

Development Contributions Policy

Objectives

1. To enable Council to provide necessary services to newly subdivided lots and developments.
2. To provide an integrated and comprehensive approach to balancing social, economic, environmental and cultural impacts of development driven by increases in infrastructural capacity.
 - To provide a transparent method of calculating development contributions
 - To consistently apply development contribution charges
2. To apply the Development Contributions Policy in a manner that recovers actual costs from the developer but does not act as a disincentive for development.
3. To ensure that infrastructure is provided in sufficient volume and quality to maintain the agreed level of service.

Principles

1. To ensure that the development contributions are used for the purpose of recovering the capital expenditure needed to meet the extra demand placed by development on Council's infrastructure within the Land Transport, Recreation and Community Facilities, Solid Waste, Water Supply, Sewerage and Stormwater activities.

Background

Development can result in Council being required to undertake projects involving the upgrade, extension or creation of new infrastructural assets. It is important to ensure that the groups and individuals who create the demand for increases in infrastructural capacity fund that work. A Development Contributions Policy (formed under the LGA) can be used in many instances to effectively address this issue.

Section 102(4)(d) of the LGA prescribes that Council must adopt a Development Contributions Policy or a Financial Contributions Policy. A Development Contributions Policy was introduced in 2006 to fund development driven increases in infrastructural capacity.

Please Note: The following charges do not include GST. Refer to Fees and Charges Manual for totals, including GST.

Catchments as per Maps (available on www.ruapehudc.govt.nz or at Council Offices)	Land Transport \$	Water Supply \$	Sewerage \$	Stormwater \$	Solid Waste \$	Recreation and Community Facilities \$	Total Development Contribution \$
Rural (all areas not below)	1,250	0	0	388	232	39	1,909
Ohura	1,250	0	0	388	232	39	1,909
Taumarunui and Manunui	1,250	2,200	2,000	388	232	39	6,109
Owhango	1,250	4,000	0	388	232	39	5,909
Kakahi	1,250	0	0	388	232	39	1,909
National Park	1,250	571	1,429	388	232	39	3,909
Raurimu	1,250	0	0	388	232	39	1,909
Horopito	1,250	0	0	388	232	39	1,909
Ohakune	1,250	900	3,350	388	232	39	6,159
Raetihi	1,250	1,862	1,277	388	232	39	5,048
Pipiriki	1,250	0	0	388	232	39	1,909
Rangataua	1,250	0	2,000	388	232	39	3,909
Waiouru	1,250	1,000	2,500	388	232	39	5,409

The table on the previous page summarises the development contribution for each new non-commercial development. The development contribution for commercial developments is set out in 3.10 where it differs from non commercial. These charges are the base charges for the 2009/10 financial year, following years will include inflation, and these will be detailed in the Fees and Charges Manual for each financial year.

Policy Statement

The projects targeted for development contributions have been identified as part of the Asset Management Plans (AMP) for the respective Council activities. These will be updated and amended as necessary by resolution of Council. Projects that have been completed and still attract development contributions can be found in previous AMPs. The capital expenditure required due to development, levels of service increases and renewal is shown in the cost of service statements in the LTP.

The table in Schedule 2 shows the portion of capital expenditure that will be funded by Development Contributions, Financial Contributions and other sources of funding.

The cost of capital expenditure required for development will generally be recovered by means of development contributions from developers. Exceptions to this include developments where grants or subsidies are received to fund development driven increases in infrastructural capacity.

The portion of capital expenditure that must be undertaken to renew infrastructure or to provide increased levels of service will be funded from Council's normal sources of funding.

1 Definitions

Catchments

Geographically different areas within the District based on network supply areas. For example Owango, Ohakune or Taumarunui water supply network or the Rangataua or Raetihi sewerage network. See maps available from all Council offices or Council website (www.ruapehudc.govt.nz).

Developer

A person, persons, organisation, company or legal entity that proposes to, or is in the process of, subdividing or improving land.

Development

Has the same meaning as "development" in Section 197 of the LGA.

Development Contribution

Has the same meaning as "development contribution" in Section 197 of the LGA.

Financial Contribution

The Financial Contribution specified in the Ruapehu District Plan (unless otherwise specified) and collectable under the provisions of the Resource Management Act 1991 (RMA).

Historical Credit

A lot or building that existed prior to the Development Contribution Policy being adopted in June 2006 is deemed to have an Historical Credit, and will not need to pay development contributions, until it creates extra demand by being developed.

Impermeable Surface

Any area covered by polythene, impervious geotextile fabric, roofing or impervious pavement or impervious coating or surface of any kind, including paving stones, cobblestones, concrete, tarseal or asphalt.

Inhabitable Unit

Any house, dwelling, flat or unit where people can live.

Land in the Subdivision

Land that is the subject of a "subdivision of land", as defined by Section 218 of the RMA.

Land Transport Activity

Any Council-owned road which meets the criteria of a road, in Section 315 of the Local Government Act 1974, and the management thereof.

Any Council-owned street furniture, footpath, streetlights or accessway and the management thereof.

Any Council-owned carparks and the management thereof. (Council has planned no car parking development in the LTP 2006-16)

Any Council managed drain associated with roads except for identified urban drains (as defined in the current Stormwater Contract documents) and the management thereof.

Lot and Allotment

Has the meaning given to it in Section 218(2) of the RMA.

Network Infrastructure

Has the same meaning as “Network Infrastructure” in Section 197 of the LGA.

Non Commercial Development

Development that is for residential use either in urban or rural areas

Commercial Development

Development for service, commercial, industrial, recreational, or community activity or for visitor accommodation purposes

Parent Lot

The remnant of the original lot that was subdivided

Required Toilet Pans

The minimum number of toilet pans required in the current Building Code (based on a 50:50 ratio of males and females)

Sewerage Activity

Council-owned sewerage and waste water treatment network infrastructure and the management thereof, including “waste water services” as defined in Section 5(1) of the LGA.

Site

Has the same meaning as lot and allotment and is an area of land which complies with the provisions of the Ruapehu District Plan, as regards to minimum frontage and configuration and which (being all the land comprised in one Certificate of Title) may be disposed of separately.

Stormwater Activity

Council owned stormwater drainage; including identified urban drains, natural watercourses within urban areas of the District and the management thereof, but excluding stormwater drains that are managed as part of the Land Transport activity.

Subdivision Consent

As defined in Section 87 (b) of the RMA.

Subdivision of Land and to Subdivide Land

As defined in Section 218 of the RMA.

Urban areas

Urban (Residential, Commercial, Industrial) and Urban periphery as defined in the Ruapehu District Plan

Visitor accommodation

Residential buildings aimed at housing visitors for a financial consideration and include, but is not limited to, boarding houses, chalets, backpackers hostels, motels and hotels

Water Supply Activity

Council-owned water network infrastructure and the management thereof including “water works” as defined in Section 5 of the LGA

2. Justification for Charging Development Contributions

2.1 Section 106(2)(c) of the LGA requires Council to justify charging developers for the cost of development-driven increases in infrastructural capacity for Land Transport, Recreation and Community Facilities, Solid Waste, Water Supply, Sewerage and Stormwater activities. This justification must be based on a consideration of Section 101(3) of the LGA.

2.2 Community Outcomes, Section 101(3)(a)(i) of the LGA

2.2.1 Capital expenditure is undertaken for renewal, improving levels of service and development. Expenditure for renewal and increasing levels of service benefits the whole District and hence it is funded via loans and rates. Community Outcomes 10, 12, and 16 signal the community’s desire for a high standard of infrastructure, funded from those who benefit.

- 2.2.2 Charging new developments for the additional infrastructure ensures a fair contribution to Community Outcomes. This means, for example, that:
- Traffic resulting from development is managed by a programme of works that maintains existing traffic flow, pedestrian and cycle access, parking and safety standards.
 - Appropriately sized, efficient water reservoirs, water and sewerage treatment plants, pumping stations and networks are built to appropriately cater for extra consumption/output resulting from development and maintain the existing level of service.
 - Increasing amounts of refuse and recycling are managed appropriately in the District Landfill and Transfer Stations.
 - Stormwater systems are developed to meet increasing levels of hard surfaces and development.

2.3 Distribution of Benefits, Section 101(3)(a)(ii) of the LGA

- 2.3.1 Developers benefit as infrastructure makes their property more marketable/valuable attracting increased value/profit. Council considers it is unreasonable to expect ratepayers to fund this.
- 2.3.2 Developers are the main beneficiaries from the infrastructural capacity increases Council has to make due to development.
- 2.3.3 The Community in which the development is located and the District as a whole also benefit from commercial developments. This benefit arises from having more access to a greater range of retail outlets or services, through increased capital gain on existing properties caused by the new developments, or through the increased amount of money flowing through the local economy. However, this benefit is secondary to the primary benefit that is received by developers.
- 2.3.4 It is appropriate that development contributions target the developers as the primary beneficiary to fund the provision of additional capacity in Land Transport, Water Supply, Sewerage, Solid Waste, Recreation and Community Facilities, and Stormwater activities. The benefits of this additional capacity accrue to new units generating demand for that capacity.

- 2.3.5 The distribution of benefit may change over time as ownership is transferred. However, the cost of the contribution will also transfer by way of purchase price. Development contributions paid by developers are likely to be passed on to land purchasers through purchase price. Existing landowners who undertake no development, however, gain no direct benefit from, and should not be required to fund the addition of capacity to existing networks that is necessary to cater for development. All ratepayers will continue to fund for maintenance and increases in levels of service.

2.4 Distribution of Benefits Spread Over Time, Section 101(3)(a)(iii) of the LGA

- 2.4.1 Development contributions are also imposed because of the principle that it is not considered appropriate to fund development driven increases in infrastructural capacity on an inter-generational basis. This is because the demand for these services is being generated now and the benefits created are focused on meeting demand, rather than providing benefits. Future generations will be required to fund any renewal or changes to the level of service that might be required on Council infrastructure.
- 2.4.2 The levying of development contributions is aimed at recovering the cost of Council's development driven expansion of infrastructure from developers responsible for the increased demand. In most instances the development driven capital expenditure will be recouped over a period of time as and when additional units of demand are connected to Council's infrastructural network.

2.5 Actions or Inactions of Individuals, Section 101(3)(a)(iv) of the LGA

- 2.5.1 For every activity where a development contribution is required, new developments will drive the need for the expansion of network infrastructure. Assuming no change in the level of service, if the development did not take place, there would be no demand for expanded or enhanced assets. The cost of development driven expansion of infrastructure should be collected from developers as they exacerbate the need to undertake development.

2.6 Costs and Benefits, Section 101(3)(a)(v) of the LGA

- 2.6.1 The benefits of funding development-driven additions to infrastructural capacity through development contributions, where possible, include greater transparency by passing on the actual costs to developers. The future capital expenditure for maintenance and levels of service are then borne by the users in their capacity as beneficiaries, thus maintaining the principle of exacerbator pays. The benefit of recovering the cost of Council's development driven expansion of infrastructure by charging development contributions is considered to outweigh the risk of potentially stifling development.
- 2.6.2 Development Contributions for Land Transport, Recreation and Community Facilities, Stormwater and Solid Waste are charged District wide, as all residents of the District can benefit from the availability of these services. .
- 2.6.3 Development Contributions for Water Supply, and Sewerage will be charged only when developments are created that are able or are expected to be able to connect to a Council-owned or operated network. The Development Contribution payable will vary depending on the network that the development will connect to.
- 2.6.4 The timing of collecting Development Contributions will depend on the timing of projects.

2.7 Overall Impact on Funding Revenue Liability, Section 101(3)(b) of the LGA

- 2.7.1 Ensuring adequate levels and balance between the various sources of funding to provide appropriate infrastructure is central to promoting the social, economic, environmental and cultural wellbeing of the District by placing the onus for funding infrastructure on the direct beneficiary.
- 2.7.2 Recovering the cost of Council's development driven expansion of infrastructure from developers by means of either development contributions or financial contributions promotes equity between existing landowners and persons benefiting from development.
- 2.7.3 The use of development contributions enables Council to fund additional planned capacity in network infrastructure and spread the impact over a longer period whereas financial contributions are

necessary to fund capital expenditure to cater for unforeseen development or developments of a scale or type not provided for in this Policy.

3. Calculating Development Contributions

- 3.1 Development contributions will be calculated using the cost of development driven expansion of infrastructure as described in the LTP. It is assumed that all projects detailed in the LTP will be carried out.
- 3.2 The planning assumptions on which the forecasts for development driven demand have been based are contained in Part 4 of this LTP.

3.3 The Development Contributions Formula

- 3.3.1 The schedules of this policy summarise and explain the cost of the development driven infrastructural capacity increases Council is planning over the next ten years. This does not include the infrastructure that is being built to improve the existing level of service, or to fund historical upgrades, renewals or maintenance. To be clear, Development Contributions only fund development due to growth, not renewal or increased level of service development.
- 3.3.2 Development contributions for Land Transport, Recreation and Community Facilities, Solid Waste, Water Supply, Sewerage and Stormwater activities will be calculated using the following development contribution assessment:

$$DC = D_U * C \div N_U$$

Symbol	Description
DC	Development contribution
DU	The number of 'units of demand' for which a development contribution must be paid
C	The development component of the capital cost of a project providing additional capacity to Council's infrastructure
NU	The total additional capacity that any particular upgrade or replacement project will provide, divided by the activity specific expression of one unit of demand

- 3.3.4 The Unit of Demand for Non Commercial Development

- (a) For the purposes of the non commercial development part of this policy, the average

impact of the addition of one average inhabitable unit to the system is one unit of demand for all applicable forms of network infrastructure, hereinafter referred to as residential unit of demand.

- (b) The table below summarises the units of demand for each activity and the area within which the development contributions are chargeable for each activity

Activity	Catchment	Unit of Demand (U)
Land Transport	Whole District	10 vehicle movements/ house/day
Sewerage	Sewerage reticulation area	730L sewage/ house/day
Water Supply	Water reticulation area	1,000L water/ house/day
Stormwater	Whole District	Lot size - 500m ² urban/1 hectare rural
Solid Waste	Whole District	Household - 500kg/year
Recreation and Community Facilities	Whole District	Lot size - 500m ² urban/1 hectare rural

3.4 Non commercial Unit of Demand for Land Transport

- 3.4.1 Council manages the roading network through the Land Transport activity as a District wide network. This is because all individuals have access and may travel along all District roads.
- 3.4.2 For the purpose of the Development Contributions Policy, it is estimated that each residential household will undertake ten vehicle movements per day. This figure was generated through Transit New Zealand vehicle movement estimates and is consistent with Council's own observations of vehicle movements within the District.

3.5 Non Commercial Unit of Demand for Sewerage

- 3.5.1 The New Zealand Standard NZS 4404:2004 Land Development and Subdivision Engineering states that sewerage networks should be developed to cater for

between 180 – 250 litres of sewerage per person per day. NZS 4404:2004 states that peak flows may be up to 4.5 times higher than this estimate. However, not all houses will use the maximum sewerage flow at any one time. Council has taken a conservative approach to the peak flow calculation and estimated that the peak flow averaged out across the community is approximately 1.7 times that of the average flow.

- 3.5.2 Most houses have approximately 2.4 people living in them at any one time. As stated above, Council has estimated that the maximum peak flow will be approximately 1.7 times the standard flow rate. So therefore 2.4 people x 1.7 averaged peak flow x 180 litres of sewerage per person per day results in Council needing to provide capacity for 734 litres of sewerage per household per day this figure has been rounded to approximately 730 litres of sewerage per household per day this is the residential unit of demand for sewerage.

3.6 Non Commercial Unit of Demand for Water Supply

- 3.6.1 The calculation for the residential unit of demand for water supply is calculated in a similar way to the residential unit of demand for sewerage. Again, the New Zealand Standard NZS 4404:2004 Land Development and Subdivision Engineering estimates are used.
- 3.6.2 NZS 4404:2004 states that the average person requires an average of 250 litres of water per day. Again, NZS 4404:2004 states that peak flows may be higher than the average flow. Council considers that it is unlikely that all houses will use the maximum amount of water at any one time. Council has estimated that the peak flow averaged across the community will be approximately 1.7 times the average flow.
- 3.6.3 Most houses have approximately 2.4 people living in them at any one time. As stated above Council has estimated that the maximum peak flow will be approximately 1.7 times the standard flow rate. So therefore 2.4 people x 1.7 averaged peak flow x 250 litres of water per person per day results in Council needing to provide capacity for 1020 litres of water per household per day this figure has been rounded to approximately 1000 litres of water per household per day, this is the residential unit of demand for water supply.

3.7 Commercial and Non Commercial Unit of Demand for Stormwater

3.7.1 The measure for units of demand for stormwater is a 500m² of allotment area in urban areas and each individual lot in rural areas. This will apply to all developments regardless of the ability to manage stormwater within the development. The variation of lot size reflects the District Plan and the likely hard surface areas in each zone. Stormwater transport and disposal must, of necessity, be viewed as a network in which it is impossible to accurately quantify the actual impact of a given area over a 50 year asset life. Therefore, the above estimates have been taken as a reasonable engineering approximation of the impact of development.

3.7.2 The contribution is calculated on the cost of the capital expenditure associated with constructing the stormwater systems, and then dividing it by the number of new units of demand that will be established. The result is the cost that will apply to each new lot.

3.7.3 This means that Development Contributions = c/n .

Where: c = capital expenditure of designing and establishing stormwater systems to provide for growth

And n = total estimated number of new units of demand in the area planned to be serviced over a ten year period (2009-19).

3.7.4 All urban developments of 500m² and rural developments pre individual lot are assumed to create one unit of demand. Therefore each new 500m² of lot is an additional unit of demand in urban areas. The development contribution payable will be levied on the number of additional units of demand being created in excess of any such existing units of demand.

Note: All development is assumed to create demand. Each new lot in an urban zone is determined by its area. As subdivisions are not always equal to 500m², the development contribution payable will be assessed for the area of the lot created as **pro rata** of the 500m².

3.7.5 Individual developments may create multiple units of demand.

Note: The number of units of demand for urban is the total allotment area divided by the measure of 500m² where the area is greater than or smaller than 500m².

3.7.6 (a) To avoid all confusion – each 500m² of new subdivision in urban areas equals one unit of demand on a pro rata basis. All new developments (residential or commercial buildings) that have not paid development contributions at the subdivision stage, will attract one unit of development contribution on a pro rata basis for each 500m² allotment area.

In Rural areas, each individual lot, regardless of size, will attract one Development Contribution.

(b) Examples of prorata Development Contributions on 500m². In a urban area

➤ Each 500m² subdivision will attract one unit of Development Contributions on a pro rata basis, for example:

➤ A 400m² lot will attract 4/5 of one development contribution; a 600m² lot will attract one full development contribution plus 1/5 of one development contribution. A 1200m² lot will attract two full development contributions and 2/5 of one development contribution.

3.8 Non Commercial Unit of Demand for Solid Waste

3.8.1 Each new subdivided lot is expected to generate 500kg of waste and to be one unit of demand. The unit of demand for Solid Waste is a 500m² of allotment area in urban areas and each individual lot in rural areas.

3.8.2 The contribution is calculated on the cost of the capital expenditure driven by growth associated with constructing, enlarging and improving transfer stations and associated infrastructure and then dividing it by the number of new units of demand that will be established. The result is the cost that will apply to each new unit of demand.

3.8.2 This means that Development Contributions = c/n .

Where: c = capital expenditure of constructing, enlarging and improving Transfer Stations and associated infrastructure to provide for growth.

And n = total estimated number of new units of demand in the area planned to be serviced over a ten year period (2009-19).

3.9 Commercial and Non Commercial Unit of Demand for Recreation and Community Facilities

3.9.1 The measure for units of demand for Recreation and Community Facilities is a 500m² of allotment area in all urban areas, and each individual lot in rural areas.

3.9.2 The contribution is calculated on the cost of the capital expenditure associated with developing recreation and community facilities, and then dividing it by the number of new units of demand that will be established. The result is the cost that will apply to each new lot.

3.9.3 This means that the Development Contributions = c/n

Where: c = capital expenditure of designing and establishing Recreation and Community Facilities to provide for growth

And n = total estimated number of new units of demand in the area over a ten year period (2009-19).

3.9.4 All urban developments of 500m² and each individual rural lot are assumed to create one unit of demand, Therefore each new 500m² or each individual rural lot is an additional unit of demand. The development contribution payable will be levied on the number of additional units of demand being created in excess of any such existing units of demand.

Note: All development is assumed to create demand. Each new lot is determined by its area. As subdivisions are not always equal to 500m², the Development Contribution payable will be assessed for the area of the lot created as *pro rata* of 500m².

3.9.5 Individual developments may create multiple units of demand.

Note: The number of units of demand is the total allotment area divided by the measure of 500m² where the area is greater than or smaller than 500m², in urban areas.

3.10 The Unit of Demand for Commercial Development Where it Differs from Non Commercial

3.10.1 For development contributions for Land Transport, Sewerage, Water Supply and Solid Waste, each non commercial (ie residual building in either urban or rural setting) unit of demand equals one toilet pan. Commercial units of demand are based on the

number of toilets pans required under the building act. Each toilet pan required therefore equals one unit of demand. For example, a commercial building that requires two toilet pans under the building act, will therefore pay two units of demand for each required activity.

3.10.2 Commercial developments may place more load on Council infrastructure than non commercial developments. For example a restaurant / bar will have use a greater amount of water and sewerage than a residential development. This same restaurant/ bar will likely place a greater load on the roading network as individuals will often travel along Council owned roads from their home to the restaurant/bar.

3.10.3 Council decided that the fairest proxy for determining the unit of demand for Solid Waste, Water Supply, Sewerage and District wide Land Transport development contributions for commercial developments is the number of toilet pans required under the Building Act 2004. The more toilet pans that are located in a commercial development directly impacts on the amount of sewerage and water used by that development. The higher number of toilet pans also provide an approximation for the number of vehicle movements. For example, a café with one toilet pan is likely to see a lower number of vehicle movements per day than a restaurant/bar with two toilet pans. A Supermarket with three toilet pans is likely to see more vehicle movements per day than a fish and chip shop with one toilet pan.

3.10.4 Tourist accommodations are treated as commercial units and will be charged development contributions by the number of toilets pans as per other commercial units.

3.10.5 Council is aware that the number of toilet pans provides a conservative estimate. However, Council has also considered the wider implication on the improved social and economic outcomes that non-residential developments can contribute to and feels that this conservative estimate is appropriate.

4. Events and Activities Triggering the Charging of Development Contributions

4.1 Development contributions will be required when there is a subdivision or development generating a need for additional network infrastructure capacity and such additional network infrastructure capacity is planned for in the LTP. Pursuant to Section 199(2) of

the LGA a development contribution may be required to pay, in full or in part, for capital expenditure for network infrastructure already incurred by the Council in anticipation of the subdivision or development.

4.2 Several developers are often involved with developing the same piece of land consecutively. In such situations it is important that Council is careful to avoid charging development contributions twice for the same development (Section 200 of the LGA). This risk is effectively mitigated by only charging for developments over and above any previous development on the site.

4.3 Example for new developments: A farmer subdivides bare land into two units, therefore two development contributions are collected. If one of those units is on-sold, then and the purchaser subdivides that portion of land into 11 lots. Development contributions are then paid on 10 of those 11 lots (as one development contribution has already been paid). If single dwellings are then erected on the lots, no development contributions will be charged, because the contributions have already been collected. Anybody building more than one inhabitable unit per lot will have to pay development contributions on the extra units. To avoid all confusion, parent lots on bare land that is being subdivided will attract Development Contributions if no Development Contributions have collected on that bare land.

4.4 Example for extensions to existing buildings: Extensions to existing non-commercial dwelling houses will not trigger the payment of an additional development contribution. An extension to an existing commercial building will trigger the payment of development contributions for the additional units of demand created for that development.

4.5 Example for redevelopments: If an existing building is destroyed or demolished, or removed and the lot redeveloped in such a way that additional demand is placed on Council infrastructure then development contributions will only be levied for the additional units of demand. For example, where a commercial building with one toilet pan is demolished and replaced by a new development requiring two toilet pans in terms of the current building code then only one extra development contribution will be charged.

Note: To avoid all confusion, if an existing development is destroyed, demolished or removed and rebuilt to

add no extra demand on Council services, then no development contribution will be charged.

4.6 When a developer triggers the calculation of a development contribution charge, even though the charge for each activity will be calculated separately, the charges will all be added together and charged as one aggregated development contribution charge.

4.7 Relocating Houses Within the District (Historical Credits)

4.7.1 When a house is moved from one location to another within the District, the Historical Credit remains with the parent lot (the lot from where the house or building was removed). The relocated house or building will attract a development contribution if the lot on which it is being placed has not already had an existing house or building that has been removed or destroyed, or is adding to the total number of buildings on the lot or has not been subdivided and has already paid development contribution.

5. Requests for Remission or Postponement of Development Contributions

5.1 Any such request shall be made in writing to Council. This must set out the reasons for the request and it must be made within 15 working days after the assessment of development contributions is notified to that person. The fee for a Development Contributions Hearing is set out in the Fees and Charges Manual.

5.2 Council or its duly authorised delegate will consider the request as soon as practicable. Council will give at least five working days notice of the commencement date and time, and the place, of a hearing, if any, of the request by the person.

5.3 In considering the development contribution required Council, or its duly authorised delegate, may, at its full discretion, decide whether to uphold or reduce the original amount of development contributions required.

5.4 There are no specific conditions or criteria that apply in relation to the remission, postponement, or refund of development contributions. However, in making its decision, Council or its duly authorised delegate may take into account:

- Appropriate statutory considerations, including matters under the LGA.

- What is fair and reasonable.
- Consistency.
- Integrity of the Development Contributions Policy.
- Appropriateness of the Development Contributions Policy to a particular development.
- Authorisation for a service connection.
- Use of the utility for which the contribution is levied.
- Previous history of the site.
- Impact of changing regulations and other external factors (eg Building Regulations).

5.5 Having heard the request, Council or its duly authorised delegate, will make its decision and communicate that decision to the person making the request.

6. Refunds

6.1 Where Council has required development contributions on a resource or building consent application and either no development is undertaken on the site within ten years, or the resource or building consent is surrendered, lapses or expires, then the original development contribution amount less actual and reasonable administrative costs will be refunded to the consent holder (Section 201(1)(c) and Section 209 of the LGA). This will occur at the time the refund comes due. This refund does not prevent Council requiring development contributions on future resource or building consent applications.

7. Delegations

Refer to Council's Delegations Manual.

Schedule 1: Triggers for Charging Development Contributions

- 1.1 Council takes development contributions at the time of resource consent, building consent or service connection (Section 208 of the LGA).
- 1.2 Development contributions will only be levied if, and to the extent, that they have not already been charged previously, satisfying Section 200(1) of the LGA. For non-commercial developments only one development contribution will be charged for every separately inhabitable unit. For commercial developments only one development contribution will be charged per toilet pan (as required by the Building Act 2004).
- 1.3 When a developer triggers the calculation of a development contribution charge, even though the charge for each activity will be calculated separately, the charges will all be added together and levied as one aggregated development contribution charge.

Schedule 2: Capital Expenditure

2.1 The table below shows the proportion of capital expenditure that will be funded by development contributions, financial contributions and other sources of funding for the purposes of Section 106(2)(b) and (d) of the LGA:

Activity	Total Capital Expenditure \$000	Development Contributions \$000	Other Sources of Funding \$000
Land Transport	88,060	1,816	86,244
Water Supply	12,104	1,042	11,062
Sewerage	5,039	1,521	3,518
Stormwater	2,812	500	2,312
Solid Waste	1,683	299	1,384
Recreational and Community Facilities	830	50	780

Schedule 3: District Growth

- 3.1 Together, the increase in rating units and the continued increase in the number of building consents for new dwellings, allow Council to make an assumption that there is growth in the District. This growth is detailed in the Planning Assumptions in Part 4 of the LTP.
- 3.2 The contribution cost per unit of demand is calculated by using the generic development contributions formula shown in the methodology with D_u being equal to only one unit of demand:

$$DC = D_u * C \div N_u$$

$$\text{Where } D_u = 1$$

The table below describes the total development contribution payable.

Please Note: The following charges do not include GST. Refer to Fees and Charges Manual for totals, including GST.

Catchments as per Maps (available on www.ruapehudc.govt.nz or at Council Offices)	Land Transport \$	Water Supply \$	Sewerage \$	Stormwater \$	Solid Waste \$	Recreation and Community Facilities \$	Total Development Contribution \$
Rural (all areas not below)	1,250	0	0	388	232	39	1,909
Ohura	1,250	0	0	388	232	39	1,909
Taumarunui and Manunui	1,250	2,200	2,000	388	232	39	6,109
Owhango	1,250	4,000	0	388	232	39	5,909
Kakahi	1,250	0	0	388	232	39	1,909
National Park	1,250	571	1,429	388	232	39	3,909
Raurimu	1,250	0	0	388	232	39	1,909
Horopito	1,250	0	0	388	232	39	1,909
Ohakune	1,250	900	3,350	388	232	39	6,159
Raetihi	1,250	1,862	1,277	388	232	39	5,048
Pipiriki	1,250	0	0	388	232	39	1,909
Rangataua	1,250	0	2,000	388	232	39	3,909
Waiouru	1,250	1,000	2,500	388	232	39	5,409