped sustain household incomes.
104. Looking forward, the outlook for the local economy will continue to be supported by the District's industry structure, export strength and unprecedented levels of inward investment flowing into the area. Low interest rates are driving economic activity, adding substantial support to business and household consumption and driving levels of residential investment. These factors are collectively expected to generate economic activity, fuel job creation and drive population growth in the District over the coming 10-years.
105. Population and business growth create the need for new subdivisions and development, and these place increasing demands on the assets and services provided by the Council. Accordingly, significant investment in new or upgraded assets are required to meet the demands of growth.
106. The Council has decided to fund these costs from:
 - Development contributions under the LGA02 for:
 - Water
 - Wastewater
 - Stormwater
 - Transport infrastructure
 - Reserves.
 - Financial contributions under the RMA91 for any works and services for new developments to avoid, remedy or mitigate adverse environmental effects, where these are not addressed through Development Contributions Policy, including:
 - Reserve contributions
 - Utility sites for infrastructure
 - Provision of roads and pedestrian accessways
 - Upgrading and / or widening existing roads (including formed and unformed legal roads)
 - Water, sewer and stormwater capital contributions
 - Water, sewer and stormwater reticulation within the development and also for extending reticulation to service the development.
107. 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.

108. The Revenue and Financing Policy is Council's primary and over-arching statement on its approach to funding its activities. It outlines how all activities will be funded, and the rationale for Council's preferred funding approach.
109. In addition, Council is required under section 106(2)(c) of the LGA02 to explain within the Policy why it has decided to use development contributions and financial contributions to fund capital expenditure relating to the cost of growth. This assessment is below.
110. The Council may use financial contributions to fund any growth that occurs beyond that planned and provided for within the Policy. Examples include:
- a. Where financial contributions are required to mitigate the environmental effects of a particular proposal.
 - b. Where unplanned development occurs in rural or village areas that requires connections to existing rural water schemes, or new water schemes, which are not included in the Council's projections within the Policy. In that case, Council would incur a capital cost that cannot be recouped through the Policy or any other approved means and would otherwise result in an increased financial burden on ratepayers.
 - c. Where unanticipated greenfield development occurring outside the Feilding Urban catchment or within a Deferred Residential Zone, which is not included within the Policy and it creates demand for infrastructure.

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

111. Council has considered whether development contributions and financial contributions are an appropriate source of funding considering each activity, the outcomes sought, and their links to growth infrastructure. Council has developed six priorities to help achieve its vision of Manawātū District – Proudly provincial: A great place to land. These are
- *A place to belong and grow*
 - *We provide leisure and sports facilities and support community activities to encourage social and cultural wellbeing for everyone.*
 - *A future planned together*
 - *We work with all parts of our community to plan for a future everyone can enjoy.*
 - *An environment to be proud of*
 - *We protect and care for the Manawātū District's natural and physical resources.*
 - *Infrastructure fit for the future*
 - *We ensure the Manawātū District has infrastructure (water, roads, etc.) that meets the needs of the community now and into the future.*
 - *A prosperous, resilient economy*
 - *We aim to make the Manawātū District a great place to live, visit and to do business.*
 - *Value for money and excellence in local government*
 - *We take pride in serving our communities. We focus on doing the best for the District.*

112. These priorities seek a well serviced growing community that is financially sustainable. Development contributions provide a mechanism for funding of water, wastewater, stormwater, transport infrastructure and reserves to a standard needed to achieve Council’s growth ambitions that may not otherwise be affordable to the district community, and to protect and care for the district environment. As a dedicated growth funding source, development contributions also offer more secure funding through which Council can deliver on its vision and priorities for new communities. Financial contributions may be imposed as conditions of consent where development and subdivision results in adverse environmental effects that are required to be avoided, remedied or mitigated.

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

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

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

114. A summary of this assessment is below in Table 9.

Table 9: Other funding decision factors

WHO BENEFITS / WHOSE ACT CREATES THE NEED	<p>A significant portion of Council’s work programme over the next 20 years is driven by development or has been scoped to ensure it provides for new developments. The extent to which growth is serviced by, and benefits from an asset or programme as well as how much it serves and benefits existing ratepayers is determined for each asset or programme.</p> <p>Council believes that the growth costs identified through this process should be recovered from development, as this is what creates the need for the expenditure and /or benefit principally from new assets and additional network capacity. Where and to the extent that works benefit existing residents and businesses, those costs are recovered through rates.</p> <p>The <i>Catchment determination</i> section below outlines how Council determined the catchments for development contributions in the Policy.</p>
PERIOD OF BENEFIT	<p>The assets constructed for development provide benefits and capacity for developments now and developments in the future. In many cases, the “capacity life” of such assets spans decades.</p> <p>Development contributions allow development related capital expenditure to be apportioned over the capacity life of assets. Developments that benefit from the assets will contribute to its cost, regardless of whether they happen now or in the future.</p> <p>Financial contributions allow the Council to impose conditions of consent requiring works and services to be undertaken as a result of development where there are adverse environmental effects that need to be avoided, remedied or mitigated and those works are unplanned, not funded through the Development Contributions Policy and would otherwise result in capital costs to the Council that would result in an extra financial burden on the ratepayers.</p>

**FUNDING
SOURCES &
RATIONALE
INCLUDING
RATIONALE
FOR
SEPARATE
FUNDING**

The cost of supporting development in Manawatū District is significant. Development contributions and financial contributions send clear signals to the development community about the cost of growth and the capital costs of providing infrastructure to support that growth.

The benefits to the community are significantly greater than the cost of policy making, calculations, collection, accounting and distribution of funding for development contributions.

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

115. The 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. The Council considers that the level of development and financial contributions are affordable and do not consider it likely that there will be an undue or unreasonable impact on the social, economic and cultural wellbeing of this section of the community.
116. Moreover, shifting development costs onto ratepayers is likely to be perceived as unfair and would significantly impact the rates revenue required from existing residents - who do not cause the need, or benefit directly from the growth infrastructure, needed to service new developments.
117. Overall, the Council considers it fair and reasonable, and that the social, economic and cultural interests of the District's communities are best advanced through using development contributions and financial contributions to fund the costs of growth-related capital expenditure for community facilities.

CATCHMENT DETERMINATION

118. When setting development contributions, the Council must consider how it sets its catchments for grouping charges by geographic areas.
119. The LGA02 gives the 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.
120. After having considered a number of different catchment options, Council has determined that there will be two catchments. These catchments are:
- Feilding Urban, which includes the Feilding Intensification Area sub-catchment.
 - Rural and Villages.
121. The Council considers that this approach strikes the right balance between practical and administrative efficiency and considerations of fairness and equity, for the following reasons:
- It ensures the Policy is administered practically and efficiently.
 - It provides flexibility and funding to deliver growth infrastructure where it is most needed.
 - It reflects that the majority of projected growth is focused in Feilding and enables Council to recover the cost of infrastructure needed to meet that growth.
 - It is consistent with the Manawatu District Housing Programme Establishment Report (December 2020), the Manawatu District Housing Stocktake (2020) and work underway on development of a Housing Strategy.

122. There are some exceptions to charging within the two catchments, which are briefly explained as follows:
- A district-wide approach (through both development contributions and financial contributions) is taken to the funding of transport infrastructure and reserves, as all transport infrastructure and reserves are available for general public use wherever they are located.
123. Development contributions are only payable for transport infrastructure and reserves capital expenditure growth related projects in the Rural and Village catchment because the village systems for wastewater, water supply and stormwater have sufficient capacity to accommodate growth. A one-network approach is taken in the Feilding Urban Area for wastewater, water supply and stormwater due to the interlinked nature of the services.
124. A 0.65 differential factor is applied to the Feilding Intensification Area Sub-Catchment to recognise that in most instances, there is no requirement to increase the capacity of the local infrastructure, but demand is still increased on the main pipelines and treatment plants.
125. Further explanation on the above is contained in the Cost Allocation section.

SIGNIFICANT ASSUMPTIONS OF THE POLICY

METHODOLOGY

126. 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

127. In 2013, the Council released the Feilding Framework Plan¹⁰ which coordinates infrastructure and land use planning for the greenfield growth of Feilding. This Plan identified a number of Growth Precincts, anticipating growth in both the medium and longer-term. The Council has subsequently rezoned the Precinct 4 Residential Area and Precinct 5 Industrial Area shown in the Feilding Framework Plan through plan changes to the Operative Manawatū District Plan. The majority of land within Precincts 1 to 3 has a Deferred Residential Zone status, recognising that further technical investigation is needed prior to development. As such, no physical infrastructure projects are planned in the Long Term Plan 2021-2031.
128. A 20-year timeframe has been used by Council as a basis for forecasting growth and growth-related assets and programmes. This is set out in Council's asset management plans.
129. This timeframe aligns to the expected development capacity within the Feilding Urban Catchment and is focused on the development of the Precinct 4 Residential Area and the Precinct 5 Industrial Area. Council has detailed planning and costings for infrastructure networks for these areas.

¹⁰ See www.mdc.govt.nz/Documents/Plans

130. Forecasting and planning for beyond this 20-year timeframe has yet to occur. The outcomes from monitoring of housing growth and business demand, the preparation of a Future Development Strategy in accordance with the NPSUD and costing the longer term infrastructure requirements to service growth will be included in future Development Contribution Policies.

PROJECTING GROWTH

131. Residential growth projections for the Manawatū District and the wider Manawatū-Whanganui Region over the 20-year planning period have been developed by Infometrics (August 2020). These residential growth projections are based on projected labour force growth and are apportioned based on land availability across the wider Manawatū-Whanganui Region over the 30-year planning timeframe. The impacts of COVID-19 on patterns of development in the short term have also been incorporated into the growth projections.
132. The Infometrics growth model estimates the timing of total growth in the District over the planning period. To predict the location of residential growth within the Manawatū District, the Council developed its own District-level residential growth model. The process and assumptions applied as a basis for this detailed residential growth model are explained below. This District-level growth model has been consistently applied to all of Council's strategic planning processes, including the Policy, the Long Term Plan and the Infrastructure Strategy. The majority of residential development is anticipated to take place within the Feilding Urban area.
133. The draft Manawatū District Housing Stocktake highlights the need to enable infill development within the Feilding Urban area to provide for growing demand for smaller and more affordable housing options. The evidence from the draft Manawatū District Housing Stocktake is summarised as follows:
- Record median house price growth: Median house prices have increased by 107.3% over the three-years to December 2020. More than 70.0% of first home buyers in 2018 spent more than 30 per cent of their income on housing costs. This compares with 29.1% of first home buyers in the March quarter 2003.
 - Record rent increases: Average weekly rents increased by 14.7% over the year to December 2020. In 2018, a higher proportion of local renters paid more than 30% of their income on accommodation than the national average. In the early 2000s, rental costs as a proportion of income were consistently lower than the national average. Both housing and rental affordability are expected to have declined further since 2018.
 - The public housing register indicates demand is dominated by the need for one-and two-bedroom dwellings however local housing supply has a greater proportion of larger homes and a smaller percentage of smaller homes than the national average.
 - The number of residents aged over 65 years are projected to increase from 5,400 in 2021 to 9,200 at the end of the Infrastructure Plan period (2051). This demographic change further suggests the need for growth in the supply of smaller dwellings close to the urban centre of Feilding, to cater for the needs of the elderly over time.

134. The above market and demand characteristics form the basis for the infill development projections over the Long Term Plan period, in addition to supporting the need for Council to enable more affordable residential development to meet the housing needs of the community.¹¹
135. Non-residential development (new business lots) is more difficult to project, particularly where it relates to the collection of development contributions for commercial and industrial development. This is primarily due to the use of special assessments to assess new demand on infrastructure and the incidence of redevelopment on existing commercial and industrial land where additional demand is limited. For this reason, the five-year average HUE for non-residential development has been used as a basis for projecting annual commercial and industrial HUE.
136. The development of the Precinct 5 area (see Figure 1 below on page 33) to accommodate industrial development may increase the level of non-residential development previously observed within the District. If this occurs, the Policy may be updated to reflect the increase in units of demand from commercial and industrial development. There is no evidence currently to suggest units of demand (HUE) from commercial and industrial development will exceed the five-year average.
137. The District's growth is also forecast to increase. Statistics New Zealand figures indicate steady population growth in the District, with the number of residents increasing by an average of 1.7% per annum since 2013.
138. Using Infometrics' median population growth forecasts (August 2020) and the Council's growth model and commercial growth forecasts as a base, the key assumptions on future growth are:
- Years 2021-2031:
 - Population growth in the district of around 1.3% (or around 463 people) per annum.
 - Residential unit growth in the district of around 1.4% (or around 199 units) per annum.
 - Years 2031-2041:
 - Population growth in the District of around 0.9% (or around 350 people) per annum.
 - Residential unit growth in the District of around 1.1% (or around 168 units) per annum.
 - Years 2041-2051:
 - Population growth in the District of around 0.7% (or around 315 people) per annum.
 - Residential unit growth in the District of around 0.9% (or around 151 units) per annum.
139. Table 10 sets out the predicted level of commercial and industrial development per annum over this time period:

¹¹ Further information on housing in the Manawatū District can be found in the 'Manawatū District Housing Stocktake, 2020' (link to be supplied).

Table 10: Predicted level of commercial and industrial development in HUEs

Activity	HUE
Transport	8
Stormwater	10
Water	0.5
Wastewater	0.25

140. The population and household distribution model the Council has used to inform these figures is based on the Infometrics medium population and household growth forecasts (August, 2020). Council opted to overlay local knowledge¹², One Plan¹³ requirements, district plan requirements and expectations of changes to central government policy, to forecast population and household distribution across the Manawatū District over the period 2021 to 2051. The following assumptions have been used as a basis for the model:

- Development patterns will remain similar until 2024 when the proposed national policy statement on ‘Highly Productive Land’ is expected to limit residential development on productive land, pushing development back toward the Feilding Urban area.¹⁴
- Anticipated central government legislation will increase growth rates in and around the Feilding Urban area from 2024, while reducing the level of growth in rural and village areas.
- Demand for infill residential development will increase as house prices continue to rise, affordability erodes, and affordable housing demand gains momentum.
- Due to tightening land supply over time, development of rural and village areas will increase in the last 15 years of the planning period.
- Household growth will exceed historical averages due to the expectation of the continuation of strong demand, anticipated labour force growth, expansionary monetary policy, low interest rates, and high returns to assets and equities.
- Halcombe development is currently constrained due to a lack of telecommunications infrastructure. Once upgrades to telecommunications infrastructure occurs, development will increase in the area. The model projects increasing levels of development in Halcombe from 2024 onwards.
- Development in Kauwhata will be limited by the One Plan and constraints on development from the scale of flood prone land.
- Sanson and Rongotea will experience intermittent infill subdivision over time.

¹² Local knowledge includes residential demand patterns, anticipated inward investment, labour force growth and infrastructure capacity to enable residential development.

¹³ The One Plan is the combined Regional Policy Statement, Regional Plan and Regional Coastal Plan for the Horizons – Manawatu Region.

¹⁴ Current development patterns = 24% Feilding urban/32% Feilding Urban/44% Rural and villages.

- There are limitations to further development in Tangimoana due to the likelihood of flooding and the absence of an engineering solution to manage risk.

141. A five-yearly breakdown of the population and household forecast is in Table 11.

Table 11: Five-yearly breakdown of population and household forecasts

	2018	2021	2026	2031	2036	2041	2046	2051
FEILDING								
Population	16,949	17,812	19,491	21,324	22,978	24,186	24,659	24,769
Households	6,694	7,051	7,753	8,530	9,261	9,840	10,113	20,204
RURAL/VILLAGE								
Population	14,112	14,721	15,683	15,995	16,156	16,631	17,789	19,196
Households	5,573	5,891	6,198	6,399	6,512	6,767	7,296	7,909
TOTAL								
Population	31,060	32,692	35,175	37,320	39,134	40,817	42,448	43,965
Households	12,267	12,942	13,992	14,929	15,773	16,607	17,409	18,113

142. Council forecasts demand of approximately 160 HUEs for business development over the next 20 years to accommodate:

- Population growth with related business land.
- Industrial development within Precinct 5.

143. The combined demand forecast is approximately 3,825 HUEs over 20 years – 3,665 HUEs for households and 160 HUEs for business. Further information about these forecasts can be found in Council’s 2021-2031 Long Term Plan and on Council’s website www.mdc.govt.nz

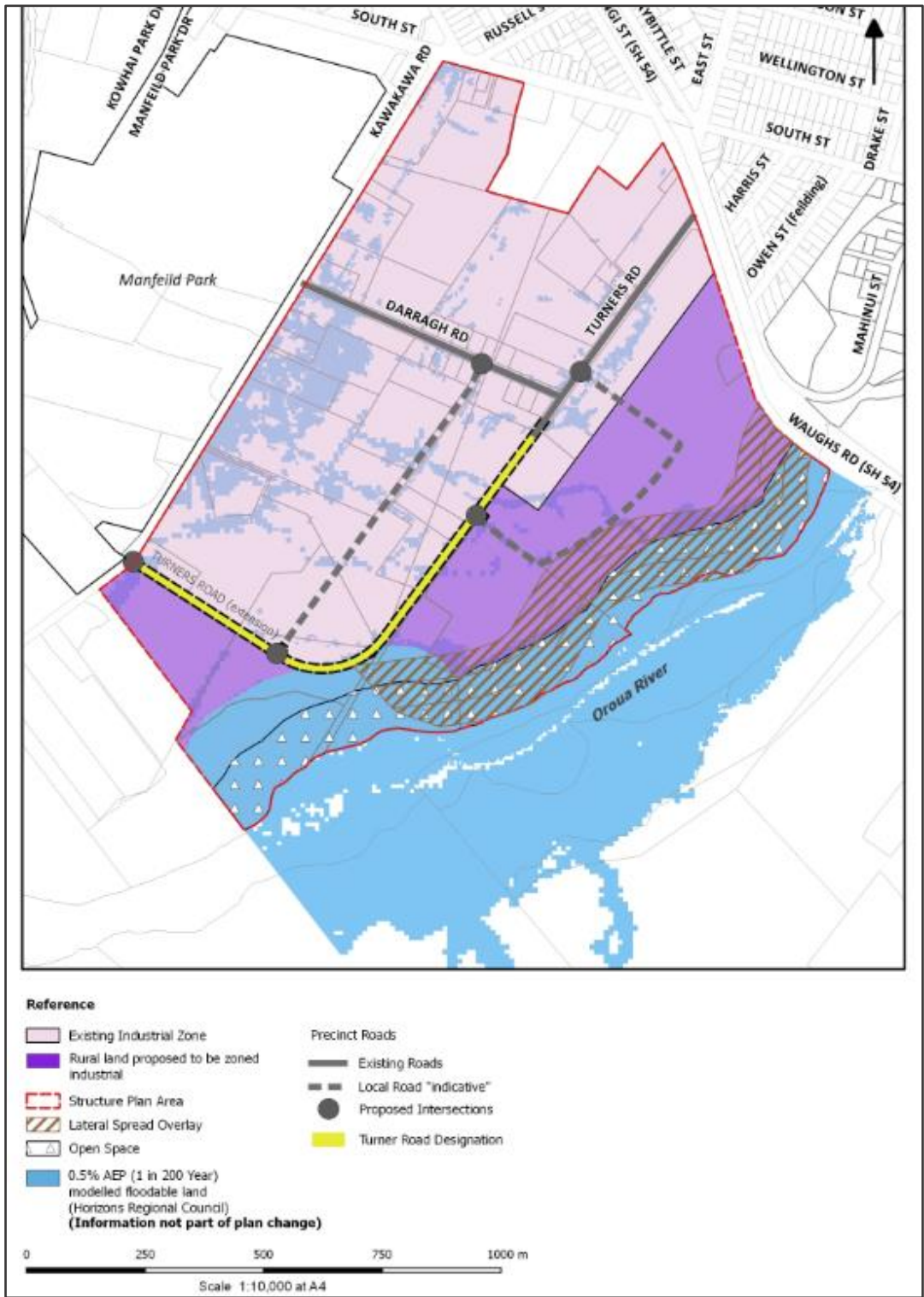


Figure 1: Precinct 5 – Kawakawa Industrial Park Growth Area

BEST AVAILABLE KNOWLEDGE

144. 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

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

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

SERVICE ASSUMPTIONS

146. It is assumed that that methods of service delivery, and levels of service, will remain substantially unchanged and in accordance with the Long Term Plan, asset management plans, and Council's Land Development Engineering Standards (2017).

147. It is assumed that the Council will act as the lead agency in delivery of assets/capacity, so as to ensure core infrastructure is available to service growth in the District. This role will be assessed on review of the Long Term Plan and Development Contribution Policy every three years. There is the potential, where agreed with Council through a development agreement, for developers to take the lead role in providing specific infrastructure for significant developments.

148. Council is presently planning to fund, design and manage the provision of core infrastructure needed to service forecast growth. This has been assessed as the most efficient model for delivery at this time. Council will reassess this assumption at least every six years as part of meeting the requirements of section 17A of the LGA02.

FUNDING MODEL

149. 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:

- All capital expenditure estimates are inflation adjusted and GST exclusive.
- Levels of service (LOS) / backlog, 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 over all forecast HUEs over a 20-year period for each activity/catchment.
 - The rate of GST will be at 15%. Should the rate of GST change, the charges will be adjusted accordingly.
 - The development contribution charges will be adjusted annually on a set date in line with the Producers Price Index Outputs for Construction (PPI) provided by Statistics New Zealand, as permitted by sections 106(2B) and (2C) of the LGA02.
150. Third party funding availability – Council is assuming that there will be no third party funding for growth related infrastructure projects. If alternative funding for these projects does become available from Development Agreements or government / regional grants, Council will amend Schedule 2 to this Policy and reduce total funding required through Development Contributions. Funding by NZTA for transport infrastructure currently only includes renewals and maintenance, and this is expected to continue.
151. Debt servicing - from time to time Council Development Contribution reserves may be in deficit. This occurs if the required infrastructure is more expensive than the balance of Development Contribution revenue already collected. Council will loan fund any required work at this point. Future Development Contribution revenue will pay off the loan, including interest. The interest rate charged will be at the average Council rate at that time.

COST ALLOCATION

152. Council must consider how to allocate the cost of each asset or programme between three principal drivers – growth, LOS / backlog, and renewal. Council’s general approach to cost allocation for development contributions is summarised as:
- Where a project provides for and benefits only growth, 100% of a project’s cost is attributed to growth. To qualify for this, there would have to be no renewal element (see below) or material level of service benefit or capacity provided for existing residents and businesses.
 - Where a project involves renewal of existing assets as well as increasing capacity to accommodate growth, the project will be funded by a combination of development contributions and renewal funding:
 - The apportionment will be determined by the cost comparison between the cost of renewing the existing asset and the cost of increasing the capacity of the assets. The condition and the remaining useful life of the existing asset will also be factored into the calculation. For example, if an existing asset is relatively new and has significant remaining life but is needed to be upgraded to accommodate growth, only a small percentage of the cost will be funded by renewal funding.
 - If a project provides for growth and LOS, after deducting any share of costs attributable to renewal, Council will split the cost between growth and LOS based on the project drivers, required technological changes and the perceived benefit. For example, “the future beneficiary” split will attribute costs between the existing community (in HUEs) and the proportion driven by growth (in HUEs).
153. For particularly large and expensive projects, Council may undertake a specific cost apportionment assessment that differs from the general approach outlined above.
154. Particular aspects of growth-related expenditure in Manawatū District considered in the cost allocation and in catchment determination are:

- The basis for growth-related expenditure are the development of Precincts 4 and 5 from the Feilding Framework Plan 2013, which are now zoned for development in the Operative Manawatū District Plan and identified as the Feilding Urban Area Catchment.
- For the most part, capital expenditure is solely related to the growth in the area and is therefore 100% funded by development contributions.
 - However, there are existing rural roads that will require upgrading to accommodate growth. The allocation of costs for the projects to undertake this upgrading generally follows the same funding methodology of 100% funding; however, a portion of the development is allocated to the renewal of the existing road and is therefore funded from depreciation and potentially Waka Kotahi NZTA funding (the Financial Assistance Rate – FAR).
 - For example, rehabilitation of existing road pavements, renewal/upgrade of drainage and streetlighting assets will qualify for subsidy at the normal FAR, while the growth portion where the road is widened, will not.
 - Each project is assessed individually at the time of detailed project planning. The Council has estimated that 25% of the work will be classified as renewals and will be funded by the depreciation reserve and Waka Kotahi NZTA.
- There are a number of main trunk wastewater pipes within the Feilding Urban Area where additional capacity is required to accommodate the volumes of waste generated from the growth precincts:
 - Individual projects will be reviewed at the time of detailed project planning to determine what percentage can be attributed to renewals and therefore funded by depreciation.
 - This review will take into account the condition, size and age of the existing pipes. In addition, there are situations where the existing lines will be used as a rider main and therefore not replaced.
 - For forecasting purposes, the Council has estimated that 10% of the work will be classified as renewals and will be funded by the depreciation reserve.
- The Council has undertaken a significant amount of upgrading to the water and wastewater treatment plants over the last seven years to accommodate forecast growth.
 - The Manawatū wastewater treatment plant now has capacity for an additional 9,000 people in the local population (based on 6,000 people and an additional allowance for non-residential development). The funding of this upgrading work was allocated to renewals, new levels of service required by resource consent conditions and the capacity for growth. Expenditure on growth works was funded through loans, with loan servicing funded from development contributions.
 - The Council is centralising the treatment of village wastewater schemes, which will result in the Manawatū wastewater treatment plant processing for an additional local population.
 - Therefore, approximately 50% of the capacity for growth accommodated in the Manawatū wastewater treatment plant will be utilised by the existing community, rather than growth. Accordingly, the Council has transferred that portion of the associated growth loans to operational loans to reflect the capacity taken up by connections to existing residential and non-residential activities.

- The Council has applied a differentiation to the amount payable per HUE within the Feilding Intensification Area sub-catchment of the Feilding Urban Area, which is explained in the next paragraphs.
 - The National Policy Statement on Urban Development 2020 (NPSUD) gazetted under the RMA91 sets direction around well-functioning urban environments and providing sufficient development capacity. The NPSUD directs the Council to enable a variety of dwelling types and to improve housing affordability by supporting competitive land and development markets.
 - The Council has undertaken assessments of development capacity within the existing Feilding urban area to determine the potential for redevelopment and intensification. Redevelopment within the existing urban area (infill development) integrates with the existing housing supply and in most cases, there is no requirement to increase the capacity of the local infrastructure. However, as intensification does increase the demand on the main pipelines and the treatment plants, albeit to a lesser degree. The 0.65 differential factor of the projected growth in new developments is the best estimate by Council of this increase in intensification in existing urban areas and the subsequent need for new or upgrades to the water, wastewater and stormwater networks.
 - The development contributions payable for water, wastewater and stormwater in the Feilding Intensification Area sub-catchment are therefore set at 65% of that payable for the Feilding Urban Area catchment. This is consistent with the NPSUD direction to encourage a variety of dwelling typologies, utilisation of existing infrastructure and increase market supply of residential sections.
- There is a one network approach to the provision of parks and reserves districtwide. Parks and reserves are for the benefit of all residents in the district and include sports parks, coastal reserves, neighbourhood parks and nature reserves such as Mt Lees and Awahuri Forest Kitchener Park. Therefore, all development and subdivision will pay a district wide development contribution for parks and reserves.

The rationale for this approach is derived from the Manawatu District Council Reserve Management Plans and the following findings:

- The Council has identified a number of reserves where there has been a significant increase in the number of users and additional demand on the facilities.
- The Council is unable to easily determine the extent to which the increase in the number of users and demand is as a result of new residents, a change of user's expectations and the requirement for new levels of service, or an increasing number of visitors to the District.

As a result, the Council has estimated the portion of growth-related expenditure for each project, ranging between 25% to 100%. The factors that have informed the portion allocated were the location of the works (i.e. proximity to the growth precincts), estimated numbers of non-resident visitors, the nature of the project, and known changes of level of service expectations.

Council has decided that Growth Precinct 4 is currently the priority growth area for the district and the planned reserves in this area will be accessible for all residents in the district.

As future precincts in Feilding are developed, along with identified rural growth areas, a separate network approach may be considered.

Development contributions will not be taken for Community Infrastructure as defined in

this policy.

CALCULATING THE DEVELOPMENT CONTRIBUTION CHARGES

155. This section outlines how the development contribution charges were calculated in accordance with section 203 and schedule 13 of the LGA02.

PROCESS

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

Table 12: Summary of development contribution charge calculation methodology

STEP	DESCRIPTION / COMMENT
1. Forecast growth	Council estimates potential land supply and likely take up of that land. The estimates help provide household and business growth forecasts for up to 30 years. See the <i>Projecting Growth</i> section above for further information.
2. Identify projects required to facilitate growth	Develop the works programme needed to facilitate growth. In some cases, Council may have already undertaken the work. The programme in the Policy is for 20 years.
3. Determine the cost allocation for projects	The cost of each asset or programme is apportioned between renewal, growth, and LOS/backlog in accordance with the approach outline in the <i>cost allocation</i> section of the Policy. Schedules 2 and 3 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 DC 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 HUE charge 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 charge before interest cost are added. For each activity and catchment, development contributions fund the programme on an aggregated basis.
7. Adjust for interest costs and charge inflation adjustments	The raw cost requires adjustments in the funding model to ensure total revenue received over 20 years equals total costs after accounting for interest costs. These costs are shared equally among all HUEs in the relevant catchment over 20 years. These adjustments impact the final charges.

SUMMARY OF CALCULATIONS

157. Schedule 1 summarises the calculation of the development contribution charge for each activity/catchment (step 7). Schedules 2 and 3 provide information on each asset or programme including the information in steps 2 - 6.

SCHEDULE 1 – DEVELOPMENT CONTRIBUTION CHARGE CALCULATIONS

This schedule summarises the calculation of the development contribution charge for each activity for each catchment. This include the components of the charge related to capital expenditure on past assets, capital expenditure on future assets, and interest costs. All figures exclude GST.

WATER

REFERENCE	DEVELOPMENT CONTRIBUTION FUNDED \$	RECOVERABLE GROWTH / CAPACITY LIFE (HUE)	DEVELOPMENT CONTRIBUTION CHARGE PER HUE (GST EXC)
CATCHMENT			
Future asset or programmes (refer schedule 2)	C_1 (future asset/programme costs funded by DCs)	<i>Refer schedule 2</i>	DC_F
Past assets or programmes (refer schedule 3)	C_2 (past asset/programme costs funded by DCs)	<i>Refer schedule 3</i>	DC_P
Loan interest costs	IC (interest costs)	$\#_{IC}$ (HUEs over which interest costs are being recovered)	$DC_{IC} = IC/\#_{IC}$
Total	TGC (total growth costs funded by DCs) = $C_1 + C_2 + IC$		$DC_{W1} = DC_1 + DC_2 + DC_{IC}$ Feilding Intensification Area = $DC_{W1} \times 0.65$
FEILDING URBAN			
Future asset or programmes (refer schedule 2)	\$3,600,000	<i>Refer schedule 2</i>	\$1,286
Past assets or programmes (refer schedule 3)	\$1,441,198	<i>Refer schedule 3</i>	\$515
Loan interest costs	\$862,210		\$308
Total	\$5,903,408	2,799¹⁵	Feilding Urban \$2,109 Feilding Intensification Area \$1,371

¹⁵ 1,067 HUEs are infill

WASTEWATER

REFERENCE	DEVELOPMENT CONTRIBUTION FUNDED \$	RECOVERABLE GROWTH / CAPACITY LIFE (UNITS)	DEVELOPMENT CONTRIBUTION CHARGE PER HUE (GST EXC)
FEILDING URBAN			
Future asset or programmes (refer schedule 2)	\$7,746,000	Refer schedule 2	\$2,772
Past assets or programmes (refer schedule 3)	\$3,857,555	Refer schedule 3	\$1381
Loan interest costs	\$1,400,234		\$501
Total	\$13,003,789	2,794¹⁶	Feilding Urban \$4,654 Feilding Intensification Area \$3,025

STORMWATER

REFERENCE	DEVELOPMENT CONTRIBUTION FUNDED \$	RECOVERABLE GROWTH / CAPACITY LIFE (UNITS)	DEVELOPMENT CONTRIBUTION CHARGE PER UNIT (GST EXC)
FEILDING URBAN			
Future asset or programmes (refer schedule 2)	\$7,730,000	Refer schedule 2	\$2,586
Past assets or programmes (refer schedule 3)	\$11,362,390	Refer schedule 3	\$3,802
Loan interest costs	\$4,413,177		\$1,476
Total	\$23,505,567	2,989¹⁶	Feilding Urban \$7,864 Feilding Intensification Area \$5,112

¹⁶ 1,067 HUE are infill

TRANSPORT



REFERENCE	DEVELOPMENT CONTRIBUTION FUNDED \$	RECOVERABLE GROWTH / CAPACITY LIFE (UNITS)	DEVELOPMENT CONTRIBUTION CHARGE PER UNIT (GST EXC)
RURAL AND VILLAGES			
Future asset or programmes (refer schedule 2)	\$11,231,433	Refer schedule 2	\$2,936
Past assets or programmes (refer schedule 3)	\$2,270,102	Refer schedule 3	\$593
Loan interest costs	\$1,759,055		\$461
Total	\$15,260,590	3,825	District Wide \$3,990

RESERVES

REFERENCE	DEVELOPMENT CONTRIBUTION FUNDED \$	RECOVERABLE GROWTH / CAPACITY LIFE (UNITS)	DEVELOPMENT CONTRIBUTION CHARGE PER UNIT (GST EXC)
RURAL AND VILLAGES			
Future asset or programmes (refer schedule 2)	\$4,850,115	Refer schedule 2	\$1,323
Past assets or programmes (refer schedule 3)	\$1,759,751	Refer schedule 3	\$481
Loan interest costs	\$1,342,552		\$366
Total	\$7,952,418	3,665	District Wide \$2,170

SCHEDULE 2 – FUTURE ASSETS

Schedule 2 provides the forecast future capital expenditure on asset or programmes attributable to new growth in accordance with section 201A of the LGA02. All figures exclude GST.

Key		Project within 10 Year Plan period (2021-31)
		Project outside of 10 Year Plan period (2021-31)

WATER

Project	Year of Project	Estimated Total Cost (Uninflated)	% Funded from Development Contributions	% Funded from Other Sources	Cost to be Funded from Development Contributions
Planning, designation and design - Upfront office work required	All	\$20,000	100%	0%	\$400,000
Precinct 4 - Road 1A Churcher to Road 4	2021/22	\$100,000	100%	0%	\$100,000
Precinct 2 Sandon/Ranfurlly pressure booster	2021/22	\$50,000	100%	0%	\$50,000
Precinct 4 - Road 4 - Port Street to Roots Street	2022/23	\$240,000	100%	0%	\$240,000
Precinct 4 - Root St Stage 1 - Churcher Street to Road 3 - 300 Trunk	2023/24	\$100,000	100%	0%	\$100,000
Precinct 4 - Root Street - Churcher Street to Makino	2023/24	\$400,000	100%	0%	\$400,000
Precinct 4 - Road 1B Road 4 to Roots Street	2023/24	\$100,000	100%	0%	\$100,000
Precinct 4 - Root St Stage 1 - Churcher Street to Road 3 - 300 Trunk	2024/25	\$100,000	100%	0%	\$100,000
Precinct 4 - Root St Stage 1 - Churcher Street to Road 3	2024/25	\$80,000	100%	0%	\$80,000
Precinct 4 - Root Street - Churcher Street to Makino	2024/25	\$400,000	100%	0%	\$400,000
Precinct 4 - Root St Stage 2 - Road 3 to Pharazyn Street	2025/26	\$150,000	100%	0%	\$150,000
Precinct 5 existing roads - Firemains 200mm+ diameter	2025/26	\$150,000	100%	0%	\$150,000
Precinct 4 - Road 2 - Root Street to New Road 5 - Stage 1	2026/27	\$50,000	100%	0%	\$50,000
Precinct 4 - Port Street - East Churcher to Makino	2026/27	\$100,000	100%	0%	\$100,000
Precinct 5 existing roads - Firemains 200mm+ diameter	2026/27	\$150,000	100%	0%	\$150,000
Precinct 4 - Road 2 - Road 5 to Reid Line West - Stage 2	2027/28	\$50,000	100%	0%	\$50,000
Precinct 4 - Root Street - Churcher Street to Makino	2027/28	\$50,000	100%	0%	\$50,000
Precinct 5 existing roads - Firemains 200mm+ diameter	2027/28	\$150,000	100%	0%	\$150,000
Precinct 5 existing roads - Firemains 200mm+ diameter	2028/29	\$150,000	100%	0%	\$150,000
Precinct 5 existing roads - Firemains 200mm+ diameter	2029/30	\$150,000	100%	0%	\$150,000

Project	Year of Project	Estimated Total Cost (Uninflated)	% Funded from Development Contributions	% Funded from Other Sources	Cost to be Funded from Development Contributions
Precinct 4 - Arnott Street - Pharazyn to No 40 Stage 1	2030/31	\$240,000	100%	0%	\$240,000
Precinct 4 - Arnott Street - No 40 to Reids Line - Stage 2	2031/32	\$240,000	100%	0%	\$240,000
Amount to be funded by DCs Based on 20 Year Projection					\$3,600,000

WASTEWATER

Project	Year of Project	Estimated Total Cost (Uninflated)	% Funded from Development Contributions	% Funded from Other Sources	Cost to be Funded from Development Contributions
Planning, designation and design - Upfront office work required	All	\$20,000	100%	0%	\$400,000
Precinct 4 - Road 1A Churcher to Road 4	2021/22	\$100,000	100%	0%	\$100,000
Trunkmain 1 Carthew Railway to Denbigh	2021/22	\$300,000	90%	10%	\$270,000
Precinct 4 - Road 4 - Port Street to Roots Street	2022/23	\$330,000	100%	0%	\$330,000
Trunkmain 2 Denbigh/Kimbolton	2022/23	\$280,000	90%	10%	\$252,000
Precinct 4 - Road 1B - Road 4 to Roots Street	2023/24	\$320,000	100%	0%	\$320,000
Precinct 4 - Root St Stage 1 - Churcher Street to Road 3	2024/25	\$80,000	100%	0%	\$80,000
Precinct 4 - Root St Stage 2 - Road 3 to Pharazyn Street	2025/26	\$150,000	100%	0%	\$150,000
Trunkmain 3 Kimbolton Rd - Derby to Lytton	2025/26	\$510,000	90%	10%	\$459,000
Precinct 4 - Road 2 - Root Street to New Road 5 - Stage 1	2026/27	\$50,000	100%	0%	\$50,000
Precinct 4 - Port Street East - Churcher Street to Makino	2026/27	\$100,000	100%	0%	\$100,000
Trunkmain 4 Lytton St - Marlborough to Kimbolton	2026/27	\$470,000	90%	10%	\$423,000
Precinct 4 - Road 2 - Road 5 to Reid Line West - Stage 2	2027/28	\$50,000	100%	0%	\$50,000
Precinct 4 - Root Street - Churcher Street to Makino	2027/28	\$100,000	100%	0%	\$100,000
Trunkmain 5 Kimbolton Rd Lytton to North	2027/28	\$550,000	90%	10%	\$495,000
Precinct 4 West trunk sewer upgrades	2028/29	\$430,000	100%	0%	\$430,000
Precinct 4 - Arnott Street - Pharazyn to No 40 Stage 1	2030/31	\$40,000	100%	0%	\$40,000
Precinct 4 West trunk sewer upgrades	2030/31	\$430,000	100%	0%	\$430,000
Trunkmain 6 Russell/Carthew/Railway	2030/31	\$500,000	90%	10%	\$450,000
Precinct 4 - Arnott Street - No 40 to Reids Line - Stage 2	2031/32	\$40,000	100%	0%	\$40,000
Precinct 4 West trunk sewer upgrades	2031/32	\$430,000	100%	0%	\$430,000

Project	Year of Project	Estimated Total Cost (Uninflated)	% Funded from Development Contributions	% Funded from Other Sources	Cost to be Funded from Development Contributions
Trunkmain 7 South and Kawakawa surcharging	2031/32	\$480,000	90%	10%	\$432,000
Precinct 4 West trunk sewer upgrades	2032/33	\$430,000	100%	0%	\$430,000
Trunkmain 8 Kawakawa capacity #89 to Darragh	2033/34	\$300,000	90%	10%	\$270,000
Trunkmain 9 Kawakawa capacity Turners to #89	2034/35	\$750,000	90%	10%	\$675,000
Trunkmain West Derby Street - Prince to North	2039/40	\$300,000	90%	10%	\$270,000
Trunkmain West Derby Street - Prince to North	2040/41	\$300,000	90%	10%	\$270,000

Amount to be funded by DCs Based on 20 Year Projection **\$7,746,000**

STORMWATER

Project	Year of Project	Estimated Total Cost (Uninflated)	% Funded from Development Contributions	% Funded from Other Sources	Cost to be Funded from Development Contributions
Planning, designation and design - Upfront office work required	All	\$20,000	100%	0%	\$400,000
Precinct 5 - Turners upgrades - Road extension and connections	2021/22	\$150,000	100%	0%	\$150,000
Precinct 5 Culverts to WWTP - Upsized culverts for higher flows	2021/22	\$150,000	100%	0%	\$150,000
Precinct 4 – Attenuation - Ponding adjacent to Makino	2021/22	\$475,000	100%	0%	\$475,000
Precinct 4 - Root Street - Churcher Street to Makino - Start at outlet and work upstream	2021/22	\$400,000	100%	0%	\$400,000
Precinct 4 - Road 1A Churcher to Road 4	2021/22	\$300,000	100%	0%	\$300,000
Precinct 5 - Turners upgrades - Road extension and connections	2022/23	\$150,000	100%	0%	\$150,000
Precinct 5 Culverts to WWTP - Upsized culverts for higher flows	2022/23	\$150,000	100%	0%	\$150,000
Precinct 4 – Attenuation - Ponding adjacent to Makino	2022/23	\$475,000	100%	0%	\$475,000
Precinct 4 - Root Street - Churcher Street to Makino - Start at outlet and work upstream	2022/23	\$400,000	100%	0%	\$400,000
Precinct 4 - Road 4 - Port Street to Roots Street	2022/23	\$100,000	100%	0%	\$100,000
Precinct 4 - Road 4 - Port Street to Roots Street	2023/24	\$100,000	100%	0%	\$100,000
Precinct 4 - Road 1B - Road 4 to Roots Street	2023/24	\$170,000	100%	0%	\$170,000
Precinct 4 - Root St Stage 1 - Churcher Street to Road 3	2024/25	\$270,000	100%	0%	\$270,000
Precinct 4 - Root St Stage 2 - Road 3 to Pharazyn Street	2025/26	\$270,000	100%	0%	\$270,000
Precinct 4 - Road 2 - Root Street to New Road 5 - Stage 1	2026/27	\$100,000	100%	0%	\$100,000

Precinct 4 - Port Street East Churcher Street to Makino	2026/27	\$100,000	100%	0%	\$100,000
Precinct 4 - Road 2 - Road 5 to Reid Line West - Stage 2	2027/28	\$100,000	100%	0%	\$100,000
Precinct 4 West attenuation north of Makino road	2027/28	\$750,000	100%	0%	\$750,000
Precinct 5 - Darraghs upgrades - To take development flows	2028/29	\$250,000	100%	0%	\$250,000
Precinct 4 West Makino Outlet and drainage reserves	2028/29	\$750,000	100%	0%	\$750,000
Precinct 5 - Kawakawa and new road (ITM) upgrades - Piping open drains	2029/30	\$250,000	100%	0%	\$250,000
Precinct 4 West pipe from Makino Rd to Makino Stream	2029/30	\$750,000	100%	0%	\$750,000
Precinct 5 - Kawakawa and new road (ITM) upgrades - Piping open drains	2030/31	\$250,000	100%	0%	\$250,000
Precinct 4 - Arnott Street - Pharazyn to No 40 Stage 1	2030/31	\$235,000	100%	0%	\$235,000
Precinct 4 - Arnott Street - No 40 to Reids Line - Stage 2	2031/32	\$235,000	100%	0%	\$235,000

Amount to be funded by DCs Based on 20 Year Projection

\$7,730,000

TRANSPORT INFRASTRUCTURE

Project	Year of Project	Estimated Total Cost (Uninflated)	% Funded from Development Contributions	% Funded from Other Sources	Cost to be Funded from Development Contributions
Strategic Land Acquisition	All	\$25,000	100%	0%	\$500,000
Precinct 4 - Road 1A Churcher to Road 4	2021/22	\$530,712	100%	0%	\$530,712
Precinct 4 - Road 4 - Port Street to Roots Street	2022/23	\$700,000	100%	0%	\$700,000
Precinct 4 - Road 4 - Port Street to Roots Street	2023/24	\$600,000	100%	0%	\$600,000
Precinct 4 - Road 1B Road 4 to Roots Street	2023/24	\$1,010,845	100%	0%	\$1,010,845
Precinct 4 - Root St Stage 1 - Churcher Street to Road 3	2024/25	\$1,044,754	75%	25%	\$783,566
Precinct 4 - Root St Stage 2 - Road 3 to Pharazyn Street	2025/26	\$954,961	75%	25%	\$716,221
Precinct 4 - Road 2 - Root Street to New Road 5 - Stage 1	2026/27	\$1,300,000	100%	0%	\$1,300,000
Precinct 4 - Road 2 - Road 5 to Reid Line West - Stage 2	2027/28	\$1,300,000	100%	0%	\$1,300,000
Precinct 4 - Port Street East Churcher to Makino	2028/29	\$1,034,734	75%	25%	\$776,051
Precinct 4 - Root Street - Churcher Street to Makino	2029/30	\$729,358	75%	25%	\$547,019
Precinct 4 - Arnott Street Pharazyn to No 40 - Stage 1	2030/31	\$1,200,000	75%	25%	\$900,000

Project	Year of Project	Estimated Total Cost (Uninflated)	% Funded from Development Contributions	% Funded from Other Sources	Cost to be Funded from Development Contributions
Precinct 4 - Arnott Street - No 40 to Reids Line - Stage 2	2031/32	\$1,200,000	75%	25%	\$900,000
Reid Line West Norfolk to Arnott	2032/33	\$889,358	75%	25%	\$667,019
Amount to be funded by DCs Based on 20 Year Projection					\$11,231,433

RESERVES

Project	Year of Project	Estimated Total Cost (Uninflated)	% Funded from Development Contributions	% Funded from Other Sources	Cost to be Funded from Development Contributions
Mt Lees Reserve - Playground upgrade of existing Mt Lees Reserve playground	2021/22	\$89,080	25%	75%	\$22,270
Pharazyn - Purchase of Pharazyn Walkway: Purchase of Makino Stream Walkway Land	2021/22	\$907,800	100%	0%	\$907,800
Pharazyn New Park - Playground	2022/23	\$265,513	100%	0%	\$265,513
Pharazyn New Park - Sports fields including subsurface drainage	2022/23	\$88,505	100%	0%	\$88,505
Pharazyn New Park - Shelter	2022/23	\$35,401	100%	0%	\$35,401
Pharazyn New Park - Walkways	2022/23	\$88,505	100%	0%	\$88,505
Pharazyn New Park - Planting	2022/23	\$70,804	100%	0%	\$70,804
Pharazyn New Park - Fencing	2022/23	\$106,205	100%	0%	\$106,205
James Palmer to Rimu (Fences and path)	2022/23	\$383,727	100%	0%	\$383,727
Himatangi Beach Sandown Subdivision Walkway - Land Acquisition	2023/24	\$136,240	100%	0%	\$136,240
Rimu Park - Walkways	2023/24	\$99,226	100%	0%	\$99,226
Rimu Park - Subsurface drainage of sports fields	2023/24	\$99,226	100%	0%	\$99,226
Victoria Park - Playground - Development of new playground	2023/24	\$99,560	50%	50%	\$49,780
Waugh's Road Amenity Strip Purchase	2023/24	\$471,600	50%	50%	\$235,800
Johnston Park - Upgrading provision of toilets at park to provide accessible toilets	2023/24	\$120,521	75%	25%	\$90,391
Himatangi Beach Sandown Subdivision Walkway Development	2024/25	\$22,008	100%	0%	\$22,008
Kowhai Park - Stream access/natural water play	2024/25	\$71,264	80%	20%	\$57,011
Planting and Development of Waughs Road Amenity Strip	2024/25	\$89,080	50%	50%	\$44,540
Walkways/Reserve Linkages - James Palmer to Rimu - Sherwill Street Footbridge	2024/25	\$193,880	100%	0%	\$193,880
Walkways/Reserve Linkages - James Palmer to Rimu - Port St to Root Street section - Development	2024/25	\$285,056	100%	0%	\$285,056
Kowhai Park - Rose Garden Seating	2025/26	\$18,864	100%	0%	\$18,864

Project	Year of Project	Estimated Total Cost (Uninflated)	% Funded from Development Contributions	% Funded from Other Sources	Cost to be Funded from Development Contributions
Awahuri Forest- Kitchener Park - Cycleway Link	2025/26	\$167,680	50%	50%	\$83,840
Kowhai Park - Boardwalk and wetland/riparian planting	2026/27	\$50,304	80%	20%	\$40,243
Precinct Four / Pharazyn New Public Toilet	2026/27	\$272,480	100%	0%	\$272,480
Pharazyn – Development of Bailey Subdivision walkway	2028/29	\$550,200	100%	0%	\$550,200
Rimu Park Development (Existing DC Project) – Hardcourts including fences	2032/33	\$602,600	100%	0%	\$602,600
Amount to be funded by DCs Based on 20 Year Projection					\$4,850,115

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SCHEDULE 3 – PAST ASSETS

Schedule 3 provides the capital expenditure incurred on asset and programmes attributable to new growth constructed in anticipation of growth, in accordance with section 201A of the LGA02. All figures exclude GST.

WATER

Project	Year of Project	% Funded from Development Contributions	% Funded from Other Sources	Total Project Cost	Amount Funded by DCs	Recoverable Growth/Capacity Life (HUEs)	Development Contribution Charge
Feilding Water Supply Growth	2016/17 to 2017/18	100%	0%	\$191,205	\$191,205	2,949	\$64.84
Precinct 4 Water - Churcher (Port Street to Root Street)	2017/18 to 2019/20	100%	0%	\$228,762	\$228,762	2,949	\$77.57
Precinct 4 Watermain 300mm Diameter	2017/18 to 2019/20	100%	0%	\$199,982	\$199,982	2,949	\$67.81
Precinct 4 Stage 2 Churcher Street	2019/20	100%	0%	\$101,570	\$101,570	2,949	\$34.44
MacDonald Heights Pump Station	2019/20	100%	0%	\$31,413	\$31,413	2,949	\$10.65
Precinct 4 - New Road One	2020/21	100%	0%	\$158,266	\$158,266	2,949	\$53.67
Kawakawa Road to Turners Road Extension	2020/21	100%	0%	\$200,000	\$200,000	2,949	\$67.82
Turners Road	2020/21	100%	0%	\$330,000	\$330,000	2,949	\$111.90
Totals				\$1,441,198	\$1,441,198	2,949	\$489

WASTEWATER

Project	Year of Project	% Funded from Development Contributions	% Funded from Other Sources	Total Project Cost	Amount Funded by DCs	Recoverable Growth/Capacity Life (HUEs)	Development Contribution Charge
Precinct 4 - Root Street	2014/15	100%	0%	\$55,457	\$55,457	2,949	\$18.81
Feilding Wastewater Growth	2014/15 to 2020/21	100%	0%	\$125,437	\$125,437	2,949	\$42.54
Feilding WWTP - Irrigation	2015/16 to 2016/17	25%	75%	\$1,386,423	\$346,606	2,949	\$117.53
Feilding WWTP - Irrigation	2015/16 to 2017/18	50%	50%	\$326,748	\$163,374	2,949	\$55.40
Precinct 4 - Port Street	2015/16 to 2019/20	100%	0%	\$1,046,884	\$1,046,884	2,949	\$355.00
Feilding Wastewater Treatment Plant	2017/18	100%	0%	\$164,053	\$164,053	2,949	\$55.63
Precinct 4 Wastewater - Port Street	2018/19	100%	0%	\$305,672	\$305,672	2,949	\$103.65
Precinct 4 - Port Street Rehab	2018/19	100%	0%	\$278,211	\$278,211	2,949	\$94.34
Precinct 4 Wastewater - Churcher Street	2018/19 to 2019/20	100%	0%	\$234,899	\$234,899	2,949	\$79.65
Feilding Wastewater - Mt Taylor	2018/19 to 2019/20	100%	0%	\$101,229	\$101,229	2,949	\$34.33
Feilding Sale Yards Effluent, Pump Station and Rising Main	2019/20	100%	0%	\$12,295	\$12,295	2,949	\$4.17
Precinct 5 Wastewater	2020/21	100%	0%	\$348,438	\$348,438	2,949	\$118.15
Precinct 4 Wastewater - Churcher Street	2020/21	100%	0%	\$305,000	\$305,000	2,949	\$103.42
Precinct 4 - Churcher Street Stage 3	2020/21	100%	0%	\$300,000	\$300,000	2,949	\$101.73
Precinct 4 Trunk Sewer (Port to Roots Street)	2020/21	100%	0%	\$20,000	\$20,000	2,949	\$6.78
Precinct 4 Road 1 - Design Only	2020/21	100%	0%	\$50,000	\$50,000	2,949	\$16.95

Project	Year of Project	% Funded from Development Contributions	% Funded from Other Sources	Total Project Cost	Amount Funded by DCs	Recoverable Growth/Capacity Life (HUEs)	Development Contribution Charge
Totals				\$5,060,746	\$3,857,555	2,949	\$1,308

STORMWATER

Project	Year of Project	% Funded from Development Contributions	% Funded from Other Sources	Total Project Cost	Amount Funded by DCs	Recoverable Growth/Capacity Life (HUEs)	Development Contribution Charge
Pre-2011 projects		100%	0%	\$562,408	\$562,408	2,949	\$190.71
Kawakawa Rd behind Coach House	2011/12 to 2012/13	100%	0%	\$31,501	\$31,501	2,949	\$10.68
Pharazyn Street Pipe	2011/12 to 2012/13	100%	0%	\$904,184	\$904,184	2,949	\$306.61
Kawakawa Road Development	2011/12 to 2012/13	100%	0%	\$126,604	\$126,604	2,949	\$42.93
18 Seddon Street	2012/13 to 2015/16	100%	0%	\$227,015	\$227,015	2,949	\$76.98
Pharazyn St Stage 2	2012/13 to 2017/18	100%	0%	\$1,626,641	\$1,626,641	2,949	\$551.59
Kawakawa Rd behind Coach House	2013/14	100%	0%	\$1,875	\$1,875	2,949	\$0.64
Kawakawa Rd Development	2013/14	100%	0%	\$2,080	\$2,080	2,949	\$0.71
Stormwater Asset Growth Feilding	2014/15	100%	0%	\$22,704	\$22,704	2,949	\$7.70
Pharazyn Street, Arnott to Root Street	2014/15 to 2019/20	100%	0%	\$1,833,244	\$1,833,244	2,949	\$621.65
Kawakawa Rd Development	2015/16	100%	0%	\$400	\$400	2,949	\$0.14
Stormwater Asset Growth Feilding	2015/16 to 2020/21	100%	0%	\$929,286	\$929,286	2,949	\$315.12
Precinct 5 Stormwater - Stage 1	2015/16 to 2018/19	100%	0%	\$65,626	\$65,626	2,949	\$22.25
Precinct 4 Churcher Street	2016/17 to 2020/21	100%	0%	\$1,770,939	\$1,770,939	2,949	\$600.52
Derby/McCorkindale Streets	2017/18 to 2018/19	100%	0%	\$511,109	\$511,109	2,949	\$173.32
Satori Way	2017/18 to	100%	0%	\$463,422	\$463,422	2,949	\$157.15

Project	Year of Project	% Funded from Development Contributions	% Funded from Other Sources	Total Project Cost	Amount Funded by DCs	Recoverable Growth/Capacity Life (HUEs)	Development Contribution Charge
	2019/20						
Reid Line West & Norfolk Cres	2017/18 to 2019/20	100%	0%	\$112,514	\$112,514	2,949	\$38.15
McCorkindale Street	2018/19	100%	0%	\$9,800	\$9,800	2,949	\$3.32
Aorangi Street Upgrade	2018/19	100%	0%	\$2,119	\$2,119	2,949	\$0.72
Turners Road	2018/19 to 2020/21	100%	0%	\$1,510,692	\$1,510,692	2,949	\$512.27
Precinct 4 - New Road One	2018/19 to 2020/21	100%	0%	\$90,470	\$90,470	2,949	\$30.68
Precinct 4 - Arnott Street	2019/20 to 2020/21	100%	0%	\$37,809	\$37,809	2,949	\$12.82
Precinct 4 Northern Subdivisions	2019/20	100%	0%	\$1,038	\$1,038	2,949	\$0.35
Waugh - Turners Rd	2019/20	100%	0%	\$515	\$515	2,949	\$0.17
Nancy Ave	2019/20	100%	0%	\$29,751	\$29,751	2,949	\$10.09
Stage 2 Churcher Street	2019/20	100%	0%	\$468,644	\$468,644	2,949	\$158.92
Pharazyn St Drainage	2020/21	100%	0%	\$20,000	\$20,000	2,949	\$6.78
Totals				\$11,362,390	\$11,362,390	2,949	\$3,853

TRANSPORT INFRASTRUCTURE

Project	Year of Project	% Funded from Development Contributions	% Funded from Other Sources	Total Project Cost	Amount Funded by DCs	Recoverable Growth/Capacity Life (HUEs)	Development Contribution Charge
Industrial Area - Turners Rd	2019/20 to 2020/21	100%	0%	\$1,131,621	1,131,621	4,040	\$280.10
Precinct 4 Port Street Stage 2	2019/20 to 2020/21	100%	0%	\$1,138,481	1,138,481	4,040	\$281.80
Totals				\$2,270,102	\$ 2,270,102	4,040	\$562

RESERVES

Project	Year of Project	% Funded from Development Contributions	% Funded from Other Sources	Total Project Cost	Amount Funded by DCs	Recoverable Growth /Capacity Life (HUEs)	Development Contribution Charge
Kowhai Park Growth Projects	2020/21	100%	0%	\$552,000	\$552,000	3,665	\$150.61
Rimu Park Growth	2020/21	100%	0%	\$813,000	\$813,000	3,665	\$221.83
Rimu Park Growth	2020/21	100%	0%	\$76,000	\$76,000	3,665	\$20.74
Feilding Walkway Growth	2020/21	100%	0%	\$237,000	\$237,000	3,665	\$64.67
Parks and Reserves Walkways and Linkage Growth	2020/21	39%	61%	\$210,000	\$81,751	3,665	\$22.31
Totals				\$1,888,000	\$1,759,751	3,665	\$480

PART 3: CATCHMENT MAP

The map in this section outlines the boundaries of the catchments within which development contributions will apply.

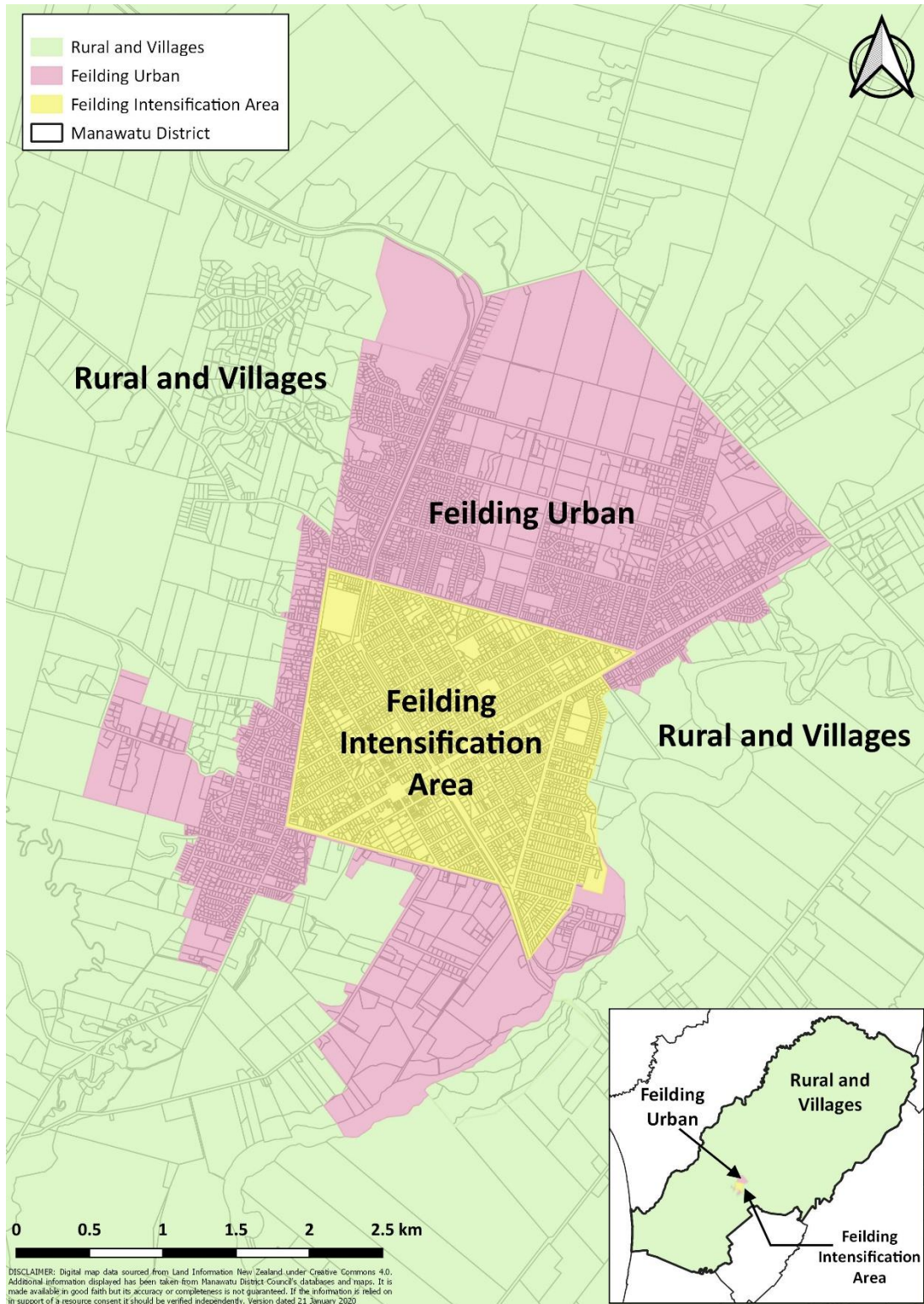


Figure 2 – Development Contribution Catchment Areas