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Financial Contributions

11. Financial Contributions

Explanatory Statement

Growth in the *District* needs to be supported by *infrastructure* provided at appropriate levels of service. If growth is not managed in an integrated manner, including the provision of *infrastructure*, the levels of service may fall short of the needs of growth or *Council* funds may need to be spent in an unplanned, ad hoc and inefficient manner.

Integration of the *Council's* funding strategy with growth management is critical to make certain that funds are spent in the most effective manner possible. Part of the funding strategy is to also ensure that those who require the expenditure pay accordingly. Financial contributions from *development* are seen as a key part of that strategy to make sure that new *development* is not subsidised by existing ratepayers.

While it is acknowledged that *development* in the *District* has positive effects, it also has the potential to adversely affect the environment (including people and communities) in a number of ways. Some of these effects cannot be adequately avoided or mitigated on a site by site basis. Rather, they need to be addressed through the provision of new or improved *infrastructure*. In some parts of the *District*, the community has already provided *infrastructure* ahead of *development*, and measures to avoid or mitigate future effects are thus already in place.

The types of adverse effects on the environment associated with new *development* that are best addressed through integrated provision of *infrastructure* include:

1. Wastewater – effects on the environment including property, people and their health, amenity, social and cultural values through pollution of soil, ground and surface water, and the coastal area including beaches and seafood; and through odour.
2. Stormwater – effects on property, human life and health, and amenity and cultural values through flooding, siltation, erosion, and pollution of waterways and coastal water.
3. Water Supply – effects on health, fire safety, amenity, economic and cultural wellbeing through adequacy and quality of supply.
4. Transportation - effects on access, mobility and safety, and social, cultural and economic wellbeing through inadequate standards for the level of use.

5. Recreation – effects on wellbeing of people and communities and cultural and amenity values through inadequate or inappropriate provision of open space and facilities.

New *development* may also have adverse effects on indigenous vegetation and habitats of indigenous fauna through inadequate protection of and provision for biodiversity.

Infrastructure financial contributions are calculated in accordance with approved development programmes. For some these will be established through *structure plans* which include schedules of works that list work to be undertaken, timing, and funding (particularly developer versus *Council*). These schedules are contained in Appendix 7. For areas not covered by *structure plans*, there are schedules of works for the respective *infrastructure* and these are contained in the respective Asset Management Plans and *Annual Plan* and/or *LTP* including development projects on the State Highways. The relevant details from the schedules are the inputs to the formulae contained in the District Plan to calculate the financial contributions.

The financial contributions for ecological protection are figures which can only be reviewed through a change to the District Plan.

Other financial contributions are calculated in accordance with formulae set out in the District Plan. The schedules of works, and hence the actual amounts payable, are able to be updated each year through the *LTP* and/or *Annual Plan* process under the Local Government Act. This is to reflect up-to-date costs, including actual expenditure, and any necessary changes in timing due to actual changes in the timing or patterns of growth. Financial contributions can also be reviewed through a plan change under the *RMA*.

A financial contribution can be imposed as a condition of a resource consent. The rules specify the level of financial contribution based on a residential or rural *lot* or *dwelling*. For other activities requiring consents, the *Council* may require that a financial contribution be paid as a specific condition of consent. The basis for determining the appropriate level of contribution will generally be the 'household equivalent'. *Household equivalent* is a derived figure for the purposes of calculating financial contributions. It is based on a 'typical' *dwelling* and what impact it will have on *infrastructure* requirements such as water use and vehicle movements per day. For Commercial and Industrial Zones it is based on a typical *lot* size.

Financial contributions imposed as a condition of consent at the time that a resource consent for a subdivision, *development* or new activity is granted are paid directly to the *Council* as the relevant condition of consent provides. The potential for a timelag between the imposition of a financial contribution condition and the payment of the contribution (up to eight years for a subdivision) can mean a significant reduction of the actual amount of the contribution because of the effect of inflation and cost escalations on the value of land and the schedules of works, unless the amount is able to be adjusted to reflect actual values and costs at the time of payment.

It is the time of giving effect to the resource consent that is relevant to *Council* as this is the time when the consented activity has an impact on the *infrastructure*. To ensure that the financial contributions collected reflect the actual costs of *infrastructure* provision, contributions which are not paid in full within two years from the commencement of the consent will be adjusted in accordance with current values and the updated schedules of works. This is to reflect the actual inputs to the formulae for financial contributions applicable at the time of payment, and will be those as stipulated in the *Annual Plan* current at the time of payment.

Council is aware that financial contributions may cumulatively impact on the community because the levy(s) may be so high as to act as a disincentive to growth. Whilst *Council's* funding policy is based on cost recovery, there needs to be flexibility to cater for situations where the pursuit of such policy is clearly not in the wider community interest and where application of the funding policy is shown not to be fair or reasonable in particular circumstances.

To provide flexibility in dealing with such situations, as part of its *Annual Plan* process the *Council* may resolve to reduce or waive any particular financial contribution that would normally be charged during that year. Similarly *Council* may use the plan change process under the *RMA*. Challenges to the application of the formulae (such as the applicability of the *household equivalent, passenger car equivalent or capacity consumption* calculation to a particular application) will be addressed through the resource consent process. Challenges of a philosophical nature need to be directed to *Council* as a matter of policy (such as an affordable housing development). Applicants have the ability under the former to lodge an objection under the *RMA*, and on the latter to approach the appropriate policy committee of *Council*.

11.1 Significant Issues

1. Subdivision and the associated intensification of *development* and land use activity have the potential to adversely affect the environment. This can be particularly significant when cumulative adverse effects are created over time.
2. Growth in the form of new *development* and new activities creates the need for the provision of new or upgraded *infrastructure*.
3. The potential exists for the costs of providing new or upgraded *infrastructure* to be allocated in a manner disproportionate to the benefits received by the existing community and new end users.
4. Full cost recovery of *infrastructure* may act as a disincentive to growth in a manner detrimental to existing communities.
5. There may be pressure for *development* to occur ahead of the *Council's* ability to provide *infrastructure*.

6. Delays in the payment of financial contributions set through the resource consent process can impact on the funding of *infrastructure*.

11.2 Objectives and Policies

11.2.1 Objectives

1. Protection of the natural and physical environment and the social, economic and cultural wellbeing of people and communities from the potential adverse effects of new or intensified *development*.
2. The provision of adequate funding for and efficient utilisation of the *District's infrastructure*.
3. A financial contributions strategy which ensures that financial contributions are charged on the basis of covering the community's costs of providing *infrastructure*.
4. A financial contributions strategy which is responsive to the social, environmental and economic needs of the community.
5. Timing of *development* commensurate with the ability to make appropriate provision for *infrastructure*.

11.2.2 Policies

1. Actual or potential adverse effects on the natural and physical environment which would otherwise be created by new or intensified *development* should be avoided, remedied or mitigated through the use of financial contributions and other appropriate measures.
2. The effects of new and intensified *development* on *infrastructure* in the *District* should be mitigated through expenditure of financial contributions.
3. The costs of *infrastructure* should be allocated in an equitable manner over both existing and new users so as to ensure that such costs are not borne unfairly by the wider community.
4. Calculations to assess *infrastructure* requirements should be based on the level of service needed to meet peak demand.
5. Calculations shall not seek to do more than recoup costs actually incurred in respect of expenditure to provide *infrastructure* to deal with the effects of growth including, where appropriate, the costs of financing such *infrastructure* over time.

6. Where appropriate, contributions should be levied differentially to reflect the particular circumstances applying to different parts of the *District*.
7. Provision should be made for the updating of inputs to the calculation of financial contributions through the consent and *Annual Plan* and/or *LTP* process to reflect actual and up-to-date estimated costs of the provision of *infrastructure*.
8. The actual or potential effects of applying financial contributions should be regularly reviewed and where an identified wider community detriment or a detriment to a particular sector of the community would be created, the particular financial contribution that would otherwise be payable should be reduced or waived (as appropriate).
9. Where appropriate, financial contributions that would otherwise be payable should be reduced or waived in recognition of specific environmental protection or enhancement measures proposed to be undertaken.
10. Where appropriate, consideration will be given to the reduction or waiver of financial contributions for recreation and leisure that would otherwise be payable in recognition of a historic oversupply of recreation and leisure land.
11. Provide a mechanism whereby a financial contribution can be taken to address or offset localised effects outside any approved development programme, or in lieu of works that would otherwise be undertaken by a consent-holder.
12. The full costs of required infrastructure and services should be paid when subdivision and *development* requires such provision outside an approved development programme.
13. Developers who fund *infrastructure* ahead of time in an approved development programme should be refunded only at the time that development funds become available.

11.3 Rules

11.3.1 Interpretation

For the purposes of these rules:

- (a) *Infrastructure* includes, without limitation, water, wastewater, stormwater, transportation and recreation and leisure facilities;

- (b) Where financial contribution calculations are based on a formula referring to *dwellings* or *household equivalent* and the activity is not a *dwelling*, the calculation shall be based on a *household equivalent*, taking into account the likely use of services and facilities by that activity.

Except that:

Section 11 shall not apply where the need for the activity to obtain a resource consent arises solely from the provisions of Sections 5, 6 and 7 of the District Plan.

11.3.2 Application of Financial Contributions

- (a) With regard to any resource consent which is granted subject to a condition imposing a financial contribution, that condition shall provide for the amount of any financial contribution to be set as follows:

- (i) The resource consent condition shall specify a financial contribution amount in dollars (for all contributions other than those for recreation and leisure) or as a percentage of land value (for contributions in respect of recreation and leisure) that may be paid in full within two years of the date of commencement of the consent;

Provided that:

Contributions not paid in full within two years of the consent commencing shall be subject to Rule 11.3.2(a)(ii).

- (ii) Any financial contribution which is not paid in full within two years from the date of commencement of the consent shall be adjusted so that the amount of the financial contribution required by the resource consent shall be the amount calculated in accordance with the relevant formulae in Rule 11.3.3.(a) using the current market value of the land at the date of payment and in Rules 11.3.3.(b), (c) and (d) using the updated inputs to those formulae as set out in *Council's Annual Plan* current at the date of payment.

- (b) Unless specified otherwise in the rule to which a particular contribution relates, financial contributions will be charged in respect of:

- (i) Additional *lots* created by subdivision which will qualify for the erection of a *dwelling*. See 11.3.3.

All additional *lots* created will be charged a minimum of one *household equivalent*.

- (ii) Additional *lots* created by subdivision within Commercial or Industrial Zones. All additional *lots* created will be charged a minimum of one *household equivalent*.

Provided that:

- Financial contributions shall apply for additional activities on a *lot* as if the land is being subdivided.
- Financial Contributions for *lots* of a size greater than one *household equivalent* shall be calculated on a proportional basis.

- (iii) All land use consent applications for new or intensified Controlled or Restricted Discretionary land use activities. Financial contributions will be assessed using *household equivalents*. Specific Formulae are contained in 11.3.3.

- (iv) All land use consent applications for discretionary or non-complying land use activities. Financial contributions will be assessed using *household equivalents* except for transportation where *passenger car equivalents (PCEs)* or specific assessments are applied. Specific formulae are contained in 11.3.4

- (v) Boundary adjustments (under Rule 12.3.3) deemed to create an independently usable title which did not previously exist or to significantly increase the usability of an existing title.

- (c) Financial contributions shall not apply in the following circumstances:

- (i) where the subdivision or *development* of a *infrastructure* or *network utility* site will not create any effects on *Council's infrastructure* networks and do not require connection to *Council's* wastewater, stormwater or water supply;
- (ii) where there is no ability to connect (in accordance with *Council's* Development Code 2009) to a specific *infrastructure* (excluding roading) and the provision for such *infrastructure* is not included in any relevant *structure plan* or *LTP*.

(d) Reductions and waivers

(i) In accordance with Objective 11.2.1.4 and Policies 11.2.2.8, 11.2.2.9 and 11.2.10 above *Council* may reduce or waive in part or in whole for a specified period or for a particular activity, any financial contribution (including a particular part(s) of the formula contained in 11.3.3) that would otherwise be charged in order to avoid or mitigate an identified detriment to the wider community or an identified detriment to a particular sector of the community that warrants attention in the better fulfilment of the *RMA's* purpose. Assessment criteria include:

- The quantum of the contribution(s) and the market's ability to pay;
- Significant increases in the contribution(s) from one period to the next (or through the introduction of a new or revised financial contribution) that may create inequities or hardship;
- The extent that any specific environmental protection or enhancement measure requires recognition, including measures under Rule 11.3.3(d).

Any such reduction or waiver shall be implemented through the *Annual Plan* process or the plan change process under the *RMA*.

(ii) With regard to specific applications for resource consent for additional *dwelling*s on multiple owned Maori land, consideration will be given to the following criteria in addition to those listed in (i) above with respect to the recreation and leisure financial contribution:

- Size and cost of the *dwelling* being constructed;
- Location of the property and the associated land value, extent of previous undertakings, or gifting of land or other tangible assets;
- Applicability of the *LTP* outcomes.

(iii) With regard to specific applications for resource consent where:

A financial contribution for recreation and leisure is payable under Rule 11.3.3(a), and an historic oversupply of reserve land is shown by the applicant to have occurred in relation to the same applicant or their successor in title, consideration shall be given to a reduction or waiver of the financial contribution as assessed having regard to the following criteria:

- The suitability of the excess land contributed for meeting *Council's* current recreation and leisure requirements for the catchment;
- The land value of the excess recreational and leisure land calculated at the time of granting the resource consent; and
- The quantity of financial contributions for recreation and leisure assessed under Rule 11.3.3(a) at the time of granting the resource consent.

Provided that:

This discretion shall only be considered where:

- (a) The applicant supplies conclusive evidence that:
 - They are the successor in title in respect of the parent land contributing the excess land;
 - The amount of excess land contributed for recreation and leisure purposes exceeds 1ha as assessed at the time of the application, and
- (b) The application is made within ten years of the commencement of the initial consent that created the excess.

- (iv) Reductions may be considered where the application of the *household equivalent* or *passenger car equivalent* methods of calculation are considered to be inappropriate.

Such consideration will be through the resource consent process on a case by case basis.

11.3.3 Financial Contribution Formulae for Controlled and Restricted Discretionary Land Use Activities and all Subdivisions

These formulae are used to set the catchment financial contribution amounts and the values applied to the variables within the formulae will be updated annually.

(a) Recreation and leisure

Application – this rule applies to all *development* in the *District*, except to activities (excluding dwellings and accommodation facilities) in the Commercial and Industrial Zones which shall not pay a recreation financial contribution.

The financial contribution for reserves and recreational facilities shall be a land or monetary contribution (or combination thereof) equivalent to a maximum of seven and a half percent of the current market value of the additional lots created.

It is based upon the cost of the works and land needed to provide for the future growth in the *District* as listed in the *LTP* and shall be calculated annually using the following formula:

$$\frac{(CP/L)}{AV} \times \frac{100}{1} = \text{Percentage of land value} = \text{financial contribution per additional subdivided lot or household equivalent}$$

Where

CP = Value of additional capacity required for growth related projects remaining to be funded in the planning period of the *LTP*.

Note:

This includes the situation where *Council* has previously incurred capital expenditure in a prior year but there has been a shortfall of funding or where there has been an excess of income over planned expenditure. Interest is included in this figure.

L = Number of estimated *dwellings* remaining during the planning period.

AV = Average value of *lots* created in the previous year.

and that:

- (i) The land value input to the formula is the land value at the time the financial contribution is paid if that payment occurs more than two years after the consent commences;
- (ii) In the case of a new rural *lot* the area of land valued shall be limited to an assumed 2000m² house site within such a *lot*;
- (iii) Where agreement between the *Council* and the applicant cannot be reached the current market value shall be as assessed by a registered valuer acceptable to both parties, subject to the costs of obtaining such valuation being met by the applicant;
- (iv) Any remaining dispute arising from the above shall be determined in accordance with Section 357A of the *RMA*;
- (v) The *Council* shall consider a Maori Reservation set aside under Sections 338 and 440 of the Maori Land Act 1991 (Te Ture Whenua Maori) in lieu of a reserves contribution;
- (vi) The *Council* shall retain full discretion as to whether to accept money or land as payment of the required financial contribution.

(b) Transportation

- (i) Application – this rule applies to all development in the *District* and is applied on the basis of the following catchments:
 - Rural and minor settlements - this is a single catchment and includes the Rural and Lifestyle Zones and all minor settlements not classified as urban catchments below.
 - Urban catchments - there are separate catchments for the urban zoned areas of Waihi Beach, Katikati, Omokoroa (including the whole of the Stage 2 Structure Plan area), and Te Puke.
 - Strategic Transportation - this is *District*-wide.

- (ii) The transportation financial contributions shall be calculated using the following formula:

$$\frac{(CP-S) - (EP-S) + I}{L} = \text{financial contribution per additional subdivided lot or household equivalent}$$

Where:

CP= value of development projects for future transportation related works during the planning period;

EP= value of development projects for that portion of the transportation related works required to meet the existing level of service for existing ratepayers;

S= the subsidies to be received for transportation works within the planning period;

L= *dwelling*s and *household equivalents* estimated during the planning period;

I = Interest cost based on capital expenditure less revenue from financial contributions.

Explanatory Note:

The inputs to the formula will be updated annually through the *Annual Plan* and or *LTP* process to reflect changes in costs and timing. Any financial contribution that is not paid in full within two years of the commencement of the resource consent shall be subject to adjustment under Rule 11.3.2(a)(ii).

(c) Water Supply, Wastewater, and Stormwater

Financial contributions for water, wastewater and stormwater shall apply to the defined catchment or area of benefit for the infrastructure concerned and shall be calculated using the following formula:

$$\begin{aligned} & \boxed{\text{Financial contribution per additional subdivided lot or household equivalent}} = \left\{ \boxed{\text{Value of additional capacity for future dwellings and household equivalents}} \right\} + \left\{ \boxed{\text{Value of existing surplus capacity}} \right\} \\ & = \left\{ \boxed{\frac{(AC-FR+I)X}{L}} \right\} + \left\{ \boxed{\frac{NV}{(L+E)}} \right\} \end{aligned}$$

Where:

AC = Additional capacity and share of increased level of service for future *dwelling*s and *household equivalents*.

This is calculated by the cost of new project(s) which provide additional capacity, plus project(s) that provide an increased level of service to existing *dwellings* and *household equivalents* , and for future *dwellings* and *household equivalents* times percentage share that relate to future *dwellings* and *household equivalents* .

FR = Estimated future rates contribution from future *dwellings* and *household equivalents* of interest on loan financing the project(s) included in AC above.

I = Interest on cost of loan over life of project(s) assessed at *Council's* current cost of borrowing as defined in the *LTP* .

X = Long term inflation adjustment as defined in the *LTP* .

NV = Residual value of existing infrastructure based on *Optimised Depreciated Replacement Cost* less outstanding loans.

L = Number of estimated future *dwellings* and *household equivalents* within the area of benefit of the *infrastructure* based on growth projections (updated annually through the *Annual Plan* process to reflect actual and revised forecast).

E = Number of existing *dwellings* and *household equivalents* within the area of benefit of the *infrastructure* .

Explanatory Note:

The inputs to the formula will be updated annually through the *Annual Plan* process to reflect changes in costs and timing. Any financial contribution that is not paid in full within two years of the commencement of the resource consent shall be subject to adjustment under Rule 11.3.2(a)(ii).

Provided that the following *household equivalents* shall apply:

- (i) Stormwater

In all zones the *household equivalent* is equal to one (1) except for Commercial and Industrial Zones where 300m² of developable land equates to one (1) *household equivalent* (developable land is any land that has potential to be used for building, hard stand and parking or access purposes).

This rule shall not apply where the stormwater from the activity is:

- Fully managed onsite by the activity, and

- Use is not made of public *infrastructure*, including open watercourses.

(ii) Water and wastewater

The *household equivalent* is equal to one (1) except for the following activities where the number of *household equivalents* will be determined by specific assessment:

- *Fastfood outlets/takeaways, restaurants, catering facilities and the like;*
- *Service stations* with car wash facilities;
- *Accommodation* and recreational *facilities* including hotels, motels, community centres and Marae;
- Process manufacturing including coolstores and packhouses;
- Garden centres and nurseries;
- Butcheries;
- Drycleaners and laundromats;
- *Education facilities;*
- Hospitals and laboratories;
- Crematoriums and mortuaries;
- Concrete plants and yards;
- Waste handling facilities.

The *household equivalent* for water is measured at 0.6m³ per household per day with an assumed occupancy rate of 2.7 persons per household.

The *household equivalent* for wastewater is calculated at a factor of 0.85 of the water usage.

Household equivalents are assessed on the basis of peak demands rather than average use.

The determination of the number of *household equivalents* for *accommodation facilities* will be based on capacity.

(d) Ecological protection

- (i) Financial contributions for ecological protection and or enhancement shall be a monetary contribution of \$464 + GST (2008/09) per *lot* or *dwelling* as determined by the circumstances set out hereunder, such contribution to be adjusted annually in accordance with the Consumer Price Index through *Council's Annual Plan* and Budget:

Except that:

The ecological financial contribution shall be doubled for subdivision and *development* occurring within the Park Road East Esplanade in Katikati.

- (ii) Ecological financial contributions will be charged on subdivisions in respect of additional *lots* created by subdivision where such *lots* will qualify for the erection of a *dwelling* as a Permitted or Controlled Activity.

Provided that

Council may consider the reduction or waiver of these financial contributions where legally binding environmental protection or enhancement measures have already been or are proposed to be undertaken on the property concerned in conjunction with the principal activity. In such cases the principal activity (subdivision or land use) shall be deemed to be a Restricted Discretionary Activity in respect of the environmental protection or enhancement measures concerned. Such measures shall be the subject of a report and recommendations from an appropriately qualified independent person acceptable to *Council*.

(e) Rangioru Business Park

- (i) As set out below, financial contributions shall be payable for subdivision and *development* in the Rangioru Business Park to pay for trunk infrastructure as identified in the *Structure Plans* and the associated financial contribution schedule in Appendix 7;

- (ii) The financial contribution shall be in accordance with the approved financial contribution schedule (specified dollar amount per square metre of site area so used), adjusted annually to reflect updated construction cost estimates or completed project costs, and the financing costs (based on the 90 day bank rate [BKBM FRA rate] plus 1.5%);
- (iii) The financing costs are to be charged quarterly in arrear on the last day of March, June, September and December in each year on the actual capital expenditure at the start of the quarter as approved in the schedule less the financial contributions received during the quarter;
- (iv) In addition further financing costs (based on the 90 day bank rate [BKBM FRA rate] plus 1.5%) resulting from the assumed average delay of three years between the setting of financial contributions and their receipt are to be charged annually on 1 July on:
 - (a) the capital expenditure as approved in the Schedule;
 - (b) the financing costs calculated as in (ii) and (iii) above.

The financial contribution schedule including the holding costs are indicative only.

The actual financial contributions will reflect the actual construction costs to be determined at the time resource consents commence, taking into account the amounts listed in the financial contributions schedule and any relevant costs listed in the *Council's Annual Plan*.

If, as a consequence of any amendments to the capital works programme, the allocation between public/network and developer benefit needs to be updated, this may also occur through the *Annual Plan* process (excluding those items listed in Appendix 7, Section 7 under "1.00 Rooding infrastructure", where the 'public/network' contribution will remain at 0%).

- (v) 'Site area':
- Excludes the areas set aside for trunk infrastructure as identified on the *Structure Plan*, such as local purpose reserves (stormwater), local purpose reserves (amenity), pedestrian/cycle access, collector and entrance roads, and the Tauranga Eastern Motorway interchange.
 - Includes the area of all local and private roads and other *infrastructure* not specifically required by the *Structure Plans*.
 - The total net developable area is 148ha.

In respect of *development*, 'site area' relates to the total area of the *lot* or the total area of the tenancy area in which the *development* is located.

For the Seeka site being Lots 1 and 2 DPS 3521 the site area shall exclude the developable area shown on Plan 011318-S-R400 Rev A in Appendix 6 - Financial Contribution Calculations of the Private Plan Change Request - Metroplex Rangioru Business Park Volume 1 November 2005

- (vi) The financial contribution is payable at the time of subdivision or *development*, whichever happens first. Where a financial contribution has already been paid at the time of subdivision in respect of any land, there shall be no further contributions payable at the time of *development*. Where a financial contribution has already been paid at the time of *development* in respect of any land, there shall be no further contributions payable at the time of any subsequent subdivision;
- (vii) Financial contributions at the time of subdivision are payable at subdivision completion stage (i.e. Section 224 application). Financial contributions at the time of *development* are payable at building consent stage or at the time land is used for Rangioru Business Park purposes;

- (viii) In respect of the Rangiuru Business Park, where *Council* does not expect to be able to fund much of the trunk infrastructure needs for the foreseeable future, financial contributions from developers shall be collected by *Council* and paid directly to any prior developer or agency which has funded trunk infrastructure services in accordance with the financial contribution schedule and the *Structure Plans*.

(f) Te Puke West Industrial Area

- (i) In addition to the financial contributions payable pursuant to Rule 11.3.3, excluding roading and stormwater, financial contributions shall be payable for subdivision and *development* in the Te Puke West Industrial Area to pay for *infrastructure* as identified in the Te Puke West Schedule of Financial Contributions contained in Appendix 7;
- (ii) The Te Puke West financial contribution shall be in accordance with the Schedule (specified dollar amount per square metre of site area), adjusted annually to reflect updated construction cost estimates or completed project costs, and the financing costs (based on the 90 day bank rate [BKBM FRA rate] plus 2%);
- (iii) The financing costs are to be charged quarterly in arrear on the last day of March, June, September and December in each year on the actual capital expenditure at the start of the quarter as approved in the schedule less the financial contributions received during the quarter;
- (iv) In addition further financing costs based on the 90 day bank rate (BKBN FRA rate) plus 2% resulting from the assumed average delay of three years between the setting of financial contributions and their receipt are to be charged annually on 1 July on:
- The capital expenditure as approved in the Schedule;
 - And the financing costs calculated as in (ii) and (iii) above.

- (v) Where, in lieu of payment of financial contributions, a developer constructs any of the *infrastructure* referred to in the Te Puke West Industrial Area Financial Contributions Schedule and that constructed *infrastructure* will also serve land within the Te Puke West Industrial Area beyond the land under *development* at the time, *Council* will collect financial contributions from subsequent developers benefiting from such previously established *infrastructure* in accordance with the Te Puke West Industrial Area Financial Contributions schedule contained in Appendix 7. The contributions collected shall then be paid directly to the prior developer concerned.

11.3.4 Financial Contributions and Infrastructure works for Discretionary and Non-complying Land Use Activities

11.3.4.1 An assessment of capacity, adequacy of pavement, and safety shall be made of the actual impact of the activity on the specific *infrastructure*. The impact shall be remedied or mitigated by one or more of the following:

- (a) Where existing spare capacity is available to accommodate the proposed activity, a financial contribution shall be payable based on the amount of capacity to be used (see 11.3.4.2).
- (b) Where the existing *infrastructure* is inadequate in terms of capacity and safety for the proposed activity, the *infrastructure* shall be upgraded by the applicant at their cost to accommodate the expected demand. This will be imposed as a condition on any resource consent granted.
- (c) Where the activity will consume all of the currently available spare capacity as well as require an upgrade of the existing *infrastructure*, both (a) and (b) above shall apply.

Except that:

A contribution shall not be payable under (a) where any upgrading required under clause (b) above results in the existing level of spare capacity being maintained or exceeded.

- (d) Where a required *infrastructure* upgrade will provide a greater level of capacity than that needed to accommodate the proposed activity, the following shall apply:
- (i) If the upgrade is included in the *LTP*, the cost of the spare capacity created will be refunded to the consent holder at the time stipulated in the *LTP*;
- (ii) If the upgrade is not included in the *LTP*, there shall be no refund.

11.3.4.2 For 11.3.4.1 (a), (c), and (d) the impact shall be converted into *household equivalents* and applied in accordance with the following:

(a) Recreation and Leisure

This will be charged in accordance with 11.3.3(a) for *accommodation facilities* only (but excluding *seasonal worker accommodation*).

(b) Transportation

(i) Capacity consumption

Explanatory Notes:

1. This rule shall apply to the specific roads that provide access from the State Highway to the activity.
2. The width of the existing road is to be determined by actual measurement or by reference to *Council's* RAMM (Road Assessment and Maintenance Management) database.
3. The average annual daily traffic volume (AADT) for the existing road is to be determined by actual measurement or by reference to *Council's* RAMM database. For the purposes of converting the AADT into *PCE VM's*, where actual figures are not available it shall be assumed that 10% of the volume comprises heavy commercial vehicles (HCV's). The proposed road activity shall be converted to daily *PCEs*.
4. Road width and *road capacity* (existing and required) is to be determined by reference to the relevant table in rule 12.4.4.2. The capacity of the road is represented by the upper limit traffic volume for a road of the applicable standard (carriageway width and length).
5. The current cost of 1m² of rural road pavement' will be set annually through *Council's LTP* and *Annual Plan* processes under the Local Government Act 2002.

Calculation methodology

- (a) Determine the proposed route from the subject site to the nearest State highway (or *District* boundary).
- (b) Determine the capacity of the existing road (in terms of daily *PCE VM's*), given its current standard of construction.
This is "A".
- (c) Determine the standard of road (width) required to accommodate both existing and proposed daily *PCE VM's*.
This is "B".

A sliding scale shall be used to assess the theoretical width required.
- (d) Determine the value of the length of affected road. This is calculated from the depreciated replacement cost for the existing road (and deductions made for any subsidies received)
This is "C".
- (e) Determine the proportion (%age) of the capacity of the road consumed by the proposal's predicted traffic volume.

This is calculated as (the number of *PCEs* as proposed by the applicant)/(the capacity (*PCE*) of the existing road).
This is "D".
- (f) Applicable financial contribution for *Capacity Consumption* = \$(C x D).

(ii) Pavement Consumption

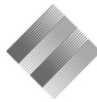
The purpose of the following calculation is to determine the effect of additional HCV's generated by the proposed new activity on the life of the existing road pavement. The calculation shall be undertaken by a Chartered Professional Engineer (CPEng) or other suitably qualified person specifically approved by *Council*.

- (a) Collect all available data for the road on which the proposed out of zone activity will take place. Base data can be found in RAMM and dTIMs (dTIMS is a software package developed by Deighton Associates Ltd, and used by Road Controlling Authorities for the predictive modelling of pavement deterioration).
- (b) Assess existing pavement design, and determine its residual life. The effective residual life of the existing pavement can be obtained from the dTIMs pavement deterioration model output, or back calculation from existing pavement data. This data will be produced annually.
- (c) Determine the design axle loads for the existing pavement.
- (d) Calculate the additional axle loads as a result of the proposed activity. Determine the effect of the additional axle loads on the existing pavement, by determining the year when the existing pavement will reach the end of its design life, i.e. when the life of the pavement is consumed.
- (e) Determine the reduction in life (number of years) of the existing pavement caused by the additional axle loads.
- (f) Assess the current cost of renewing the pavement, given both the existing and new traffic loadings.
- (g) Assess the incremental cost of bringing the pavement renewal works forward. (Complete a net present value calculation, using the cost of finance provided annually in *Council's Annual Plan*).

This is the financial contribution payable for Pavement Consumption.

(iii) Strategic Transportation

One *household equivalent* shall be paid for each activity.



(c) Water Supply, Wastewater, and Stormwater

These will be charged in accordance with 11.3.3(c)

Except that

In 11.3.3(c)(ii) the following shall apply:

- (i) For Commercial and Industrial Zones 11.3.3(c)(ii) shall apply;
- (ii) For all other zones a specific assessment shall be made.

(d) Ecological Protection

In accordance with 11.3.3(d).