
DRAFT DEVELOPMENT CONTRIBUTIONS POLICY:

2015-16

Wellington City Council



Draft Development Contributions Policy

Wellington City Council

Effective 1 July 2015

This policy will be amended from time to time by the Council. You should check you have the latest version.

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1 Introduction

1.1 What are development contributions?

- 1.1.1 A development contributions policy provides the Council with a method to obtain contributions to fund infrastructure required as a result of growth.
- 1.1.2 Development contributions may be required in relation to developments if the effect of the developments is to require new or additional assets of increased capacity and as a consequence the Council incurs capital expenditure to provide appropriately for network infrastructure or reserves. In addition the Council may require development contributions to pay, in full or in part, for capital expenditure already incurred by the Council in anticipation of development.

1.2 Application of development contributions

- 1.2.1 This Development Contributions Policy (Policy) provides for the Council to impose development contributions to fund growth related capital expenditure on:
- Network infrastructure, (ie water supply, wastewater, stormwater, transport and roading)
 - Reserves.
- 1.2.2 The Council will not require development contributions where:
- It has imposed a condition on a resource consent in relation to the same development for the same purpose under section 108(2)(a) of the Resource Management Act 1991; or
 - The developer will fund or otherwise provide for the same local network infrastructure or reserve in agreement with the Council (and citywide fees will still apply); or
 - The Council has received, or will receive, funding from a third party.

1.3 Relationship with financial contributions in the District Plan

- 1.3.1 This Policy is distinct from and in addition to the provisions in the District Plan that provide the Council with discretion to require financial contributions under the Resource Management Act 1991.
- 1.3.2 The Council will use this Policy where a development contribution is payable for a particular purpose within a catchment and for all citywide contributions.
- 1.3.3 However, where a development results in the Council incurring capital expenditure that is not covered by this policy, the Council may impose a financial contribution as a condition of resource consent under section 3.4.5 of the District Plan which states that:
- “Where a proposed development creates the need for increased capacity or upgrades to infrastructure at the point of connection (in terms of traffic, stormwater, sewers, or water) the Council may require a payment towards the cost of necessary works. The Council will set a payment on the basis of what is believed to be a fair and appropriate proportion of the costs that should be borne by the developer (up to 100%)”.*
- 1.3.4 The Council will also continue to impose financial contributions on any development to which this Policy does not apply. (See section 7.3 for a summary of the District Plan financial contributions).

1.4 Effective date

- 1.4.1 The Council first adopted a Development Contributions Policy on 28 June 2005. Amendments to the policy were approved on 28 June 2006, 27 June 2007, 29 June 2009, 11 June 2013, 15 April 2014, 7 May 2014, and 27 August 2014. The draft policy is proposed to be effective from 1 July 2015.
- 1.4.2 Any application for resource consent, building consent or service connection received by the Council on or after 1 July 2005 is required to pay the development contribution payable under this Policy, or its subsequent amendments. This requirement is subject to the exception in paragraph 4.3.
- 1.4.3 For more information on the effective date, transitional provisions, and what to do if amendments are made to a proposal for which resource consent was applied for before 1 July 2005, see section 4.

1.5 How to find your way around this Policy

1.5.1 This Policy is in two parts:

Part 1: The Operational Policy

This sets out what development contributions are payable, when they are assessed, and when they need to be paid etc (see sections 2 to 6).

Part 2: The Substantive Policy

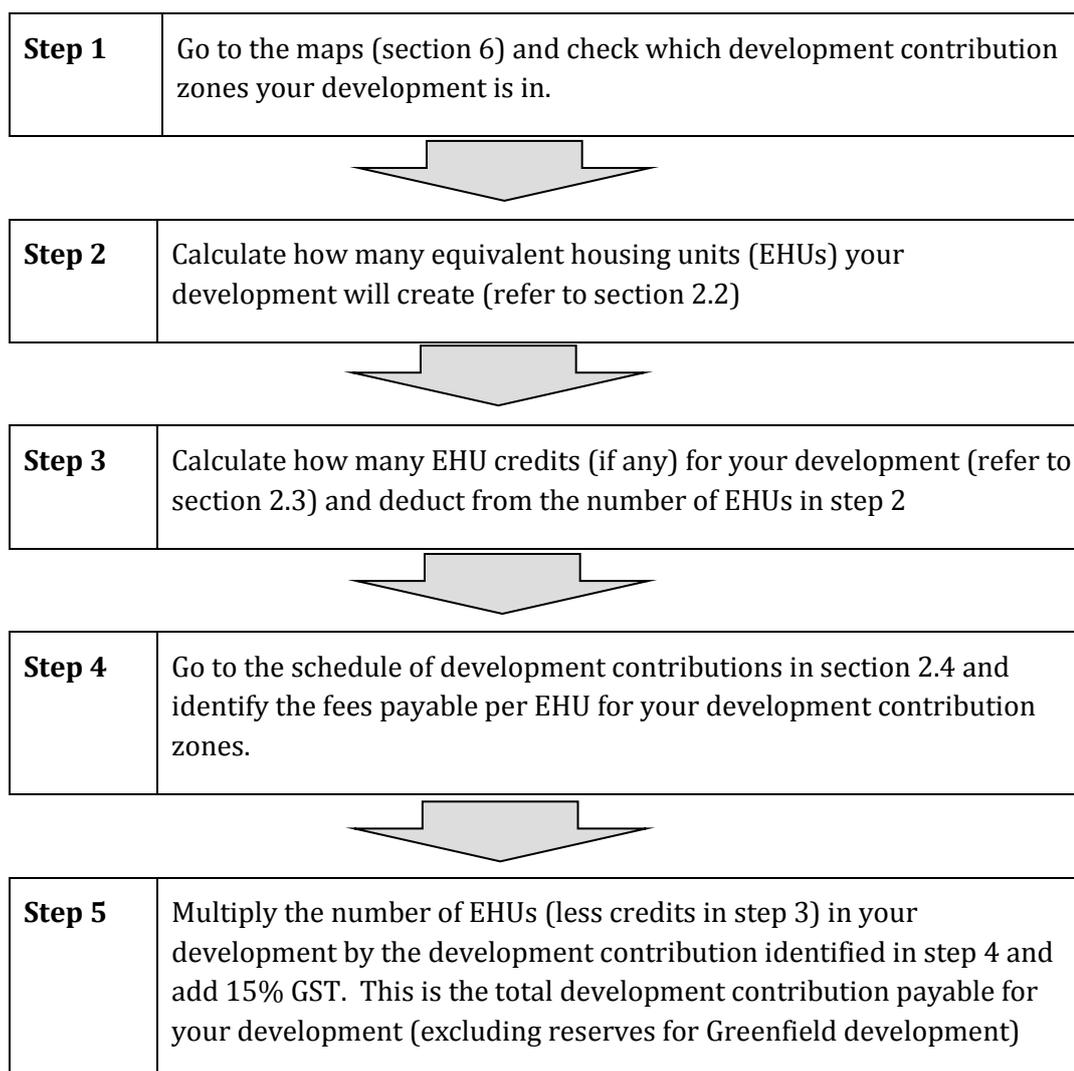
This sets out the legislative framework, the process followed by the Council, the methodology followed to make the decision to use development contributions to fund growth related capital expenditure and the relevant capital expenditure figures (see sections 7 to 12).

PART 1: OPERATIONAL POLICY

2 Application of this Policy

How to calculate your development contribution

2.1 Step by step process



Note: Contact the Council to determine the reserves payable for Greenfield development.

2.2 How to calculate the number of EHUs

2.2.1 Development contributions are payable for the number of EHUs created by each development. EHUs are applied as follows:

Type of development:	EHU assessment based on:
Residential development	1 EHU per household unit 0.7 EHU per one-bedroom household unit
Fee simple subdivision	1 EHU per allotment
Non-residential development	1 EHU for every 42m ² of gross floor area (gfa)

2.3 EHU credits for existing development

2.3.1 In some cases, credits may be used to reduce the development contribution payable. Credits will be expressed in EHUs. Credits will not be refunded, and can only be used for developments on the same site and for the same activity in respect of which they were granted. Credits cannot be used to reduce the number of units of demand to less than zero.

2.3.2 A credit is given for the number of EHUs assessed for the development or use existing at the time the application is assessed for the development contribution payable, to recognise situations where existing structures on the site or uses on the site mean that the development being assessed will not contribute to growth to the extent that the assessed number of units of demand implies.

2.3.3 Any self-assessment or special assessment under section 2.5.5 must include a determination of any credits for the development. In other cases the Council will, at the same time as any assessment of development contributions is made, calculate any credits for the development by applying the same criteria for ordinary EHUs under this Policy.

2.3.4 Examples where credits will arise are:

Type of existing original development:	Nature of credit:
Infill residential fee simple subdivision of existing allotment into 3 fee simple allotments	<ul style="list-style-type: none"> ▪ 1 EHU credit for the original allotment - development contributions payable on 2 EHUs
Residential development of a CBD site with an existing 420m ² gfa commercial building into 100 unit title apartments	<ul style="list-style-type: none"> ▪ 10 EHU credit (ie 420m² /42m² gfa) unless an assessment is undertaken
Additional bedroom added to a one-bedroom household unit	<ul style="list-style-type: none"> ▪ 0.7 EHU credit – development contribution payable on 0.3 EHU
Additional household unit on an existing allotment with one existing house (with or without subdivision)	<ul style="list-style-type: none"> ▪ 1 EHU credit for the existing household unit - development contribution payable for the additional household unit
Development of four fee simple lots in the Northern Growth area for a 10,000m ² gfa commercial storage facility	<ul style="list-style-type: none"> ▪ 4 EHU credits for the existing allotments – development contributions payable for the balance of the facility (10,000 / 42 m² gfa)

2.4 Schedule of development contributions

2.4.1 The schedule of development contributions refers to areas A to P (general catchment zones) and Q to T (specific inner city parks and reserves and roading catchments zones that are additional to the general zones). These refer to geographically defined development contribution areas. Maps of the different development contributions catchment zones are shown in section 6.

2.4.2 All fees in the schedule are GST exclusive.

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Policy Map Zone	City Wide (\$ per EHU) *		Catchment Specific Infrastructure (\$ per EHU)				Draft Total Levies 2015/16	
	Residential	Non-Residential	Water Supply	Waste Water	Transport	Reserves	Residential	Non-Residential
	*	*				**		
A Roseneath	\$ 2,539	\$ 1,935	\$ 3,267	\$ 1,185	\$ -	\$ -	\$ 6,991	\$ 6,387
B Karori	\$ 2,539	\$ 1,935	\$ 1,724	\$ 2,440	\$ -	\$ -	\$ 6,703	\$ 6,099
C Beacon Hill	\$ 2,539	\$ 1,935	\$ -	\$ 1,185	\$ -	\$ -	\$ 3,724	\$ 3,120
D Brooklyn -Frobisher	\$ 2,539	\$ 1,935	\$ 1,575	\$ 1,185	\$ -	\$ -	\$ 5,298	\$ 4,694
E Kelburn	\$ 2,539	\$ 1,935	\$ -	\$ 1,185	\$ -	\$ -	\$ 3,724	\$ 3,120
F Johnsonville-Onslow	\$ 2,539	\$ 1,935	\$ 1,583	\$ 1,185	\$ -	\$ -	\$ 5,307	\$ 4,703
G Ngaio	\$ 2,539	\$ 1,935	\$ -	\$ 1,185	\$ -	\$ -	\$ 3,724	\$ 3,120
H Maldive	\$ 2,539	\$ 1,935	\$ -	\$ 1,185	\$ -	\$ -	\$ 3,724	\$ 3,120
I Churton-Stebbing	\$ 2,202	\$ 1,598	\$ 2,939	\$ 722	\$ 4,067	\$ -	\$ 9,930	\$ 9,326
J Grenada-Lincolnshire	\$ 2,202	\$ 1,598	\$ 4,082	\$ 722	\$ 3,643	\$ 295	\$ 10,944	\$ 10,045
K Maupuia	\$ 2,539	\$ 1,935	\$ -	\$ 1,185	\$ -	\$ -	\$ 3,724	\$ 3,120
L Newlands	\$ 2,539	\$ 1,935	\$ -	\$ 722	\$ -	\$ -	\$ 3,261	\$ 2,657
M Melrose	\$ 2,539	\$ 1,935	\$ 1,775	\$ 2,440	\$ -	\$ -	\$ 6,754	\$ 6,150
N Central & Coastal	\$ 2,539	\$ 1,935	\$ 998	\$ 1,185	\$ -	\$ -	\$ 4,722	\$ 4,118
O Tawa	\$ 2,539	\$ 1,935	\$ -	\$ 722	\$ -	\$ -	\$ 3,261	\$ 2,657
P Wadestown	\$ 2,539	\$ 1,935	\$ 2,487	\$ 722	\$ -	\$ -	\$ 5,748	\$ 5,145
Rural ***	\$ 1,916	\$ 1,312	\$ -	\$ -	\$ -	\$ -	\$ 1,916	\$ 1,312
Q Inner city Residential	\$ 2,539	N/A	\$ 998	\$ 1,185	\$ -	\$ 1,415	\$ 6,137	N/A
Q Inner city Non-Residential	N/A	\$ 1,935	\$ 998	\$ 1,185	\$ -	\$ -	N/A	\$ 4,118
R Johnsonville Town Centre	\$ 2,539	\$ 1,935	\$ 1,583	\$ 1,185	\$ 2,203	\$ -	\$ 7,510	\$ 6,906
S Adelaide Road	\$ 2,539	\$ 1,935	\$ 998	\$ 1,185	\$ 3,856	\$ -	\$ 8,578	\$ 7,974
T Pipitea Precinct - Residential	\$ 2,539	N/A	\$ 998	\$ 1,185	\$ 2,467	\$ 1,415	\$ 8,604	N/A
T Pipitea Precinct - Non Residential	N/A	\$ 1,935	\$ 998	\$ 1,185	\$ -	\$ -	N/A	\$ 4,118

Components Residential of City-Wide Contributions above

Reserves	604
Transport	1,312
Storm Water	165
Waste Water	121
Water Supply	337
Total	2,539

Components Non-Residential of City-Wide Contributions above

Reserves	-
Transport	1,312
Storm Water	165
Waste Water	121
Water Supply	337
Total	1,935

The stormwater component of the citywide fee (\$165 per EHU) is only applicable to the greatest number of EHUs on any floor in non-residential or multi-unit residential developments. For example, a three storey residential development with three two bedroom units on each floor would be liable for \$495 for stormwater.

* See paragraph 12.2.11 and Appendix B6.1.2 – B6.1.5 for the development contribution for reserves for any Greenfield development.

** Excluding Greenfield development.

***Only citywide traffic and roading and reserves are payable. Water, stormwater and wastewater contributions will also apply to rural developments where it is practicable to connect to those services.

2.5 Additional information on assessing the development contribution payable

When the Council will not require a development contribution

2.5.1 Under the Local Government Act the Council is unable to require a development contribution for a reserve, network infrastructure or community infrastructure if, and to the extent that:

- It has, under section 108(2)(a) of the Resource Management Act 1991, 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 local reserve, network infrastructure or community infrastructure in agreement with the Council (and citywide fees will still apply); or
- The Council has received or will receive funding from a third party.

Development where there is no practical connection

2.5.2 For developments where there is no practical connection to water supply or wastewater reticulation systems, the Council will reduce the amount of the contribution payable by the relevant fee (or fees) payable in that catchment as follows:

- Water – citywide and catchment
- Wastewater – citywide and catchment

2.5.3 If a development is subsequently connected to the water and/or wastewater reticulation systems, the following will be payable prior to the connection:

- The applicable additional citywide contribution; and
- The relevant catchment area development contribution.

New connections

2.5.4 Where an existing development that was not connected to the city water or wastewater network as at 1 July 2005 subsequently does connect, the development contribution that apply to the relevant water supply or wastewater catchment must be paid prior to the service being connected.

Assessment for non-residential development

- 2.5.5 The non-residential unit of demand (42m² gfa per EHU) may be departed from in the following circumstances:

Self-assessment

- 2.5.5.1 An applicant may apply for a self-assessment of the number of EHUs payable for a particular development as follows:

- (a) Application must be made in writing before any development contributions payment in respect of the development becomes due.
- (b) The assessment must relate to all matters for which development contributions are payable under this Policy.
- (c) The onus is on the applicant to prove (on the balance of probabilities) that the actual increased demand created by the development is different from that assessed by applying the non-residential unit of demand in paragraph 2.2.1. Actual increased demand means the demand created by the most intensive non-residential use(s) likely to become established in the development within 10 years from the date of application.
- (d) The Council may determine an application made under this section at its discretion. In doing so the Council must take into account everything presented to it by way of the written application, and may take into account any other matter(s) it considers relevant.
- (e) Council may recover the actual and reasonable costs of determining the application at the hourly rates applicable to the relevant staff member within Council's User Fees and Charges.

Special assessment

- 2.5.5.2 If the Council believes on reasonable grounds that the increased demand for any matter assessed for a particular development by applying the non-residential unit of demand in paragraph 2.2.1 is less than the actual increased demand created by the development, it may require a special assessment to determine the number of EHUs as follows:

- (a) A special assessment must be initiated before any development contributions payment in respect of the development becomes due.
- (b) The assessment must relate to all matters for which development contributions are payable under this Policy.

- (c) The Council may request information from the applicant to establish the actual increased demand.
- (d) The Council must bear its own costs.
- (e) Everything the Council intends to take into account when making a special assessment must be provided to the applicant for a written reply at least 14 days before the assessment is determined.
- (f) The Council may determine a special assessment made under this part at its discretion. In doing so the Council must take into account everything presented to it by way of a written reply, and may take into account any other matter(s) it considers relevant.

Assessment guidelines

2.5.5.3 Without limiting the Council's discretion, when determining an application for either a self-assessment or a special assessment initiated by Council, the Council will be guided by the following:

Infrastructure Type	Usage Measure per EHU
Water supply	780 litres per day excluding storage
Wastewater	390 litres per day
Stormwater	Runoff co-efficient not exceeding 0.7
Traffic and roading	10 private vehicle trips per day
Reserves	600m ² of allotment area

Private development agreements

- 2.5.6 The Council may enter into a private agreement with a developer. The agreement must clearly record why an agreement is being used, record the basis of the cost sharing when the infrastructure will be provided and, in particular, whether there is any variation from the principles in the Council's policy.
- 2.5.7 Any proposal as part of a private agreement that a new development should pay less than 100 percent of applicable development contributions will be dealt with as if it were an application for remission under this Policy.

2.6 Remission and postponement

2.6.1 The Council may postpone payment or grant a remission on development contributions at its complete discretion.

2.6.2 Applications made under this part will be considered on their own merits and any previous decisions of the Council will not be regarded as creating precedent or expectations.

2.6.3 An application for remission must be made before any development contributions payment is due to the Council. The Council will not allow remissions retrospectively.

2.6.4 An application must be made in writing and set out the reasons for the request

2.6.5 Green Building Remission

To encourage economic development and recognise the strategic importance of green star rated buildings a standard remission equating to 50% of the total standard assessed levy can be applied for developments that meet the criteria outlined below.

Conditions and criteria for 50% remission to standard assessment of development contributions levies.

A remission of the standard development contributions levy calculated may apply under the following conditions and criteria:

- If the building is a commercial or mixed development of greater than 10 equivalent household units it must have received a 5 Star Green Star Certified Rating or equivalent or higher.
- Remission application timeframes:
 - a) For Green Star Certified Rating, the remission must be applied for within 12 months of registration for certification with the New Zealand Green Building Council, or
 - b) For equivalent rating, the remission must be applied for within 12 months of the Development Contributions being assessed by Wellington City Council
- The remission will only apply to the standard DC assessment (hereinafter referred to as “the levy”) made on the property.
- The remission will not be available retrospectively once the Council has invoiced the Development Contributions levy.

The granting of green building remissions is delegated to the Chief Executive Officer.

2.6.6 Other remissions - the Council will only consider exercising its discretion in exceptional circumstances.

Other remissions will only be granted by resolution of the Council (or a Committee or Subcommittee acting under delegated authority).

2.7 Reconsideration of a development contribution

- 2.7.1 In accordance with section 199A of the Local Government Act 2002, a person may request that the Council reconsiders the requirement of a development contribution if that person has grounds to believe that:
- The development contribution was incorrectly calculated or assessed under the Council’s Development Contributions Policy; or
 - The Council incorrectly applied its Development Contributions Policy; or
 - The information used to assess the person’s development against the Development Contributions Policy, or the way the Council has recorded or used it when requiring a development contribution, was incomplete or contained errors.
- 2.7.2 A request for consideration must be made within 10 working days after the date on which the applicant receives notice from the Council of the level of development contribution required.
- 2.7.3 An application for reconsideration must be made in writing and include supporting information and addressed to:
- Manager City Planning and Design
Wellington City Council
PO Box 2199
Wellington
- 2.7.4 All requests for reconsiderations will be considered in the first instance by the Wellington City Council Development Contributions Advisor (DC Advisor). If the DC Advisor agrees that an error was made or the policy was applied incorrectly, then a recalculation of the development contribution notice will be issued. If the DC Advisor confirms the original assessment then they shall give written notice of this decision to the applicant.
- 2.7.5 If the applicant objects to the decision of the DC advisor, then they may request that the decision is considered by the Wellington City Council’s Regulatory Processes Committee for a final decision.
- 2.7.6 The Council will within 15 working days after the date on which it received all required relevant information relating to the request, give written notice of the outcome of its consideration to the person who made the request.

2.8 Objections to a development contribution

- 2.8.1 In accordance with section 199C of the Local Government Act 2002, a person may lodge an objection to the development contribution requirement on the grounds that Council has:
- a) failed to properly take into account features of the objector’s development that, on their own or cumulatively with those of other developments, would substantially reduce the impact of the development contribution on requirements for community facilities; or
 - b) required a development contribution for community facilities not required by, or related to, the objector’s development, whether on its own or cumulatively with other developments; or
 - c) required a development contribution in breach of section 200 of the Local Government Act 2002; or
 - d) incorrectly applied its development contributions policy to the development
- 2.8.2 The right of objection does not apply to challenges to the content of the development contributions policy.
- 2.8.3 The decision of any development contributions objection is to be made by a development contribution commissioner named in the approved register and selected by the Council.
- 2.8.4 An objection must be lodged within 15 working days after:
- the date on which the objector received notice of the level of development contribution required; or
 - the date on which the objector received the notice of the outcome of a reconsideration under section 199B of the LGA 2002.
- 2.8.5 The notice of objection under Schedule 13A(1) of the LGA 2002 must –
- a) be in writing; and
 - b) set out the grounds and reasons for the objection, and
 - c) the relief sought; and
 - d) state whether the objector wishes to be heard on the objection
- 2.8.6 In accordance with section 150A of the Local Government Act 2002, the cost for services of a development contributions commissioner(s), the hearing and administration support will be payable by the objector.
- 2.8.7 Applicable fees and allowances for a witness appearing at a development contribution hearing must be paid by the party on whose behalf the witness is called.
- 2.8.8 Schedule 13A of the Local Government Act 2002 sets out the procedure for development contribution objections.

2.9 Refunds

- 2.9.1 Refunds will be made in accordance with sections 209 and 210 of the Local Government Act 2002, including any amendments made to those provisions at the time of making a refund.

3 Assessment and payment

This part of this Policy sets out when development contributions will be required (ie assessed by the Council) and when payment is required.

3.1 Requirement

- 3.1.1 For every development, the Council has the discretion to require a development contribution under section 198 of the Local Government Act 2002 when:
 - 3.1.1.1 Resource consent is granted under the Resource Management Act 1991 for a development within the Wellington City district; or
 - 3.1.1.2 Building consent is granted under the Building Act 2004 for building work situated in the Wellington City district (including the grant of a certificate of acceptance); or
 - 3.1.1.3 Authorisation for a service connection is granted.

3.2 When the Council will require a development contribution

- 3.2.1 The following sets out when the Council will assess developments for development contributions. The Council retains the discretion to change its approach (subject to compliance with section 198 of the Local Government Act 2002) from time to time.
- 3.2.2 The amount of the development contribution payable will be calculated under the schedule of development contributions in this Policy that applies at the date of the assessment.

3.2.3 Liability should construction not commence within two years.

Should construction of a development not commence within two years of being granted building consent, the remission of charges and fees provided under this policy shall no longer apply. At that stage, all fees and charges will be fully payable for the development as per usual. Commencement of construction will be deemed to have occurred when the activity for which a resource and building consent has been issued, has commenced.

Subdivision of land (excluding unit title development)

- 3.2.4 Development contributions required in respect of a resource consent being granted under the Resource Management Act 1991 for the fee simple subdivision of land, will be assessed when the application for subdivision consent is received.
- 3.2.5 Where subdivision consent provides for its implementation in stages, the Council will apportion any development contribution assessed between each stage at its sole discretion.

Building consent

- 3.2.6 The Council will assess all developments requiring a building consent when the application for building consent is received.

Land use consent or unit title development

- 3.2.7 Unless no building consent is required, developments requiring a land use consent or subdivision consent for a unit title development will **not** be assessed for development contributions at the time of consent being granted under the Resource Management Act 1991.

Service connection

- 3.2.8 Developments requiring a service connection, for which development contributions have not been assessed and/or paid, will be assessed at the time of the application for service connection.

Changes to development

- 3.2.9 Any development contribution may (at the Council's sole discretion) be reassessed following any change that results in an increased demand (eg increased EHUs).

Payment

- 3.2.10 All development contributions required by the Council must be paid prior to the Council issuing a code of compliance certificate, a section 224(c) certificate, a consent for a service connection or giving effect to a land use consent (as the case may be), unless a payment delay agreement has been approved by the Council.

Payment delay applications will be considered by Council where:

- the development will have 10 or more equivalent household units (under the standard calculation in section 2.2)
- it is satisfied the applicant has sufficiently proven that the building is not occupied, and
- that the building has not been sold.

Any successful application for delayed payment expires after two years after the code of compliance certificate has been issued or upon sale of any part of the development, whichever occurs first.

- 3.2.11 The Council at its sole discretion will accept a bank bond or surety to secure payment of any development contributions more than \$50,000. If the Council exercises its discretion to accept a bond or surety, the bonded sum will have an interest component, and the developer must meet the Council's costs for preparing the bond.

3.3 Powers of the Council if development contributions are not paid

- 3.3.1 Until a development contribution required in relation to a development have been paid, the Council may:
- 3.3.1.1 In the case of a development contribution assessed on subdivision, withhold a certificate under section 224(c) of the Resource Management Act 1991.
 - 3.3.1.2 In the case of development contributions assessed on building consent, withhold a code compliance certificate under section 95 of the Building Act 2004.
 - 3.3.1.3 In the case of development contributions assessed on an authorisation for a service connection, withhold a service connection to the development.
 - 3.3.1.4 In the case of development contributions assessed on a land use consent application, prevent the commencement of resource consent under the Resource Management Act 1991.
 - 3.3.1.5 In the case where a development has been undertaken without a building consent, not process an application for certificate of acceptance for building work already done.

Security

- 3.3.2 The Council may register any development contributions under the Statutory Land Charges Registration Act 1928 as a charge on the title of the land in respect of which the development contributions were required, as provided for in section 208 of the Local Government Act 2002 or it may require other appropriate security as agreed with the developer.

4 Transitional provisions

4.1 Effective date

- 4.1.1 Any application for resource consent or building consent or application for service connection received by the Council on or after 1 July 2005 will be required to pay any development contributions payable under this Policy. This requirement is subject to the exception in paragraph 4.3 below.

4.2 Amendments

- 4.2.1 If:

- An application for resource consent that was lodged prior to 1 July 2005 is amended; or
- An application is made to amend a condition of resource consent (where the application for that resource consent was lodged prior to 30 June 2005)

and the amendment results in an increase in the total EHU assessment from that which would have been applicable (had this Policy been applied to the development) then this Policy will apply to the increase in EHUs for the total development.

4.3 Transitional provision for developments that applied for resource consent prior to 1 July 2005

- 4.3.1 Subject to the proviso below, development contributions will not be required on any resource consent, building consent, or service connection where the applicant can satisfy the Council that all of the following conditions are met:

- (a) The Council has already granted resource consent for the development, (and the application for that resource consent was lodged prior to 30 June 2005).
- (b) The subsequent application for resource consent, building consent or service connection is:
 - For the identical development as the activity authorised in the resource consent in (a) above; and
 - Is applied for in order to give effect to the resource consent in (a) above.
- (c) One of the following apply:
 - There was no jurisdiction to impose a financial contribution under the District Plan when the resource consent application lodged prior to 1 July 2005 was granted; or

- If there was jurisdiction to impose a financial contribution under the District Plan when the resource consent application lodged prior to 1 July 2005 was granted, either (i) there is a specific decision of the Council not to impose a financial contribution; or (ii) if a condition of consent has been imposed on the development under section 108(2)(a) of the Resource Management Act 1991 requiring a financial contribution to be paid, and the condition has been satisfied in full.
- (d) The subsequent application for resource consent, building consent or service connection is received by the Council within five years of the date that the resource consent received prior to 1 July 2005 was granted, or the resource consent received prior to 1 July 2005 has been given effect to.

Proviso: even where section 4.3.1 otherwise applies, if a subsequent application results in an increase in EHUs, development contributions will be payable in accordance with section 4.2.1 above.

- 4.3.2 For the purposes of 4.1.1 and 4.3.1, if an application lodged prior to 1 July 2005 was rejected under s88(3) of the Resource Management 1991 or s48(1) of the Building Act 2004, it is deemed not to have been received by the Council prior to 1 July 2005.

Exemption from the application of this Policy

- 4.3.3 The Council's own developments are exempt from being liable to pay development contributions. For the avoidance of doubt, this exemption does not apply to Council organisations, Council-controlled organisations or Council controlled trading organisations.

5 Definitions

In this Policy:

Actual increased demand means the demand created by the most intensive non-residential use(s) likely to become established in the development within 10 years from the date of the application.

Allotment has the meaning given to it in section 218(2) of the Resource Management Act 1991, and **'lot'** has the same meaning.

Community facilities mean parks and reserves and network infrastructure for which development contributions may be required in accordance with section 199 of the Local Government Act 2002.

Development means:

- (a) any subdivision or other development that generates a demand for reserves or network infrastructure; but
- (b) does not include the pipes or lines of a network utility operator.

Development contribution means a contribution:

- (a) provided for in this Policy; and
- (b) calculated in accordance with the methodology.

Development Contribution Policy means this Policy on development contributions under section 102(4) (d) of the Local Government Act 2002.

Equivalent Household Unit ('EHU') means:

Type of development:	EHU assessment based on:
Residential development	1 EHU per household unit (other than a one-bedroom household unit)
Fee simple subdivision	1 EHU per allotment
Non-residential development	1 EHU for every 42m ² of gfa

Greenfield development means: a proposal that creates new residential or rural residential areas, and without limiting this definition in anyway, includes residential or rural residential development on land that was zoned rural or open space. It also includes land that was zoned residential within the land areas to which appendices 12 to

14 and 16 to 22 apply in the operative District Plan as at 1 July 2005.¹ For the avoidance of doubt, developments falling within this definition are also required to pay citywide and catchment based (ie local) reserves.

Gross floor area (gfa) is the sum of all floors of all buildings on a site, measured from the face of exterior walls, or from the centre lines of walls separating two buildings. In particular, gross floor area includes:

- lobbies at each floor
- floor space in interior balconies and mezzanines
- all other floor space not specifically excluded.

The gross floor area of a building shall not include:

- elevator shafts and stairwells
- uncovered stairways
- floor space in terraces(open or roofed), external balconies, breezeways, porches
- areas used for vehicle parking and vehicle circulation, lift towers and machinery rooms
- switchboard areas / plant rooms.

Household unit means a home or residence that is a self-contained unit includes kitchen and bathroom facilities of any nature and is physically separated, or capable of being separated, from any other household unit.

Methodology means the methodology for calculating development contributions set out in schedule 13 to the Local Government Act 2002.

Network infrastructure means the provision of roads and other transport, water, wastewater, and stormwater collection and management.

Network utility operator has the meaning given to it by section 166 of the Resource Management Act 1991.

Non-residential development means any development that falls outside the definition of residential development in this policy.

One-bedroom household unit means a household unit that has not more than two rooms excluding a kitchen, laundry, bathroom, toilet or any room used solely as an entranceway, passageway or garage . This includes studio apartments.

Residential development means the development of premises for any domestic or related purpose for use by persons living in the premises alone or in family and /or non-family groups (whether any person is subject to care, supervision or not), and

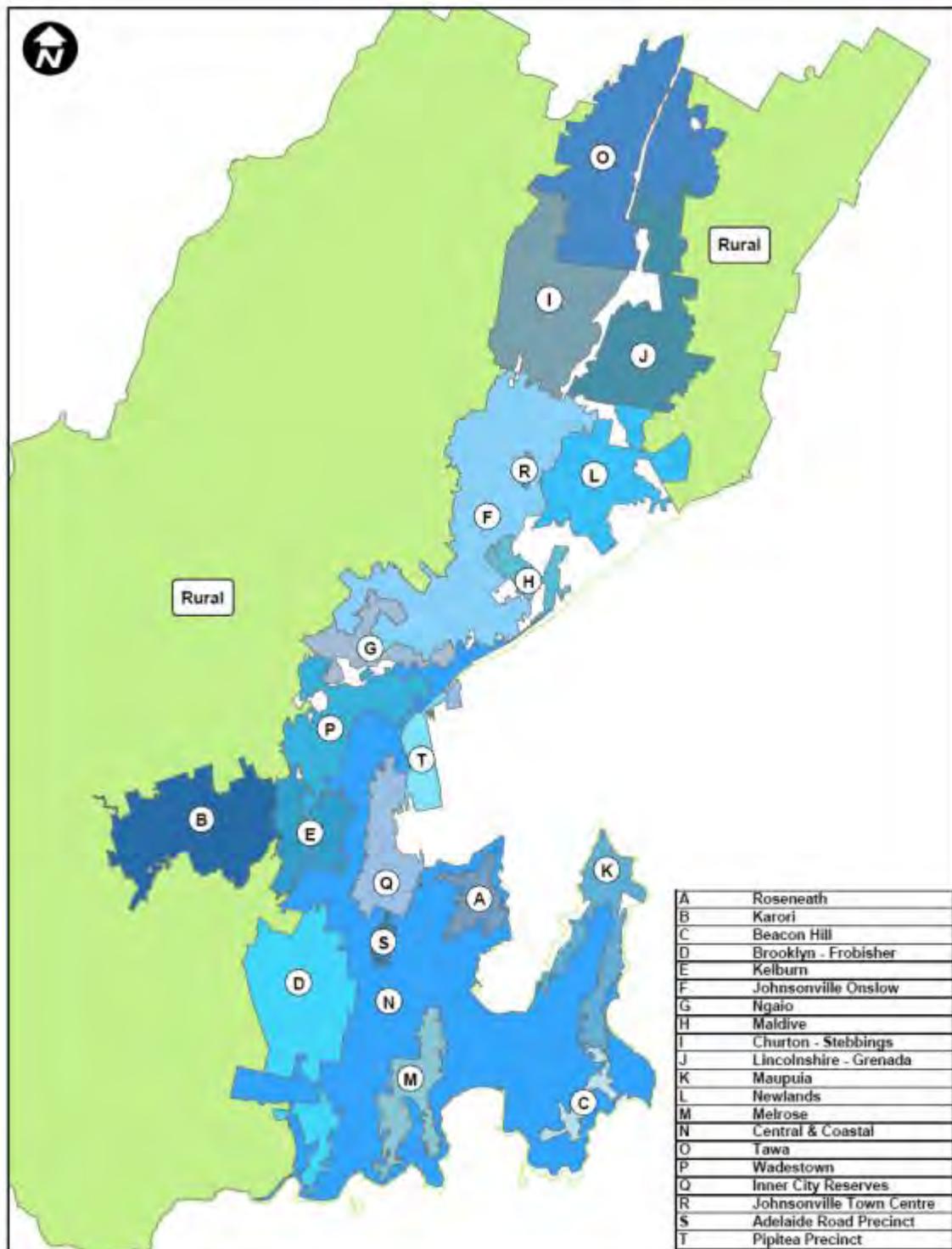
¹ For example, if land to be developed was zoned rural in the District Plan as of 1 July 2005 the subdivision will be treated under the Development Contributions policy as a ‘Greenfield development’.

residential activity has the same meaning. For the avoidance of doubt, residential development does not include:

- work from home, hotels, motels, camping grounds, motor camps or other premises where residential accommodation for five or more travellers is offered at a daily tariff; or
- rest homes, hostel accommodation or similar premises that provide shared or communal facilities (and residential activity, and use, has the same meaning).

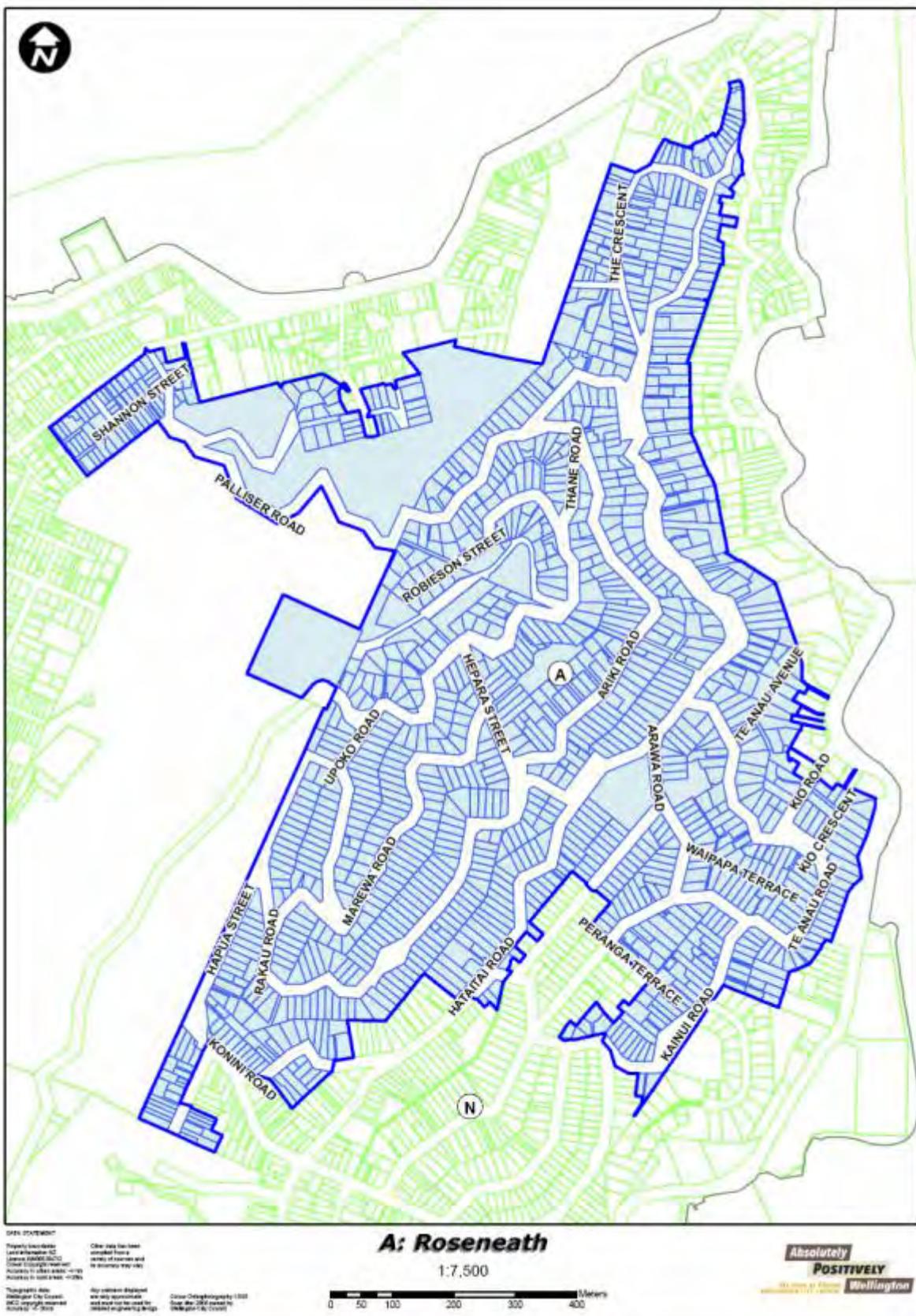
Service connection means a physical connection to a service provided by, or on behalf of, the Council.

6 Maps of development contributions catchment areas

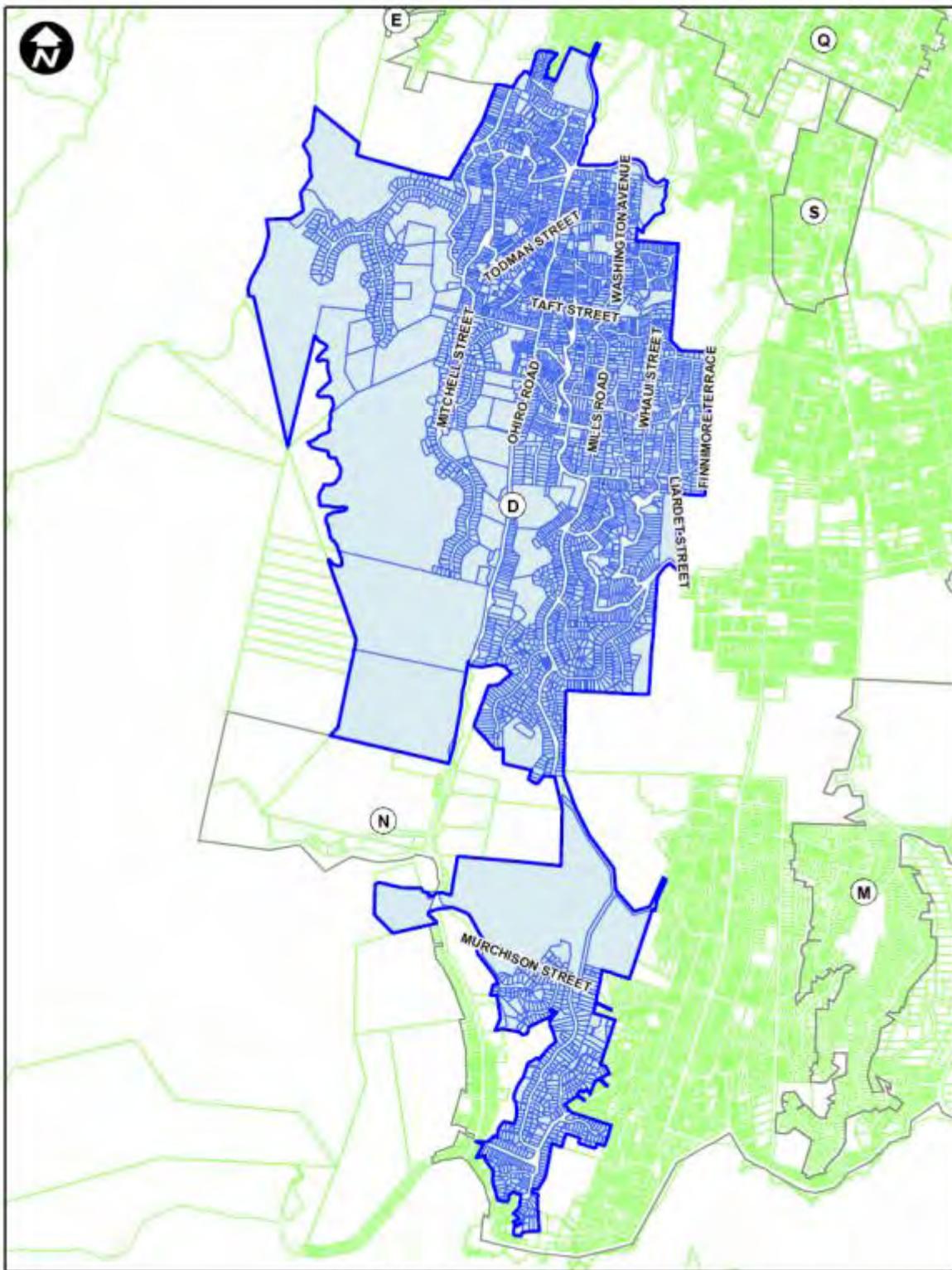


Contribution Zones

Council Staff will work out the exact amount payable when your development is assessed and can assist you to calculate what may be payable on a planned development if you need that information in advance to help with your planning. More detailed maps are available in the policy.







D: Brooklyn - Frobisher

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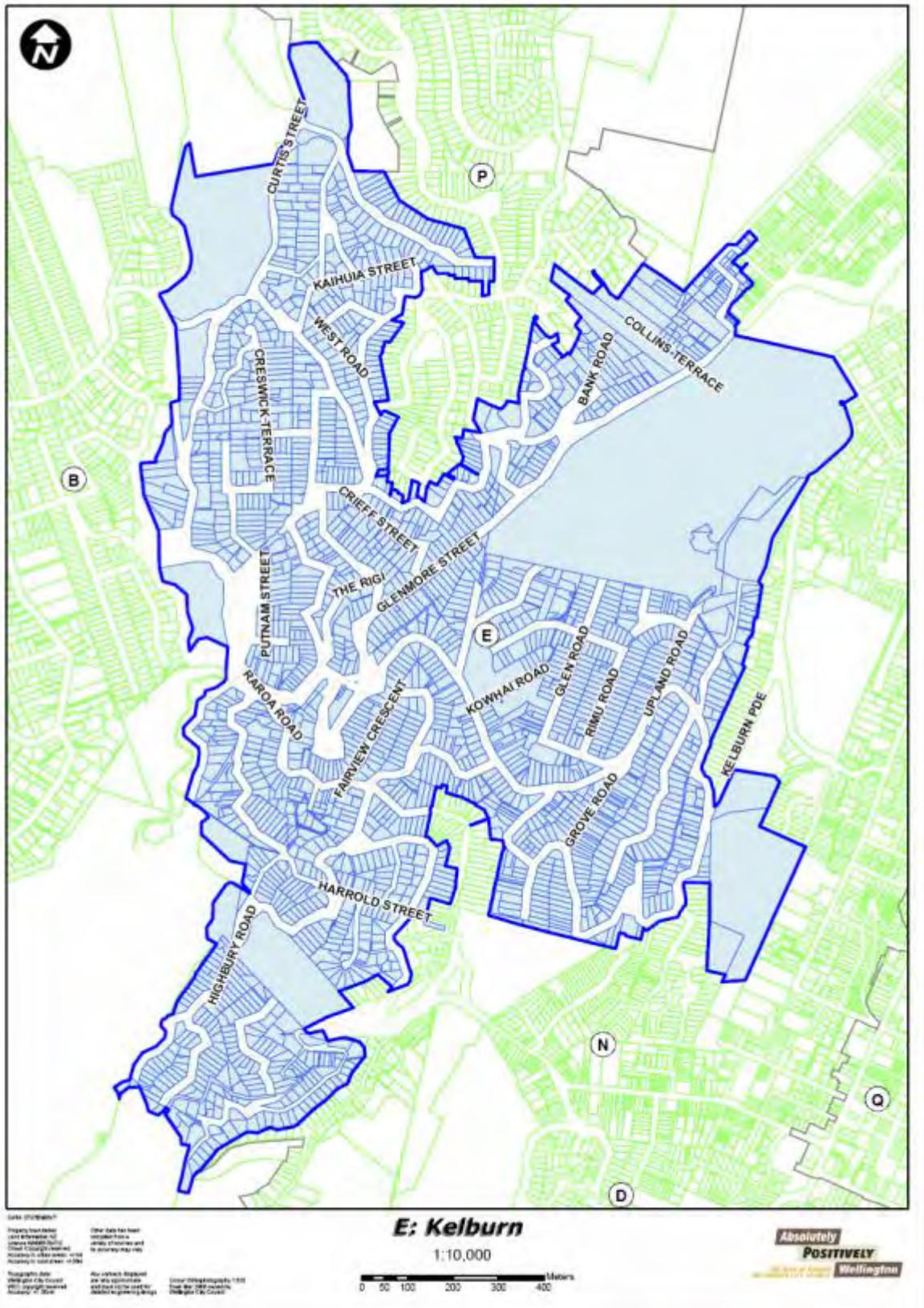


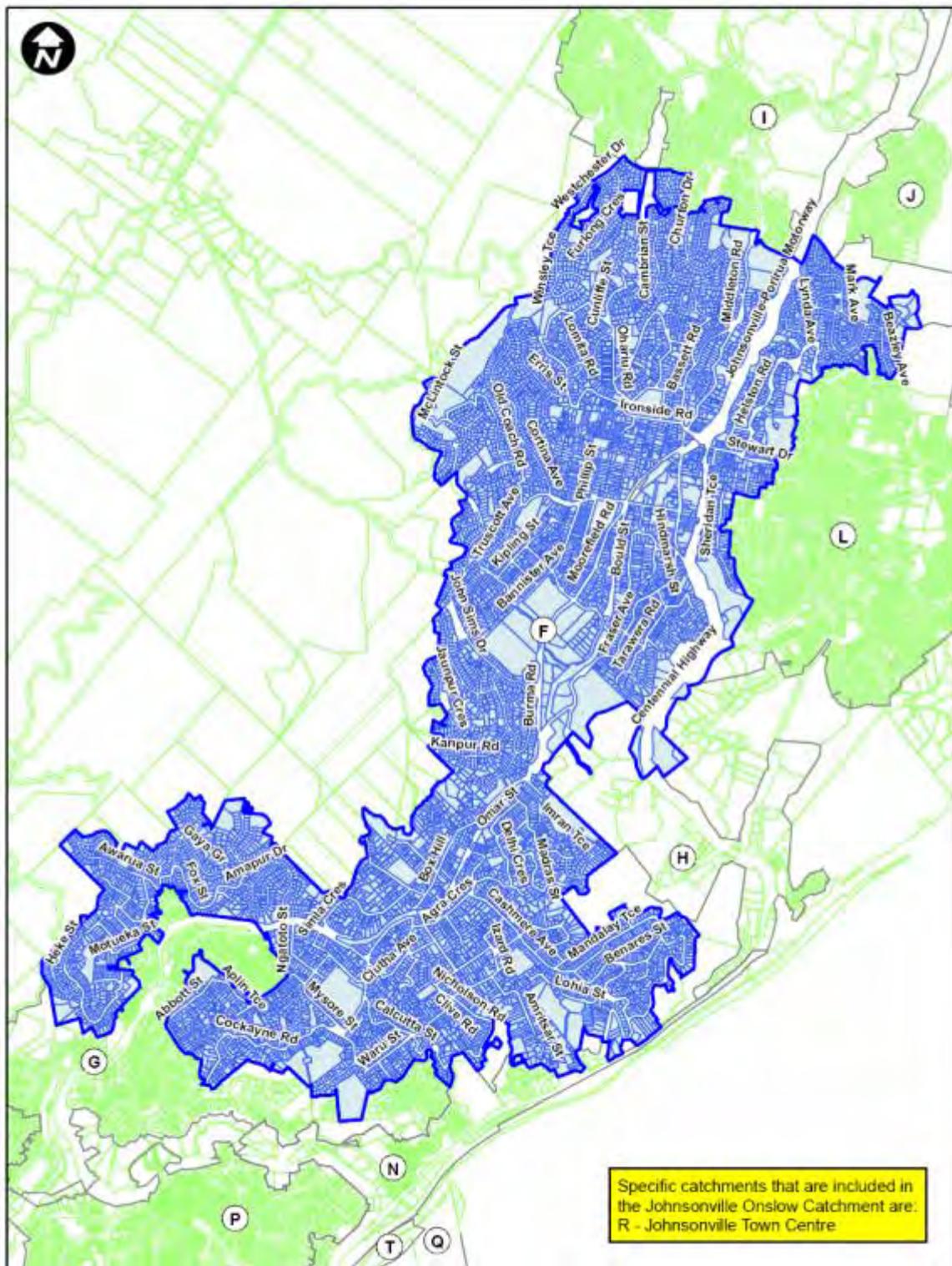
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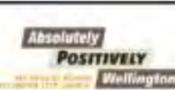
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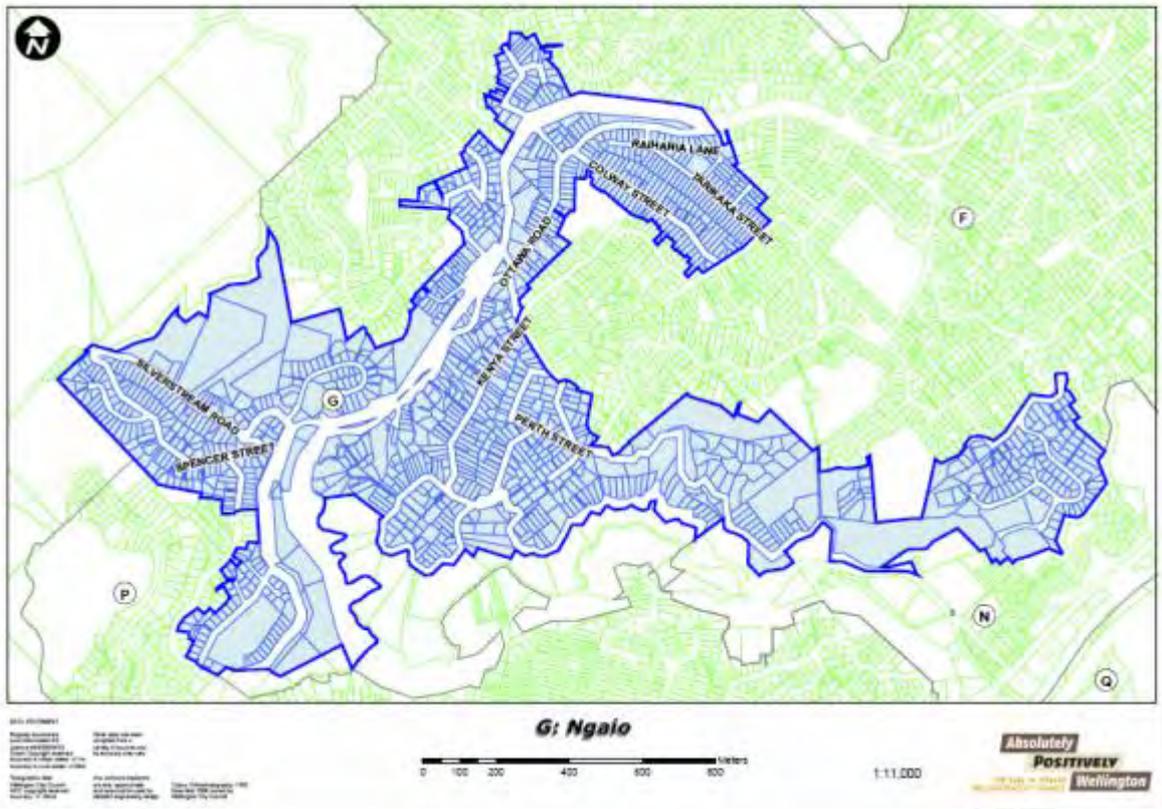
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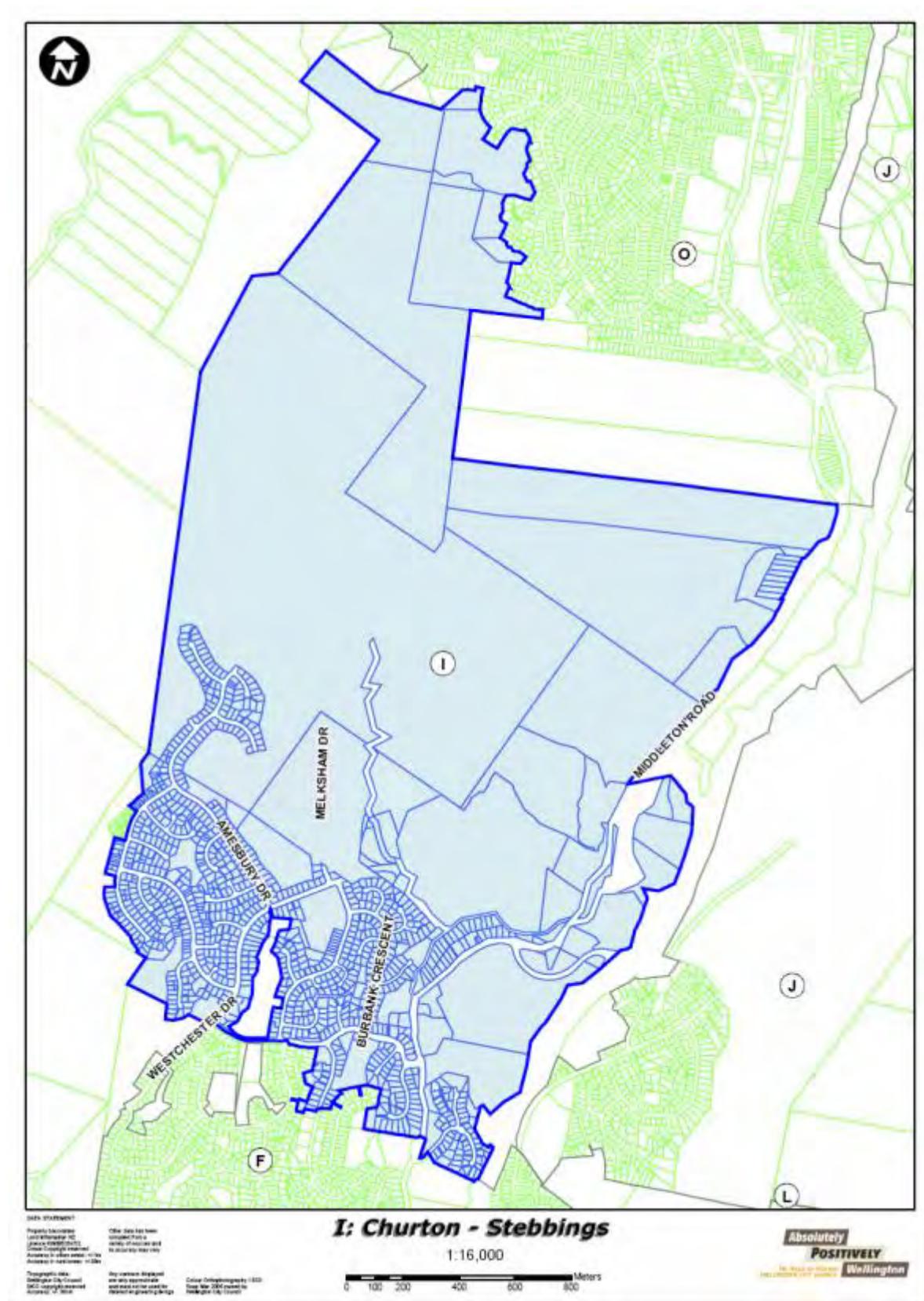
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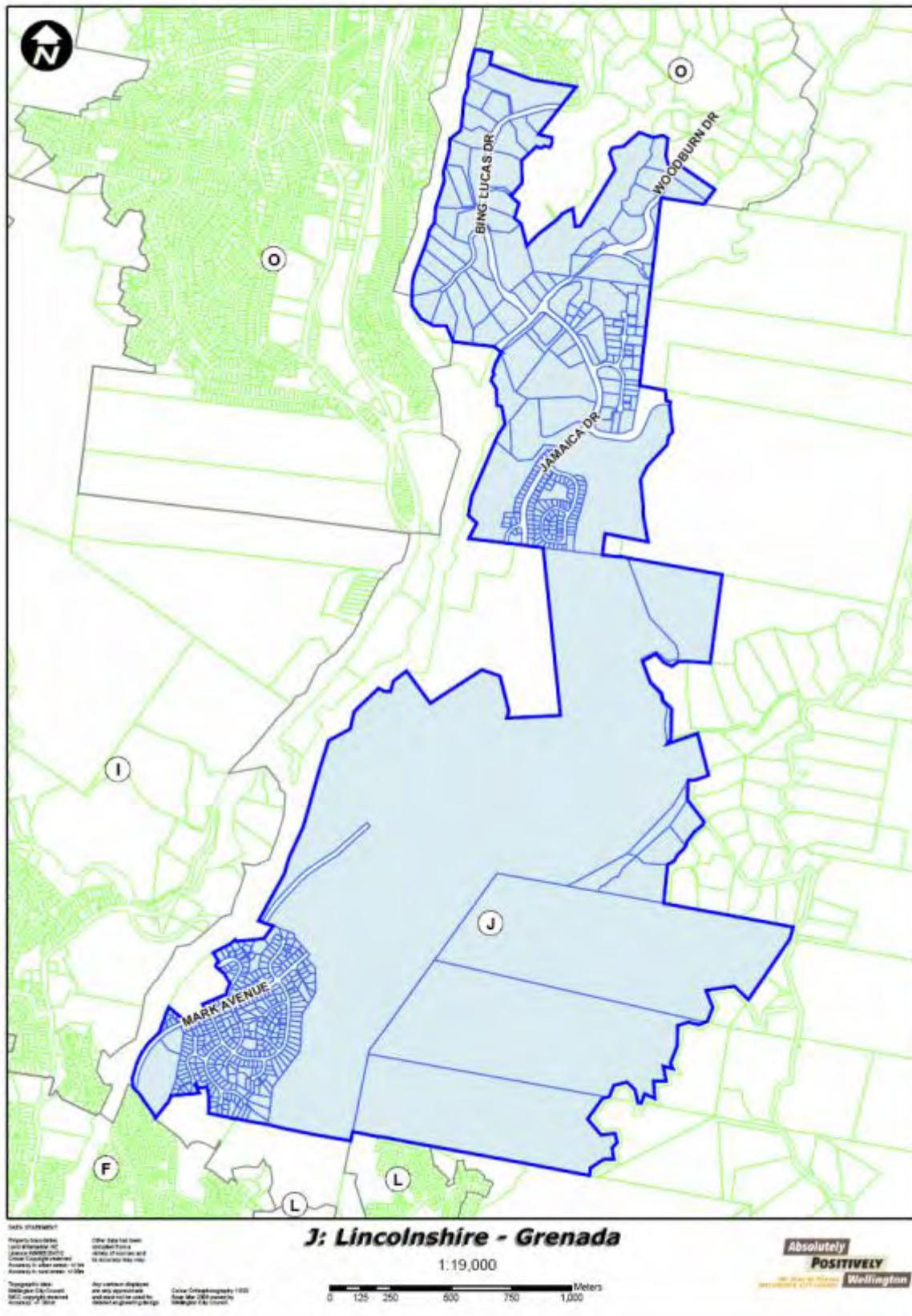
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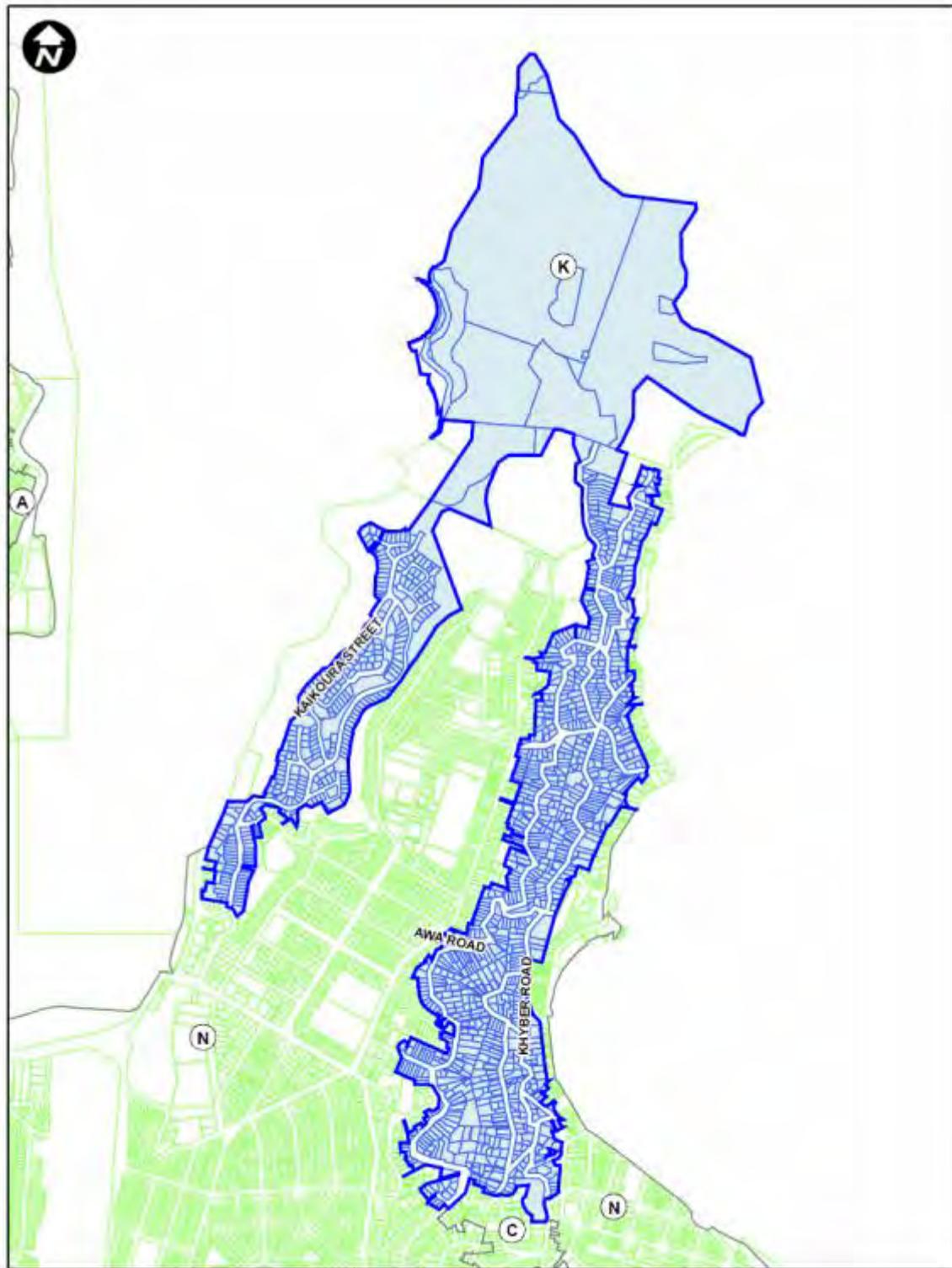


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 Accuracy to 1:10,000 scale

Other data used
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 2015/16 Draft Development Contributions Policy
 Accuracy to 1:10,000 scale

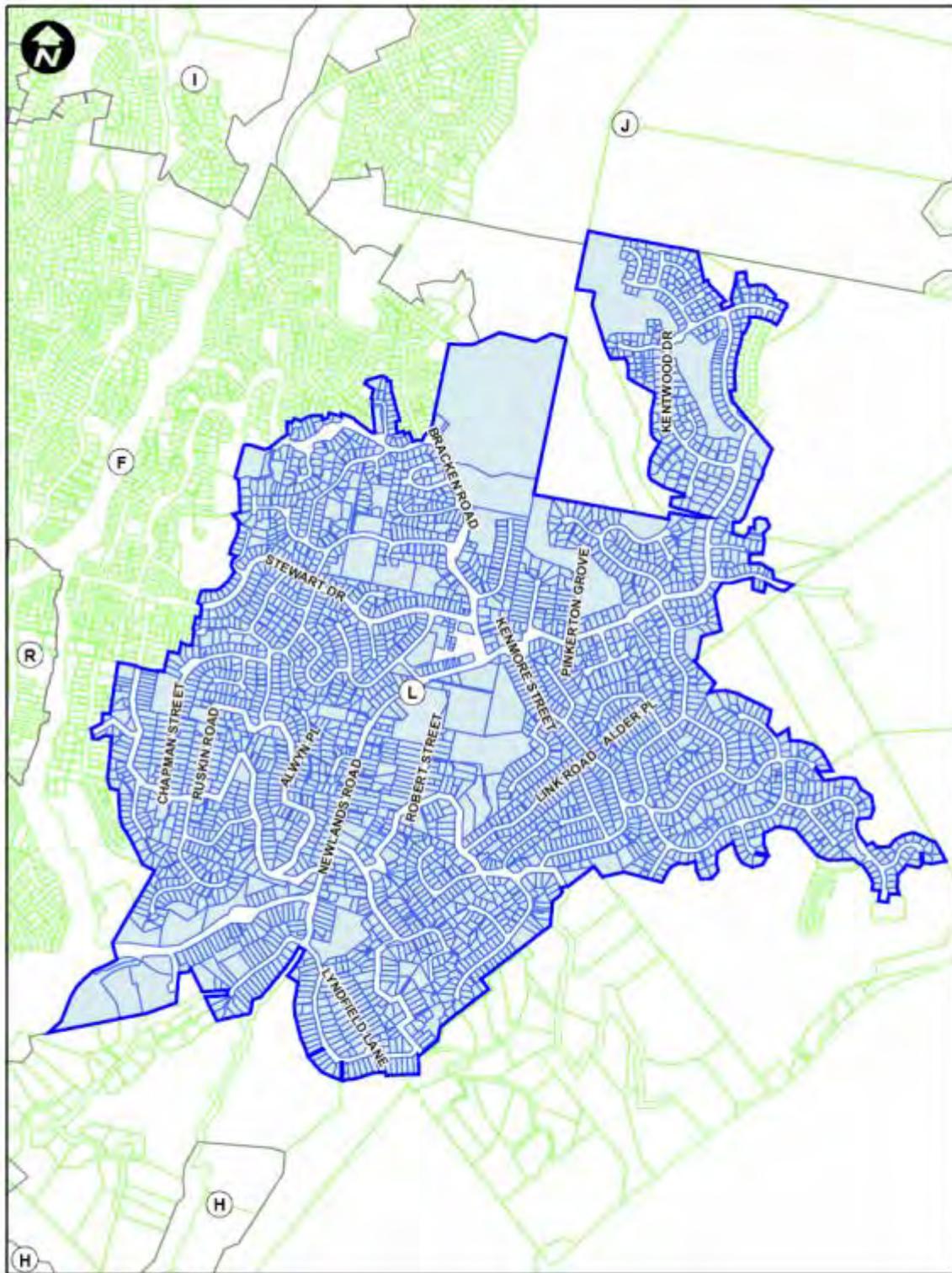
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 Wellington City Council

K: Maupua

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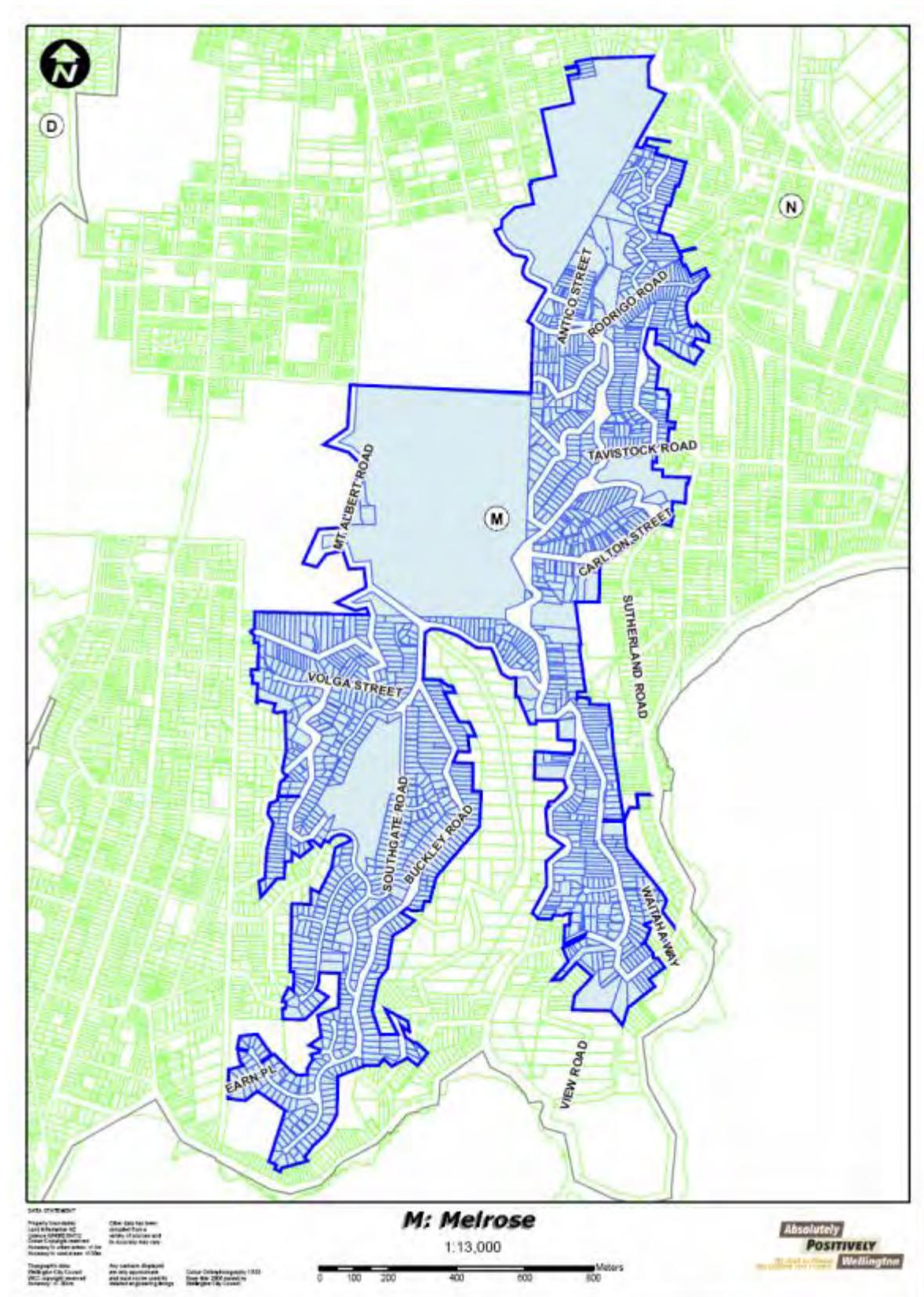


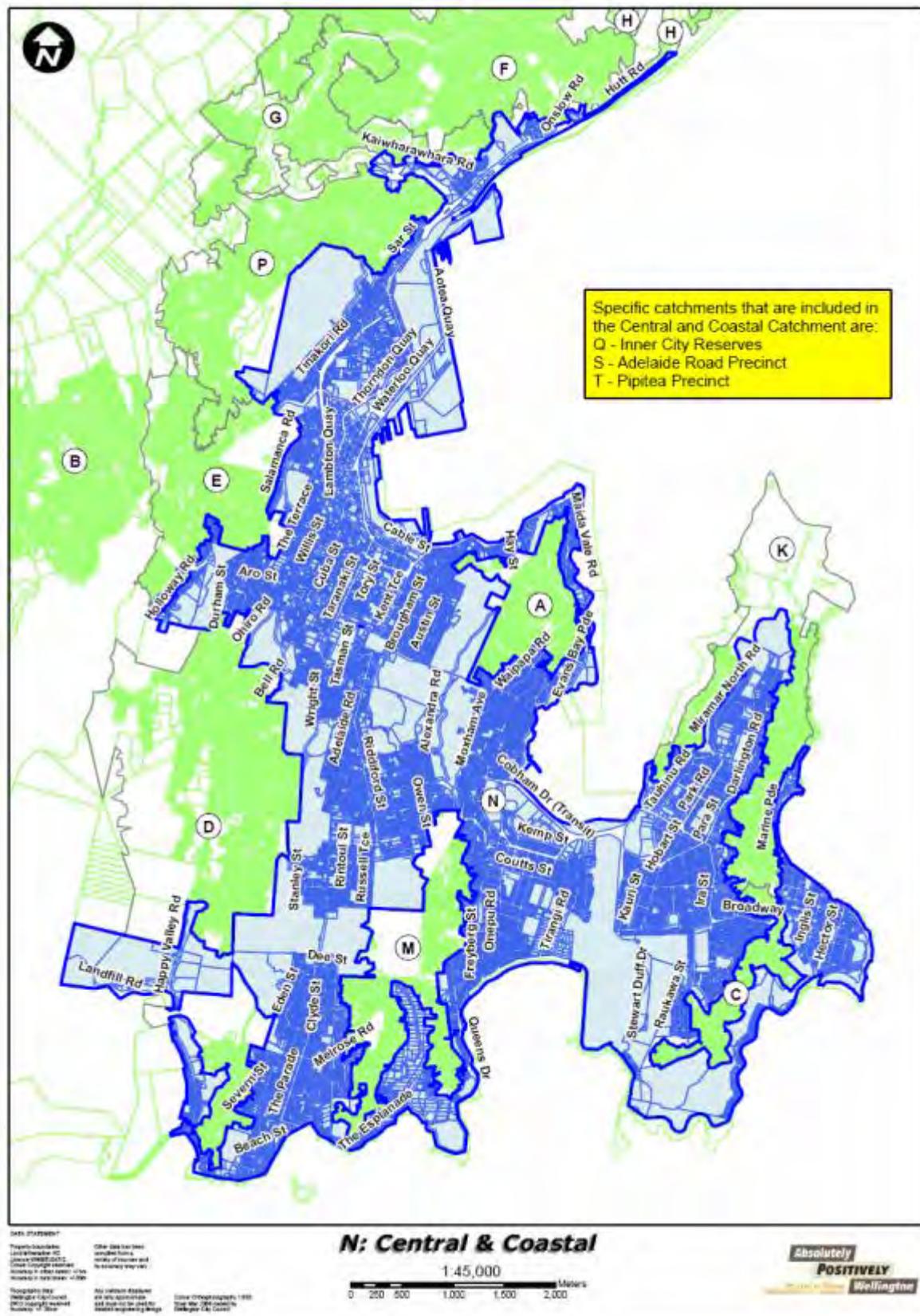
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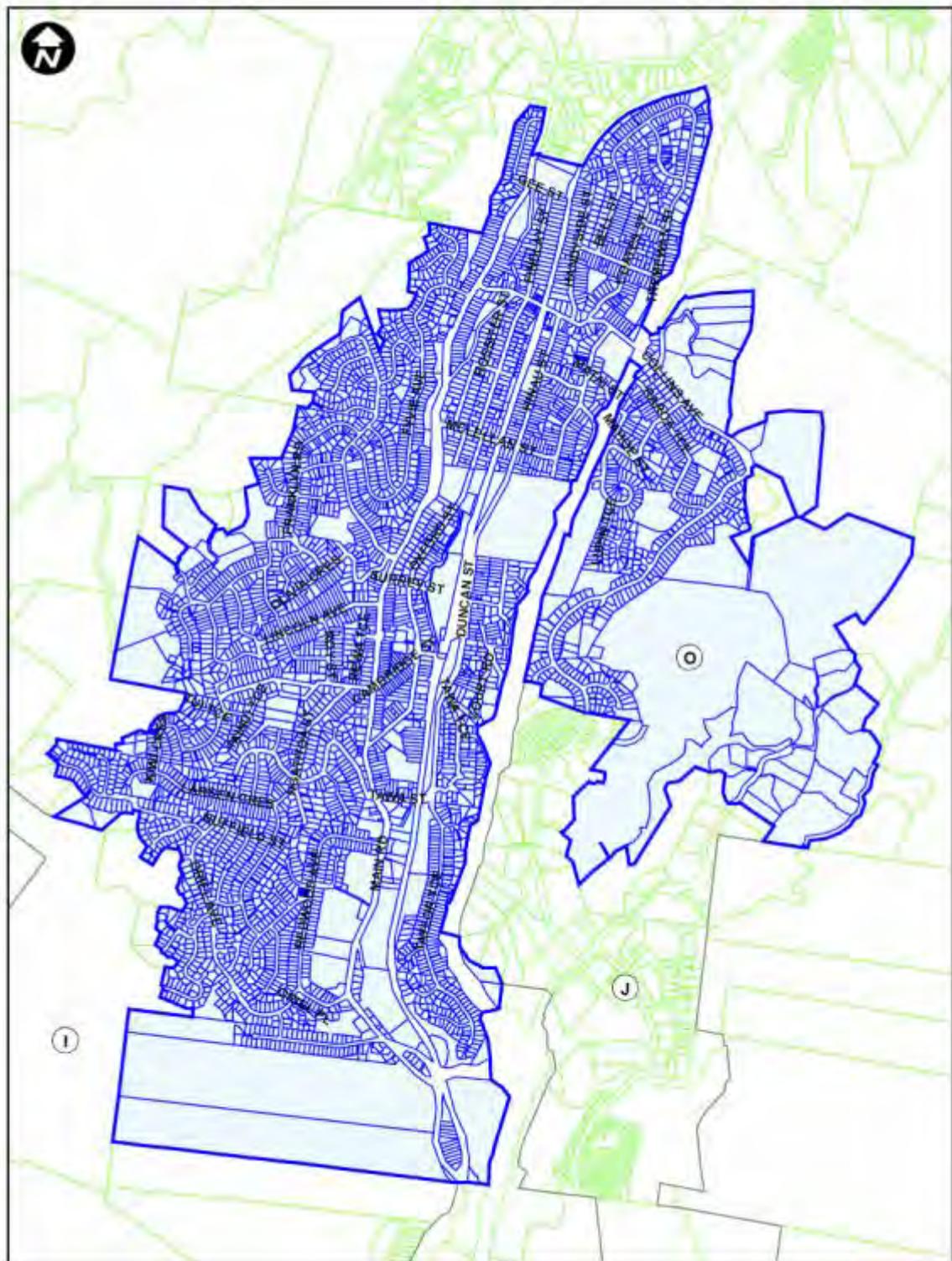
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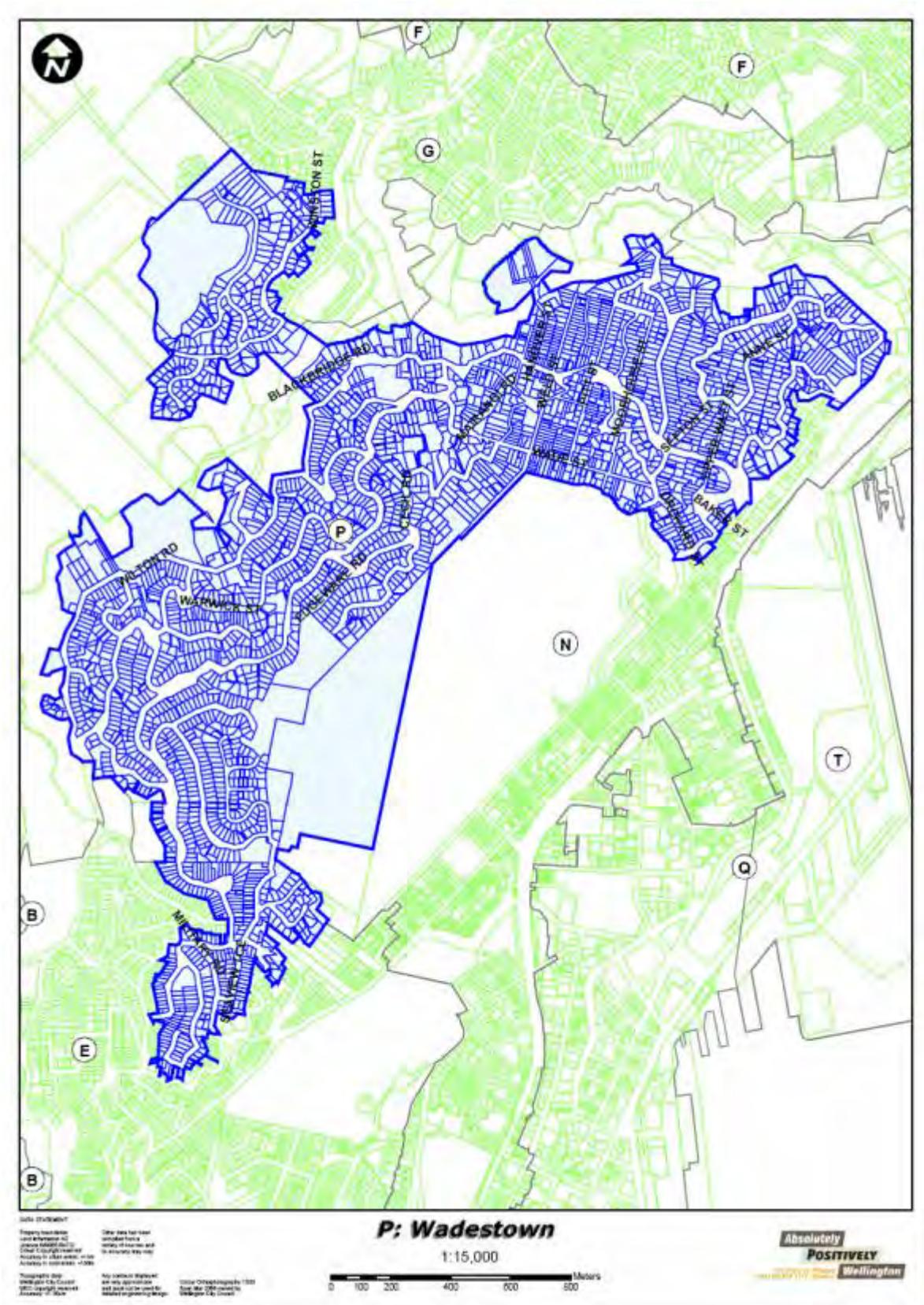
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 Auckland Council
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 Topographic map
 Land Information NZ
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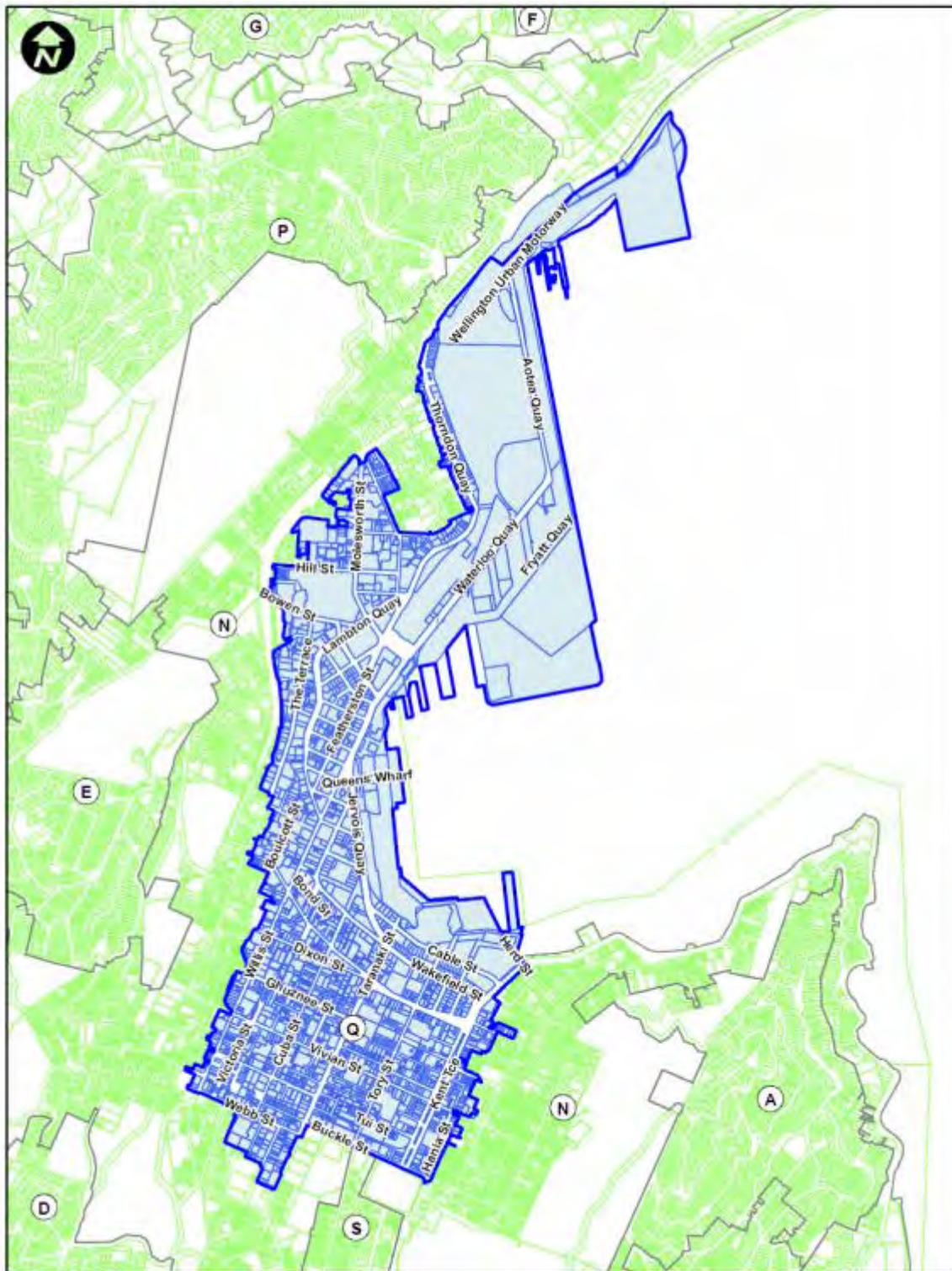
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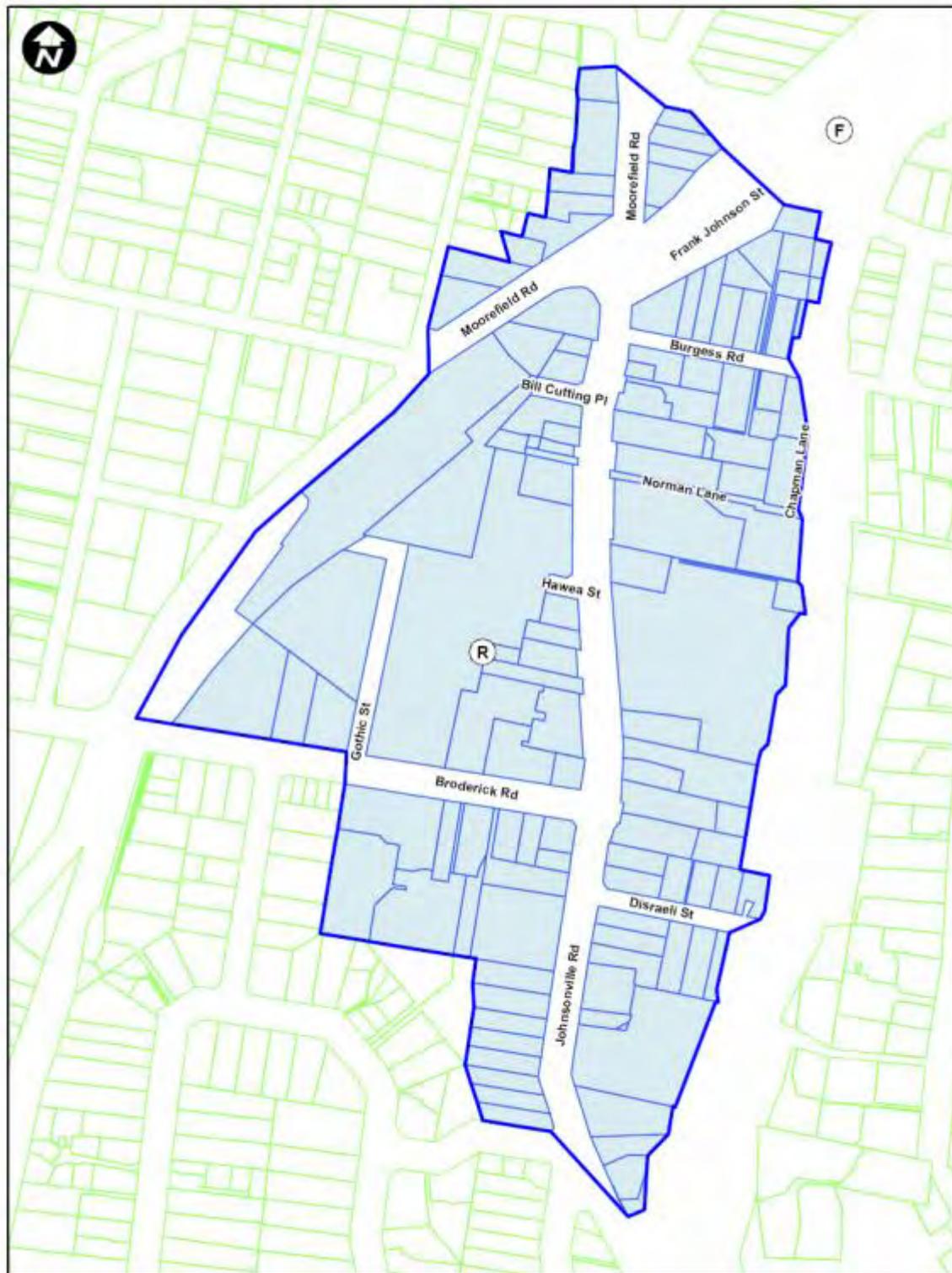
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Q: Inner City Reserves

1:20,000





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R: Johnsonville Town Centre

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S: Adelaide Road Precinct

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T: Pipitea Precinct

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PART 2: SUBSTANTIVE POLICY

7 Basis for this Policy

7.1 Legislative requirements

- 7.1.1 This document sets out the Council's policy on development contributions under the Local Government Act 2002 (LGA 2002). Under section 102(2)(d) of the LGA 2002, the Council is required to adopt a policy on development contributions or financial contributions as a component of its funding and financial policies.
- 7.1.2 Section 198 of the LGA 2002 provides the Council with the power to require a contribution from developments.
- 7.1.3 This Policy has been prepared to meet the requirements for development contribution policies set out in sections 106, 197-211, and Schedule 13 of the LGA 2002. In summary, this Policy:
- Summarises and explains the capital expenditure identified in the 2015 to 2025 LTP that the Council expects to incur to meet the increased demand for network infrastructure (roads, water, wastewater and stormwater collection and management) and reserves resulting from growth; and
 - States the proportion of that capital expenditure that will be funded by development contributions; and
 - Explains the rationale for using development contributions as the funding mechanism (as opposed to other mechanisms such as financial contributions, rates, or borrowings); and
 - Specifies the level of contribution payable in different parts of the city; and
 - Specifies when a development contribution will be required; and
 - Prescribes conditions and criteria applying for remission, postponement and refund of development contributions.

7.2 Relationship with financial contributions in the District Plan

- 7.2.1 This Policy is distinct from and in addition to the provisions in the District Plan that provide the Council the discretion to require financial contributions under the Resource Management Act 1991.
- 7.2.2 The Council will apply this Policy where a development contribution is payable for a particular purpose within a catchment and for all citywide contributions.

- 7.2.3 However, where a development results in the Council incurring capital expenditure that is not included in the LTP capital expenditure in this Policy, the Council may impose a financial contribution as a condition of resource consent under section 3.4.5 of the District Plan which states that:

“Where a proposed development creates the need for increased capacity or upgrades to infrastructure at the point of connection (in terms of traffic, stormwater, sewers, or water) the Council may require a payment towards the cost of necessary works. The Council will set a payment on the basis of what is believed to be a fair and appropriate proportion of the costs that should be borne by the developer (up to 100%)”.

- 7.2.4 The Council will also continue to impose financial contributions on any development to which this Policy does not apply.

7.3 Summary of financial contributions

- 7.3.1 Under the Local Government Act 2002, the Council is required to summarise the provisions that relate to financial contributions in the District Plan. The financial contributions provisions are set out in section 3.4 of the District Plan. They are made up of development impact fees (section 3.4.3 and 3.4.4), payments required under 3.4.5 (set out above) and vesting of land (section 3.4.6). The exact development impact fees are set out in a separate *Guide to Development Impact Fees*.

8 Planning for growth

8.1 Growth in Wellington City

- 8.1.1 City growth assumptions underpin the Council’s asset management plans and capital expenditure budgets in the LTP for the period 2015/16 to 2024/25.
- 8.1.2 Estimates prepared for the Council by Forecast ID in 2014 indicate the resident population of Wellington City will increase from 202,669 to 216,289 over the period of the LTP (2015 - 2025).
- 8.1.3 Growth projections are subject to significant uncertainties as to the quantum, timing and location of growth. Therefore the regular update and assessment of growth projections is a key component of planning future infrastructure requirements.
- 8.1.4 Informed by the above estimates and recognising potential forecasting errors, for calculation purposes a 10-year EHU growth assumption of 7 percent population growth has been used for the period 2015-25. Previous assumptions for both sectors over ten years (ten percent growth) continue to be applied to previous years to calculate EHUs over the total budget timeframes considered in this Policy.
- 8.1.5 The increase in capital expenditure resulting from growth is not necessarily proportional to the increase in population and employment, ie actual costs to provide for growth will depend upon the particular capital works required. However for citywide catchments in water, stormwater, roading and parks and reserves, the Council has assumed such a proportional relationship as there is little spare capacity and capital works have been designed with an ongoing provision for growth.

8.2 Application of Equivalent Household Units (EHUs) as the unit of demand

- 8.2.1 The most equitable way to apportion the cost of new infrastructure in response to growth demand is on the basis of the number of equivalent new households expected in Wellington as detailed in 8.1 above for both residential and non-residential uses.
- 8.2.2 Residential development is defined in section 5 of this Policy. Non-residential development is likewise defined, and essentially means all development not falling within the definition of residential development.
- 8.2.3 In a residential development, the unit of demand will be an additional household unit as defined in the District Plan. In a subdivision development, the identifiable unit of demand is an allotment.
- 8.2.4 For a non-residential development, the Council has assumed that an employee requires approximately 16m² of gross floor area (gfa)² and that 2.6 employees, being the equivalent average household occupancy, would require 42m².
- 8.2.5 When calculating the number of EHUs in a non-residential development:
- The 42m² of gfa will be applied on a pro-rata basis (rather than rounding to the nearest EHU). In other words, a non-residential development with a gfa of [100m²] will equate to [2.4] EHUs.
 - Except that for development less than 10m² no contribution will be payable.
- 8.2.6 In summary:

Type of development:	EHU assessment based on:
Residential development	<ul style="list-style-type: none"> ▪ 1 EHU per household unit ▪ 0.7 EHU per one-bedroom household unit
Fee simple subdivision	<ul style="list-style-type: none"> ▪ 1 EHU per allotment
Non-residential development	<ul style="list-style-type: none"> ▪ 1 EHU for every 42m² of gfa unless changed following an assessment under the process in 2.5.5

² Government Property Management Centre of Expertise ‘Workplace Standards and Guidelines for Office Space July 2014’

9 Rationale for funding the costs of growth through development contributions

9.1 Legislative background

9.1.1 Section 106(2)(c) of the Local Government Act 2002 requires this Policy to explain why the Council has determined to use development contributions as a funding source, by reference to the matters referred to in section 101(3) of the LGA 2002 detailed below.

9.2 Community outcomes

9.2.1 The following community outcomes have particular relevance to the decision of how to fund growth related infrastructure:

- Wellington’s long-term environmental health will be protected by well-planned and well-maintained infrastructure.
- Opportunities for active and passive recreation in Wellington will be diverse, safe, affordable, accessible and attractive.
- Wellington’s communities will have ready access to multi-use indoor and outdoor facilities and spaces.
- Wellingtonians will protect and have access to public green open spaces and the coast.
- Wellington’s governing bodies will comply with all legislative requirements and will behave in an ethical and fair manner.

9.2.2 Charging new development for the additional infrastructure ensures a fair contribution to the community outcomes. This means, for example, that:

- Traffic resulting from development is managed by a programme of works that maintains existing traffic flow, pedestrian and cycle access, parking and safety standards;
- Large, efficient reservoirs and pumping stations are built and shared across a number of developments; and
- Reserves are created and developed to service growth.

9.3 Distribution of benefits and the extent to which particular individuals or groups contribute to the need to undertake an activity

- 9.3.1 It is appropriate that development contributions fund additional capacity in water supply, wastewater, stormwater, roading and parks and reserves. The benefits of this additional capacity mainly accrue to new households (EHUs) and businesses generating demand for that capacity. Development contributions paid by developers are likely to be passed on through section and building prices to the residents of new households and businesses. Existing residents and businesses, however, gain a much reduced benefit from the infrastructure and resulting growth in the city, and therefore they should not be required to fund the majority of the costs (where the benefit accrues to new developments) through rates.
- 9.3.2 Conversely, the cost of maintaining or improving levels of service provided by the city's infrastructure to the existing population cannot be included in capital expenditure to be funded out of development contributions, as this expenditure does not exclusively benefit developers or new households.

9.4 Costs and benefits of funding the activity distinctly from other activities

- 9.4.1 The benefits of funding additional infrastructure capacity resulting from development growth through development contributions include greater transparency and allocative efficiency through passing on the actual costs to developers. The use of catchments also aids transparency and allocative efficiency by signalling the variations in the cost of providing infrastructure according to the characteristics of the particular locality and the nature of the works required. Although development contributions are not a significant administrative cost once systems are established, for small catchments collection of development contributions may not be cost effective and therefore a citywide fee will be more efficient for some activities with a large number of widely located projects. Citywide fees are also appropriate when infrastructure operates as a network (eg stormwater).

9.5 Overall impact on the community

- 9.5.1 Ensuring adequate levels and balance between the various sources of funding to provide appropriate infrastructure is central to promoting the purpose of local government. Funding the cost of providing increased capacity in the city's infrastructure through development contributions rather than rates serviced debt promotes equity between existing residents and newcomers.

10 Capital expenditure in response to growth

10.1 Activities and catchments for which development contributions may be required

10.1.1 Local Government Act 2002 allows the Council to require a development contribution from any development for:

- capital expenditure expected to be incurred as a result of growth; or
- capital expenditure already incurred in anticipation of growth.

10.1.2 Development contributions will be required for Council-funded capital works resulting from growth associated with the provision of the following network infrastructure and reserves.

Water supply

10.1.3 Development contributions will be required for:

- the ongoing citywide upgrade in capacity of the water supply network of pipes and pumping stations
- capital works to provide additional reservoir and pump station capacity for specific catchments.

Wastewater

10.1.4 Development contributions will be required for:

- the ongoing citywide upgrade in capacity of the networks of wastewater pipes and pumps
- Council funded capital works associated with the provision of the Council's Veolia project that serves the Moa Point and Karori wastewater catchments and was developed with additional capacity in anticipation of growth

Stormwater

10.1.5 Development contributions will be required for the ongoing citywide upgrade in capacity of the network of pipes and streams that make up the stormwater system.

Roading

10.1.6 Development contributions will be required for the ongoing citywide upgrades of roads, public transport facilities, cycle ways, pedestrian walkways and associated infrastructure to facilitate growth.

Reserves

10.1.7 Development contributions will be required in three catchments – a citywide catchment, an inner city catchment and for Greenfield development (in accordance with section B6.1.2 to B6.1.5 of this Policy).

10.2 Growth-related capital expenditure

10.2.1 The table in Appendix A (Table 1) sets out for each activity:

- the capital expenditure identified in the 2015/25 LTP that the Council expects to incur to meet the increased demand for network infrastructure and reserves resulting from growth
- the total amount of development contribution funding sought for that activity
- the proportion of the capital expenditure that will be funded by development contributions and other sources of funding.

10.2.2 Where Council anticipates funding from a third party (such as the New Zealand Transport Agency) for any part of the growth component of the capital expenditure budget, then this proportion is excluded from the costs used to calculate development contributions.

10.3 Capital costs already incurred in anticipation of growth

10.3.1 Development contributions will also be required from development to meet the cost of infrastructure capacity already incurred in anticipation of development where the Council has assessed it appropriate and reasonable.

10.3.2 For the purpose of this Policy, taking a development contribution for capital expenditure already incurred in anticipation of development is considered appropriate for the wastewater network infrastructure in the catchment areas of the Mōa Point and Western treatment plants (Veolia), the Council's share of the Porirua Treatment Plant and for several water supply catchments but not for any of the other listed activities in section 1 above.

10.3.3 The capital expenditure already incurred prior to 1 July 2005 to meet increased growth demand for network infrastructure and reserves is summarised in Appendix A (Table 2).

10.4 Use of development contributions

10.4.1 The Council will use development contributions either for or towards the capital expenditure for which they were required, or for providing analogous reserves or infrastructure.

10.4.2 Where a development contribution is received for capital expenditure that has already been incurred by the Council, the Council will have met its obligations under the Local Government Act 2002 that relate to the use of the development contributions, unless a refund is due.

10.4.3 Where the Council has received development contributions for reserves, in addition to the powers governing the use of development contributions for reserves in the Local Government Act 2002, the Council must use the land or cash received as follows:

- cash - within 20 years of it being received
- land - within 10 years of it being received, unless a longer period is agreed with the party who paid the contribution. (Note: in all circumstances the Council will seek to reach such an agreement).

11 How development contributions have been calculated

11.1 Local Government Act 2002 Requirements

11.1.1 Section 201(1)(a) of the Local Government Act 2002 requires this Policy to include, in summary form, an explanation of and justification for the way each development contribution in the schedule to this Policy is calculated.

11.1.2 In summary, each contribution has been calculated in accordance with the methodology set out in Schedule 13 of the Local Government Act 2002, by using the following seven step process:

Step	Explanation	Local Government Act 2002 Reference
One	<p>Define catchments</p> <ul style="list-style-type: none"> ▪ A catchment is the area served by a particular infrastructure, eg reservoirs, pumping stations and pipes. ▪ Catchments are defined with reference to characteristics of the service, the common benefits received across the geographical area supplied and judgement involving a balance between administrative efficiency and the extent of common benefits. 	Sch 13 (1) (a)
Two	<p>Identify 10-year capital expenditure resulting from growth</p> <ul style="list-style-type: none"> ▪ The proportion of total planned costs of capital expenditure for network and infrastructure, parks and reserves from the LTP resulting from growth. ▪ Growth costs (capacity increase to cater for new entrants) can be funded in full or in part by using development contributions. This is one of three components of the total 10-year capital costs budgeted in the LTP, the other two components being level of service improvements and renewals. These two costs must be met from funding sources other than development contributions. ▪ Justification for the level of growth capital expenditure should be supported by financial management funding considerations (refer to 9 above) and show significant assumptions and impacts of uncertainty. 	<p>S 106 (2) (a) and Sch 13 (1) (a)</p> <p>S 106(2) (a)</p> <p>S 101 (3) (a) S 201 (1) (b)</p>
Three	<p>Identify the percentage of growth related 10-year capital expenditure to be funded by development contributions</p> <p>Unless the Council wishes to reduce fees for clear policy</p>	S 106 (2) (b)

Step	Explanation	Local Government Act 2002 Reference
	<p>reasons, this is likely to be fully funded by development contributions in most cases, because:</p> <ul style="list-style-type: none"> ▪ it directly relates to the planned capital expenditure set out in the LTP and detailed in the Council’s Asset Management Plans and ▪ the capital expenditure for growth can be reasonably identified. 	
Four	<p>Identify the appropriate units of demand</p> <p>The selected unit of demand is Equivalent Household Units (EHUs) calculated as follows:</p> <ul style="list-style-type: none"> ▪ For a Greenfield development, an allotment, eg in Northern Growth developments the average lot size is 550 - 600m². ▪ EHUs will be applied uniformly for each lot regardless of size for reasons of administrative simplicity and lot size is not considered to have a material impact on demand. ▪ For non-residential development, 42m² (based on average space per office worker of 16m² and an average number of persons per household in the Wellington region of 2.6 (per the 2013 census and Forecast ID) or by self-assessment supported by an impact report or by special assessment whereby the Council prepares an impact report as a basis for assessment. ▪ For an infill development, a residential dwelling as defined in clause 5 - Definitions. 	Sch 13 (1) (b)
Five	<p>Identify the designed capacity (in units of demand) provided for growth</p> <ul style="list-style-type: none"> ▪ The designed capacity may vary between different types of infrastructure. In many cases it will be considered economically prudent to provide spare growth capacity considerably beyond current 10-year expectations. For example, large scale, high cost citywide infrastructure such as a sewerage treatment plant will have significantly more designed capacity for growth than ongoing roading improvements. ▪ Costs are recovered across the full designed number of EHUs. Projected growth in EHUs over the 10 year period of the LTP will be relevant to the Council’s budgeting of revenue but not to the calculation of the development contribution per EHU. 	Sch 13 (1) (b) & (2)
Six	<p>Allocate the costs to each unit of demand for growth</p> <ul style="list-style-type: none"> ▪ The development contribution charge per EHU is calculated by dividing the total capital expenditure resulting from growth (step two) by the designed units 	Sch 13 (1) (b)

Step	Explanation	Local Government Act 2002 Reference
	of demand for growth (step five).	
Seven	<p>Input results to comprehensive schedule of fees by catchment</p> <ul style="list-style-type: none"> ▪ A detailed schedule must be prepared as part of this Policy that enables the development contributions to be calculated by infrastructure type and catchment. ▪ This Policy will be supported by the significant assumptions made to determine the development contributions payable and their impacts, contribution and conditions and criteria for remission, postponement or refund, the valuation basis for assessment of maximum reserves and catchment maps. 	<p>S 201 (2)</p> <p>S 201 (1) (a)</p> <p>S 201 (1) (b), (c) & (d)</p>

11.2 Significant assumptions

11.2.1 Section 201(1)(b) of the Local Government Act 2002 requires this Policy to state significant assumptions underlying the calculation of the schedule of development contributions.

System-wide view

11.2.2 In developing a methodology for the development contributions, the Council has taken a system-wide view in identifying the cumulative effect of development on infrastructure, ie by considering the infrastructure impacts on all ratepayers created by both individual and multiple developments across a catchment. For citywide catchments this means growth is proportionally reflected in total capital expenditure.

Planning horizon

11.2.3 The planning horizon varies by infrastructure type typically ranging from 10 years to more than 50 years. This is consistent with the Council's asset management planning. Longer horizons may result in larger capital expenditure for some projects but also means the costs are spread across a larger designed city capacity (ie greater number of EHUs).

Growth forecasts

11.2.4 The overall planning assumption is for a 7 percent increase in growth and capacity for renewals and upgrades for citywide catchments to take account of the impact on infrastructure of continuing growth within the city over the next 10 years.

Application of costing methods

11.2.5 Average costs have generally been applied to the allocation of capital expenditure between existing and new EHUs. In most cases, it is a difficult and complex exercise to determine incremental costs and average costs reflect a fair allocation of capital infrastructure costs to newcomers.

Cost of individual items of capital expenditure

The Council has used the best information available at the time of developing this Policy to estimate the cost of individual items of capital expenditure that will be funded in whole or part out of development contributions. It is likely that actual costs will differ from estimated costs due to factors beyond the Council's ability to predict, such as changes in price of raw materials, labour, etc, and the time of capital works. The Council will review its estimates of capital expenditure annually and adjust the LTP.

Financial assumptions

11.2.6 The following financial assumptions have been applied:

- All costs in this Policy are based on budgeted infrastructure prices and allowance has been made for inflation from 2010/11.
- Income generated from rates will be sufficient to meet the operating costs of growth related capital expenditure into the future.

- All New Zealand Transport Agency subsidies will continue at present levels and eligibility criteria will remain unchanged.
- The methods of service delivery will remain substantially unchanged.

12 Application of methodology to specific activities

Development contributions are required both on a citywide basis and on a more localised catchment-by-catchment basis depending on the type of infrastructure and reserves, the type of development and the impact of development on infrastructure and reserves. Further details of the basis for the development contributions in this Policy are set out in Appendix B.

12.1 Citywide development contributions

12.1.1 Citywide fees are applied to:

- Network infrastructure – those systems characterised by interdependent components where development growth adversely impacts other areas of the network if action is not taken to mitigate those effects. The network infrastructure attracting citywide development contributions will comprise roads and the water supply, stormwater and wastewater reticulation networks.
- Reserves that are destination amenities used by groups from across the city such as the Botanic Gardens.

12.1.2 Increases in capacity resulting from growth are factored into the regular, ongoing renewal and upgrade work undertaken on these networks and reserves. Over a 10-year period these works typically comprise a variety of projects right across the city.

12.1.3 In estimating the cost proportion of additional growth-related capacity included in renewals and upgrades the Council has assumed that:

- Capacity increases are designed to reflect the overall level of growth in EHUs expected over the next 10 years;
- Growth for capacity planning purposes is estimated after consideration of projections of population, households and employment prepared by Forecast id, Infometrics Ltd and Statistics New Zealand.
- Average cost is a reasonable proxy for the incremental cost of additional capacity. The cost of additional capacity for development growth installed during renewal projects is limited to the appropriate proportion of materials costs as all other costs are deemed to relate to the renewal of the asset.

Citywide water supply

- 12.1.4 The water supply reticulation system comprises a network of pipes and pumping stations supplying fresh water from 18 bulk water supply points around the city. Development growth reduces the level of service standards for water pressure for other households within the network although not necessarily for that new development. To maintain the level of service, additional capacity is continually built into the network either as specific upgrades or as part of the renewal programme.
- 12.1.5 Citywide water supply excludes the Northern Growth area (catchments I and J) as water is supplied directly from the bulk main and does not rely on the wider city network. The water supply distribution network in this area will be provided by developers at their cost as they develop through the area.

Citywide stormwater

- 12.1.6 Flooding has occurred in the past in the central city, Miramar, Karori, Island Bay/Berhampore, Kaiwharawhara and the Tawa basin. The lack of sufficient pipe capacity and the resulting need to implement flood protection works across the city is seen as one of the most significant impacts of continued development. Planned works are ongoing across the city as growth continues. The priorities for these works are determined after consideration of the impact of flooding, environmental risk, existing consent and potential growth.

Citywide wastewater

- 12.1.7 The wastewater reticulation system comprises a network of pipes and pumping stations clearing wastewater and sewage to the Moa Point, Western and Porirua treatment plants.
- 12.1.8 Development growth increases the volume of wastewater requiring additional capacity to be built into the network on an ongoing basis either as specific upgrades or as part of the renewal programme.

Citywide traffic and roading

- 12.1.9 The transport and roading network comprises the city's main arterial routes and secondary roads including related bridges, walls and embankments, footpaths, walkways and cycle ways, parking and public transport access and shelters.

12.1.10 Development growth increases traffic volumes and congestion which adversely impact traffic flows, safety, and wear and tear on road surfaces. To maintain the level of service, additional works are required across the network on an ongoing basis. These works typically comprise many small projects right across the city over a 10-year period. Works are planned to approximately match expected growth to ensure cost effective use of the Council's resources and assets.

Citywide Reserves

12.1.11 Citywide reserves comprise amenities such as the Botanic Gardens and open spaces. They are destinations that provide active recreational facilities to the city community. Increased demand can come from anywhere within the city.

12.1.12 Growth impacts on these amenities in a number of ways including degradation in the quality of the amenity, overcrowding, changes in activities and usage by residents, etc. Capital works are continually required to upgrade these reserves to enable increased usage and to purchase new land and assets. Works are planned to cater for growth to ensure cost effective use of the Council's resources and assets.

12.2 Development contributions for specific catchment areas

12.2.1 In addition to citywide development contributions, capital works are required to mitigate the impacts of development growth in clearly defined catchments. Examples include:

- a new water reservoir designed to provide capacity for a development (i.e. an identifiable catchment of EHUs)
- a new link road to provide a subdivision with access to main arterial roads
- development of local infrastructure such as an open space to service a new subdivision or to cater for additional growth in household units within existing suburbs or the inner city.

12.2.2 It is anticipated that specific catchments will be defined from time to time as specific local works are required to mitigate the impact of growth on the local community. There are specific catchments for water supply, wastewater, reserves and roads.

Specific catchments for roading and associated infrastructure

- 12.2.3 The future urban development of the land currently used for port and railyards will generate a substantial amount of new vehicle traffic onto an important gateway route into and out of the city as well as substantial increase in pedestrian numbers between the new development, public transport hubs and the rest of the central city. This will require improvements to be made to the road corridor and to key intersections to facilitate this growth and ensure that congestion is managed appropriately.
- 12.2.4 Therefore a sub-catchment has been defined based on the areas of future development which will generate the majority of the increased traffic and turning movements
- 12.2.5 Specific catchments for roading and associated infrastructure have also been defined in the Northern Growth area, the Johnsonville Town Centre and the Adelaide Road development. Further details are provided in Appendix B (B5.1)

Water supply catchments

- 12.2.6 There are 13 specific water supply catchments where water reservoirs and pumping station upgrades are required to provide for growth, either to provide the necessary water storage capacity based on projected population or to increase the level of service to enable further development.
- 12.2.7 The water supply catchments comprise:
- Roseneath
 - Karori
 - Brooklyn-Frobisher
 - Kelburn
 - Johnsonville-Onslow
 - Ngaio
 - Churton-Stebbings
 - Grenada-Lincolnshire
 - Newlands
 - Melrose
 - Central and Coastal
 - Tawa
 - Wadestown

Wastewater catchments

- 12.2.8 Three wastewater catchments have been defined around the service areas of the three wastewater treatment plants:
- Moa Point
 - Western (Karori)
 - Porirua (Northern Suburbs).
- 12.2.9 The Veolia treatment plants (Moa Point and Western) were built with the intention of providing significant capacity for growth over a long period of time, with Moa Point having the capacity to service twice the current population. Development contributions will be used to recover the costs of this additional capacity against new developments.

Reserves – inner city

12.2.10 The growth in residential apartments is increasing demand for additional local reserves. This requires the redevelopment of existing reserves to accommodate additional usage and the purchase of additional inner city land to create new reserves.

Therefore, an inner city catchment has been defined where the predominant users of these reserves are local inner city residents

Reserves – Greenfield development

12.2.11 Any development falling within the definition of Greenfield development is required to meet the Council’s policy for reserves (in accordance with section B6.1 of this Policy). Generally, developers contribute appropriate areas of land and either develop the reserve themselves or the Council develops the reserve and charges a contribution per allotment.

Reserves - other

12.2.12 Current reserve management policies indicate that other areas are adequately provided with local reserves and open space (except for citywide reserves). As further reserves management plans are developed, new local reserves may be required in established suburbs as a result of infill development growth.

12.3 Application of s101(3) of the Local Government Act 2002

12.3.1 The Council has considered each of the above catchment and citywide categories, and determined the fees payable for each per EHU, based on the benefits accrued. The development contribution calculation is considered to be reasonable and does not need to be amended for the overall impact of the allocation of liability on the community.

Appendix A - Tables 1 - 4

Table 1 - Capital Expenditure from the 2015-25 LTP

Activity	Total Cost of Capital Works (\$000)	Total Growth Component to be funded by Development Contributions (\$000)
Parks and Reserves - Catchment	0	0
Parks and Reserves -City Wide	61,140	4,000
Transport - Catchment	33,836	14,834
Transport - City Wide	292,123	19,516
Storm Water - City Wide	57,548	1,450
Wastewater - City Wide	125,013	0
Water Supply - Catchment	52,850	32,051
Water Supply - City Wide	146,904	3,213
Total	769,414	75,063

Table 2 - Capital expenditure prior to 1 July 2005

Activities	Total Capital expenditure incurred prior to 1 July 2005 in anticipation of development to be funded by development contributions (\$000)
Water Supply	5,933
Wastewater	61,662
Stormwater	0
Roading	0
Parks and Reserves	0
Total	67,595

Table 3 - Citywide development contributions

Citywide development contributions	\$ per EHU (ex GSt)
Water Supply	\$ 337
Wastewater	\$ 121
Stormwater	\$ 165
Roading	\$ 1,312
Reserves	\$ 604
Total Citywide development Contributions for residential developments	\$ 2,539

* The stormwater component is only applicable to the greatest number of EHUs on any floor in non-residential or multi-unit residential developments. For example, a three storey residential development with three two bedroom units on each floor would be liable for \$495 for stormwater.

Table 4 - Specific catchment related development contributions

Wastewater

Wastewater catchment development contributions	\$ per EHU (ex GST)
Central (Moa Point) Catchment	\$ 1,185
Western (Krori) catchment	\$ 2,440
Northern catchment	\$ 722

Water Supply

Water supply catchment based development contributions	\$ per EHU (ex GST)
Roseneath	\$ 3,267
Karori	\$ 1,724
Beacon Hill	\$ -
Brooklyn Frobisher	\$ 1,575
Kelburn	\$ -
Johnsonville Onslow	\$ 1,583
Ngaio	\$ -
Maldive	\$ -
Churton - Stebbings	\$ 2,939
Grenada - Lincolnshire	\$ 4,082
Maupuia	\$ -
Newlands	\$ -
Melrose	\$ 1,775
Central and Coastal	\$ 998
Tawa	\$ -
Wadestown	\$ 2,487

Transport

Transport	\$ per EHU (ex GST)
Churton - Stebbings	\$ 4,067
Grenada - Lincolnshire	\$ 3,643
Pipitea Precinct	\$ 2,467
Adelaide Road	\$ 3,856
Johnsonville Town Centre	\$ 2,203

Reserves

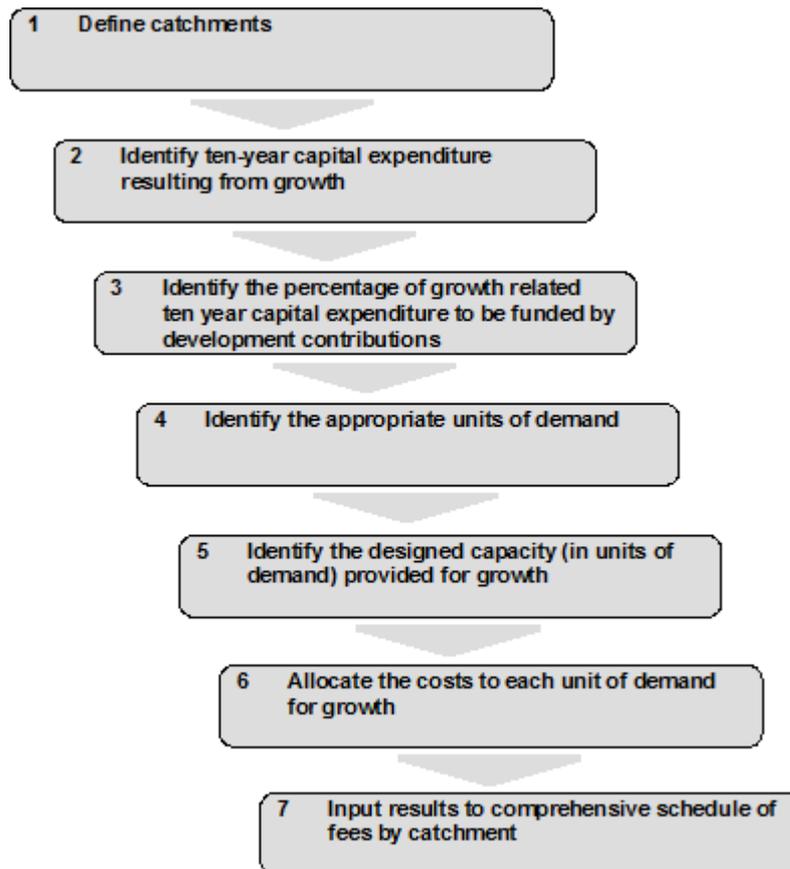
Reserves	\$ per EHU (ex GST)
Inner city catchment - residential	\$ 1,415
Greenfield development	(To be calculated under B6.1 based on Council's policy for reserves)

Appendix B - Methodology

Calculation of development contribution levies based on the methodology

B1.1 Introduction

B1.1.1 This Policy sets out the methodology for calculating development contributions. In summary, the methodology comprises the following seven steps.



B1.1.2 The capital works expenditure and the basis of calculation of development contributions for each of the infrastructure areas is set out below for:

- (a) A citywide catchment for water supply, stormwater, waste water, roading and reserves
- (b) Water supply catchments
- (c) Wastewater catchments
- (d) Roading catchments
- (e) An inner city catchment for reserves

B2.1 Citywide

B2.1.1 The capital works expenditure and the basis of calculation of development contributions for citywide water supply, stormwater and roading is set out in the table below. It identifies the capital expenditure in the Council's 2015-25 LTP, the proportion relating to growth less subsidies received from other parties to arrive at the total net contribution amount. This is divided by the estimated citywide growth in equivalent household units (EHUs) to determine the citywide development contribution payable.

Activity	Total Cost of Capital Works (\$000)	Total Growth Component to be funded by Development Contributions (\$000)	City Wide Development Contribution Amount
Parks and Reserves -City Wide	183,526	10,554	\$ 604
Transport - City Wide	419,521	22,940	\$ 1,312
Storm Water - City Wide	114,739	2,879	\$ 165
Wastewater - City Wide	210,125	2,108	\$ 121
Water Supply - City Wide	257,067	5,897	\$ 337
Total	1,184,978	44,378	\$ 2,539

B3.1 Water Supply

B3.1.1 The following table sets out the water supply catchments where capital works incorporate additional capacity to allow for growth. Development contributions recover the cost of having provided that additional capacity for growth. The calculation is based on the capital expenditure relating only to the additional capacity for growth divided by the estimated EHUs available for growth.

Water reservoirs and pumping station upgrades and renewals

Water Supply Catchment	Total Cost of Capital Works (\$000)	Total Growth Component to be funded by Development Contributions (\$000)	Development Contributions per EHU
Roseneath	5,803	828	3,267
Karori	8,620	4,595	1,724
Beacon Hill	580	0	-
Brooklyn Frobisher	6,420	2,456	1,575
Kelburn	2,276	0	-
Johnsonville Onslow	8,920	6,344	1,583
Ngaio	0	0	-
Maldive	0	0	-
Churton - Stebbings	4,643	4,643	2,939
Grenada - Lincolnshire	6,490	6,490	4,082
Maupuia	101	0	-
Newlands	590	93	-
Melrose	2,500	1,806	1,775
Central and Coastal	25,650	13,592	998
Tawa	0	0	-
Wadestown	6,690	4,081	2,487
Total	79,283	44,928	

B4.1 Wastewater

B4.1.1 Wellington City utilises three treatment plants. Each plant was built with additional capacity to provide for significant growth. Development contributions recover part of the cost of having provided that additional capacity for growth. The cost per EHU is calculated as follows:

Catchment	Total Cost of Capital Works (\$000)	Total Growth Component to be funded by Development Contributions (\$000)	Development Contributions per EHU
Central (Moa Point)	136,700	52,577	1,185
Western (Karori)	12,200	4,692	2,440
Northern (Porirua)	6,850	2,635	722

B5.1 Roading and associated infrastructure

B5.1.1 Three traffic and roading catchments are identified for new roads. Two come as part of the Northern Growth Management Plan. The third recognises the response to growth around the port and rail yards land at the northern gateway to the city.

This capital expenditure is included in capital projects CX311, CX377 and CX493 respectively as budgeted in the Council's LTP and related amendments. The calculation of development contributions in the following table identifies the proportion of the capital expenditure relating to growth divided by the estimated growth in EHUs.

Catchment	Total Cost of Capital Works (\$000)	Total Growth Component to be funded by Development Contributions (\$000)	Development Contributions per EHU
Churton - Stebbings	13,491	5,531	4,067
Grenada - Lincolnshire	12,771	9,068	3,643
Pipitea Precinct	16,080	9,487	2,467
Johnsonville Town Centre	14,139	2,710	2,203
Adelaide Road	12,747	3,268	3,856

B5.1.2 Two catchments are identified for centre-based developments. Both the Adelaide Road and Johnsonville Town Centre developments have significant growth components.

Adelaide Road: While many of the key outcomes for Adelaide Road are locally focused (such as providing for more high-quality residential growth, recognising and protecting employment opportunities while enabling a transition to suitable 'new economy')

activities and strengthening the local community) there is also a strong emphasis on improving the Adelaide Road transport corridor for multiple forms of transport.

The Council has determined that, for the purposes of calculating development contributions, the benefits to the local community should be regarded as equivalent, in aggregate, to the benefits to the wider community. The benefits to the wider growth community have been assessed on a citywide basis for two key reasons:

- There are key citywide destinations south of Adelaide Road, in particular the hospital. All of Wellington will benefit, for example, from quicker ambulance access to Wellington Hospital
- Allocating the costs on a citywide basis is consistent with the approach to other similar roading projects.

Johnsonville Town Centre: Council has determined that development contributions for the Johnsonville Town Centre development should be solely catchment based. While other communities will clearly derive a benefit, the Town Centre Plan is primarily concerned with managing growth in the Town Centre, from which the existing Town Centre community and future developers will derive the principal benefit. While Johnsonville Town Centre will become a more attractive retail and business destination, increased activity will translate directly to economic benefits for those in the Town Centre. Johnsonville is not a key access route to the same extent as Adelaide Road. Alternatives that do not involve going through the Town Centre are available to many in the wider catchment, and some of the growth community in the Northern Growth area are already paying for improved alternative access to major transport routes specifically through development contributions.

B6.1 Reserves

Inner city reserves catchment

B6.1.1 In line with the Local Government Amendment Act which was passed in August 2014, the charges for non-residential developments have been removed. It is important to note that only the portion deemed to benefit residential properties is charged to residential developments. The calculation of the development contribution for inner city residential reserves is set out as follows:

- (a) Determine inner city catchment comprising Lambton and Te Aro census area units.
- (b) Determine capital expenditure for inner city reserves as follows:

Catchment	Total Cost of Capital Works (\$000)	Total Growth Component to be funded by Development Contributions (\$000)	Development Contributions per EHU
Inner City Parks	10,062	10,062	1,415

(c) Reserves are assumed to benefit both existing residents and newcomers equally. Therefore, the cost is divided by existing and projected EHUs over a 10-year period. Total projected EHUs are estimated to be:

- residential EHUs	3,183	
- non-residential EHUs	31,406	
	<u>34,589</u>	EHUs

(d) Residents are considered to have eight hours per day of potential use (100 percent) whereas workers have one hour per day (12.5%). Potential usage by others (residents living outside the central city and visitors) is not considered significant.

(e) Allocating costs results in the following contributions:

$$\begin{aligned}
 \text{Residential} &= \text{projected capital cost divided by projected residential units weighted by number of projected residential EHUs to total EHUs} \\
 &= \$10,062,426 \times 44.77\% / 3,183 \text{ or } \$1,415 \text{ per residential EHU}
 \end{aligned}$$

Greenfield reserves

B6.1.2 'Greenfield developments' are those that create new residential or rural residential areas as opposed to infill type subdivision where sections within established urban areas are subdivided. New households in Greenfield developments have both citywide and local purpose reserve needs.

B6.1.3 The local purpose contribution comprises local and community reserves and is calculated on a case by case basis as follows:

- The land is given in lieu of contributions at an agreed valuation.
- The costs of land development are paid as development contributions to the Council by the developer.

B6.1.4 This provides a method for defining a minimum standard for a new community or local park which addresses both the quality of the undeveloped land and the quality of facilities to be provided in the park for recreational use. It allows a dollar figure, per allotment in a subdivision, to be calculated to fund both the acquisition of the land and its physical development. Actual costs will vary according to the size of the specific park.

B6.1.5 In reaching agreements with developers, the Council will require that, in any case where the Council intends to develop infrastructure on reserve land, the capital expenditure costs involved are covered by development contributions in monetary form, rather than by vested land of greater value than required.

Open space land acquisition

B6.1.6 Residential growth impacts the city's needs for open space in a number of ways including altering the ratio of hectares of green belt per head of population. While the existing population derives some benefit from additional open space, this benefit is offset by the increased utilisation of existing open space by the 'growth population'.

B6.1.7 Allocating capital expenditure for open space land acquisition currently identified as necessary for growth will provide for the purchase of open space of city-wide benefit with ecological, landscape and/or recreational value. In some instances, land acquired in the context of Greenfield developments operates as a city-wide asset and should therefore be funded through a city-wide residential development contribution.

B7.1 Schedule of assets for which development contributions will be used

Development Contribution Category	Project Description	Sub-Project Description	Total Cost of Capital Works (\$000)	Total Growth Component to be funded by Development Contributions (\$000)	Total Cost of Capital Works to be funded from other sources (\$000)	Growth EHU Contribution Amount	Residential Development Contribution Amount	Non-Residential Development Contribution Amount	
Reserves - Catchment	Grenada - Lincolnshire	Community park - Lincolnshire Farm land development	767	767	0	2,600	295		
	Inner City Parks	Cobblestone Park	1,122	1,122	0	3,183	158		
	Inner City Parks	Glover Park	1,711	1,711	0	3,183	241		
	Inner City Parks	Hannahs Courtyard	7	7	0	3,183	1		
	Inner City Parks	Midland Park	870	870	0	3,183	122		
	Inner City Parks	Taranaki/Courtenay Park	1,056	1,056	0	3,183	149		
	Inner City Parks	Te Aro Park	33	33	0	3,183	5		
	Inner City Parks	Victoria/Manners Park	39	39	0	3,183	5		
	Inner City - Waitangi Park	Waitangi Park	5,225	5,225	0	3,183	735		
	Other Inner City Parks	Inner City Park	0	0	0	3,183	0		
	Total Inner City Parks		10,062	10,062	0		1,415	0	
	Parks and Reserves - Catchment Total		10,829	10,829	0		1,710	0	
	Reserves - City Wide	Central City Framework		15,212	0	15,212	17,478	0	
		Central City Lighting and Greening		2,370	236	2,134	17,478	13	
		Central City Squares and Parks		2,006	(0)	2,006	17,478	(0)	
Glyde Quay / Oriental Bay			249	25	224	17,478	1		
Gobham Drive beach			774	70	704	17,478	4		
Evans Bay patent slip			1,155	12	1,143	17,478	1		
Parks and Gardens			1,299	121	1,178	17,478	7		
Property Purchases - Reserves			6,355	2,616	3,739	17,478	150		
Suburban greening initiatives			305	31	275	17,478	2		
Wgtn Waterfront Development			96,243	3,441	92,802	17,478	197		
Central city golden mile			5,410	0	5,410	17,478	0		
Skateboard facilities			111	11	100	17,478	1		
Oriental Bay beach			1,821	182	1,639	17,478	10		
Playgrounds			5,284	508	4,777	17,478	29		
Park Structures			5,153	144	5,009	17,478	8		
Coastal			3,440	239	3,200	17,478	14		
Artificial Surfaces			564	28	536	17,478	2		
Sportsfields			11,269	440	10,828	17,478	25		
Botanic Garden			7,923	241	7,682	17,478	14		
Walkways			5,806	715	5,090	17,478	41		
Parks Infrastructure		3,162	48	3,113	17,478	3			
Town Belt & Reserves		5,903	1,275	4,628	17,478	73			
Cog Park		1,713	171	1,542	17,478	10			
Parks and Reserves - City Wide Total		183,525	10,554	172,971		604	0		
Storm Water - City Wide	Stormwater Flood Protection		5,791	145	5,646	17,478	8		
	Stormwater - Network		108,948	2,735	106,213	17,478	156		
Storm Water - City Wide Total		114,739	2,879	111,859		165	165		
Transport - Catchment	Adelaide Road		10,051	2,800	7,251	848	3,304		
	Adelaide Road		2,696	468	2,228	848	552		
	Total Adelaide Road		12,747	3,268	9,479	848	3,856		
Churton - Stebbings	Churton - Stebbings		1,428	586	843	1,360	431		
	Churton - Stebbings		2,956	1,212	1,744	1,360	891		
	Churton - Stebbings		9,107	3,734	5,373	1,360	2,746		
Total Churton - Stebbings		13,491	5,531	7,960	1,360	4,067	4,067		

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Development Contribution Category	Project Description	Sub-Project Description	Total Cost of Capital Works (\$000)	Total Growth Component to be funded by Development Contributions (\$000)	Total Cost of Capital Works to be funded from other sources (\$000)	Growth EHU Contribution Amount	Residential Development Contribution Amount	Non-Residential Development Contribution Amount
	Grenada - Lincolnshire	Mark Ave Extension	2,839	2,016	823	2,489	810	810
	Grenada - Lincolnshire	Mark Ave to Grenada North	1,858	1,319	539	2,489	530	530
	Grenada - Lincolnshire	Mark Ave to Lincolnshire	3,625	2,574	1,051	2,489	1,034	1,034
	Grenada - Lincolnshire	Woodridge to Lincolnshire	4,449	3,159	1,290	2,489	1,269	1,269
	Total Grenada - Lincolnshire		12,771	9,068	3,704	2,489	3,643	3,643
	Johnsonville Town Centre		6,339	2,710	3,629	1,230	2,203	2,203
	Pipitea Precinct		16,080	9,487	6,593	3,846	2,467	2,467
	Transport - Catchment Total		61,428	30,064	31,365		16,236	16,236
Transport - City Wide	Bus Priority Planning		31,962	2,406	29,556	17,478	138	138
	Vehicle Network New Roads		1,467	463	1,005	17,478	26	26
	Pedestrian Network Accessways		5,613	561	5,052	17,478	32	32
	Pedestrian Network Structures		2,794	156	2,638	17,478	9	9
	Residential street lighting		198	11	187	17,478	1	1
	Road Corridor New Walls		37,608	2,115	35,493	17,478	121	121
	Road Risk Mitigation		14,323	663	13,660	17,478	38	38
	Shape & Camber Correction		59,335	3,323	56,012	17,478	190	190
	Special pavement surfaces		386	39	347	17,478	2	2
	Northern Growth Management Framework		0	0	0	17,478	0	0
	Roadway Capacity		6,065	606	5,458	17,478	35	35
	Safety Street Lighting		11,747	181	11,566	17,478	10	10
	Walking		6,412	641	5,771	17,478	37	37
	Footpath extensions		0	0	0	17,478	0	0
	Roadside Parking		4,677	468	4,209	17,478	27	27
	Thin Asphalt Road Surface		23,844	1,335	22,509	17,478	76	76
	Reseals		33,067	1,852	31,216	17,478	106	106
	Preseal Preparation		41,522	2,325	39,196	17,478	133	133
	Roadway and city centre		165	17	149	17,478	1	1
	Accident reduction		165	9	156	17,478	1	1
	Sumps Flood Mitigation		5,474	309	5,165	17,478	18	18
	Traffic and street signs		20,591	0	20,591	17,478	0	0
	Rural road		1,356	86	1,271	17,478	5	5
	Service Lane		1,355	77	1,278	17,478	4	4
	Research and development		30	3	27	17,478	0	0
	Cycling		51,577	2,396	49,181	17,478	137	137
	Passenger transport network		281	28	253	17,478	2	2
	Tunnel and bridge		18,442	1,037	17,405	17,478	59	59
	Minor Safety		18,139	839	17,301	17,478	48	48
	Traffic calming		591	28	563	17,478	2	2
	Tawa road		74	7	67	17,478	0	0
	Bus shelter		343	34	309	17,478	2	2
	Safer Roads		19,917	925	18,992	17,478	53	53
	Transport - City Wide Total		419,521	22,940	396,582		1,312	1,312

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Development Contribution Category	Project Description	Sub-Project Description	Total Cost of Capital Works (\$000)	Total Growth Component to be funded by Development Contributions (\$000)	Total Cost of Capital Works to be funded from other sources (\$000)	Growth EHU	Residential Development Contribution Amount	Non-Residential Development Contribution Amount
Wastewater - Catchment	Central (Moa Point)	Central (Moa Point) Treatment Plant	136,700	52,577	84,123	44,379	1,185	1,185
	Northern (Porirua)	Northern (Porirua) Treatment Plant	6,850	2,635	4,215	3,648	722	722
	Western (Karori)	Western (Karori) Treatment Plant	12,200	4,692	7,508	1,923	2,440	2,440
Wastewater - Catchment Total			155,750	59,904	95,846		4,347	4,347
Wastewater - City Wide	Wastewater - Network		210,125	2,108	208,017	17,478	121	121
Wastewater - City Wide Total			210,125	2,108	208,017		121	121
Water Supply - Catchment	Beacon Hill	Water - Network	580	0	580	0	0	0
	Brooklyn Frobisher	Water - Network	6,420	2,456	3,964	195	1,575	1,575
	Central and Coastal	Water - Network	25,650	13,592	12,058	18,642	998	998
	Churton - Stebbings	Water - Network	4,643	4,643	0	1,580	2,939	2,939
	Grenada - Lincolnshire	Water - Network	6,490	6,490	(0)	1,590	4,082	4,082
	Johnsonville Onslow	Water - Network	8,920	6,344	2,576	1,183	1,583	1,583
	Karori	Water - Network	8,620	4,595	4,025	858	1,724	1,724
	Kelburn	Water - Network	2,276	0	2,276	0	0	0
	Maldive	Water - Network	0	0	0	0	0	0
	Maupuia	Water - Network	101	0	101	0	0	0
	Melrose	Water - Network	2,500	1,806	694	429	1,775	1,775
	Newlands	Water - Network	590	93	497	1,388	0	0
	Ngaito	Water - Network	0	0	0	142	0	0
	Roseneath	Water - Network	5,803	828	4,975	198	3,267	3,267
	Tawa	Water - Network	0	0	0	0	0	0
	Wadestown	Water - Network	6,690	4,081	2,609	888	2,487	2,487
Water Supply - Catchment Total			79,283	44,928	34,355		20,429	20,429
Water Supply - City Wide Total	Water - Network		158,389	2,200	156,190	17,478	126	126
	Water - Reservoir/Pump Station		98,678	3,698	94,981	17,478	212	212
Water Supply - City Wide Total			257,067	5,897	251,170		337	337