



Christchurch City Council

Our Community Plan - Christchurch O-Tautahi 2006/16

Volume 2 of 2 – Draft Development Contributions Policy

Draft Long Term Council Community Plan

For the Ten Year Period Beginning

1 July 2006

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CHRISTCHURCH CITY COUNCIL

LONG TERM COUNCIL COMMUNITY PLAN 2006-2016

Draft Policy on Development Contributions

This draft policy on development contributions is part of, and is to be read in conjunction with, Christchurch City Council's draft long term council community plan (LTCCP) dated 9 March 2006.

This draft policy, along with the draft LTCCP, will be available for inspection during ordinary office hours at the following places:

- Civic Offices, 163 Tuam Street, Christchurch.
- Christchurch City Council libraries and service centres.

A copy of the draft policy may also be viewed on the Council's website.

Submissions

Submissions on the draft policy, and / or the draft LTCCP may be made in writing to the Council between Tuesday, 28 March and Friday, 5 May 2006. These may be made electronically at www.ccc.govt.nz/haveyoursay, by using the submission form contained in the draft LTCCP and in the summary, or in any other written form.

Submissions may be made

By mail: Please mail your submission (no stamp is required) to
Freepost 178
Our Community Plan
Christchurch City Council
P O Box 237
Christchurch 8003

By email: Please email your submission to
ccc-plan@ccc.govt.nz

On the internet: You may enter your submission using the form provided on the Council's web site at <http://www.ccc.govt.nz>. Please follow all the instructions on the web site.

Please make sure your full name and address and other contact details are included with your submission. It is Council policy not to accept anonymous submissions.

Please indicate in your submission whether or not you wish to be heard. Any person who makes a submission will have the opportunity to be heard by the Council if requested. Hearings will be held from Thursday, 25 May to Wednesday, 7 June 2006.

Please Note: We are legally required to make all written or electronic submissions available to Councillors and to the public. This includes the name and address of the submitter. All submissions will be published on the Council's web site from 10 May 2006.

Part A Christchurch city development contributions policy



Introduction

The Christchurch City Council and the former Banks Peninsula District Council merge as at 5 March 2006 by virtue of an Order in Council dated 5th December 2005.

The Council has been experiencing growth pressures, particularly on its northern and south-western periphery and with respect to outer central city infill and the small residential and rural-residential settlements on Banks Peninsula. This growth is placing a significant strain on existing reserves, network and community infrastructure and the ability to fund such new infrastructure.

The Local Government Act 2002 (LGA) allows Councils to take fair contributions from developers to fund new or upgraded infrastructure requirements caused by growth. The Council has prepared this policy to detail how it will do this.

This policy has been prepared as a transitional document pending the full integration of Banks Peninsula into the Council's strategic and operational planning within the next 12 months and accordingly it is structured in two parts: Part A being the Development Contributions Policy specific to Christchurch City and Part B being the Development and Financial Contributions Policy specific to Banks Peninsula. The Council expects that this policy will only apply until 30 June 2007.

The projected growth models for this policy have been prepared on different bases being the territorial boundary of each entity. For the purposes of the implementation of this policy the territorial boundaries in Part A are those of the Christchurch City Council as described in the Local Government (Canterbury Region) Reorganisation Order 1989 [NZ Gazette p2296]. For the purposes of the implementation of this policy the territorial boundaries in Part B are those of the former Banks Peninsula District Council as described in the Local Government (Canterbury Region) Reorganisation Order 1989 [NZ Gazette p2296].

Part A Christchurch City Development Contributions Policy

1.0 Introduction

1.1 Policy Objective

The Christchurch City Council has historically required those whose developments (including subdivision and buildings) place new demands on the City's reserves and infrastructure to make a fair contribution toward the expansion of those services. An exception to this has been the network effects of incremental growth, which have been paid for by the ratepayer.

1.2 Enabling Statutory Options for Contributions

The LGA now allows Councils to take fair contributions from developers to fund new or upgraded infrastructure requirements caused by growth.

Part A Christchurch city development contributions policy



Councils may use either the provisions of the Resource Management Act 1991 (RMA) (financial contributions) or those of the LGA (development contributions) or a combination of both to obtain funds or land from developers. The Council uses a combination of both.

Section 102(4)(d) of the LGA requires the Council to have a policy on development or financial contributions as a component of its funding and financial policies in its Long Term Council Community Plan (LTCCP) and sets out the requirements and constraints that must be observed in its preparation. This Development Contributions Policy (DCP) seeks to establish a transparent, consistent and equitable basis for requiring development contributions in order that the Council's following policy objectives are achieved:

- *To obtain from those responsible for development that places additional demands on the Council's provision of infrastructure, reserves and community facilities a fair and reasonable contribution towards the expansion of those services; and*
- *To ensure that the level of such contribution does not generally act to discourage development, recognising that the contribution will be influenced by the complexity of site works and that this may act to discourage development of a particular area.*

1.2.1 Development Contributions

A development contribution is a contribution from developers of cash or land, or a combination of these, provided for under the DCP. The key purpose of development contributions is to ensure that the fiscal effects of growth, i.e. the cost of reserves and infrastructure to meet that growth, is funded by those who cause the need for those reserves and infrastructure. In terms of this policy, 'growth' means the increase in capacity of reserves, network and community infrastructure external to the boundaries of the development site required to service that development.

The Council is required to use development contributions only for the activity for which they are collected. This will be undertaken on an aggregated project category basis for each of the activities, not on a project by project basis.

The Council may and will require a development contribution in respect of any activities in the City that create a demand for new reserves and infrastructure. This will include, but not be limited to new land titles, new residential units, new non-residential development, new accommodation and new community services development (such as sporting, educational, religious and charitable activities) irrespective of City Plan zoning and as applicable to the development, for the following:

- to meet the growth component of the future capital expenditure budgets over the following 10 years as set down in the LTCCP for the following activities:
 - Reserves.
 - Network infrastructure:
 - Water supply and conservation;
 - Wastewater collection, treatment and disposal;
 - Surface water management; and
 - Transport.
 - Community infrastructure:
 - Leisure facilities.

A summary of this expenditure is set out in Appendix 4.
- capital expenditure already incurred in anticipation of development. A summary of this expenditure is set out in Appendix 3.

Part A Christchurch city development contributions policy



Development contributions for network and community infrastructure are levied as charges to all new developments which create a demand for services.

The DCP contributes to the achievement of community outcomes in the LTCCP by ensuring the provision of appropriate infrastructure to meet the needs of growth.

1.2.2 Financial Contributions

A financial contribution is a contribution from developers of cash or land, or a combination of these, provided for under the RMA. The key purpose of financial contributions is to take account of the wider impact of a specific development on the community, which may include offsetting or mitigating any adverse effects on the natural and physical environment, including infrastructural services, of a new development. Three financial contributions are also provided for in the City Plan and will remain in that document because they do not fall within the scope of the LGA provisions for development contributions. These are:

- a financial contribution towards the provision of parking spaces where it is not practical to physically provide the specified amount on-site as part of the development in specified central city and business zones (refer Part 13: Transport, Appendix 2 in Volume 3 of the City Plan);
- a financial contribution towards the conservation of heritage assets where the development causes their reduction or removal (refer Part 9: General City Rules, Section 7.3.3 in Volume 3 of the City Plan); and
- a financial contribution towards the provision of esplanade reserves where a development occurs without subdivision, but which would have invoked esplanade reserve provisions had subdivision occurred (refer Part 9: General City Rules, Section 7. 3.1 in Volume 3 of the City Plan). Esplanade reserves do not therefore fall within the ambit of reserves for development contributions and will continue to be dealt with under the RMA,

The Council may in the future include site-specific provisions in the City Plan requiring financial contributions for reserves in special cases.

The capital expenditure in Appendix 4 does not include any projects funded by financial contributions.

1.3 Relationship Between Works and Services (Section 108 of the RMA) and Development Contributions

Nothing in this policy will prevent the Council from requiring, as a condition of resource consent, the provision of works and services usually, but not exclusively, internal to or on 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. The City Plan defines the nature and standard of the works and services that are to be provided (refer Part 14: Subdivisions in Volume 3 of the City Plan). These works and services are provided by the developer at their cost and, where the asset created is normally owned and maintained by the Council, transferred without charge into Council ownership.

Nothing in this policy will prevent the Council from requiring, at its request and cost, the provision of additional 'extra-over' works by the developer, such as installing a larger pipe and/or constructing a wider road through their development, in anticipation of future demand on those services beyond the boundaries of the development.

Part A Christchurch city development contributions policy



Development contributions for network and community infrastructure are for the installation or improvement of assets over and above the works and services required in respect of the subdivision or development and are usually, but not exclusively, located beyond the development boundaries.

2.0 Policy

2.1 Adoption, Implementation and Review

The DCP was initially adopted as part of the 2004-2014 LTCCP, effective as of 1 July 2004. This review, adopted as part of the 2006-2016 LTCCP, is effective as of 1 July 2006.

The LTCCP and therefore this policy can only be amended through a special consultative procedure. It is intended that the DCP will be reviewed every three years in parallel with the LTCCP cycle, but the Council may review it at shorter intervals in parallel with the Annual Plan cycle or at any time, if the Council deems it necessary to take account of:

- Any changes to the significant assumptions underlying the DCP;
- Any change in policy as the Council continues to develop and implement area plans for the City;
- Any changes to the City Plan;
- Any changes in the capital works programme for growth;
- Any changes in the pattern and distribution of development in the City;
- The regular reviews of the LTCCP;
- Any significant changes in cost indices; and
- Any other matters the Council considers relevant.

In addition to the above, it is intended that the Development Contributions Schedule will be updated annually with each Annual Plan amendment to the LTCCP to account for inflationary adjustments to the costs of projects, changes to the service delivery project scopes to meet changes in the community and inflationary adjustments to the development contribution charges. The inflationary adjustments will be based on construction cost movements.

Opportunities for interested or affected parties to seek amendment to the policy are available whenever the special consultative procedure is used to propose an amendment under the above three scenarios. In addition the Council welcomes suggested amendments at any time and will consider these as it prepares the three yearly LTCCP and policy review. The Council's decision to adopt this policy is subject to judicial review to the High Court only.

2.2 Future Policy Development

Future versions of this policy will provide for development contributions for the following activities:

Part A Christchurch city development contributions policy



- Network infrastructure:
 - Solid waste handling and processing;
 - Surface water management as part of the South West Area Plan pertaining to Halswell, Wigram and Awatea. The current policy includes land acquisition but the associated development works have yet to be finalised and catchment boundaries determined;
 - Surface water management as part of the Belfast, Upper Styx/Harewood, Memorial-Russley-Hawthornden and Mairehau/Cranford Area Plans; and
 - Cycle ways and safety improvement works
- Community infrastructure:
 - Infrastructure on reserves;
 - Development of the layout, landscaping theme and walking path connections in accordance with the Area Plan for the locality;
 - Sporting facilities;
 - Swimming pools;
 - Community halls; and
 - Libraries.

2.3 Existing Applications

A development contribution can be required for any resource consent, building consent or authorisation for a service connection granted on or after 1 July 2004 and lodged after 19 December 2001.

The Council's policy is that only applications lodged and granted on or after 1 July 2004 (the date on which the Council's first DCP came into force) will be subject to development contributions charges.

Developments which have completed the consenting process, i.e. have already been granted all necessary consents and authorisations, will not attract any additional development contributions.

On any application for further consent or authorisation in relation to a development, credit will be given for any development contributions previously paid or the pre-existing status of the development in accordance with Section 2.4 below.

Development contributions charges will be those in effect at the date the consent or authorisation is granted. In the event of non-payment, these charges may be adjusted as set out in Section 6.2.

2.4 Credits

Credits towards the assessment of development contributions for applications for resource or building consent or service connection include both 'Historic Credits' and 'Actual Credits.'

Historic credits address the fact that development contributions are only payable in respect of additional development. The credit is designed to recognise that a development may replace existing demand for service activity, which in itself places no additional demand on the infrastructure.

Part A Christchurch city development contributions policy



Actual credits ensure that the Council will not collect twice from the same development for the same purpose. They recognise the process of development and the continued evolution of the capital expenditure programme in the City. A proper assessment of demand from a development will mean that the assessment must be carried out at each stage of the planning of a development (e.g. subdivision consent, land use consent, building consent and at service connection). This promotes equity, as it ensures that each development pays an equivalent development contribution and that that contribution most accurately reflects the actual demand of the development. It encourages accurate assessment of the demand for a service at an early stage in the development process.

Credits cannot be used to reduce the level of contribution for any activity below zero.

2.4.1 Historic Credits

Historic credits towards the payment of a development contribution for any activity will be assessed for the development in accordance with the following principles.

Note, however, that if the title is not in an area of service, it is not deemed to have any historic credit for that service.

Principles for assessment of historic credits:

- On any application for consent or authorisation in respect of a residential unit which replaces an existing unit, or for subdivision of land containing any existing residential unit, a credit from the development contribution for network and community infrastructure shall be assessed on the basis of 1 HUE per activity per existing residential unit.
- A full credit towards the development contribution for reserves will also apply in respect of any such existing residential unit replaced.
- On any application for consent or authorisation in respect of a non-residential development, or a subdivision containing any existing non-residential development, credits for each activity shall be assessed by applying the GFA of the existing development to the Appendix 5 GFA conversion tables for that activity.
- The Council will not assess any development contribution in respect of applications to enlarge the GFA of any existing residential unit.
- For any existing household unit(s) or non-residential development that is demolished or destroyed by fire or some other cause, 1 HUE credit for each household unit or the calculated (using Appendix 5) GFA credit for that non-residential development that is demolished or destroyed will apply to the calculation of development contributions payable for any such residential unit(s) or development rebuilt within a period of five years. Where demolition or destruction precedes or has preceded development by more than five years, no credit will be available in respect of that historic unit or GFA. A full contribution, assessed on the total GFA of the new development, will be payable. NB: Any additional residential units or development above that demolished or destroyed will be assessed for contributions pursuant to this policy.
- No transfer of credits between titles can occur.
- For any undeveloped residential lot created prior to 1 July 2004, a credit to the value of 10% of a HUE per activity for network and community infrastructure contributions and 10% of the assessed reserves contribution will apply for every year which has passed between the creation of the lot and 1 July 2004, up to a maximum of 1 HUE per activity or the full parks reserves contribution.
- For any undeveloped non-residential lot created prior to 1 July 2004, a credit to the value of 10% of the non-residential credits (HUE) per activity for network and community infrastructure contributions will apply for every year which has passed between the creation of the lot and 1 July 2004 up to a maximum of the non-residential credits per activity calculated based on present day zonings and in terms of present day assessment methodology.

Part A Christchurch city development contributions policy



2.4.2 Actual Credits

Where development contributions or financial contributions for a development towards a service activity have previously been assessed and paid, credit (assessed as a dollar amount) equivalent to the payment previously made shall be given for the particular activity. For the calculation of actual credits for development or financial contributions paid for a development towards a particular activity, there is no historical time limit and all previous payments shall be taken into account.

3.0 Determination of Development Contribution Charges

For each activity a number of Areas of Demand have been determined based on their key characteristics. These characteristics include geography, service delivery, and the nature and complexity of solutions.

The Areas of Demand can be either local or city wide. Individual capital works projects are allocated to either local or city wide Areas of Demand depending on the nature of the project and the community it is required to serve.

Developments lying within an Area of Demand will be charged a development contribution for that area. If for any reason a development falls outside the Area of Demand, and is still served by the infrastructure associated with one of the activities, then the schedule of contributions for the most adjacent Area of Demand shall apply.

The Areas of Demand are identified in Appendix 2.

3.1 Level of Service

The Council's activity management plans for each activity define the relevant level of service for that activity.

From these level of service statements a capital project list to meet projected growth has been identified and costed, based on sustaining or, where necessary changing, these levels of service.

In general, the development contributions will be assessed based on the existing levels of service across the city.

Any requirement to increase the level of service for existing users will not be funded by development contributions.

3.2 Growth Model and Household Unit Equivalents

Development contribution assessments depend on anticipating the amount of growth the City is likely to experience over a given time period. The estimate may be needed across the City as a whole for city wide contributions, or for particular locations in the case of catchments.

Part A Christchurch city development contributions policy



A growth model has been developed in order to predict growth throughout the City in 'Household Unit Equivalents' (HUE) and this growth information is presented per activity, per Area of Demand. In the growth model, a HUE is defined as being equivalent to one 'average' household unit. It is recognised that household units vary throughout the city and that the demands they generate also cover a broad range. However, given the relatively large size of the development contribution Areas of Demand and the implied averaging, the approach is considered appropriate as well as being consistent with the level of detail recognised by the growth model itself.

Growth in the City has been projected for the following three components: new residential households, additional non-residential floor area (square metres) and additional impervious surfaces (square metres). The square metres of non-residential floor area and impervious surfaces are subsequently converted into HUEs.

Household growth as assessed by Statistics New Zealand is used as the basis for development contribution assessments. This projection, made specifically for Christchurch City, identifies occupied permanent, private residential units, and allows for future fertility, mortality, net migration and household patterns of the population. Medium projections have been chosen as the basis for development contribution assessments.

Non-residential growth as estimated by the Council is based on historic rates of development collected from the City Council's non-residential building consent records for Christchurch. These were projected by relating them to either the Statistics New Zealand sub-national population projections, or New Zealand Institute of Economic Research, Employment Projections for Canterbury, whichever was appropriate for each specific business zone defined by the City Plan.

Changes in impervious surfaces in Christchurch City are based on impervious information provided by Landcare Research derived from satellite imagery. Impervious surface projections were then generated by using the projected household and non-residential growth to identify areas of future change.

Projected Households for Christchurch City 2001 (Base) - Medium projection October 2005 Release

		Christchurch City
Year at 30 June	2001	129,700
	2006	138,800
	2011	144,600
	2016	150,900
	2021	157,100
	2026	162,800
	2031	167,500
	2036	170,500
	2041	172,000

Part A Christchurch city development contributions policy



Change 2001 -2041	Number	42,300
	%	33

For catchments, estimates of number of lots, household units or other developments from which a contribution can be expected are based on analysing:

- The existing zoning in the catchment and the implied likely development based on existing City Plan rules;
- The likely development of localities within the catchment where the City Plan has indicated deferred zoning or identified areas for future growth, or the Council has signalled a proposed variation to the City Plan; and
- Other potential development within the area where the City is experiencing pressure for re-zoning to more intensive land uses.

It is recognised that Christchurch City is experiencing considerable growth. As a consequence, the Council will continually monitor growth and improve the growth model forecasting techniques.

3.3 Cost Allocation Methodology

The Cost Allocation methodology used in this policy is referred to as 'Modified Shared Drivers.' This methodology is applied to past projects and the 10 years of capital works projects in the LTCCP. In the Development Contributions Schedule priority has been given to high value projects and those with a high growth component.

The Modified Shared Drivers approach takes the planned costs of a proposed project and assigns them to various drivers. The categories of drivers within the methodology are:

- Renewal;
- Backlog;
- Growth; and
- Unallocated.

A summary of the Cost Allocation Methodology is as follows:

- The scope and gross cost of the project are reviewed. Any non-capital (operations and maintenance costs, feasibility costs) are deducted.
- Third party funding (e.g. Land Transport New Zealand) is identified and deducted.
- Area of demand is established.
- A share for Renewal is deducted, taking into account the scope of assets being renewed and their remaining life at the time of renewal.
- Capacity and demand information based on current levels of service is used to allocate shares to Backlog and Growth.
- Any remaining share is defined as Unallocated.
- Capacity and useful life information is gathered to help determine the period over which contributions should be collected.

Cost allocation worksheets are available for inspection.

Part A Christchurch city development contributions policy



3.4 Funding Model

The purpose of the funding model is to ensure an equitable assessment of the funding requirements to support the development contributions regime. The primary output of the funding model is an assessment of the required development contributions charges. These charges are listed in Appendix 1.

The model takes account of:

- The funding requirements to support the costs of growth infrastructure.
- Equitable application of those funding requirements to the incoming growth community.
- Recognition that the backlog components of the growth infrastructure are funded by the existing community. The rating charges applied to the existing community will also be applied to the incoming community as there is no differential rating process to exclude the incoming community from those rates charges. Future rating revenue from the increasing community has been estimated and incorporated into the assessment of the development contributions in the Funding Model as a deduction to the charge.
- Interest on funds raised to implement growth infrastructure.
- Interest on development contributions received in advance of provision of growth infrastructure.

3.5 Identification of Capital Expenditure Incurred as a Result of Growth

The total capital expenditure incurred by the Council as a result of growth to meet increased demand for the activities stated in Section 1.2.1 above, both in the past and expected to be incurred over the next 10 years, is set down in the LTCCP and summarised in Appendices 3 and 4.

The Council's policy is that the total growth component of the capital expenditure budgets (excluding funding from other sources, such as from LTNZ or other money already received by the Council, as identified in the following table) will be funded by development contributions. This is because the Council wants the development community and not the ratepayers to fund growth arising out of developments, as a fair reflection of the benefit distribution from that growth and in line with the community outcomes the Council seeks to achieve.

The assessments and documentation supporting the above capital expenditure are available for examination at the main Civic office and service centres of the Council.

Backlog and renewal portions of capital expenditure are funded from sources other than development contributions.

Part A Christchurch city development contributions policy



Development Contributions Summary for Ten Years 2006/2016

Activity	Total Capital Costs Attributable to Growth \$000	Estimated Funds from Development Contributions (10 years) \$000	Balance \$000	Funding of Balance
Reserves	\$152,000	\$147,000	\$5,000	Development contributions attributable to incoming community beyond 10 years Rates through capital funding. Normal capital expenditure funding - see below: <ul style="list-style-type: none"> • Depreciation funds; • Capital revenues included in operating surplus; • LTNZ and other subsidies on capital works; • Drawdown from other reserve funds (e.g. debt repayment reserve); • Borrowing; • Sale of assets; • Development contributions utilised (drawdown from reserves); and • External funding for capital projects.
Water supply and conservation	\$37,807	\$27,269	\$10,538	
Wastewater collection	\$44,900	\$21,573	\$23,327	
Wastewater treatment and disposal	\$75,382	\$54,489	\$20,893	
Surface water management	\$37,350	\$31,213	\$6,137	
Transport	\$56,047	\$41,967	\$14,080	
Community facilities	\$10,987	\$8,406	\$2,581	

Notes:

- 1 While this table reports information in the format required by the LGA, it misrepresents the manner in which the Council funds its Capital Expenditure Programme. Capital expenditure is funded from a number of sources, including development contributions, as noted in the far right column above.
- 2 Section 3.7 and Appendices 3 and 4 summarise and explain the capital expenditure for reserves, network infrastructure and community infrastructure identified in the LTCCP that the Council expects to incur to meet increased demand from growth. Further information on this can also be found in Volume 1 of the LTCCP, under the heading Council Activities and Programmes, Group of Activities, in particular City Development, Community Support, Economic Development, Parks and Open Spaces, Recreation and Leisure, Streets and Transport, Wastewater Collection and Treatment, and Water Supply.

Part A Christchurch city development contributions policy



3.6 Identification of Capital Expenditure Incurred in Anticipation of Growth

In the past the Council has incurred expenditure in anticipation of development. Under the LGA the Council can recover the growth component of these projects implemented to support the future community. A schedule of these 'Past Projects with Residual Capacity' is included in Appendix 3. The cost of the growth component is determined from the actual total cost to implement these projects.

Where the Council anticipates funding will be available from a third party for any part of the growth component of the capital expenditure budget, then this proportion of funding has been excluded from the total estimated growth component to be funded by development contributions.

3.7 Reserves

Where development contributions are sought for reserves, the charge is based on the value of land being developed. With the exception of additional rural lots, the maximum allowable under Section 203 of the LGA will be charged in every case, due to the fact that even at this maximum amount the 10 year cost of growth for the reserves activity (approximately \$152,000,000) exceeds the expected total funding which will be recovered from development contributions for this activity (approximately \$147,000,000). A lesser development contribution for reserves of 5% will be charged in respect of additional rural lots, on the basis that rural residents have less need for local reserves due to their higher levels of private open space. They are considered to place the same demand on other types of reserves, however.

Funding provision for growth over the next ten years will focus on the expansion of the reserves asset portfolio, through the continued purchase of new reserves (which has averaged around 80-100 ha per year for the last seven years) and through vesting new reserves from subdivision (which has averaged 12 ha per year for the last seven years).

Strategic reserve purchases from the Port Hills Acquisition Programme is leading the purchase programme. Local reserve purchases are being made as part of the Local Parks Acquisition Strategy to balance infill housing in Living 3 Zones and to meet the goal of the strategy to ensure at least 90% residents in the urban city environment live within 400 metres of a reserve. In particular, additional local reserve purchases are being made in areas such as Addington, Riccarton, Central City, St Albans, Papanui and Inner City East. District reserve purchases are also factored in every second year where additional growth is occurring on a larger scale, such as in Halswell, Belfast and Burwood, due to the new subdivision of rural land.

In addition to extensions to existing reserves or the formation of linkages between them, the new reserve vesting programme adds around 10 new reserves per year, which also need to be developed and levels of service provided to meet new needs. Population, as measured by the last three census periods from 1991 to 2001 has been growing steadily at 3.8% per census. The take up of vacant residential land for new housing is averaging 100 ha per year. This creates the new reserve assets that then need to be developed.

Open Space service levels have also been raised in many infill areas such as the central city, where there has been an increase in unit development leading to the purchase of houses beside existing parks to incorporate into the reserve and create greater space for new recreation equipment.

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4.0 Assessment of Household Equivalent Units Applying to Development

4.1 Residential Applications

A development contribution will be assessed in respect of any application for resource or building consent or service connection at a rate of 1 HUE per household unit for the following activities:

- Network Infrastructure:
 - Water supply and conservation;
 - Wastewater collection, treatment and disposal;
 - Surface water management; and
 - Transport.
- Community Infrastructure:
 - Leisure facilities.

The Council will not assess any development contribution in respect of applications to enlarge the GFA of any existing residential unit. In addition, credits will apply for any existing household units or in relation to an existing lot in accordance with Section 2.4 above (e.g. replacement of an existing residential unit receives one HUE credit for each activity).

For subdivision applications, the Council will assess (based on zoning and site specific factors) whether the likely development on the lot will be residential. In such cases, it is assumed that every lot created will contain one household unit. A development contribution at a rate of 1 HUE per lot for each activity will be assessed. If the Council considers that subsequent development will be non-residential, it will be assessed pursuant to Section 4.2. Credits may apply in accordance with this policy.

Where the Council anticipates that any lot will not be connected to the network infrastructure in respect of water supply, waste water or surface water, no charge will be made for that activity at that time. However, if at a future time the lot is to be connected it will attract a development contribution at building consent or at service connection stage.

Reserves contributions are assessed without reference to a HUE analysis for the household unit or lot.

4.2 Non-residential Applications

For non-residential resource consent applications HUEs may be assessed for each activity using one of the following methodologies:

- If demand is known (e.g. vehicles per day (VPD), volume of water usage), then the HUE is assessed using the base units Table 4.1.
- If demand is unknown, then the HUE is estimated using the GFA conversions in Appendix 5 below.

The demand on infrastructure of any non-residential activity will be assessed based on an assessment of the demand that will result when the activity is established and operational, not on the demand created temporarily during construction.

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For any application for resource or building consent or authorisation for service connection in relation to a non-residential activity, the development contribution in relation to the following activities will be assessed by the HUEs assessed for the planned development:

- Network Infrastructure:
 - Water supply and conservation;
 - Wastewater collection, treatment and disposal;
 - Surface water management; and
 - Transport.
- Community Infrastructure:
 - Leisure facilities.

For subdivision applications, the Council will assess (based on zoning and site specific factors) whether the likely development on the lot will be non-residential. In such cases, a development contribution based on an estimated level of development in GFA per lot for each activity will be assessed in accordance with Appendix 5 below. If the Council considers that subsequent development will be residential, it will be assessed pursuant to Section 4.1 above. Credits may apply in accordance with Section 2.4 above.

Reserves contributions are assessed without reference to a HUE analysis for the lot.

Where an application for subdivision consent or land use consent is lodged with accurate information on the proposed GFA and the area of impervious surfaces (ISA) or demand (in HUEs) for Council services, the development contribution payable will be assessed using the processes described above.

Where an application for subdivision consent is lodged in the absence of a land use consent, or where no information on the GFA and ISA proposed for the eventual development on any site is provided with an application for either subdivision or land use, the Council will make an estimate of the likely GFA and ISA for assessment purposes, based on the average building coverage rates for that area. The Council is conscious that development contribution charges should be recovered at the earliest opportunity and should not be unfairly borne by future potential purchasers of subdivided sites.

The payment of a development contribution for any non-residential development relating to water supply, wastewater, surface water and transport is based on either the GFA or ISA. Where an estimate had been used to assess GFA and/or ISA for this purpose, then only 25% of the estimated development contribution payable will be invoiced at the time the subdivision or land use consent is issued (the subdivision portion of the development contribution).

This amount paid at subdivision will be credited against the full development contribution which would otherwise be assessed on any subsequent application for building consent, or during subsequent land use applications, to allow reassessment of the development contribution prior to final payment based on actual GFA/ISA and demand (in HUEs) for each activity.

Demand is known

Table 4.1 sets out the average household unit (HUE) for the activities in terms of base units. By comparing expected demand against the figure contained in the third column, a HUE for that service for the development can be obtained.

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Table 4.1 Base Unit Measures for Assessment of Non-residential Development			
Activity	Base Unit Measure	Demand per HUE	Comments
Water supply and conservation	Litres per day	594 ¹	Design demand from Christchurch Metropolitan Code of Urban Subdivision
Wastewater collection, treatment and disposal	Litres per day	594 ¹	Design demand from Christchurch Metropolitan Code of Urban Subdivision
Surface water management	Impervious area m ²	450	Assessed average impervious area per household
Transport	Vehicles per day	10	Assessed as passenger car unit equivalents

Note 1 Water supply equivalences have been deemed to be the same as wastewater equivalences on the basis that, typically, wastewater flow is proportional to water use. Both demand figures shown are therefore for wastewater.

4.3 Rural Land Uses

Residential developments in the rural area are treated the same as in the urban environment. On any application for consent or service connection in respect of a rural lot, the development contribution will be assessed at 1 HUE per additional household unit on the lot. Credits may apply in respect of any existing household unit.

Development contributions in respect of the following activities will therefore all be assessed at 1 HUE per additional lot:

- Network Infrastructure:
 - Water supply and conservation (only if served);
 - Wastewater collection, treatment and disposal (only if served);
 - Surface water management (only if the development lies within a surface water Area of Demand); and
 - Transport.
- Community Infrastructure:
 - Leisure facilities.

Non-residential sheds and farm buildings associated with rural activities, which do not place additional demand on infrastructural services, will not incur a development contribution.

Non-residential developments located in the rural area will be assessed for a development contribution in accordance with either Sections 4.2 above or 4.4 below.

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Where the property is not planned to be connected to the network infrastructure in respect of water supply or waste water no charge will be made for that activity. However, if at a future time the lot is to be connected it will attract a development contribution at building consent or at service connection.

4.4 Extraordinary Circumstances

The Council reserves the discretion to enter into specific arrangements with a developer for the provision of particular infrastructure to meet the special needs of a development, for example where a development requires a special level of service or is of a type or scale which is not readily assessed in terms of HUEs.

If, at development stage, an application clearly has a significantly greater impact than that envisaged in the averaging implicit in the above methodology, a 'special assessment' may be called for at the Council's discretion. The applicant will be expected to provide supporting information and detailed assessments of their development's transport, water supply and wastewater demands in base units. Using the standard base unit/HUE conversions these estimates may then be converted to HUEs and charged accordingly. This additional information could be requested or provided at the pre-application stage or as part of a further information request under Section 92 of the RMA.

For example, a 'traffic impact assessment' is a requirement for many non-residential developments as well as residential developments larger than a few lots. It will usually be possible to compare the vehicle trips per day reported from this source with Table 4.1. In any case, any particularly traffic intensive activity, such as, but not limited to the following, will be deemed to fall into the special assessment category and the HUEs based on the impact assessment:

- Service stations with or without retail facilities.
- Drive through fast food restaurants.
- Bulk floor/large format retail (or 'big box') developments.
- Irregular generators (e.g. sports stadia).

4.5 Summary

Table 4.3 Summary of HUE Assessments		
Activity	Subdivision	Development
Residential	Per additional title: 1 HUE per activity Reserves contribution to be assessed at 7.5% of land value of each additional lot created (refer Appendix 1)	Per additional title or household unit, including units in strata title type developments: 1 HUE per activity Reserves contribution to be assessed as the value of 20m ² of land for each additional residential unit (refer Appendix 1)
Non-residential	Standard table of HUEs per activity in units of 100m ² GFA	Standard table of HUEs per activity in units of 100m ² GFA

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	Reserves contribution to be assessed at 7.5% of land value of each additional lot created (refer Appendix 1)	
Mixed	To be assessed as applicable based on the proportions of the type of development that are proposed.	
Extraordinary circumstances	At the discretion of and on demand by the Council. Applicant to provide detailed assessments of their development's transport, water supply and wastewater demands utilising the mechanism in Table 4.1. Using the standard base unit/HUE conversions these estimates may then be converted into HUEs and charged accordingly.	

5.0 Assessment of Development Contributions

For each network and community infrastructural service where development contributions are required, the amount payable will be assessed by multiplying the development contributions per HUE by the number of HUEs less any applicable credits.

5.1 Residential Development

Table 5.1 Process for Determining Development Contribution Charge – Residential Development	
Step 1 – Area of Demand	Go to Appendix 2 and check what (geographical) development contribution area the development lies within.
Step 2 – Pricing Schedule	Go to the development contributions schedule (Appendix 1) and identify the fees payable per HUE for the area of demand for each activity.
Step 3 –Credits	Determine any credits applicable.
Step 4 – Number of HUEs per activity	For residential development there is 1 HUE per additional lot or additional residential unit created, per activity.
Step 5 – Charge (Excluding reserves)	For each activity multiply the number of HUEs (Step 5) by the fees payable (Step 2). Sum the results for each activity to achieve the total charge.
Step 6 –Reserves	In addition, the development contribution for reserves will be assessed as the maximum of 7.5% of land value

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	on subdivision and as land value of 20m ² for each additional residential unit on development (refer Appendix 1).
Step 7 – Development contribution charge	Add together the results from Steps 5 and 6 to get the total development contribution for the proposed development and add GST of 12.5%.

5.2 Non-residential Development

Table 5.2 Process for Determining Development Contribution Charge – Non-residential Development	
Step 1 – Area of Demand	Go to Appendix 2 and check what (geographical) development contribution area the development lies within.
Step 2 – Pricing Schedule	Go to the development contributions schedule (Appendix 1) and identify the fees payable per HUE for the area of demand for each activity.
Step 3 –Credits	Determine any credits/ applicable.
Step 4 – Number of HUEs per activity	Determine the number of HUEs per activity using the appropriate method defined in Section 4.2 above. Refer also to Appendix 5.
Step 5 – Charge (Excluding reserves)	For each activity multiply the number of HUEs (Step 5) by the fees payable (Step 2). Sum the results for each activity to achieve the total charge.
Step 6 – Reserves	In addition, the development contribution for reserves will be assessed as the maximum of 7.5% of land value on subdivision (refer Appendix 1) and add GST.
Step 7 – Development contribution charge	Add together the results from Steps 5 and 6 to get the total development contribution for the proposed development and add GST of 12.5%.

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6.0 Timing of Assessment and Payment of Development Contributions

6.1 Timing of Development Contributions

General

The Council will assess and require payment of a development contribution upon granting:

- A resource consent (subdivision or land use); and
- A building consent; and
- An authorisation for a service connection.

Development contributions will be assessed and advised at the earliest opportunity and reassessed and invoiced at current cost at each later stage at which a development contribution may be payable for a development. Generally, the Council considers that the initial subdivision consent stage is the most appropriate time to take a development contribution, for the following reasons:

- It creates the legal framework for the development of the lots and buildings which cause the demand for additional reserves, network infrastructure and community infrastructure;
- Practicality of implementation;
- Economies of scale in implementation cost;
- Fairness; and
- Best available knowledge for projections and allocating budgets.

Large subdivisions may be developed in stages, where one land use consent may be granted for the entire subdivision prior to any subdivision consents being granted.

Similarly, development contributions will be sought at land use consent or building consent stage, or on application for a service connection, where intensification for residential or non-residential purposes takes place independently of subdivision.

Determination of Land Use

When the Council takes a development contribution at subdivision consent stage, the City Plan zoning will determine the type of development contribution payable.

Changes in the development

If on any subsequent application for consent or service authorisation, it is apparent that the nature of activities has changed from that envisaged at the time a previous development contribution was paid, the development contribution will be reassessed and any demand difference debited or credited.

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6.2 Payment of Development Contributions

Development contributions must be paid on invoice. Note further reassessment of the development contribution payable will occur if payment is not received within 12 months of issuing the assessment.

6.3 Limitations to the Application of Development Contributions

The Council will not require a development contribution to the extent that:

- it has, under Section 108(2)(a) of the RMA imposed a condition on a resource consent in relation to the same development for the same purpose; or
- the developer will fund or otherwise provide for the same reserve, network infrastructure or community infrastructure; or
- the Council has received or will receive full funding from a third party for those works.

This does not prevent the Council from collecting a contribution in respect of any subsequent application for consent or service authorisation for any development, where the amount of the development contribution assessed for the development for the same purpose is more than the development contribution provided pursuant to any prior consent or authorisation for that development.

6.4 Cash as opposed to Land

For the avoidance of doubt, Section 1.6 above does not in any way limit the Council's discretion as to whether development contributions for reserves will be paid in the form of cash or land. The circumstances under which the Council will take cash and those under which the Council will take land are set out in Appendix 1.

6.5 Enforcement Powers

If payment of the development contribution is not received on invoice the Council will use the powers outlined in Section 208 of the LGA. Those provisions state that until a development contribution required in relation to a development has been paid, the Council may:

- (a) in the case of a development contribution required under Section 198(1)(a):
 - withhold a certificate under Section 224(c) of the RMA.
 - prevent commencement of a resource consent under the RMA.
- (b) in the case of a development contribution required under Section 198(1)(b), withhold a code of compliance certificate under Section 95 of the BA.
- (c) in the case of a development contribution required under Section 198(1)(c), withhold a service connection to the development.
- (d) in each case, register the development contribution under the Statutory Land Charges Registration Act 1928, as a charge on the title of the land in respect of which the development contribution is required.

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6.6 Postponement, Review, Remission, Reduction and Refund of Development Contributions

6.6.1 Postponement of Development Contributions

There are no specific situations where a development contribution will be postponed. The Council may, at its discretion, grant any postponement of any development contribution payable under this policy.

6.6.2 Review of Development Contributions

The Council does not consider it appropriate to provide any formal review process. Sufficient opportunities exist for any applicant to discuss all matters relating to this policy with Council staff, to outline any extraordinary circumstances and for matters to be brought before the Council for a decision.

6.6.3 Remission and Reduction of Development Contributions

This policy does not provide for any remissions or reductions to be applied for or granted.

6.6.4 Refund of Development Contributions

The refund of cash and return of land will occur in accordance with Sections 209 and 210 of the LGA, in the following circumstances:

- If the development does not proceed;
- If a consent lapses or is surrendered;
- If the Council does not provide any reserves, network infrastructure or community infrastructure for which a development contribution was required; or
- If the Council does not apply money, or use land, within 10 years, or any relevant agreed period, of that contribution being received for any specified reserve purpose.

For the avoidance of doubt, and except in relation to any money or land taken for a specified reserves purpose, the Council will not refund a development contribution where any specific project does not proceed, unless the activity for which the development contribution was taken is not provided.

Any refunds will be issued to the current consent holder for the development to which they apply.

The amount of any refund will be the development contribution paid, less any costs already incurred by the Council in relation to the development and its discontinuance, but may include any interest earned depending on the circumstances of the case.

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7.0 Other Matters

7.1 Basis of Land Valuation

Land valuations for the purposes of development contributions will be determined on the basis of the market value at the time the development contribution is assessed; but including the rights and configuration given to the land under the consent application which gives rise to the development contributions assessment, and including any rights or configuration given by consents already granted.

If for any reason the development contribution is not paid within 12 months of assessment then a revised valuation will be required.

If for any reason the development contribution is not paid within 6 months of assessment then a revised valuation may be required at the discretion of the Council. It is anticipated that the Council will only require a revised valuation after 6 months where there is reason to believe that market values have altered significantly.

7.2 Private Development Agreements

Where it is in the best interests of all parties, being the developer, the Council and the Christchurch community generally, the Council may at its discretion enter into a private development agreement with a developer for the provision of cash, land or works and defer or credit any contribution payable under this policy. Any such decision will identify the extent to which the terms of such agreement depart from the standard process and assessment for development contributions and the reasons for entering into the agreement.

7.3 Development Contributions Payable by the Council

The Council is exempt from paying development contributions on any development that is itself a capital expenditure for which development contributions are required. This avoids the possibility of collecting development contributions for one activity to pay for development contributions for another activity. The Council is otherwise required to pay development contributions as appropriate.

7.4 Development Contributions Exemption for the Crown

The Crown is exempt from paying development contributions, but is invited to pay development contributions as appropriate on any activities which consume infrastructural capacity. The extent of any exemptions in any financial year will be disclosed in the following Annual Report, as infrastructural capacity not funded which will need to be apportioned to general rates rather than apportioned to future development contributions.

7.5 Development Contributions Payable by Private Development on Reserves

Where the Council permits private development, such as clubrooms, on reserves, as non-residential development these will be subject to a development contribution.

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7.6 Goods and Services Tax (GST)

The total end-to-end process for assessment of development contributions is exclusive of GST. Once all the assessments are complete, GST shall be added to the final invoice as required by the legislation and/or regulation of the day.

7.7 Boundary Adjustments

Where a subdivision consent is granted for a 'pure' boundary adjustment and no new titles are created, then development contributions will not be assessed or payable on the subdivision consent.

7.8 Applications to Vary Consents or the Conditions of Consents

Where applications are granted to vary consents or the conditions of consents, resulting in a change to HUEs, GFA or ISA (to the extent of the variation), these will be considered to be the granting of new consents for the purpose of requiring development contributions and revised assessments of the development contributions payable will be issued.

7.9 Service Connection

In addition to development contributions payable at the time of service connection, the Council will continue to collect service connection fees in accordance with current practice and the LGA for the following assets:

- Water supply connection;
- Wastewater connection;
- Surface water connection; and
- Vehicle crossing.

8.0 Significant Assumptions

Throughout the entire process of determining development contributions the Council has used the best information available. As more accurate or up-to-date information becomes available it will be used for amendment or review of this policy as necessary.

Planning Horizons

A 35 year timeframe is used as a basis for forecasting growth and applying a development contribution. This is consistent with the Council's activity management planning horizons.

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Growth

The Council's growth model makes use of the best available information in anticipating growth of the city.

Third Party Funding

While these are subject to change, the Council has assumed that the funding policies of third parties such as Land Transport New Zealand will remain the same for the period of the 2006/16 LTCCP.

Interest Rates

The interest rates used within the development contributions funding model are those defined in the budget assumptions for the 2006/16 LTCCP. While interest rates are subject to fluctuation and are reviewed annually, these are reasonable assumptions over the period of the 2006/16 LTCCP.

Key Risks/Effects

The growth and uptake predictions in the growth model may not eventuate, resulting in a change to the assumed rate of development. The Council will continue to monitor the rate of growth and will update assumptions in the growth and funding models as required.

There is also a risk that the lag between expenditure incurred by the 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 increased debt servicing cost and could also result in increased depreciation costs for future ratepayers. The Council will continue to monitor the rate of growth and will update assumptions in the growth and funding models as required.

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Appendices

Appendix 1

Development Contributions Schedule of Charges

Reserves

Development contributions for reserves shall be the greater of:

- 7.5% of the value of additional lots (residential and non-residential) as valued within 12 months of the time of payment, at the time of payment (either in cash or land equivalent).
- The value equivalent of 20m² of land for each additional household unit created¹ by the development, paid as cash and valued within 12 months of the time of payment.
- 5% of the value of additional rural lots as valued within 12 months of the time of payment, at the time of payment. The value of the rural lot for this purpose shall be the equivalent value of a house site of 1,000m² within each lot.

Note 1: Additional household unit means a second or subsequent unit on the same title.

The Council will take development contributions of either cash and/or land towards providing reserves for open space and recreation from subdivision and/or development, depending on which will more effectively add to the quality, diversity and distribution of open spaces and recreation areas in the City, as determined by the Council's Area Plans Programme and other mechanisms concerning strategic land acquisition.

The basis for development contributions for reserves is the additional actual or potential demand anticipated for open space and recreational land consequent to subdivision and/or development; that is, its effects in terms of land use and intensification. Contributions are not to be imposed as a tax on development, but can be in the form of land (where provision is practicable such as from larger 'greenfield' sites) or cash, according to an equivalent value if land were taken in the locality.

The Council needs to retain the ability to make decisions on the appropriateness of land needed for open space and recreation purposes. The Council acknowledges, that in designing a subdivision, the subdivider has an understanding of the needs of the potential occupiers and has a financial stake in ensuring that the subdivision is attractive and satisfies those needs. As the City grows both in population and housing areas, there is a continuing need for more land to satisfy open space and recreational needs, new areas of which will inevitably become more difficult to acquire in appropriate locations as the City becomes more intensively developed. The resource consent process instead provides the opportunity for the Council and the subdivider to reach agreement on whether a cash and/or

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land contribution is appropriate in the circumstances, so that it is possible for the Council to acquire suitable land as, where and when opportunities arise. In the final analysis the Council has the right to decide on the appropriate level of land and/or cash contribution.

The Council will seek cash and/or land contributions where they will provide for one or more of the following²:

- the purchase or acquisition of land for district reserves and sports fields in areas where there are existing or potential deficiencies in the provision of them;
- the purchase or acquisition of land for local reserves in areas where there are existing or potential deficiencies in the provision of them;
- the purchase or acquisition of land of ecological or conservation value where there is a need to protect such areas by way of public ownership;
- the purchase or acquisition of regional reserves including coastal areas, the plains and wetlands and the Port Hills, for the protection and conservation of natural, cultural and heritage landscapes, ecology and features and to contribute to the 'Garden City' image;
- the development of land purchased or acquired as development contributions to a usable state for local and district reserves, sports fields and open space, including to upgrade an existing reserve, either adjoining or in the vicinity of a subdivision, rather than provide a new reserve within the subdivision, if the existing reserve is linked to and serves the subdivision;
- the purchase and development of land for amenity purposes within or adjoining non-residential areas; and
- any other purpose permitted by Sections 205 and 206 of the LGA.

Note 2 This supersedes Policy 14.1.4 in Volume 2 of the City Plan.

The following are some examples to provide a guide to the level of service expected:

- a relatively flat, useful area of land for a local reserve, accessible to the user population and of a size (at least 2,000-3,000 sq m) adequate to accommodate children's play equipment, substantial tree plantings and open space;
- a linkage or potential linkage along or to significant natural features, or between other areas of public open space and community facilities;
- protection or enhancement of significant mature trees, significant areas of indigenous vegetation, indigenous wildlife habitat, margins of waterways or other significant natural features;
- protection or enhancement of historic or cultural features of significance to the City's population;
- a usable area of open space for planting as visual relief from a built or highly developed environment; or
- a flat usable area of land for district sports fields, accessible with full road frontage and a size (at least 4ha) adequate to accommodate at least two sports fields, tree planting and other open space. To accommodate sports clubs, at least 4ha, ideally more, would be needed.

The Council accepts that there are benefits for the future occupants of subdivisions of having plenty of local open space and recreation areas. However, the Council is often asked to take over and maintain larger open space and recreation areas within a new subdivision than are required under the development contribution provisions. Because there are also additional demands from the future occupants of such subdivisions on the Council's other open space and recreation resources, the Council also needs to ensure that it obtains sufficient cash contributions, in addition to land contributions, to fund the acquisition and development of district sports fields, walking and cycling tracks, and wider areas on the City's outskirts. While the Council is prepared to accept the vesting and future maintenance of such land, it will not accept as a credit towards the development contribution required additional land provided (over and above the development contribution requirements according to this policy) for open space and recreation where it is only for the benefit of the future occupants of the subdivision. Likewise, the Council will not accept as a credit towards the development contribution

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required unnecessary levels of development, such as the provision of entrance gateways and fountains, etc. If subdividers choose to provide such features for the benefit of the subdivision, its future occupants and its competitiveness within the market, it is appropriate that they do so at their own expense.

Network Infrastructure

Development contributions for network infrastructure shall be:

Activity	Area of Demand	Development Contribution per HUE
Water supply and conservation	City wide	\$1499.72
Wastewater collection	Avon	\$1,261.81
	Heathcote	\$2,081.61
Wastewater treatment and disposal	City wide	\$3,211.42
Surface water management	Avon	\$696.75
	Heathcote	\$5,204.91
	Estuary	\$1,710.34
	Halswell	\$2,174.33
	Otukaikino	\$0
	Styx	\$0
Transport	City wide	\$2,627.67

Community Infrastructure

Development contributions for community infrastructure shall be:

Activity	Area of Demand	Development Contribution per HUE
Leisure facilities	East	\$575.43
	North	\$1,007.76
	West	\$1,807.31
	South	\$386.96

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Appendix 2

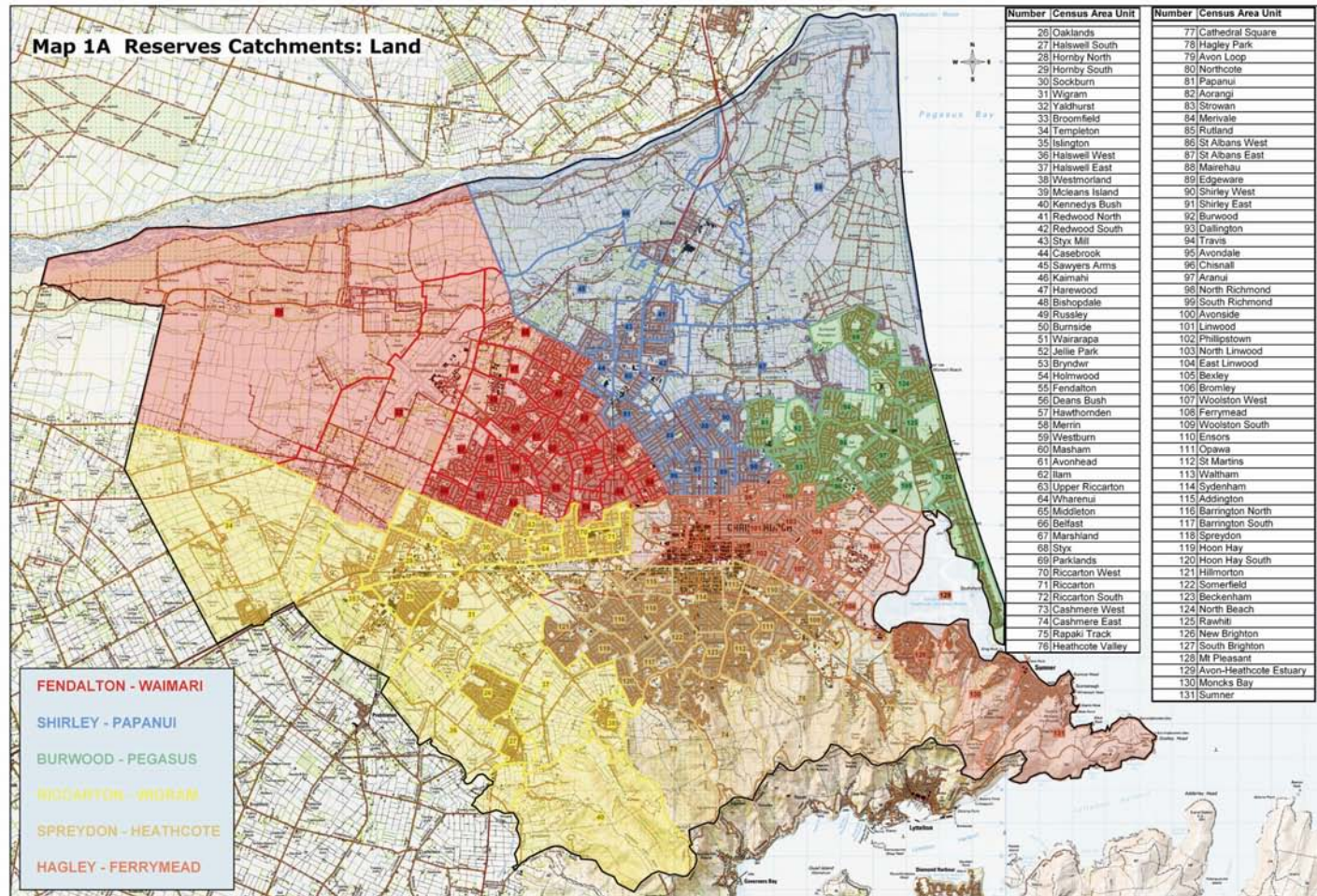
Areas of Demand

Map 1A	Reserves Catchments: Land
Map 1B	Reserves Catchment: Facilities
Map 2A	Network Infrastructural Service Catchment: Water Conservation
Map 2A	Network Infrastructural Service Catchment: Water Supply
Map 3A	Network Infrastructural Service Catchments: Wastewater Collection
Map 3B	Network Infrastructural Service Catchment: Wastewater Treatment and Disposal
Map 4	Network Infrastructural Service Catchments: Surface Water Management
Map 5	Network Infrastructural Service Catchment: Transport (Christchurch City)
Map 6	Community Infrastructural Service Catchments: Leisure Facilities

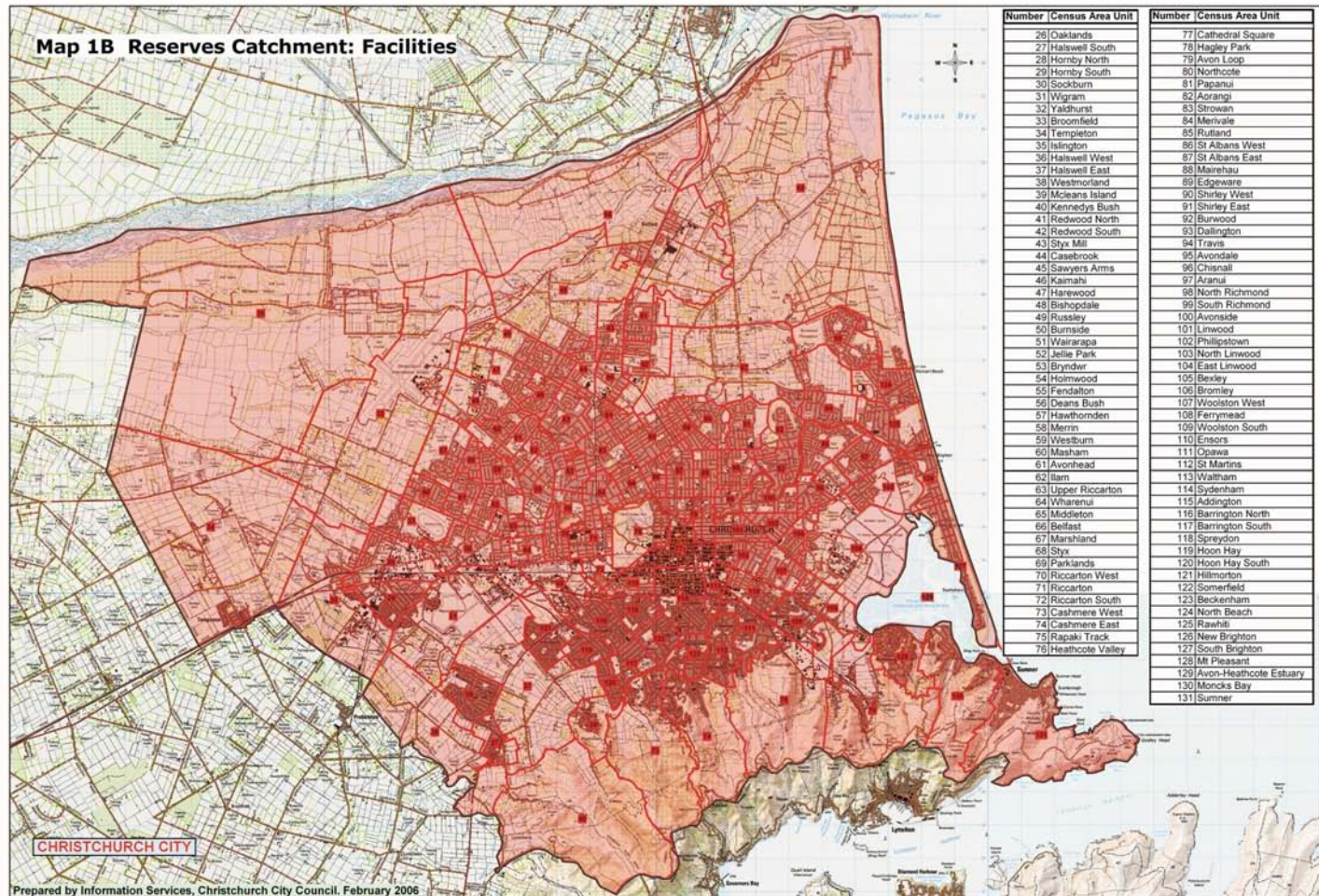
All developments on, or creating sites less than or equal to, 1 Ha within or upstream of the urban areas of the identified surface water management catchments and discharging into a piped network, watercourse or open drain shall be included in the area of demand for surface water management activities and will be subject to payment of the surface water management development contribution.

A3-sized maps of Maps 1 through to 6 are available upon request by phoning the Council on 03-941-8999 or emailing ccc-plan@ccc.govt.nz.

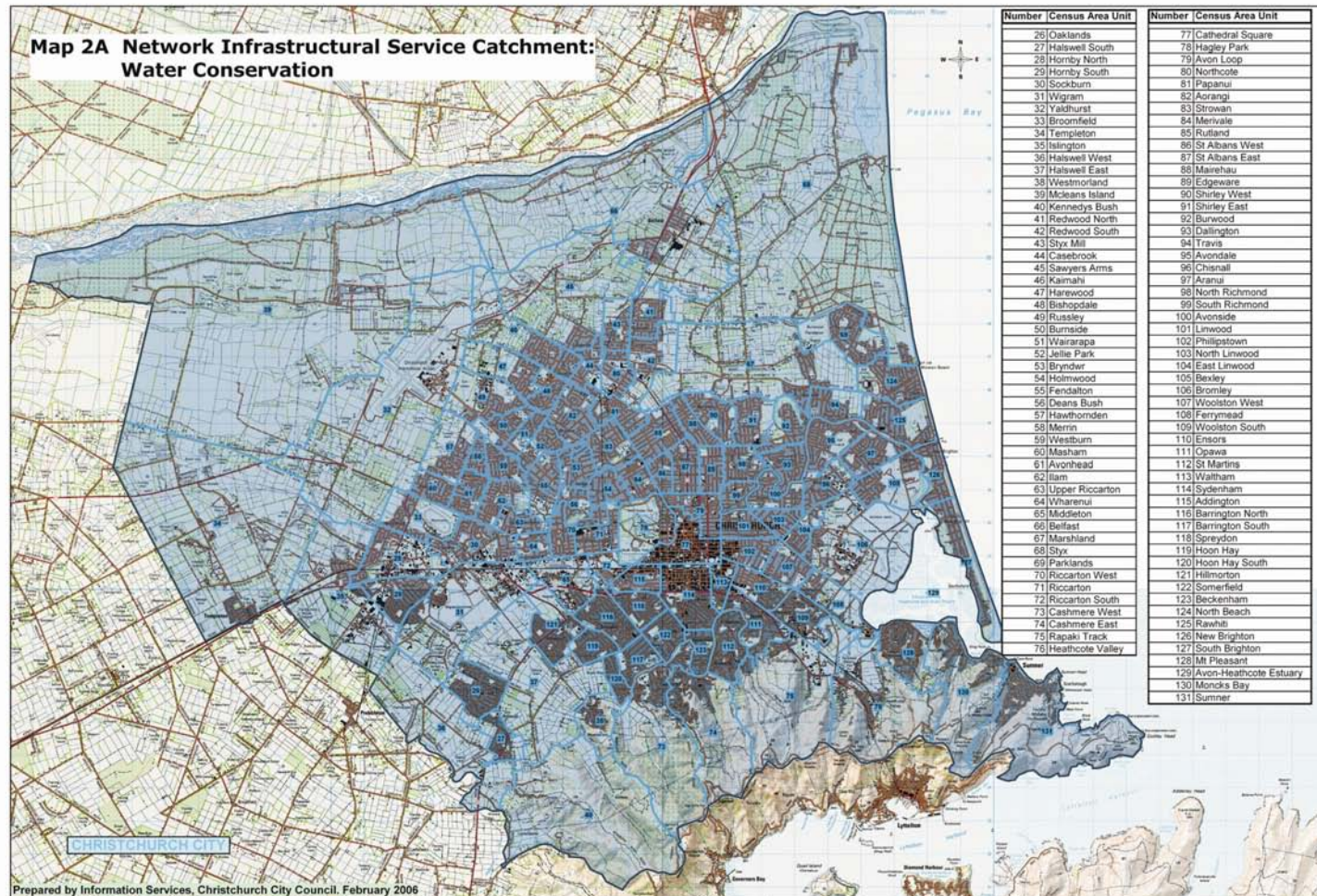
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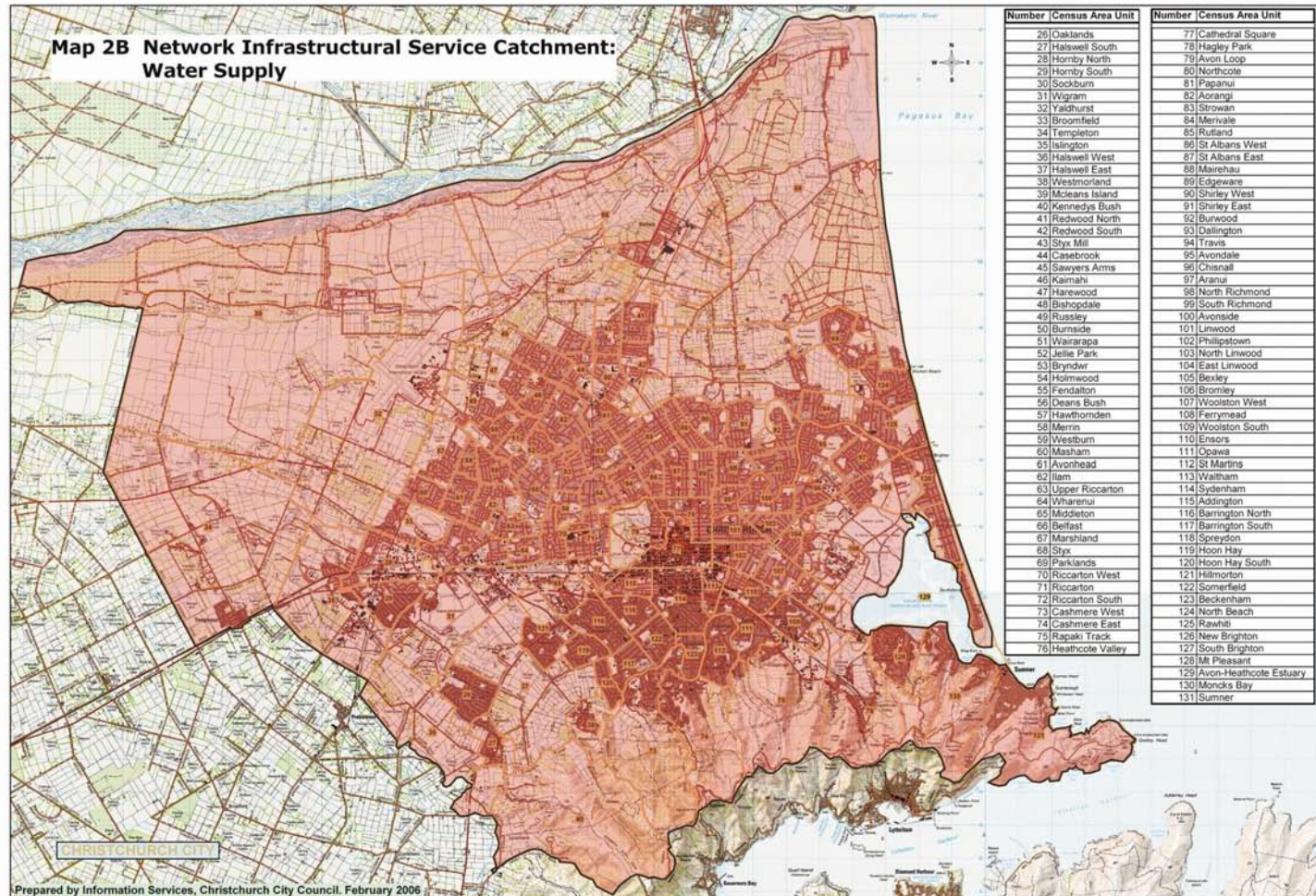
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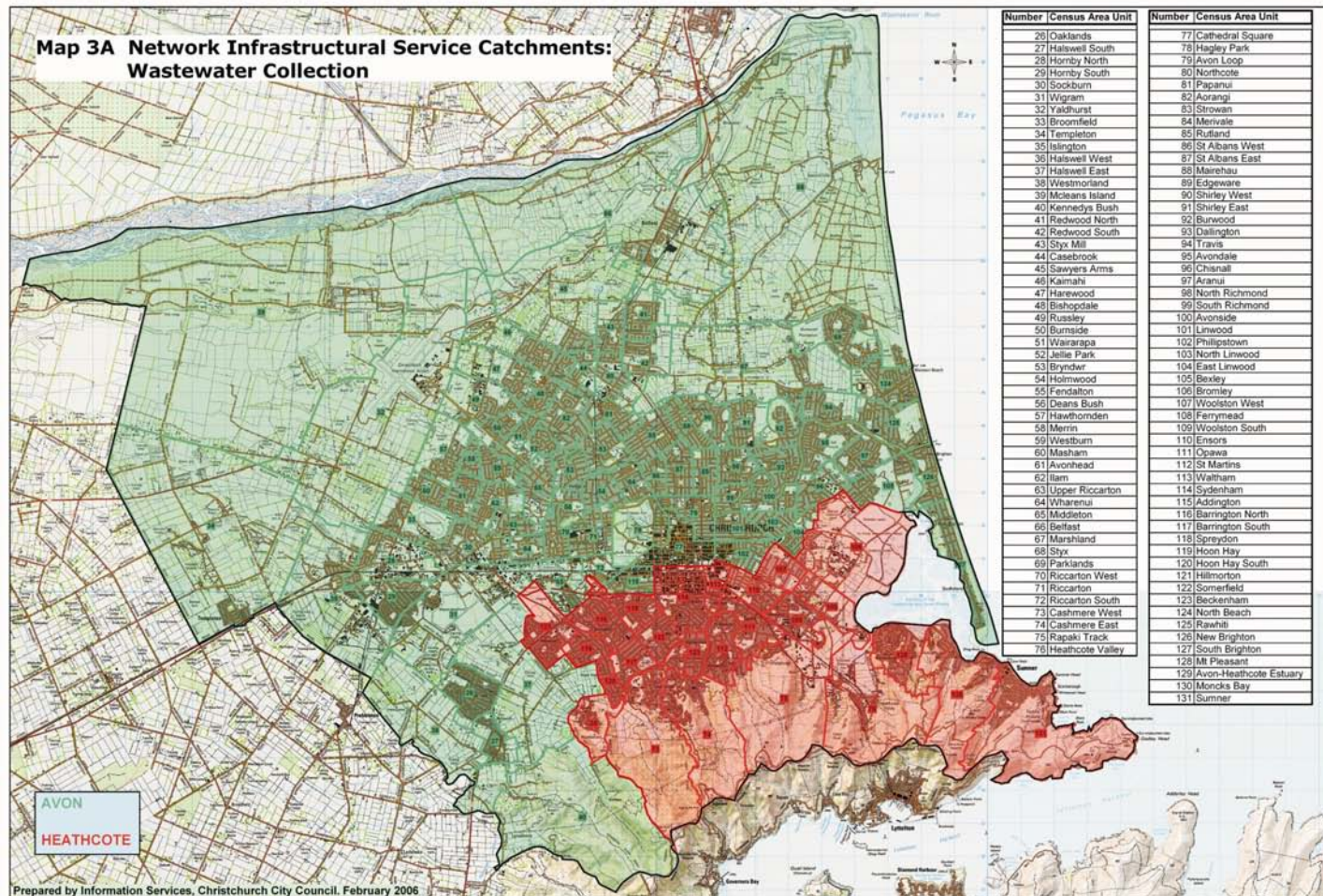
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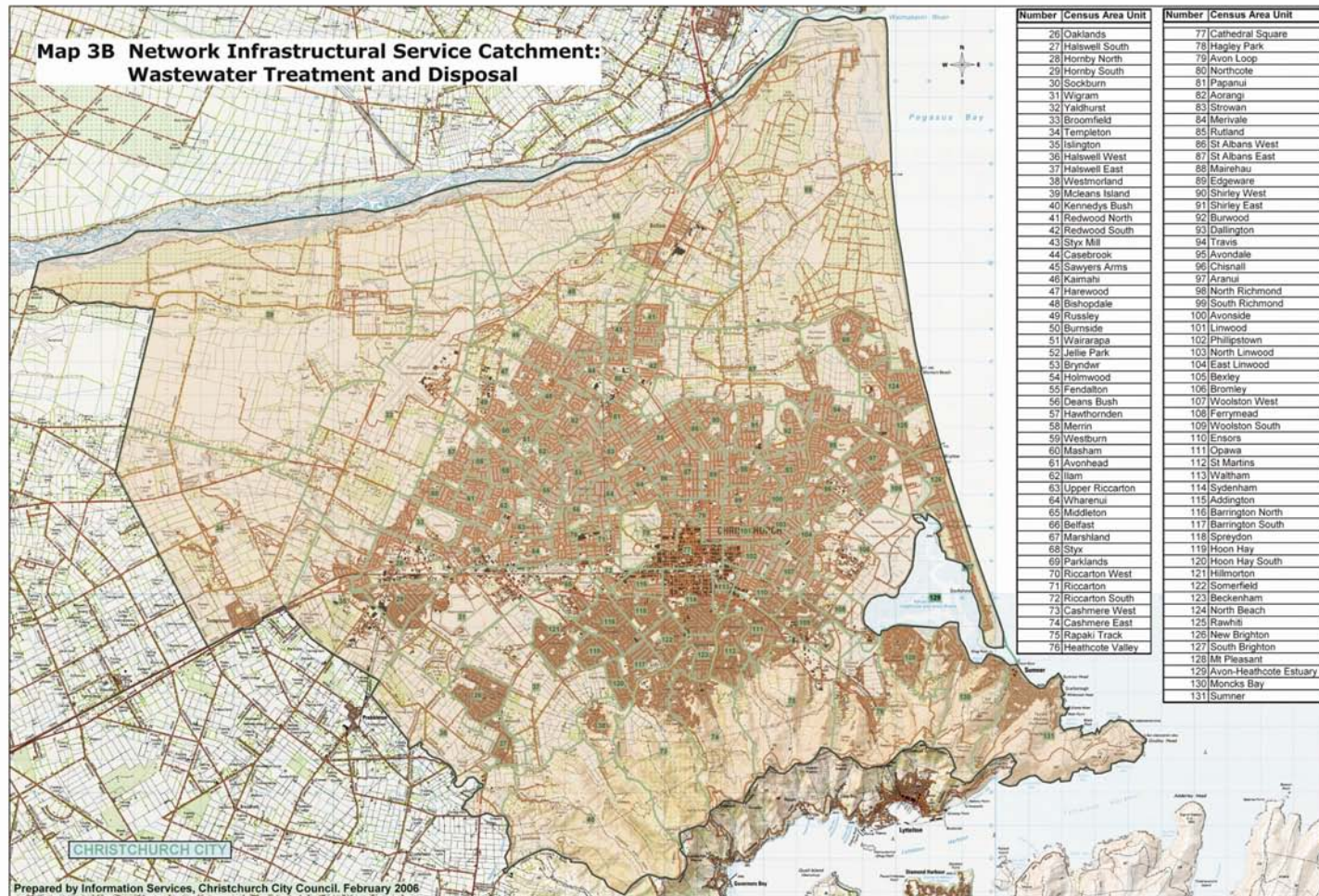
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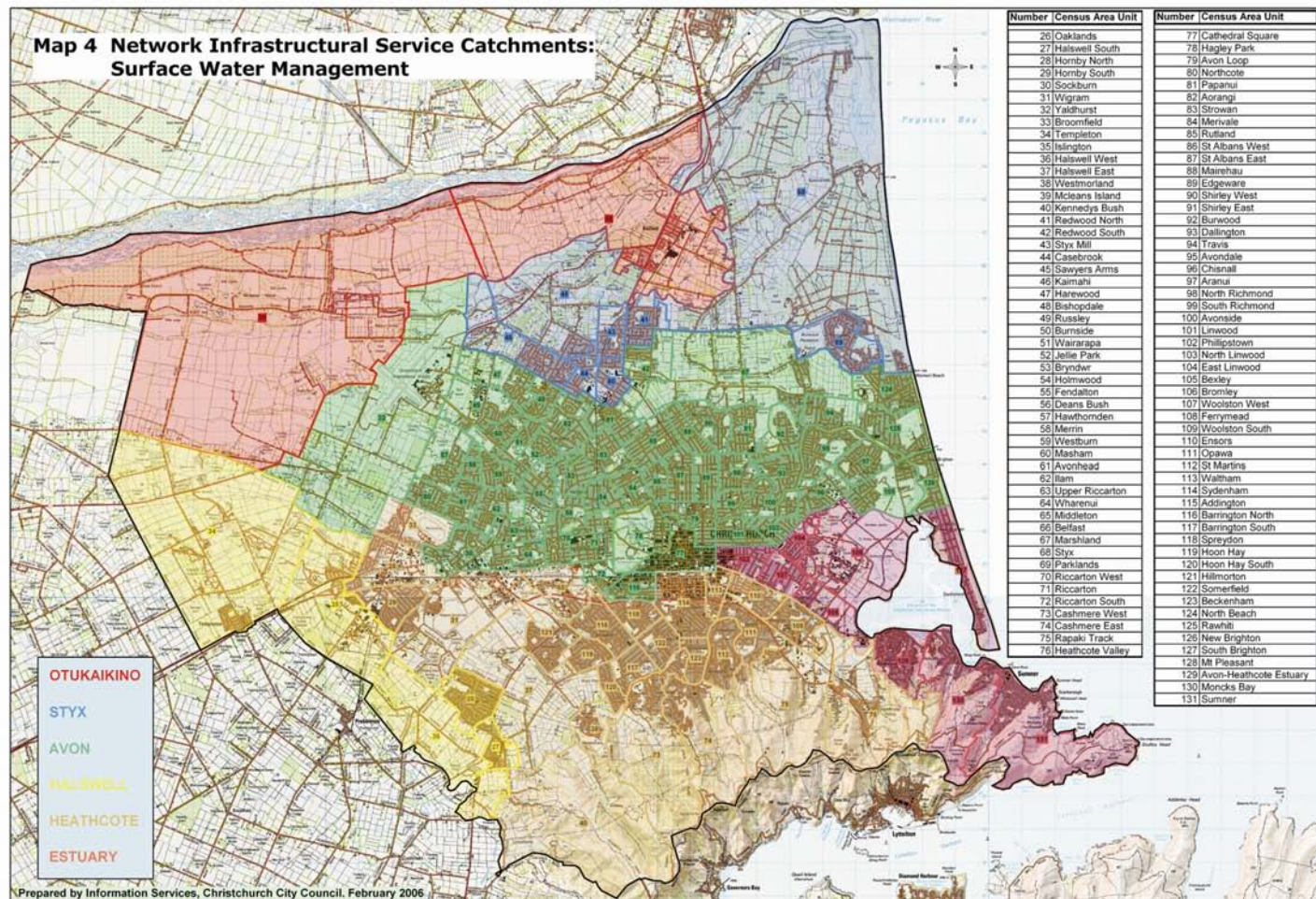
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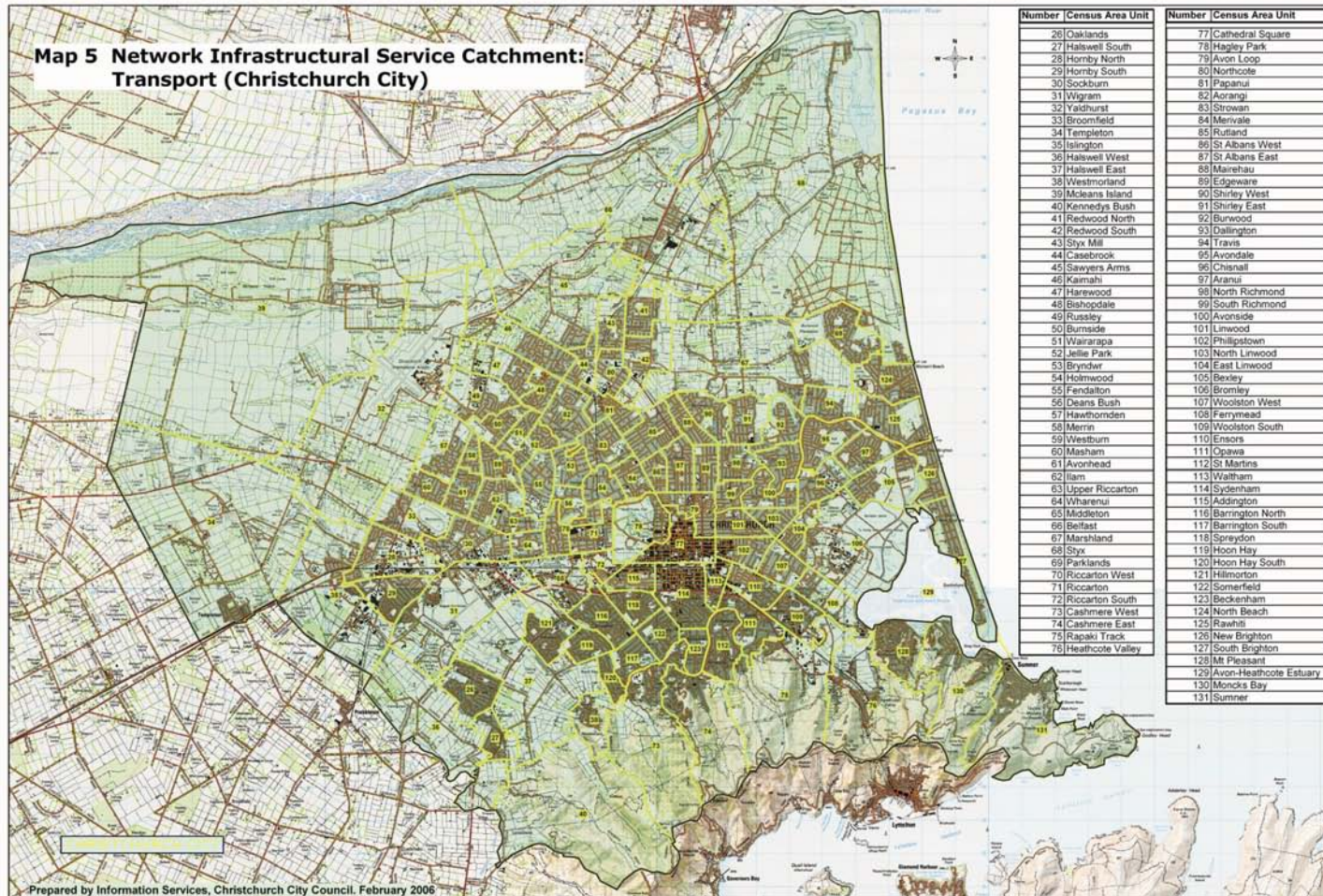
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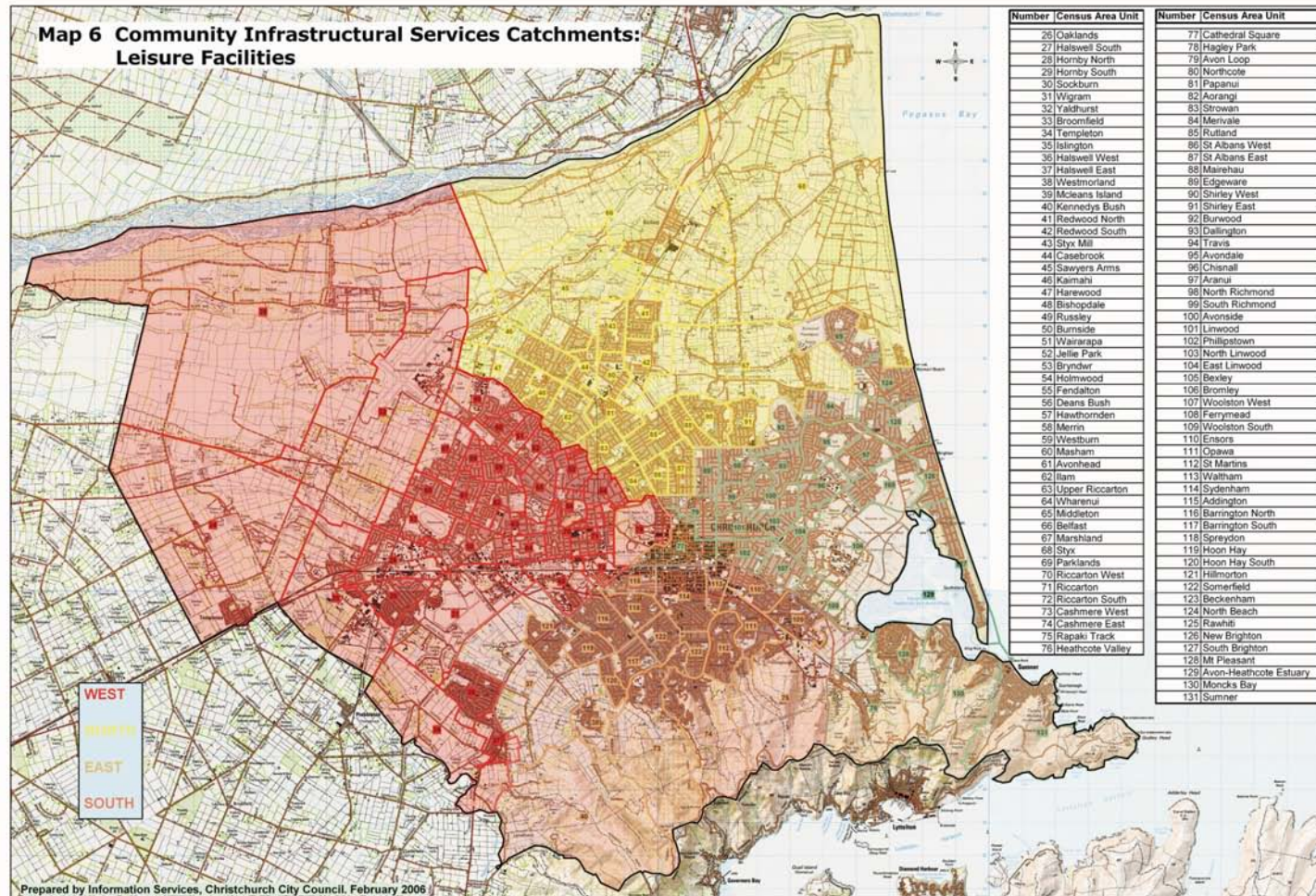
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Appendix 3

Schedule of Past Projects with Residual Capacity

The following is a summary of the 'Net Growth' component of selected past projects with residual growth capacity that have been included in the assessment of the development contributions.

Activity	Project	Sum past years	Renewal	Backlog	Unallocated	Growth
Leisure Facilities	Jellie Park refurbishment	\$1,109,000	\$204,953	\$436,672	-	\$467,375
Leisure Facilities	QEII refurbishment	\$16,677,901	\$832,407	\$11,595,173	-	\$4,250,321
Surface Water Management	Augusta Street - Areas A-G	\$587,063	-	\$137,477	-	\$449,586
Surface Water Management	Bower Avenue/Palmers Road	\$946,033	-	\$362,601	-	\$583,432
Surface Water Management	Buchanans/Carmen Roads	\$166,930	-	-	-	\$166,930
Surface Water Management	Carmen Road/Yaldhurst	\$1,127,659	-	\$466,921	-	\$660,738
Surface Water Management	Epsom Road	\$231,308	-	\$34,450	-	\$196,858
Surface Water Management	Halswell Junction Road	\$4,336,582	-	\$3,203,601	-	\$1,132,981
Surface Water Management	Maces Road - Area A	\$61,509	-	\$41,006	-	\$20,503

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Surface Water Management	Maces Road – Area B	\$1,116,801	-	\$600,386	-	\$516,416
Surface Water Management	Maces Road/Newton Street	\$66,580	-	\$56,593	-	\$9,987
Surface Water Management	Madely Road	\$97,463	-	\$82,074	-	\$15,389
Surface Water Management	Marylands - Area 1	\$864,955	-	\$730,593	-	\$134,362
Surface Water Management	Marylands Place - Area 2A	\$185,208	-	\$92,604	-	\$92,604
Surface Water Management	Merrin Street - Area A	\$318,700	-	\$277,766	-	\$40,934
Surface Water Management	Merrin Street - Area B	\$608,787	-	\$573,597	-	\$35,190
Surface Water Management	Nicholls Road/Rearsby Drive	\$3,507	-	\$1,002	-	\$2,505
Surface Water Management	Scarborough	\$302,706	-	\$65,974	-	\$236,732
Surface Water Management	St Johns Street	\$715,365	-	\$619,983	-	\$95,382
Surface Water Management	Waimairi Stream	\$951,607	-	\$280,228	-\$0	\$671,379

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Surface Water Management	Waterloo Road	\$1,305,297	-	\$1,000,410	-	\$304,887
Surface Water Management	Surface water Drainage - Aidenfield	\$500,000	-	-	-	\$500,000
Surface Water Management	Surface water Drainage - Barnett Park	\$30,000	-	-	-	\$30,000
Surface Water Management	Surface water Drainage - Heathcote Valley Drain	\$200,000	-	-	-	\$200,000
Surface Water Management	Surface water Drainage - Hendersons Basin	\$20,000	-	\$4,348	-	\$15,652
Surface Water Management	Surface water Drainage - Richmond Hill	\$300,000	-	-	-	\$300,000
Surface Water Management	Surface water Drainage - Snellings Drain	\$50,000	-	-	-	\$50,000
Transport	Asset Improvements with Subdivision	\$819,924	\$159,885	\$283,817	-	\$376,222
Transport	Amyes/Goulding/Shands	\$791,467	\$158,294	\$272,265	-	\$360,909
Transport	Bealey Ave/Carlton Mill/Harper Ave/Park Tce – Option 3	\$39,000	\$7,800	\$13,416	-	\$17,784
Transport	Blenheim Road Deviation	\$13,265,839	\$902,386	\$5,316,285	-	\$7,047,168
Transport	Clarence St/Riccarton Rd/Straven Rd Intersection Improvements	\$1,120,336	\$224,067	\$385,396	-	\$510,873

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Transport	Deans/Riccarton/ Riccarton Signals & Underpass	\$406,840	\$25,926	\$163,793	-	\$217,121
Transport	Fendalton Road Reconstruction	\$3,612,153	\$722,430	\$1,242,581	-	\$1,647,142
Transport	Ferry Road/Humphreys Drive Intersection	\$675,473	\$135,095	\$232,363	-	\$308,016
Transport	Ferrymead Bridge	\$822,460	\$57,381	\$328,984	-	\$436,095
Transport	Gloucester/Linwood Signalisation	\$344,496	\$68,899	\$118,507	-	\$157,090
Transport	Jubilee Street Extension	\$540,492	\$108,098	\$185,929	-	\$246,464
Transport	Linwood Ave/Dyers Road Signalisation	\$59,594	\$11,616	\$20,630	-	\$27,347
Transport	Opawa Road Stage 2	\$3,558,981	\$711,796	\$1,224,290	\$0	\$1,622,895
Transport	Travis Road Traffic Management	\$239,257	\$47,851	\$82,304	-	\$109,101
Transport	Woolston-Burwood Stage 1	\$1,444,596	\$288,919	\$496,941	-	\$658,736
Transport	Woolston-Burwood Stage 2	\$5,649,920	\$1,129,984	\$1,943,572	-	\$2,576,364
Wastewater Collection	Fisher Ave & Tennyson St Overflows to Pump Station 21	\$272,485	-	\$234,856	-	\$37,629
Wastewater Collection	New Pressure Main 20	\$2,180,742	-	\$1,775,747	-	\$404,995
Wastewater Collection	New Pressure Main 21	\$1,120,014	-	\$1,044,081	-	\$75,933
Wastewater Collection	New Pressure Main 22	\$362,529	-	-	-	\$362,529
Wastewater Collection	No.11 Pressure Main Upgrading	\$4,848,645	-	\$4,197,440	-	\$651,205

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Wastewater Collection	PS 11 Surge & Transient Measures	\$356,800	-	\$308,879	\$1,980	\$45,941
Wastewater Collection	PS60/PM60 Pressure Main Stage 1	\$1,417,759	\$18,067	\$816,487	-\$0	\$583,205
Wastewater Collection	Pump Station 11	\$7,410,640	\$1,283,043	\$2,256,935	-	\$3,870,662
Wastewater Collection	Pump Station 11 Tie-In	\$1,390,000	\$220,907	\$430,604	\$114,223	\$624,266
Wastewater Collection	Pump Station 20 Upgrade	\$738,543	-	\$601,385	-	\$137,158
Wastewater Collection	Pump Station 21 Upgrade	\$739,524	-	\$689,387	-	\$50,137
Wastewater Collection	WI Stage 1	\$1,240,000	-	\$901,224	-	\$338,776
Wastewater Collection	Mt Pleasant Sewer Extension	\$200,000	-	-	-	\$200,000
Wastewater Collection	Subdivision Reticulation Cost Share	\$125,000	-	-	-	\$125,000
Wastewater Collection	Contributions	\$125,000	-	-	-	\$125,000
Wastewater Treatment and Disposal	Conversion of tanks to aeration tanks 2000-2001	\$4,948,884	-	\$1,254,647	-	\$3,694,237
Wastewater Treatment and Disposal	Miscellaneous expansion items 1999-04	\$8,827,750	-	\$2,648,325	-	\$6,179,425
Wastewater Treatment and Disposal	Belfast Pressure Main	\$6,672,351	\$739,542	\$1,913,809	-	\$4,019,000
Wastewater Treatment and Disposal	Belfast Pump Station	\$712,896	\$18,868	\$129,778	-\$0	\$564,251
Wastewater Treatment and Disposal	CWTP Clarifiers 1 and 2 finished 2001	\$5,034,008	\$1,194,210	\$3,839,798	-	-

Part A Christchurch city development contributions policy



Wastewater Treatment and Disposal	Clarifiers 3 & 4 finished 2004	\$7,067,860	-	\$706,688	-	\$6,361,172
Wastewater Treatment and Disposal	Digesters 5 and 6	\$3,856,000	\$32,192	\$382,381	-	\$3,441,428
Wastewater Treatment and Disposal	Ocean Outfall	\$6,910,950	-	\$5,528,760	-	\$1,382,190
Wastewater Treatment and Disposal	Pump Station B Original Build 2002	\$1,659,652	-	\$829,826	-	\$829,826
Water Supply & Conservation	Additional Infrastructure for Developments	\$90,000	-	-	-	\$90,000
Water Supply & Conservation	Belfast New Well	\$206,088	-	\$10,304	\$0	\$195,784
Water Supply & Conservation	Dunbars New Well	\$326,360	-	\$20,561	-	\$305,799
Water Supply & Conservation	Grampian New Well	\$53,009	-	\$15,903	\$0	\$37,106
Water Supply & Conservation	Huntsbury 4 Contribution	\$30,947	-	\$1,950	-	\$28,997
Water Supply & Conservation	Huntsbury Water Supply Cost Share	\$205,000	-	-	-	\$205,000
Water Supply & Conservation	Moncks Spur	\$345,690	-	\$76,052	-	\$269,638
Water Supply & Conservation	Morgans Valley 2 Contribution	\$65,404	-	\$8,176	-	\$57,229
Water Supply & Conservation	Mt Pleasant Water Supply Cost Share	\$315,000	-	-	-	\$315,000
Water Supply & Conservation	New Mains	\$350,000	-	-	-	\$350,000
Water Supply & Conservation	New Wells for growth	\$280,000	-	-	-	\$280,000

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Water Supply & Conservation	Submains	\$15,000	-	-	-	\$15,000
Water Supply & Conservation	Thompsons PS	\$849,343	-	\$106,168	-	\$743,175
Water Supply & Conservation	Worsleys Spur Water Cost Share	\$650,000	-	-	-	\$650,000
Water Supply & Conservation	Burnside Well Replacement	\$345,588	-	\$51,838	-	\$293,750
Water Supply & Conservation	Farrington Well Replacement	\$265,161	-	\$38,117	-	\$227,044
Water Supply & Conservation	Hills Road	\$204,000	\$36,252	-	-	\$167,748
Water Supply & Conservation	Picton PS	\$1,351,210	\$643,170	-	-	\$708,040
Water Supply & Conservation	Replacement Mains	\$1,536,000	\$917,731	-	-	\$618,269
Water Supply & Conservation	Replacement Wells	\$312,297	\$40,185	-	-	\$272,112
Water Supply & Conservation	Worcester PS	\$892,622	\$414,495	-	-	\$478,127

All dollar amounts are in actual dollars expended, exclusive of GST.

The capital expenditure listed above does not include the expenditure required for reserves.

The growth portion of capital expenditure to support the growth population from 1 July 2006 will be funded from development contributions. No part of the growth portion of capital expenditure to support the growth population from 1 July 2006 will be funded from financial contributions.

Backlog and renewal portions of capital expenditure budgets will not be funded from development contributions.

The assessments and documentation supporting the above projects are available for examination at the main Civic office and service centres of the Council.

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Appendix 4

Schedule of Capital Expenditure Related to Growth

The following is a summary of the 'Net Growth' component of projects included in the 2006/16 LTCCP and planned for implementation for the period 2006/07 to 2015/16 that have been included in the assessment of the development contributions.

Activity	Project	Sum future years	Renewal	Backlog	Unallocated	Growth
Leisure Facilities	Jellie Park refurbishment	\$10,841,850	\$2,003,668	\$4,269,009	-	\$4,569,174
Leisure Facilities	Northern Multi Use Facility	\$8,500,000	-	\$6,800,000	-	\$1,700,000
Surface Water Management	Surface Water Drainage - Hendersons Basin Land (SWAP)	\$25,000,000	-	\$5,434,783	-	\$19,565,217
Surface Water Management	Surface Water Drainage - SWAP	\$4,500,000	-	-	-	\$4,500,000
Surface Water Management	Surface Water Drainage - Aidenfield	\$1,500,000	-	-	-	\$1,500,000
Surface Water Management	Surface Water Drainage - Augusta St	\$430,100	-	-	-	\$430,100
Surface Water Management	Surface Water Drainage - Barnett Park	\$670,000	-	-	-	\$670,000
Surface Water Management	Surface Water Drainage - Heathcote Valley Drain	\$800,000	-	-	-	\$800,000
Surface Water Management	Surface Water Drainage - Hendersons Basin	\$320,000	-	\$69,565	-	\$250,435
Surface Water Management	Surface Water Drainage - Richmond Hill	\$300,000	-	-	-	\$300,000
Surface Water Management	Surface Water Drainage - Snellings Drain	\$400,000	-	-	-	\$400,000
Surface Water Management	Surface Water Drainage - Snellings Drain No.2	\$2,500,000	\$28,667	-	-	\$2,471,333

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Transport	Asset Improvements with Subdivision	\$7,740,876	\$1,509,471	\$2,679,504	-	\$3,551,901
Transport	Bus Exchange	\$55,000,000	-	\$5,395,508	-	\$49,604,492
Transport	Expansion Bealey Ave/Carlton Mill/Harper Ave/Park Tce – Option 3	\$2,810,245	\$562,049	\$966,724	-	\$1,281,472
Transport	Belfast Road/Marshland Road Intersection – NROSS	\$1,073,000	\$209,235	\$371,419	-	\$492,346
Transport	Blenheim Road Deviation	\$1,335,844	\$90,868	\$535,339	-	\$709,636
Transport	Cranford Street 4 laning (Main North Road - Warrington St) – NROSS	\$10,766,487	\$2,153,298	\$3,703,671	-	\$4,909,518
Transport	Deans/Riccarton/ Riccarton Signals & Underpass	\$2,420,000	\$154,212	\$974,289	-	\$1,291,499
Transport	Ferry Moorhouse Designation 4 Laning	\$14,756,572	\$2,951,314	\$5,076,261	-	\$6,728,997
Transport	Ferry Road/Humphreys Drive Intersection	\$1,759,213	\$351,843	\$605,169	-	\$802,201
Transport	Ferrymead Bridge	\$5,813,683	\$405,606	\$2,325,473	-	\$3,082,604
Transport	Hills Road 4- Laning					
Transport	Aylesford to Whitmore - NROSS	\$7,879,050	-	\$3,387,992	-	\$4,491,059
Transport	Hills Road Extension – Innes to QE2 – NROSS	\$8,726,000	-	\$3,752,180	-	\$4,973,820
Transport	Lincoln Road 4 laning					
Transport	(Curletts Rd - Sylvan St)	\$6,710,296	-	\$2,885,427	-	\$3,824,869
Transport	Main Road 3 Laning	\$1,652,000	\$330,400	\$568,288	-	\$753,312
Transport	Marshland Road/Prestons Road Intersection – NROSS	\$1,509,245	\$301,849	\$519,180	-	\$688,216

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Transport	Northcote Road 4 laning – NROSS	\$5,403,060	\$1,080,612	\$1,858,653	-	\$2,463,795
Transport	Northern Arterial Extension (QE2 - Cranford) – NROSS	\$13,536,000	-	\$5,820,480	-	\$7,715,520
Wastewater Collection	2nd Pressure Main 11	\$7,450,000	\$2,865,789	-	-	\$4,584,211
Wastewater Collection	Grassmere Storage	\$12,200,000	-	\$10,443,767	-	\$1,756,233
Wastewater Collection	Maidstone Storage & Pumping Main	\$10,500,000	-	\$8,209,091	\$695,909	\$1,595,000
Wastewater Collection	Major Trunk Expansion (inc. SW expansion)	\$4,000,000	-	-	-	\$4,000,000
Wastewater Collection	Northern Relief Duplication	\$3,100,000	-	\$3,100,000	-	-
Wastewater Collection	PS 11 Surge & Transient Measures	\$1,200,000	-	\$1,038,832	\$6,659	\$154,509
Wastewater Collection	PS16 Pressure Main - Extension Stg 2	\$420,000	-	\$298,613	-	\$121,387
Wastewater Collection	PS60 Pressure Main Extension Stage 2	\$3,600,000	-	-	-	\$3,600,000
Wastewater Collection	Pump Station 11 Tie-In Pumping Station 60	\$1,145,000	\$181,971	\$354,706	\$94,090	\$514,234
Wastewater Collection	Upgrade	\$120,000	-	-	-	\$120,000
Wastewater Collection	WI - Future Stages	\$27,226,000	-	\$19,787,685	-	\$7,438,315
Wastewater Collection	WI Blenheim Road At Mandeville	\$1,200,000	-	\$811,621	-	\$388,379
Wastewater Collection	WI Stage 1	\$4,798,491	-	\$3,487,513	-	\$1,310,978
Wastewater Collection	Aidanfield Cost Share Buyout	\$200,000	-	-	-	\$200,000
Wastewater Collection	Alpine View Cost Share Buyout	\$195,000	-	-	-	\$195,000
Wastewater Collection	Belfast Area Growth - Pumping	\$250,000	-	-	-	\$250,000
Wastewater Collection	Belfast Area growth - reticulation	\$550,000	-	-	-	\$550,000

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Wastewater Collection	Cracroft PS & Rising Main CCC Contribution	\$150,000	-	-	-	\$150,000
Wastewater Collection	Cracroft Rising Main Extension to Cashmere Road	\$225,000	-	-	-	\$225,000
Wastewater Collection	Land Purchase PS62 Storage	\$300,000	-	-	-	\$300,000
Wastewater Collection	New Mains programme	\$4,950,000	-	-	-	\$4,950,000
Wastewater Collection	New Stations for Growth	\$1,120,000	-	-	-	\$1,120,000
Wastewater Collection	Shalamar Drive Sewer Subdivision Reticulation Cost Share	\$610,267	-	-	-	\$610,267
Wastewater Collection	Contributions	\$1,250,000	-	-	-	\$1,250,000
Wastewater Collection	Worsleys Sewage Scheme (Blocks 1,2 & 7)	\$709,222	-	-	-	\$709,222
Wastewater Collection	Worsleys Sewer (Upper Blocks 3)	\$600,000	-	-	-	\$600,000
Wastewater Collection	Worsleys sewer (lower blocks 3 & 4)	\$700,000	-	-	-	\$700,000
Wastewater Treatment and Disposal	11 kV Electrical Loop Expansion	\$375,000	-	\$37,500	-	\$337,500
Wastewater Treatment and Disposal	Additional Aeration Capacity	\$15,000,000	-	-	-	\$15,000,000
Wastewater Treatment and Disposal	Biosolids Thermal processing	\$22,000,000	-	\$16,500,000	-	\$5,500,000
Wastewater Treatment and Disposal	Digesters 5 and 6	\$14,861,299	\$124,069	\$1,473,723	-	\$13,263,507
Wastewater Treatment and Disposal	Ocean Outfall	\$74,049,504	-	\$59,239,603	-	\$14,809,901
Water Supply & Conservation	Additional Infrastructure for Developments	\$700,000	-	-	-	\$700,000
Water Supply & Conservation	Land Purchase for Pump Station	\$900,000	-	-	-	\$900,000

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Water Supply & Conservation	New Mains	\$5,877,379	-	-	-	\$5,877,379
Water Supply & Conservation	New Pump Stations	\$4,500,000	-	-	-	\$4,500,000
Water Supply & Conservation	New Reservoirs (growth)	\$1,000,000	-	-	-	\$1,000,000
Water Supply & Conservation	New Secondary Station	\$1,040,000	-	-	-	\$1,040,000
Water Supply & Conservation	New Wells for growth	\$1,488,000	-	-	-	\$1,488,000
Water Supply & Conservation	Submains	\$250,000	-	-	-	\$250,000
Water Supply & Conservation	Unallocated Headworks	\$1,725,000	-	-	-	\$1,725,000
Water Supply & Conservation	Harewood Pump Station Renewal	\$605,267	\$80,733	-	-	\$524,534
Water Supply & Conservation	Replacement Mains	\$25,340,000	\$15,140,177	-	-	\$10,199,823
Water Supply & Conservation	Replacement Wells	\$3,150,267	\$405,359	-	-	\$2,744,908
Water Supply & Conservation	Westmorland 2 Reservoir Replacement	\$595,400	\$14,333	-	\$31,067	\$550,000

All dollar amounts are in 2006 dollars, exclusive of GST.

The capital expenditure listed above does not include the expenditure required for reserves.

The growth portion of capital expenditure will be funded from development contributions. None of the capital expenditure programme above will be funded from financial contributions.

Backlog and renewal portions of capital expenditure budgets will not be funded from development contributions.

The assessments and documentation supporting the above projects are available for examination at the main Civic office and service centres of the Council.

Part A Christchurch city development contributions policy



Appendix 5

Non-residential HUE Conversions

Water supply and conservation

Land use Description	Units	HUES (weighted average figure across all business zones)
All Land uses	m ² GFA	0.0168

Notes:

- 1 Water supply equivalences are deemed the same as wastewater equivalences below, on the basis that, typically, wastewater flow is proportional to water use.
- 2 Based on design demand from Christchurch Metropolitan Code of Urban Subdivision.

Wastewater collection, treatment and disposal

Land use Description	Units	HUES (weighted average figure across all business zones)
All Land uses	m ² GFA	0.0168

Notes:

- 1 Based on design demand from Christchurch Metropolitan Code of Urban Subdivision.

Surface water management

Land use Description	Units	HUES
All Land uses	m ² Impervious Surface Area	0.0022

Note:

- 1 Based on measures of average impervious area per dwelling.

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Transport

Land Use	Category	VPD	% in Journey Type			VPD	HUES
		Per 100m ²	1	2	3	Equivalent	Per 1m ²
		GFA	100%	25%	5%		GFA
Residential		10					1.00
Commercial premises/offices	Commercial	20	50%	30%	20%	11.70	0.012
Shopping centres >10,000m ²	Retail	100	30%	50%	20%	43.50	0.044
Shopping centres < 10,000m ²	Retail	150	30%	50%	20%	65.25	0.065
Supermarkets	Retail	130	20%	50%	30%	44.20	0.044
Service stations with retail facilities	Retail	160	5%	20%	75%	22.00	0.022
Markets	Retail	5	40%	50%	10%	2.65	0.003
Bulk goods/home improvement stores	Retail	40	60%	30%	10%	27.20	0.027
Drive in fast food restaurants	Retail	200	10%	20%	70%	37.00	0.037
Restaurants	Retail	100	60%	20%	20%	66.00	0.066
Manufacturing industries	Industrial	30	60%	30%	10%	20.40	0.020
Hospitals	Health	10	60%	30%	10%	6.80	0.007
Medical services and health care centres	Health	58	50%	30%	20%	33.93	0.034
Gymnasiums	Recreation	35	70%	20%	10%	26.43	0.026

Notes:

- 1 The end destination and sole purpose of the trip is to that activity e.g. home to work not stopping at school or any other destination.
- 2 Trip is made as one of a number of linked trips.
- 3 Trip is made entirely for other purposes, but the trip maker takes the opportunity to visit this location en-route to the primary destination.
- 4 Based on NAAZRA standards.

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Special Assessment Category

If, at development stage, an application clearly has a significantly greater impact than the averages identified in the above tables, a special assessment may be required. The applicant will be required to provide detailed calculations of their development's long-term transport, water supply and wastewater demands (present and future). These demands will be converted to HUEs in the same manner as defined in the above tables and charged accordingly. This additional information could be made part of a Section 92 request, or requested at the pre-application stage. In order to provide greater certainty as to when a special assessment would be required it is proposed that a special assessment will only be required in the following circumstances:

- Where the type of development proposed is not adequately covered by the standard categories of non-residential and residential, refer the tables above. This would include, for example, applications such as education, accommodation premises, wet industries, etc.
- Where the demands are expected to be greater than double the average values identified in the above tables.

Part A Christchurch city development contributions policy



Glossary of Terms

Activity	Those activities for which development contributions have been assessed, being: <ul style="list-style-type: none"> ○ Reserves. ○ Network infrastructure: <ul style="list-style-type: none"> - Water treatment, conservation and supply; - Wastewater collection and disposal; - Surface water management; and - Transport. ○ Community infrastructure: <ul style="list-style-type: none"> - Leisure facilities.
Area of demand	Separate development contribution areas exist for each activity. For example, the development contribution area for transport is City wide, while those for activities such as wastewater collection and surface water management are based upon service catchment areas as identified on the maps in Appendix 2.
BA	Building Act 2004.
Backlog	That portion of a project that relates to historical catch-up to meet the required level of service for the existing community.
Base Units	The demand of an average household unit for each activity.
Christchurch Metropolitan Code of Urban Subdivision	Christchurch Metropolitan Code of Urban Subdivision, operative 1 September 1987, or the subsequent substitutions thereof applicable at the date of grant of a consent or service connection.
City Plan	Christchurch City Plan, operative in part 21 November 2005.
City wide	Christchurch City, excluding the area of the former Banks Peninsula District.
Community facilities	Reserves, network infrastructure or community infrastructure for which development contributions may be required.
Community infrastructure	Land, or development assets on land, owned or controlled by the Council to provide public amenities, including land that the Council will acquire for that purpose.
Cost allocation	The allocation of the capital costs of a project to the various drivers for the project, such as renewal, backlog and additional capacity to meet growth.
Credits	Where development contributions or financial contributions for a particular property have been accessed and paid, credit to that amount will be given for the particular activity.
Current year	Whatever the current year of application of the DCP is. Year 1 of the DCP is 2006/07, year 2 is 2007/08, etc.

Part A Christchurch city development contributions policy



DC	Development contribution.
DCP	Development Contributions Policy.
Developer	An applicant for a consent or service connection where a development contribution is payable.
Development	Any subdivision and/or development that generates a demand for reserves, network infrastructure or community infrastructure (excluding the assets of a network utility operator as defined under Section 166 of the RMA).
Financial contributions	Financial contributions are provided for under the RMA and those required by the Council are contained in the City Plan Volume 3, Part 9: General City Rules, Section 7 and Part 13: Transport, Appendix 2. A financial contribution is a contribution from developers of cash or land, or a combination of these. Financial contributions are used to offset or mitigate the adverse effects on the natural and physical environment, including infrastructural services, of a new development.
Funding model	The funding model ensures an equitable assessment of the funding requirements to support the development contributions regime. The primary output of the funding model is an accurate assessment of the required development contribution charges.
Funding period	Not less than 10 years. Otherwise it is the lesser of the asset capacity life, asset useful life or 30 years.
GFA	Gross floor area, being the sum of the total area of all floors of all buildings. The GFA shall be measured from the exterior walls or from the centre line of walls separating two buildings.
Growth	The increase in capacity of reserves, network and community infrastructure external to the boundaries of the development site required to service that development.
Growth Model	For each development contribution are of demand, the Council has determined the population changes anticipated as the City grows. These are reported as 'Household Unit Equivalents' (HUEs).
GST	Goods and Services Tax (included in the amount of development contribution payable).
HUE	Household Unit Equivalent.
Industrial	Activities (except as defined above) including associated land, infrastructure and buildings used for the manufacturing, fabricating, processing, packing or storage of goods, substances, energy or vehicles, and the servicing and repair of goods and vehicles whether by machinery or hand.
ISA	Area of impervious surfaces to be drained to the reticulated surface water network.
Level of service	The standard of service provision for each asset.
LGA	Local Government Act 2002.
Lot	Deemed to have the same meaning as 'Allotment' in the City Plan.
LTCCP	Long Term Council Community Plan.
New growth/new expenditure	Relates to the growth demand and planned costs in the 10 years from the current year. Starting in year 1 (2006/07) and ending in year 10 (2015/16).

Part A Christchurch city development contributions policy



Non-residential	Any development pertaining to land or buildings that does not fall under the definition of 'residential.'
Past growth/past expenditure	Relates to growth capacity and cost that has been provided by past expenditure. In terms of cost it relates actual costs incurred in past years, including the current year. In terms of demand it relates to the provided capacity for the period between implementation and the current year.
Private development agreement	Any private agreement signed between a developer and the Council relating to a development, including the location, design and timing of the work in the development which may credit the cost of those works against the development contribution otherwise payable under this policy.
Renewal	That portion of project expenditure that has already been funded through depreciation of the existing asset.
Reserves	<p>Land acquired or purchased, including the cost of providing minor and additional improvements necessary to enable that land to function as a basic reserve and one useable for its intended purpose; including:</p> <ul style="list-style-type: none"> • Local reserves – small to medium sized reserves intended to provide for informal, local, passive and active recreation and open space; • District reserves – large reserves intended primarily to provide for formal, city-wide, active recreation (sporting activities and events) and open space; • Metropolitan reserves – large reserves intended to provide for both informal and formal, city-wide and regional, passive and active recreation and open space; • Regional reserves, including coastal areas, the plains and wetlands and the Port Hills, for the protection and conservation of natural, cultural and heritage landscapes, ecology and features – large reserves intended primarily to provide for passive recreation with a feeling of visual relief and remoteness from urbanity and to contribute to the 'Garden City' image; • Reserves for amenity purposes within or adjoining non-residential areas; • Pedestrian and cycling linkages along or to significant natural features, or between other reserves and community facilities; and • Any other purpose permitted by Sections 205 and 206 of the LGA. <p>Reserves may be comprised of either soft or hard landscaping, along with associated infrastructure such as seating, lighting, artworks and water features, i.e. grassed with planting, or paved with raised planters in a highly developed environment such as the central city.</p>
Residential	The use of land and buildings for living accommodation purposes, including serviced apartments and unit/strata developments, but excluding travellers' accommodation (such as hostels, hotels and motels) and prisons.
Residential unit	A self-contained building (or group of buildings including accessory buildings) used for a residential activity by one or more persons who form a single household unit. Where there is more

Part A Christchurch city development contributions policy



	than one kitchen on a site (other than a kitchen in a family flat) there shall be deemed to be more than one residential unit. A residential unit may include no more than one family flat as part of that residential unit.
Retail	The use of land, a building or parts of a building where goods are sold or displayed for sale, by retail, or are offered for hire.
RMA	Resource Management Act 1991.
Rural	The use of land or buildings for the purpose s of agricultural, horticultural or pastoral farming; intensive livestock management; boarding or training of animals; outdoor recreation activity; or forestry; and may include a residential unit.
Service connection	A physical connection to a service provided by, or on behalf of the Council.
Subdivision	Deemed to have the same meaning as a 'subdivision' under the RMA.
Unit of demand	A HUE, being the typical demand for infrastructure by an average household.
VPD	Vehicles per day (two way trips).

Part B Banks Peninsula development and financial contributions policy



Part B Banks Peninsula Development and Financial Contributions Policy

This part of this policy covers the former Banks Peninsula District (former BP District). It largely continues the existing Development and Financial Contributions Policy of the former Banks Peninsula District Council and references to 'the Council' in this part are to that Council, unless otherwise specified. References to the LTCCP are to Christchurch City's Long Term Council Community Plan 2006/16, which includes the former BP District, unless otherwise specified.

The Council is empowered to charge these contributions under the Section 106 of the Local Government Act 2002.

1.0 Population Forecasting

Growth is a significant issue in the area of the former BP District and one that has to be planned for. However, the Council considers that official population projections significantly underestimate the true rate of growth occurring within the former BP District. The former BP District's economic base is highly diversified, based around agriculture, viticulture and tourism. A significant amount of investment is occurring within the former BP District, which results in absentee ownership of lifestyle blocks and holiday homes. This growth is reflected in both subdivision and building consents issued by the Council. The area of the former BP District differs considerably in the form of its development and growth from the neighbouring Christchurch City. For that reason the Council has decided to continue to use the number of building consents for new dwellings issued over the last 5 years as a basis for its growth profile in the urban areas of the former BP District and, for the rural areas, the number of rural allotments created. Accordingly the average number of building consents over the last five years (or in the case of the rural areas, the average number of rural allotments created) multiplied by the period of capital expenditure provides the expected growth. This growth will impact on the existing reserves, sewerage, water, storm-water and roading infrastructure as well as on the former BP District's recreation facilities¹. In order to ensure that this population growth does not adversely affect residents, the Council has identified a number of infrastructural developments which will be needed to cope with this growth.

Councils can take contributions under the Local Government Act 2002, Resource Management Act 1991 or both, providing the type of contribution is stipulated in the Development Contributions Policy and the district plan applicable to the area of the former Banks Peninsula District Council (District Plan²) contains rules providing for financial contributions. A Council cannot however take development contributions under the Local Government Act to the extent that it has also levied financial contributions under the Resource Management Act for the same purpose. The following diagram outlines the framework for collecting levies.

The Christchurch City Council has decided that growth in the former BP District will continue to be funded from three main sources:

- Financial contributions (levied under the Resource Management Act). The Christchurch City Council intends to review the current provisions in the District Plan relating to financial contributions to ensure that the policies are designed to offset adverse effects, including cumulative effects, arising from resource use where it is unreasonable to avoid remedy or mitigate those effects. In the longer term, these provisions and/or the contributions provided under this Part B will be replaced by an integrated Development Contribution Policy for the whole City, including the former BP District.
- Development contributions (levied under the Local Government Act 2002) for growth-related projects that are identified in the Council's Long Term Council Community Plan.
- Existing residents through rates and loans.

¹ In the case of development in the rural area the impact of growth is limited to roading and reserves.

² Proposed Banks Peninsula District Plan, notified 30 January 1997

Part B Banks Peninsula development and financial contributions policy



2.0 Development Contributions

The Local Government Act 2002 introduces powers to levy 'Development Contributions.' Development Contributions are contributions of land or money paid by developers toward the cost of providing new or increased capacity in existing infrastructure and services as a result of growth in the former BP District. The power to require contributions is set out in Section 198 of the Local Government Act 2002.

The Council is levying development contributions to ensure that the growth-related capital expenditure identified in the LTCCP is appropriately recovered from those who are directly benefiting, rather than existing ratepayers bearing all of the costs. Development contributions will be levied when the effect of the development, or the cumulative effects of developments, contributes to the need for the development of physical works or Council services and when these works or services have been allowed for in the LTCCP.

The key assumption underpinning the development contribution policy is that the former BP District population will continue to grow at a rate comparable to the last 5 years.

The development contribution policy identifies the rationale and formula for:

- Reserves;
- Network infrastructure; and
- Community infrastructure.

The Christchurch City Council has extended to the former BP District the targeted rates for sewerage, water supply and land drainage to cover operating costs. All properties in the serviced areas will be charged these rates (same as for Christchurch City – see the Funding Impact Statement in the LTCCP).

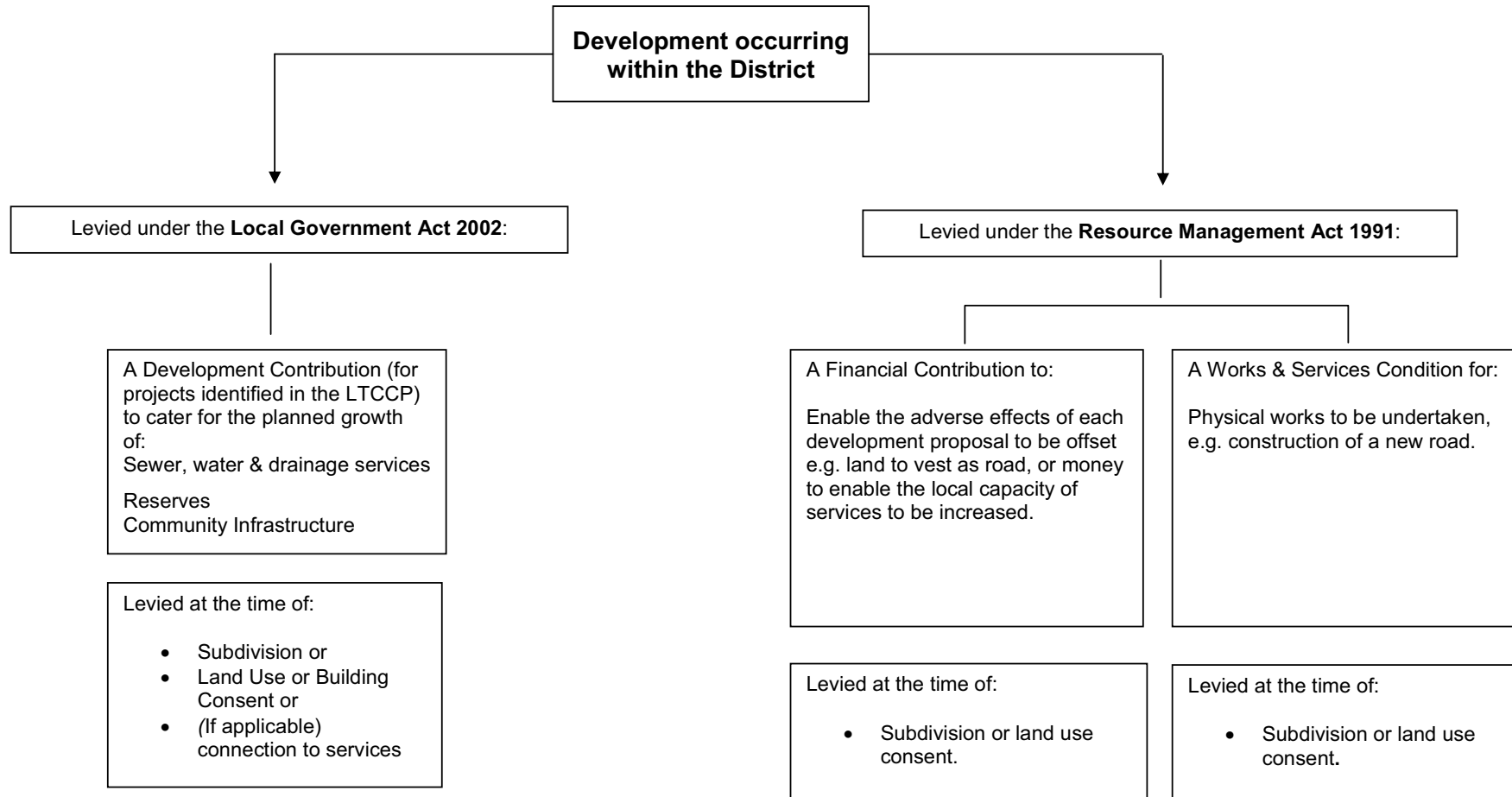
3.0 Financial Contributions

Financial contributions are contributions levied under the Resource Management Act 1991 (RMA). Section 5 of the RMA provides the purposes for which financial contributions may be taken (i.e. for the sustainable management of natural and physical resources). Under Section 108(10) of the RMA a financial contribution can be imposed on resource consents. Financial contributions in District Plans can be taken to address effects of a development on the surrounding community, e.g. to pay the costs of services such as roads, water supplies, sewerage and drainage systems which must be developed to address adverse effects on the environment. Financial contributions can also be taken to offset adverse environmental effects that may result from a development. Financial contributions will be used when the effect of development directly contributes to the need for physical works on Council services and when the effect of the development has not been foreseen in the LTCCP.

Part B Banks Peninsula development and financial contributions policy



4.0 Framework for Recovering Financial and Development Contributions



Part B Banks Peninsula development and financial contributions policy



5.0 Sewer – Development Contributions Policy

The former BP District operated seven different sewerage schemes– Lyttelton, Diamond Harbour, Governors Bay, Akaroa, Duvauchelle, Tikao Bay, Wainui.

Collection of development contributions on the basis of these existing catchments will continue notwithstanding the amalgamation with Christchurch City. The Christchurch City Council will integrate its capex programme and promulgate one consolidated Development Contribution Policy in the future. At such time, due to the use of different catchments, the contributions set out here may alter.

The policies and methodology for calculating development contributions are the same for each scheme and takes into account the growth component from each scheme. The Council has the same targeted rate for the maintenance of these schemes, with the exception of Governors Bay, and therefore charges one development contribution for joining any of the schemes.

Growth-related Capital Expenditure	The LTCCP shows that over the next ten years capital expenditure will be spent increasing the capacity of the sewerage reticulation, treatment and disposal systems to cater for growth in the areas served by the schemes.	
Need to undertake the activity	The population growth of the former BP District and the resulting additional connections to the system will increase the demand on the scheme. The Council believes it should be developing long term sustainable solutions that cater for users of today and tomorrow, therefore, any scheme it develops or extends has a planned growth component within it.	
Promote Community Outcomes	<p>Sustainable communities that are unique, welcoming and safe.</p> <p>An educated and healthy community.</p> <p>A built environment that enhances individual character of each special place on Banks Peninsula.</p>	<p>There will be indirect economic outcomes as a better physical environment will encourage more people into the former BP District.</p> <p>Improved quality of life for the residents and visitors to the former BP District.</p> <p>Upgraded sewerage treatment and disposal systems will protect and enhance the quality of the former BP District's water resources and will contribute to a high quality physical environment, by minimising the discharge of harmful wastes into the rivers streams and groundwater.</p>

Part B Banks Peninsula development and financial contributions policy



Benefits	<p>The benefits apply indirectly to the whole community and directly to those who are connected to each scheme. While there are wider community and environmental benefits relating to disposing of sewage to a high standard, the Council considers that households and commercial firms who are connected, or will be connected, to the sewer schemes should be solely responsible for funding expenditure to ensure the environment is protected and to provide for community health and well-being.</p> <p>The capacity of the sewerage systems factor in an allowance for growth that ensures not only current users, but also future users, will benefit from the system. It is equitable that those who join the scheme should contribute to the cost of providing for that growth. While future users, when connected to the system, will contribute to future operating costs and possibly some of the loan servicing costs, current users must fund the cost of the additional capacity until those future users are connected. Therefore, it is reasonable for those future users to make a contribution that relates to the cost of catering for that growth.</p>
Impact on the current/future social, economic, environmental and cultural well being of the community	Significant positive impact on the social, economic and environmental well being of the community. Upgraded treatment and disposal will protect the health of the community and the environment from adverse effects of untreated or uncontrolled effluent disposal.
Duration of benefits	The reticulation, treatment and disposal systems that are being implemented over the next 10 years are in line with a 20 year planning horizon, with any engineering solution intended to provide future benefits equivalent to the design life of the systems components, which for certain assets is in excess of 70 years.
Sources of funding: loans rates development contributions	<p>Yes Yes Yes</p> <p>This Section 5.0 must include details of capex for the sewerage schemes to the extent that this is not provided in Section 6 following. For further detail on funding for capital expenditure please refer to the Sewer Funding Capital Expenditure in the relevant part of the LTCCP.</p>

Part B Banks Peninsula development and financial contributions policy



Assessment of contribution towards: Treatment and disposal costs and reticulation costs for all areas	<p>The contribution is assessed on the cost of the capital expenditure associated with increasing the capacity of the system, less any subsidies and then divided by the number of properties that are planned to be serviced by the scheme. The result is the cost that will apply to each new lot.</p> <p>The formula is :</p> $(c - s) \times \frac{1}{n}$ <p>where:</p> <p>c = capital expenditure relating to growth</p> <p>s = subsidies, if any</p> <p>n = total estimated number of additional properties in the area planned to be serviced.</p>
Basis for assessment for treatment and disposal costs and reticulation costs	<p>Residential:</p> <p>The unit of demand relating to the sewerage systems is the volume of sewage to be treated and disposed off the site it is generated from. Each additional residential property adds approximately 500 litres of sewage per day. Growth in sewage volumes and the system's maximum capacity has been translated into a 'per property' equivalent for the purposes of planning and calculating development contributions. Each new lot established will be charged one sewerage development contribution as per the attached Sewer Schedule.</p>
Assumptions	<p>That all properties produce the same unit of demand.</p> <p>That the former BP District will continue to grow and new infrastructure assets will be designed to allow for additional growth capacity.</p>
Circumstances for refunds or reductions	<p>In the event that planned system upgrades are not undertaken, or alternative upgrades are not completed, then development contributions will be refunded. In the event that the proposed development does not proceed, the development contribution will be refunded after deducting any portion of the development contribution of a value equivalent to the costs incurred by Council in relation to the development or building and its discontinuance.</p>

Part B Banks Peninsula development and financial contributions policy



6.0 Sewer Funding Schedule

	Total Growth-related Capital Expenditure \$	Subsidy	Development Contributions	Other Funding Sources
Governors Bay - capacity upgrade	200,000	0	100%	0%
Diamond Harbour - upgrade trunk main	105,000	0	50%	50%
Diamond Harbour/Church Bay Extn	1,460,000	0	61.7%	38.3%
Akaroa - capacity upgrade	500,000	0	100%	0%
Diamond Harbour Treatment Plant Upgrade	660,000	0	50%	50%
Total	2,925,000		Total	

7.0 Sewer Schedule

When Charge Levied	Scheme/Area	Basis of Assessment (see Fig. 1 below)	Maximum Charges Payable (excl. GST) \$	Former BP District Charge (incl. GST) \$
When granting resource consent or building consent or connection to the scheme.	Former BP District (excl. Governors Bay)	$(1,771,787 - 0) \times \frac{1}{840}$	2,109	2,373
	Governors Bay	$(200,000 - 0) \times \frac{1}{136}$	1,470	1,654

FIGURE 1

The formula for calculating the contributions is:

$$(c - s) \times \frac{1}{n}$$

where:

c = capital expenditure relating to growth

s = subsidies, if any

n = expected growth in additional properties in the area capable of being serviced

Part B Banks Peninsula development and financial contributions policy



8.0 Water - Development Contributions Policy

In the former BP District, there are presently eight public water supply schemes – Lyttelton Harbour Basin, Akaroa, Duvauchelle, Takamatua, Wainui, Birdlings Flat, Little River and Pigeon Bay. While the policies and methodology for calculating development contributions are the same for each scheme, the actual level of contribution varies on the growth component.

It is appropriate to deal with these projects separately and in these catchments in order to:

- Avoid cross-subsidisation;
- Allocate the capital cost effectively to the catchment that creates the demand;
- Signal the true cost of growth to the market for future development.

The Water Schedule details the different amounts applicable to developments within each scheme.

Growth-related Capital Expenditure	The LTCCP shows that over the next ten years capital expenditure will be spent to increase the capacity of the water supply schemes to cater for growth in the areas served by the schemes.	
Need to undertake the activity	The population growth of the former BP District and the resulting additional connections to the system will increase the demand on the schemes. The Council believes it should be developing long term sustainable solutions that cater for users of today and tomorrow, therefore, any scheme it develops or extends has a planned growth component within it.	
Promote Community Outcomes	<p>Sustainable communities that are unique, welcoming and safe.</p> <p>An educated and healthy community.</p> <p>A built environment that enhances individual character of each special place on Banks Peninsula.</p>	<p>By ensuring that adequate public supplies are provided at an affordable cost.</p> <p>Every household requires a good supply of potable water to remain healthy.</p> <p>By ensuring that adequately located and pressured connections for fire fighting and providing 'on demand' reticulated communities and suitable fire tank storage is provided for communities with restricted supplies.</p>

Part B Banks Peninsula development and financial contributions policy



Benefits	<p>The benefits apply indirectly to the whole community and directly to those who are connected to each scheme. While there are wider community and environmental benefits relating to the availability of a high quality supply of potable water, the Council considers that households who are connected, or will be connected, to the water schemes should be solely responsible for funding expenditure to ensure the environment is protected.</p> <p>The capacity of the water supply schemes factor in an allowance for growth that ensures not only current users, but also future users, will benefit from the system. It is equitable that those who join the scheme should contribute to the cost of providing for that growth. While future users, when connected to the system, will contribute to future operating costs and possibly some of the loan servicing costs, current users must fund the cost of the additional capacity until those future users are connected. Therefore, it is reasonable for those future users to make a contribution that relates to the cost of catering for that growth.</p>
Impact on the current/future social economic, environmental and cultural well being of the community	Water is a necessity of life and the supply of water has a significant impact on the social, economic and environmental well being of the community.
Duration of benefits	The water supply systems that are being implemented over the next 10 years are in line with a 35 year planning horizon. The duration of benefits is dependent on the ability to gain the necessary resource consents, but are anticipated to be a minimum of 35 years.
Sources of funding: Loans Rates Development Contributions	<p>Yes Yes Yes</p> <p>This Section 8.0 must include details of capex for the sewerage schemes to the extent that this is not provided in Section 9 following. For further detail on funding for capital expenditure please refer to the detailed Water Capital Expenditure in the relevant part of the LTCCP.</p>

Part B Banks Peninsula development and financial contributions policy



Assessment of contribution for all areas	<p>The contribution is assessed on the cost of the capital expenditure associated with increasing the capacity of the system, less any subsidies, and then divided by the expected growth in properties in the area capable of being serviced. The result is the cost that will apply to each new lot.</p> <p>The formula is :</p> $(c - s) \times \frac{1}{n}$ <p>where:</p> <p>c = capital expenditure relating to growth</p> <p>s = subsidies, if any</p> <p>n = expected growth in additional properties in the area capable of being serviced</p>
Basis for assessment	<p>Residential</p> <p>The unit of demand relating to the water systems is the average number of litres per day consumed by a household. Each additional residential property increases the consumption of water by approximately 1,000 litres per day. Growth in water consumption volumes and the system's maximum capacity has been translated into a 'per property' equivalent for the purposes of planning and calculating development contributions. Each new lot established will be charged one development contribution as per the attached Water Schedule.</p>
Assumptions	<p>That all properties consume the same unit of demand.</p> <p>That the former BP District will continue to grow and new infrastructure assets will be designed to allow for additional growth capacity.</p>
Circumstances for refunds or reductions	<p>In the event that planned system upgrades are not undertaken, or alternative upgrades are not completed, then development contributions will be refunded. In the event that the proposed development does not proceed, the development contribution will be refunded after deducting any portion of the development contribution of a value equivalent to the costs incurred by Council in relation to the development or building and its discontinuance.</p>

Part B Banks Peninsula development and financial contributions policy



9.0 Water Funding Schedule

	Total Capital Expenditure \$	Subsidy	Development Contributions	Other Funding Sources
Heathcote				
New well at Dyers Rd, pump station & telemetry	200,000	0	75%	25%
New 200mm line from well to pump station	589,000	0	75%	25%
New 200mm line from pump station to Lyttelton	950,000	0	75%	25%
Lyttelton Harbour Basin				
Exeter Street Reservoir	340,000	0	75%	25%
Submarine Pipe to Diamond Harbour	900,000	0	25%	75%
Diamond Harbour/Church Bay Extn	1,640,000	0	61.7%	38.3%
Governors Bay				
New Reservoir at Stewarts	340,000	0	100%	0%
Akaroa				
Additional Water Source (Dam)	9,000,000	0	50%	50%
Duvauchelle				
Reservoir	130,000	0	50%	50%
Capacity Upgrade Line Robinsons Bay	48,000	0	100%	0%
Takamatua				
Upgrade water line to 100mm	125,000	0	100%	0%
Wainui				
Upgrade Well	85,000	0	100%	0%
Birdlings Flat				
Duplicate Trunk Main	48,000	0	100%	0%
Pump Upgrade	15,000	0	100%	0%
Increase Storage	5,000	0	100%	0%
Total	\$10,415,000		Total	

Part B Banks Peninsula development and financial contributions policy



10.0 Water Schedule

When Charge Levied	Scheme/Area	Basis of Assessment (see Fig. 1 below)	Maximum Charges Payable (excl. GST) \$	Former BP District Charge (incl. GST) \$
When granting resource consent or building consent or connection to the scheme	Lyttelton Harbour Basin (excl. Governors Bay)	Connection to treatment scheme (Heathcote) $(1,304,250-0) \times \frac{1}{1,107}$	1,178	1,325
		Connection to treatment scheme (Harbour Basin) $(1,493,345-0) - (0-0) \times \frac{1}{869}$		
		Total	1,719	1,934
			2,896	3,259
	Governors Bay	Connection to treatment scheme (Heathcote) $(1,304,250-0) \times \frac{1}{1,107}$	1,178	1,325
		Connection to treatment scheme (Governors Bay) $(340,000-0) \times \frac{1}{238}$		
		Total	1,429	1,608
			2,607	2,933

Part B Banks Peninsula development and financial contributions policy



	Akaroa	Connection to treatment scheme (3,650,000-0) x $\frac{1}{343}$	13,119	14,759
	Duvauchelle	Connection to treatment scheme (113,000) x $\frac{1}{126}$	897	1,009
	Takamatua	Connection to treatment scheme (125,000-0) x $\frac{1}{21}$	5,952	6,696
	Wainui	Connection to treatment scheme (85,000-0) x $\frac{1}{112}$	759	854
	Birdlings Flat	Connection to treatment scheme (68,000-0) x $\frac{1}{21}$	3,238	3,643

FIGURE 1

The formula for calculating the contributions is:

$$(c - s) \times \frac{1}{n}$$

where:

c = capital expenditure relating to growth

s = subsidies, if any

n = expected growth in additional properties in the area capable of being serviced

Part B Banks Peninsula development and financial contributions policy



11.0 Reserves - Development Contributions Policy

The use of reserve development contributions will be for the following:

- Land purchase for reserves and the reserves network, including linkage strips;
- Esplanade reserve development;
- Conservation purposes;
- Development of land classified as a school under the Education Act for recreation;
- Purchase of covenants on private land in perpetuity for conservation purposes; and
- Development of land purchased for reserves, including:
 - Fencing;
 - Sports surfaces;
 - Developing access, including pathways, roads, car parking and cycle ways;
 - Signage;
 - Tree and vegetation plantings;
 - Development of public toilets on reserves;
 - Playgrounds and play equipment;
 - Reserve furniture, including seats, litterbins, picnic tables and lighting; and
 - Any site specific requirements.

Need to undertake the activity	The Council aims to develop a reserves network within the former BP District to enable recreation activities to be undertaken, to retain areas of conservation value and to develop sports surfaces for the purposes of encouraging physical and passive activity. All of these are important for individual and community health.	
Promote Community Outcomes	<p>Sustainable land use and economic development which supports and promotes the character of the Peninsula.</p> <p>An educated and healthy community.</p>	<p>By ensuring that adequate public reserves are provided at an affordable cost.</p> <p>The community will be healthy.</p>

Part B Banks Peninsula development and financial contributions policy



	<p>A clean, healthy and beautiful natural environment.</p> <p>Affordable access to community resources that include arts, cultural and recreational activities.</p>	<p>Reserves promote the preservation of public spaces in sympathy with the natural environment and the enjoyment of outdoor pursuits.</p> <p>By ensuring that the public have access to reserves across the Peninsula.</p>
The distribution of benefits	<p>Economic – The development of a reserves network will result in a better physical environment and a healthy community. This is a climate that will encourage more people to do business and live in the area.</p> <p>Social – As growth increases and demographic and lifestyle changes occur, it is necessary for the provision of reserves to be adopted. The Council will respond to changing expectations as growth occurs.</p> <p>Cultural – Waahi tapu and taonga can be protected through planning for growth. Open spaces, pedestrian links and sports fields provide opportunities for sporting and other recreational activities that match the preferences of the community.</p> <p>Environmental – The development of reserves will enable the physical environment, including special landscapes, vistas and spaces to be protected as growth increases.</p>	
Duration of benefits	<p>The reserves that are being developed over the next 10 years will provide ongoing and long-term benefits to the community.</p>	

Part B Banks Peninsula development and financial contributions policy



<p>The impact of the activity on the current and future well being of the community</p>	<p>The development of reserves and the facilities on reserves to meet the demands from growth will have a significant impact on the social, economic, cultural and environmental well being of the community.</p> <p>Future changes in lifestyle and the structure of the population will require responsiveness on the part of Council to provide recreation opportunities and social, economic, cultural and environmental spaces. This will encourage individuals to involve themselves in a range of leisure, play and recreation activities and will promote a healthy community.</p> <p>Benefits apply to the whole community from the provision of reserves. While there are wider community and environmental benefits from the creation of new reserves, the Christchurch City Council considers that future property owners should contribute directly to the development costs of reserves to ensure that it can continue to provide the existing level of service to a growing population.</p>
<p>Sources of funding: Loans Rates Development Contributions</p>	<p>Yes Yes Yes</p> <p>For further detail on funding for capital expenditure refer to the LTCCP.</p>

Part B Banks Peninsula development and financial contributions policy



<p>Assessment of contribution</p> <p>(At the time of application for resource or building consent for additional household units or on application for service connection)</p>	<p>Residential, Boat Harbour and Commercial Zoned Subdivisions Contributions per additional Lot or Household Unit =</p> <p>The lesser of:</p> <p>(i) 7.5% of the land value of the additional lot or the value of 20m² of land for any additional household unit (refer Section 7.1 in Part A above for basis of land valuation); or</p> <p>(ii) $(cd - s) \times \frac{1}{n} + (cn - s) \times \frac{1}{nrc}$</p> <p>where:</p> <p>cd = capital expenditure relating to growth for District Wide Reserves</p> <p>cn = capital expenditure relating to growth for Neighbourhood Reserves</p> <p>s = subsidies, if any</p> <p>n = total estimated number of additional dwelling houses in the former BP District at the end of the LTCCP period.</p> <p>Nrc = total estimated number of additional residential and commercial dwelling houses in the former BP District at the end of the LTCCP period.</p> <p>Rural Zoned Subdivisions Contributions per additional Lot =</p> <p>The lesser of:</p> <p>(i) 7.5% of the land value of the additional lot or the value of 20m² of land for any additional household unit (refer Section 7.1 in Part A above for basis of land valuation); or</p> <p>(ii) $(cd - s) \times \frac{1}{n}$</p> <p>where:</p> <p>cd = capital expenditure relating to growth for District Wide Reserves</p> <p>s = subsidies, if any</p> <p>n = total estimated number of additional dwelling houses in the former BP District at the end of the LTCCP period.</p>
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Part B Banks Peninsula development and financial contributions policy



Basis for assessment	<p>It is recognised that there are two main types of reserve; those that are used by the community as a whole and those that are used more often by those living in the immediate locality of the reserve. For this reason this policy is divided into Neighbourhood Reserves and District Wide Reserves.</p> <p>While residents and workers in urban areas make use of Neighbourhood Reserves, others such as those living in rural areas, will more often use a District Reserve. Accordingly the formula for calculating contributions is adjusted to recognise the zone the development is in.</p> <p>Neighbourhood Reserves</p> <p>Reserves that serve a discrete and identifiable community of interest e.g. Cressy Terrace Tennis Courts and Port Levy School.</p> <p>District Wide Reserves</p> <p>District Reserves:</p> <p>The size and location of District Reserves vary. District Reserves are high profile, with a range of facilities and cater for a diverse user group. These reserves are provided for conservation, recreation or cultural purposes.</p> <p>Sports Ground Reserves:</p> <p>Large reserves that cater for multiple sports and recreation that will best serve the needs of the present and future population and cater for sports growth.</p>
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Part B Banks Peninsula development and financial contributions policy



	<p>Amenity Reserves: Size and location varies and purchase will be negotiated. These reserves will be developed in highly visible locations, generally urban, for visual amenity reasons. They enhance access to residential areas, screen commercial and industrial zone activities and protect cultural and historic sites.</p> <p>Conservation Reserves: The size and location of conservation reserves varies. These are high value conservation areas within the former BP District that Council may negotiate to purchase.</p> <p>Esplanade Reserves: These are riverbank and coastal marginal strips and reserves as prescribed and taken under the Resource Management Act or District Plan.</p>
Assumptions	<p>A smaller contribution is required for Rural Zones, made on the basis that people living in these areas will:</p> <ul style="list-style-type: none"> (i) Provide their own local open spaces and therefore do not require Neighbourhood Reserves. (ii) Still generate demand for District Wide Reserves of various categories as listed above. <p>That the former BP District will continue to grow as set out in the Population Forecasting and new reserves will be required to cater for additional growth.</p>

Part B Banks Peninsula development and financial contributions policy



<p>Circumstances for refunds or reductions</p>	<p>In the event that planned reserve developments or alternative upgrades are not undertaken, the development contributions will be refunded after allowing for associated administrative costs.</p> <p>Development contributions are being levied for general reserve purposes under Section 205 of the LGA 2002. Council is not levying development contributions for specific reserves under Section 210 of the LGA 2002.</p> <p>If the Christchurch City Council does not use the land acquired for reserve purposes within 10 years after it acquired the land it may be returned to the developer. The Council may retain part of the land of a value equivalent to the costs of the Council returning the land if a practical use for that land has been established, otherwise a monetary payment equivalent to the costs of the Council returning the land may be required.</p> <p>Where the land is transferred to the Council for purposes other than 'reserve' but which will have benefits to the community that are similar to those which would be provided by a reserve, the Council may agree to a reduction in the development contribution for reserves to acknowledge the benefit.</p> <p>Where Council and a developer agree that the development will incorporate assets of benefit to the community, Council may agree to a reduction in the development contribution for reserves.</p> <p>Where Council assesses that no additional demand on reserves will arise from a development, Council may agree to a reduction in the development contribution for reserves.</p>
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Part B Banks Peninsula development and financial contributions policy



12.0 Reserves Funding Schedule

Growth Related Developments	Total Capital Expenditure \$
Former BP District Reserves	
Lyttelton Recreation Ground	90,000
Corsair Bay Walkway	45,000
Cass Bay Walkway	45,000
Steadfast Development	180,000
Cass Bay/Pony Point Walkway	13,500
Pony Point Major Plantings	9,000
Allandale Reserves	18,000
Charteris Bay Walkway	135,000
Godley House Parking	90,000
Diamond Harbour Cemetery	9,000
Purau to Diamond Harbour Walkway	54,000
Camp Bay	4,500
Pigeon Bay Campground	22,500
Little Akaloa Development	27,000
Okains Bay Development	36,000
Le Bons Bay Development	9,000
Little River Parking	135,000
Wainui Development	90,000
Barrys Bay Walkway	18,000
Duvauchelle Walkway	90,000
Takamatua Development	90,000
Stanley Park Reserve	135,000
Laube Hill Reserve	45,000
Garden of Tane	108,000
Takapuneke Reserve	27,000
Walkway Links Akaroa	180,000
Akaroa Boatpark	60,300
Akaroa Foreshore	900,000
Total Former BP District Reserves	<u>2,665,800</u>

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Growth Related Developments

	Total Capital Expenditure \$
Neighbourhood Reserves	
Rose Garden/Pool/Gaol	225,000
Reserve 68 Walkway	22,500
Cressy Tennis Courts	45,000
Corsair Bay Playground	22,500
Maori Gardens	9,000
Governors Bay Reserves	135,000
Church Bay Playground	63,000
Purau Playground	10,800
Purau Development	45,000
Port Levy Schoolhouse	18,000
Little River Playground	63,000
Little River Skatepark	90,000
Birdlings Flat Playground	31,500
Tikao Bay Development	4,500
Total Neighbourhood Reserves	784,800

The above lists, while not exhaustive, are indicative of where capital expenditure on reserves may be required as a result of growth within Banks Peninsula. This is expenditure over and above the ongoing maintenance requirements of existing reserves.

Part B Banks Peninsula development and financial contributions policy



13.0 Reserves Schedule

When Charge Levied	Scheme/Area	Basis of Assessment (see Fig. 1 below)	Maximum Charge Payable (excl. GST) \$	Former BP District Charge (incl. GST) \$
Building consent or resource consent granted	Rural Zone	$(2,665,800 - 0) \times \frac{1}{591}$	4,510	*5,073
Subdivision consent granted or building consent.	Residential, Boat Harbour and Commercial Zones	$(2,665,800 - 0) \times \frac{1}{591} + (784,800 - 0) \times \frac{1}{444}$	6,277	*7,061

* The lesser of amounts above or 7.5% of the land value of the additional lot.

FIGURE 1

The formula for calculating the contributions is:

Rural Zone

$$(cd - s) \times \frac{1}{n}$$

where:

- cd = capital expenditure relating to growth for District Wide Reserves
- s = subsidies, if any
- n = total estimated number of additional dwelling houses in the former BP District at the end of the LTCCP period.

Residential, Commercial, Industrial Zones

$$(cd-s) \times \frac{1}{n} + (cn-s) \times \frac{1}{nrc}$$

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where:

cd	=	capital expenditure relating to growth for District Wide Reserves
cn	=	capital expenditure relating to growth for Neighbourhood Reserves
s	=	subsidies, if any
n	=	total estimated number of additional dwelling houses in the former BP District at the end of the LTCCP period.
Nrc in	=	total estimated number of additional residential, Boat Harbour and commercial dwelling houses the former BP District at the end of the LTCCP period.