

It should be noted that, due to financial constraints and other influences such as market fluctuations, the Asset Management projections are not always an exact match with the LTCCP 2003 figures. In the case of public transport, while some regional uncertainty exists, Council will allow for its expected share of the cost of train stations, upgrades and park and rides. Actual expenditures in any one year may be above or below the LTCCP 2003 figures, but the variance is not expected to be significant under LGA02, and will not affect the adopted schedules of Development Contributions.

For clarity, in this policy, "Community Infrastructure" includes:

- Infrastructure on parks and reserves
- Libraries
- Community halls
- Cemeteries and crematoria
- Town Centre Developments
- Leisure facilities

Community Infrastructure planning is based on relevant, adopted strategies for the city e.g. Parks Strategy, Leisure Strategy, Libraries Strategy, with supporting Asset Management Plans. The Urban Strategy is summarised in the District Plan provisions for urban intensification. Town Centre developments are undertaken to support a range of strategic objectives, including social, economic, and cultural wellbeing for the city's communities. These developments are undertaken after Council adopts concept plans for each centre or development area.

Catchments:

Where citywide catchments are in use, they have been adopted for the following reasons:

- Administrative efficiency;
- Dividing the city into small catchments would increase disproportionately the costs for those developments in areas which require significant infrastructure for growth; and
- As the traditional pattern of urban growth is undergoing considerable change, Council returns over time on a per catchment basis, could be uncertain. As Council is required to spend the contributions in the catchment area this could penalise the residents of the area.
- Or where the difference between catchment contributions is negligible

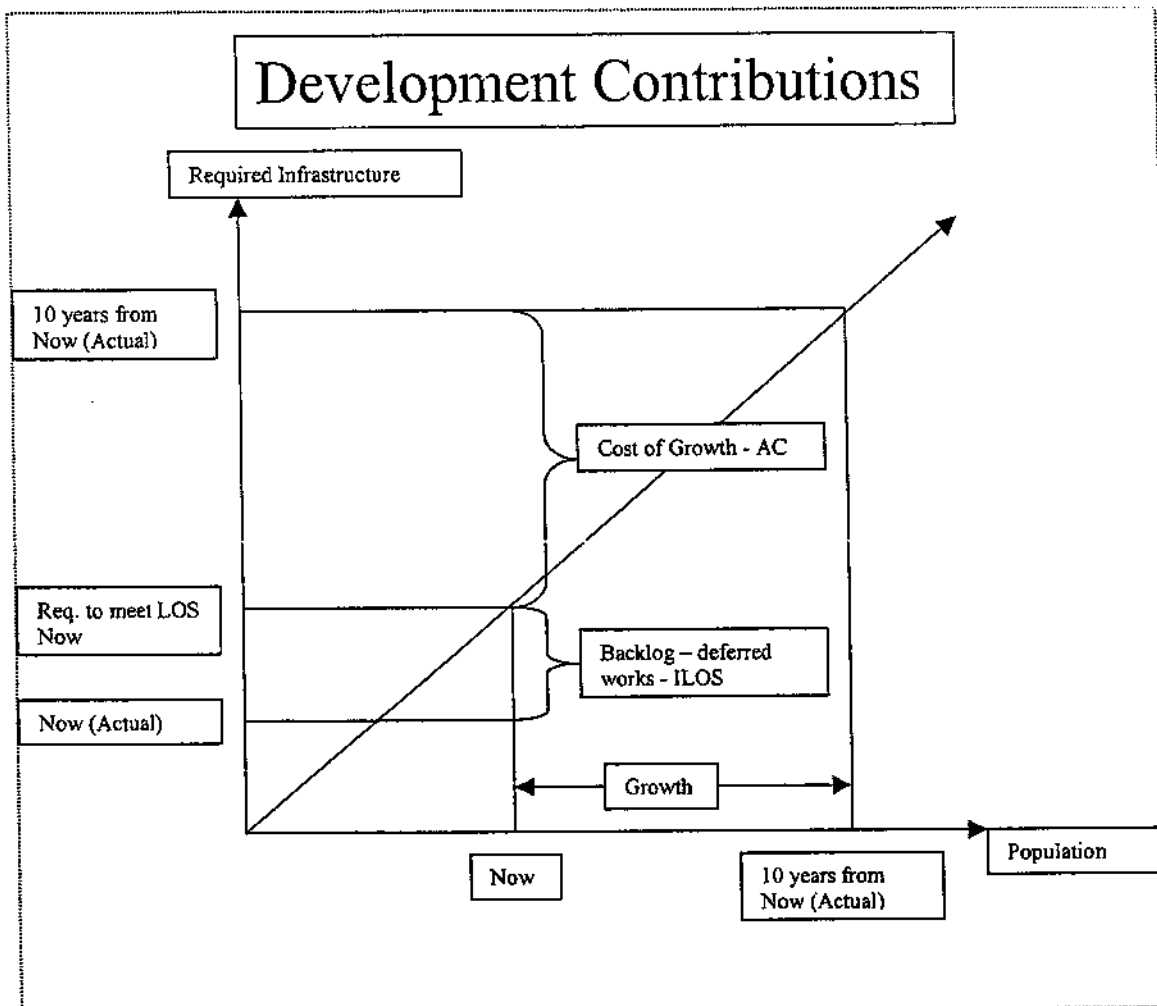
In other cases where catchment areas are not citywide, they have been derived from environmental catchment areas such as those for stormwater, or existing infrastructure networks such as those for water supply.

3.2.1 Policy discussion

3.2.1.1 Justifications for calculations

The basis for the level of contributions is the expected cost of growth in the city. The cost for each household will be assessed as indicated in Schedules A and B.

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Detailed calculations are in the asset group worksheets. These are based on Council strategies e.g. Parks, Leisure, Transport, Urban, Libraries, and Water Strategies, and strategic objectives as in the LTCCP, as well as established levels of service and Engineering Codes of Practice.

3.2.2 Contributions for works already in place.

Where assets have been planned and developed to provide for future growth in the city and still have capacity for such growth, and which have not already been funded by Financial Contributions under the Local Government Act 1974, development contributions will be required as from 1 July 2004. This will apply particularly for roading projects with a citywide use, and for community infrastructure. The details including schedules of capacity and cost are contained in Schedule B (Contributions for existing works schedule).

3.2.3 Review period.

On the basis that Council will be developing an Long Term Council Community Plan every three years, a revised Schedule for Development Contributions will be proposed and consulted upon as part of the three-yearly preparation and consultations. The next Development Contributions Schedule will be developed for consultation during the statutory consultation period for the Long Term Council Community Plan to be adopted by June 2006. Prospective submitters will need to confirm any statutory dates at that time.

If any change in circumstances requires it, the Council may review or amend this Policy or the Schedule of Development Contributions more often than as part of the review and adoption of the Long Term Council Community Plan.

Any change in the Policy or the Schedule will only occur after the proposal has been through the Special Consultative Procedure (s83 LGA 02).

It should be noted that the Local Government Act 2002 does not provide for appeal processes comparable to the RMA 1991.

4 Assumptions

4.1 Financial and Administrative Assumptions

- Development contributions will be used for or towards, the capital expenditure of the network infrastructure or community infrastructure for which the contribution was required. This will also include the development of the network or community infrastructure, but will not include the maintenance of any of the above activities or assets;
- That all figures are in today's dollars and no allowance has been made for inflation;
- That the income generated from rates and other funding sources will be sufficient to meet the increase in operating costs generated by the increasing level of capital expenditure into the future;
- That operating expenditure will be allocated across the rating base of the city;
- That there will be an impact from the capital expenditure on operating expenditure and an allowance has been made for this in the LTCCP 2003 based on the type of asset i.e. that an increase in capital expenditure for community facilities also increases the operational expenditure in order to run that facility as well as increasing the depreciation schedules;
- That all Transfund subsidies will continue at present levels and that eligibility criteria will remain unchanged. [Note: Subsidies received will be deducted from capital expenditure to arrive at Development Contribution component);
- That the current level of service is sufficient for the purposes of calculating development contributions for this policy. (Note: where capacity is increased as a response to demand caused by increases in population, such as parks equipment for instance, this will be considered to be a cost of growth);
- Post-construction interest costs of capital are not included in the schedule calculations in this policy but Council is likely to review this in the future; and
- Contributions held under the Local Government Act 1974 will be utilised in accordance with this policy.

4.2 Growth Management

This Development Contributions Policy is based on the capital expenditure required for growth as identified in the Long Term Council Community Plan 2003 – 2012. This plan is based on the urban development strategy, current growth management assessments, concept plans and structure plans, asset

management plans and Codes of Practice that Council has adopted. Taken together, these planning tools provide an initial estimate of the growth and expenditure required to meet Waitakere City Council's commitments in the Regional Growth Strategy (1999) and Northern and Western Sector Agreement (2001).

4.2.1 The Regional Growth Strategy:

- Was accepted by the region in 1999 and agreed by all seven regional territorial authorities;
- Identifies a vision for the Auckland region in 2050 with a likely population around two million; and
- Sets the agreed direction for growth in the region based on reducing sprawl, supporting public transport options, and retaining access to a quality environment for all residents.

4.2.1 The Northern and Western Sectors Agreement:

- Is a twenty year planning document, and was signed in October 2001 by Rodney, North Shore, Waitakere and the Auckland Regional Council after approval by the Regional Growth Forum;
- Is the instrument used to co-ordinate the implementation of the Regional Growth Strategy across the northern and western areas of the Auckland region;
- Contains a set of principles, agreed growth areas, and proposes joint projects between the signatory authorities.

A set of maps from the agreement indicating agreed growth areas for residential and employment are attached at Appendix AA.

The agreement allocates population growth capacities by sub-region and territorial authorities. The agreement deals with three elements of growth:

- Growth should be in appropriate locations around urban and transport nodes;
- Growth planning should include consideration of public areas, employment, water management and community facilities; and
- The sequencing of development over a twenty-year timeframe with regular review dates built into the agreement.

The agreement also identifies issues to be addressed in managing growth and suggests actions to address these such as District Plan changes and Metropolitan Urban Limit changes.

The direct implications for Waitakere is that it must work towards being in a position to accommodate growth as nominated in the Regional Growth Strategy and associated Sector Agreements.

4.3 Growth Assumptions

In addition to planning work already completed (i.e. urban centre plans, an operative District Plan, and regional agreements), Council will be undertaking, during the period 2003 – 2005, key pieces of work to further determine the

requirements for the expected growth of the city. This work includes a Growth Management Plan, a review of the Leisure Strategy, a Water Services Assessment, a review of the North West Sector Agreement and Regional Growth Strategy, Northern Growth Area planning, updating and completion of concept plans for each town centre as identified in the District Plan, Catchment Management Plans, a review of the Parks Strategy and ongoing Reserve Management Plans, integrated Transport Planning, changes to the current Metropolitan Urban Limit in the northern area of the city, and necessary revision of District Plan provisions to support growth planning.

It should also be noted that as Council has not adopted final planning for all growth areas, not all costs of growth expected in these areas are included in the LTCCP 2003. This is the basis of differences between the regional agreements and asset worksheets. Planning will be further progressed in time to review this policy and schedules for 2006.

A considerable proportion of Waitakere City's growth will be accommodated in the northern areas of the city, which reaches from the current shopping centre of Westgate to the Hobsonville Peninsula area. This area collectively is known as the Northern Strategic Growth Area or hereafter 'NOSGA'.

It is expected that these planning exercises will, as a consequence, require some adjustment to the current capital expenditure projections for growth. This will be fully consulted upon as part of the Long Term Council Community Plan preparation for adoption in June 2006, using the Special Consultative Procedure as required by LGA02.

The urban and transport planning exercises all include the expected costs of growth as identified at 30 June 2003 to support the full range of development activity including employment and business growth.

4.3.1 Projected growth

Waitakere City has been growing steadily over the last 10 years and is currently the fifth largest city in New Zealand. From a population of 155,565 in 1996, the number of residents grew at an annual average rate of 1.7% over the following five years to 168,750 at the 2001 census. This is expected to reach 216,700 (high projection) in 2011, and between 223,300 and 252,000 by 2021. Figures are from Census 2001.

These projections will be updated as subsequent Census figures indicate changes in population growth rates, but an increase of 30,000 between 2001 and 2012 is generally taken as the planning figure.

The dominant housing stock is the detached family home, which makes up for approximately 80% of the 56,172 dwellings in the city (Census 2001). Due to the trend of the average household size decreasing, this population growth means that proportionally more dwellings and services will be required in the future. Waitakere has one of the highest growth rates of new apartments and medium density housing in the Auckland region (18% of all new dwellings in 2002 – from Quality of Life survey, 2003).

Growth in residents, combined with Waitakere's stated objective of increasing local employment, means that future costs of growth include the necessary infrastructure to provide for residential as well as employment growth in the city. The labour force could grow by around 12,000 people between 2001 and 2011. On the basis that the city wishes to provide employment for its people, (at least 60%), planning for the city includes community and infrastructure provision for local employment areas.

In February 2003 there were 11,470 businesses located in the city, up from 9227 in 1996, a change which was accompanied by 5,310 extra jobs.

Target Growth Distribution Patterns – source: Waitakere City Population Projections Study 2000			
	1996-2001	2000-2011	2011 – 2021
Vacant	30%	30%	20%
Infill	35%	15%	10%
Nodes	20%	25%	35%
Greenfields	5%	20%	25%
Rural	10%	10%	10%
Total	100%	100%	100%

Latest census figures to be included 2001 – 2013 projections.

4.3.2 Planning timeframe

It is expected by Council that the lifespan of the capital works projects identified in the LTCCP 2003, some of which are already available to the City where facilities have been built in anticipation of growth, will extend beyond the ten year time frame used in the long term plan. However, while Council's asset management plans are based on the useful life of the asset, the Development Contributions Policy is based on the 2003 – 2012 capital expenditure, caused by the growth in the area, which is required to build those assets.

Council recognises that for network and community infrastructure which either extend physically or in capacity beyond immediate needs and the current LTCCP 2003, that Council may have to act as banker for these services and recover costs in stages from future development. In this case, Development Contributions will be taken for the expected uptake in capacity over the ten-year period with those costs triggered by growth over the ten year LTCCP 2003 timeframe both allocated to, and recovered within the ten-year period. Any costs incurred in anticipation of growth in future years after that ten-year period will be allocated to and recovered in those future years e.g. wastewater costs in the NOSGA area are taken over 20 years. (see worksheet WW30).

4.3.3 Localised impacts

In some cases, localised impacts may be addressed by requirements for works and services that are imposed as a condition of resource consent under the Resource Management Act.

5 Assessment and Timing of Payment of Financial Contributions and Development Contributions

Council can require a development contribution to be paid when granting either:

- A resource consent under RMA;
- A building consent under the Building Act 1991; or
- An authorisation for a service connection.

The purpose of this part of the policy is to explain the process for payment of contributions for reserves, network infrastructure and community infrastructure. The assessment method for each contribution is set out in the Development Contributions Assessment Schedule C (*Still in development during the consultation period 13 April to 13 May 2004*).

5.1 Reserves Contributions

Financial contributions for reserves (in land or cash) taken at subdivision stage will be payable prior to the issue of a s224(c) certificate by Council. Should there be a delay of more than 2 years between the market valuation and the payment of a contribution, Council will reserve the right to review the valuation and amend the contribution requirement.

Financial contributions for reserves taken (in land or cash) on residential, commercial or industrial development will be payable prior to the release of a building consent by Council. The Council will utilise s35 (1A) of the Building Act 1991 so that a building consent will not issue until the contribution is paid.

5.2 Stormwater Network Infrastructure

5.2.1 Subdivision consent

Development contributions for stormwater network infrastructure will be taken at the time of subdivision, based on a calculation of:-

- for residential or rural subdivision, the additional "standard" household units made possible by the subdivision or,
- for commercial or industrial subdivision, on a "standard" per square metre of impermeable surface calculation.
(see asset worksheets for details).

Development contributions taken at subdivision stage will be payable prior to the issue of a s224(c) certificate by Council. Should there be a delay of more than 2 years between the subdivision consent and the payment of a contribution, and there has been a change in the relevant development

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contribution within that time, Council will reserve the right to review the development contribution condition and amend the contribution requirement.

5.2.2 Land Use consent

Development contributions for stormwater network infrastructure will be required on a land use consent where the "standard" number of additional household units or the "standard" per square metre of impermeable surface calculation is exceeded. (see Asset worksheets).

Development contributions required by land use consents will be payable prior to the commencement of the consent. The Council will utilise s35(1A) of the Building Act 1991 so that a building consent will not issue until the contribution is paid. Should there be a delay of more than 2 years between the land use consent and the commence of that consent, and there has been a change in the relevant development contribution within that time, Council will reserve the right to review the development contribution condition and amend the contribution requirement.

5.2.3 Building Consent

Development contributions for stormwater network infrastructure will be required on a building consent on the basis of the number of household units proposed, minus any stormwater network infrastructure contribution previously paid on a subdivision consent or a land use consent (see Schedule C).

Development contributions required on a building consent will be payable prior to the commencement of the consent. The Council will utilise s35(1A) of the Building Act 1991 so that a building consent will not issue until the contribution is paid.

5.3 Other Network Infrastructure and Community Infrastructure Contributions

5.3.1 Subdivision consent

Contributions for network infrastructure and community infrastructure other than stormwater infrastructure will be taken at the time of subdivision, based on a calculation of additional "standard" household units or household unit equivalents made possible by the subdivision (see Asset worksheets).

Development contributions taken at subdivision stage will be payable prior to the issue of a s224(c) certificate by Council. Should there be a delay of more than 2 years between the subdivision consent and the payment of a contribution, and there has been a change in the relevant development

contribution within that time, Council will reserve the right to review the development contribution condition and amend the contribution requirement.

5.3.2 Land Use consent

Development contributions will be required on a land use consent where the number of additional household units or household unit equivalents exceeds the "standard" number of additional household units or household unit equivalents possible on the development site (see Asset worksheets).

Development contributions required by land use consents will be payable prior to the commencement of the consent. The Council will utilise s35(1A) of the Building Act 1991 so that a building consent will not issue until the contribution is paid. Should there be a delay of more than 2 years between the land use consent and the commence of that consent, and there has been a change in the relevant development contribution within that time, Council will reserve the right to review the development contribution condition and amend the contribution requirement.

5.3.3 Building Consent

Development contributions will be required on a building consent where the number of additional household units or household unit equivalents exceeds the "standard" number of additional household units or household unit equivalents, or exceeds the number of additional household units or household unit equivalents allowed by a subdivision consent or a land use consent for which a development contribution has already been paid (see Schedule C).

Development contributions required on a building consent will be payable prior to the commencement of the consent. The Council will utilise s35(1A) of the Building Act 1991 so that a building consent will not issue until the contribution is paid.

5.4 Other Contributions

For all other contributions required by a resource consent, the contribution will be payable prior to the commencement of the consent. Where appropriate, the Council will utilise s35(1A) of the Building Act 1991 so that a building consent will not issue until the contribution is paid.

6 Postponement, Remissions and Refund.

6.1 Postponement

The Policy does not provide for postponements of payment, but Council may review this in the future. If considered necessary, Council could consider a

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policy on postponement of payment of development and financial contributions as part of the preparation of the Development and Financial Contributions Policy to be operative from 1 July 2006.

6.2 Remissions

The current Development Contributions Policy allows a partial remission of development contributions required for the provision of the three water services - water, waste water and storm water – on developments which install water conservation devices. The rationale for this is that water conservation will result in wider environmental benefits and cost savings to the community.

In other cases, Council may consider negotiating credit to developers where developers have provided works or services that will appropriately reduce the cost to Council or which demonstrate support for sustainable city objectives, provided that Council is satisfied with the quality of such works or services.

This aspect of the policy will be kept under review and it is proposed to include a comprehensive policy on the remission of development contributions when the current Development Contributions Policy will be reviewed and updated for operation from 1 July 2006.

6.3 Refund

Refunds will be made in accordance with the provisions of s209 and 210 LGA02, copies of which are attached at Appendix AAA.

Schedule A –(community and network infrastructure, circulated under separate cover)

Schedule B – (existing works from 2001, circulated under separate cover)

Schedule C – (process and complaints, circulated under separate cover)

Appendices:

Appendix AA – maps of planned growth of the city as agreed in the Northern and Western Sectors Agreement 2001 (to be inserted in consultation version)

Appendix AAA – Local Government Act 2002 statutory provisions relating to Development and Financial Contributions (to be inserted into consultation version)

- This policy has been prepared under the following Sections of the Local Government Act 2002 – s101, s102, s106, ss197 –210, and Schedule 13.
- Relevant ss RMA 407, 409

Appendix AAAA: Definitions

Insert for final consultation version

Community facilities
Community infrastructure
Development Contributions
Financial contributions
LGA 74
LGA 02
LTCCP 2003
Network infrastructure
NOSGA
Reserves
RMA

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Schedule A: per Asset Group

Please note that all figures are in draft form and are subject to consultation, modelling and continued analysis, until final policy and schedules adopted by Council by 30 June 2004

Based on Household Units or their Equivalent for Non-residential developments - refer to worksheets (3) for detail.

Asset group	Definition	Area	Work Sheet	Dollar value per household unit (1)	Commentary
Network Infrastructure					
Stormwater:	all provision for stormwater management including 'soft' engineering assets specified as contributing to stormwater management in applicable AMP	NOSGA - new infrastructure	SW30	\$388.78	NOSGA or integrated management plan areas
		Integrated Catchment Management Plan areas Stormwater expansion	SW20	\$710.92	Catchment management plans area
		Stormwater modelling - expansion of capacity	SW10	\$275.43	Catchment management plans area
Total stormwater for CMP areas	Excluding NOSGA			\$986.35	
Wastewater	Network asset owned by Council as in applicable AMP	NOSGA - new infrastructure	WW30	\$1,783.99	NOSGA or Inner drainage area
		Inner Drainage Area - expansion capacity	WW10	\$355.40	Inner Area
		Inner Drainage Area plus areas served by Western Interceptor: Infiltration and inflow	WW20	\$3,910.33	Inner Area
Total Wastewater	Excluding NOSGA			\$4,265.73	

Asset group	Definition	Area	Work Sheet	Dollar value per household unit (1)	Commentary
Water supply	Network asset owned by Council as in applicable AMP	NOSGA - new infrastructure	WS20	\$299.74	Some small rural areas of the city have separate water supply - these are not included in citywide Development Contributions calculations
		Reticulated Area	WS10	\$86.99	NOSGA or reticulated area
Total Water Supply	Excluding NOSGA			\$86.99	
Roading	Citywide network of all classes of roading as in AMP. Includes footpaths			\$1,785.69	All
	NL transport interchange	Citywide	TT40	\$373.33	All
	HSN transport-carparks	Citywide	TT50	\$33.86	All
Total Roothing				\$2,192.88	
Public Transport	Rail Station & park ride upgrades	Citywide	TT90	\$369.34	All
	Ferry Facilities & park rides	Citywide	TT95	\$104.53	All
	Rail Corridor Walk Cycle	Citywide	TR13	\$33.60	All
	Bus Park & Rides	Citywide	TT99	\$39.20	All
Total Public Transport				\$546.67	
Community Infrastructure					
Community Infrastructure on Parks	New Community Infrastructure on Parks	Citywide	PK7	\$154.67	All
Total Community Infrastructure on Parks				\$154.67	
Other Community Infrastructure	Libraries	Citywide library upgrades	LI80	\$12.19	All
		Library Books	LI90	\$227.57	All
	Leisure Facilities	Houses, centres, halls, etc	LS1	\$420.00	All
		Youth Facility	LS2	\$3.25	All
		Extension Ranui Cmty House	LS3	\$2.78	All
		Sturges	LS4	\$2.20	All
		Massey	LS5	\$6.69	All

Asset group	Definition	Area	Work Sheet	Dollar value per household unit (1)	Commentary
	Cemeteries & crematoria	Upgrades to roading in cemetery	CE10	\$13.01	All
	Town centre developments				
		Swanson	SD10	\$2.44	All
		Ranui	SD20	\$2.60	All
		Glen Eden	SD30	\$49.06	All
		New Lynn	SD40	\$62.98	All
		Henderson	SD50	\$408.48	All
		Henderson CBD	SD55	\$146.52	All
Total other Community Infrastructure				\$1,359.77	

Total DC's excluding specific area requirements	Total of those marked 'all'		(2)	\$9,593.06	ALL
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(1) All figures are exclusive of GST

(2) Development Contributions do not replace the Reserve Contribution to be collected under the RMA '91

(3) Worksheets available upon request from the Civic Centre, Service Centres and Libraries from 13 April 2004

2003 -2012 LTCCP CAPEX for 'ALL' Areas (Schedule A)	\$9,593.06
Existing Works CAPEX (schedule B)	\$232.60
Total Development Contribution Payable for 'ALL' Areas excluding NOSGA:	<u>\$9,825.66 per HEU</u>

NOSGA CAPEX Water specific areas + other "ALL" Schedule A:	\$6,726.48
Existing Works CAPEX (schedule B)	\$232.60
Total Development Contribution Payable for NOSGA areas	<u>\$6,959.08 per HEU</u>

Schedule B: Contributions for Existing works (from 2001)

Please note that all figures are in draft form and are subject to consultation, modelling and continued analysis, until final policy and schedules adopted by Council by 30 June 2004

Based on Household Units or their Equivalent for Non-residential developments - refer to worksheets (3) for detail.

Asset Group	Definition	Area	Work Sheet	Dollar Value per household unit (1)	Commentary
Public Transport	Rail Station & park ride upgrades	Citywide	TT90	\$22.51	All
Total Public Transport				\$22.51	
Other Community Infrastructure	Leisure Facilities	Massey	LS6	\$35.94	Massey
	Town Centre developments	Swanson	SD10	\$10.51	All
		Ranui	SD20	\$3.62	All
		New Lynn	SD40	\$57.13	All
		Henderson	SD50	\$87.48	All
		Te Atatu	SD60	\$12.91	All
		Landscaping	SD80	\$2.50	All
Total other Community Infrastructure				\$210.09	
		TOTAL	(2)	\$232.60	

(1) All figures are exclusive of GST

(2) Development Contributions do not replace the Reserve Contribution to be collected under the RMA '91

(3) Worksheets available upon request from the Civic Centre, Service Centres and Libraries from 13 April 2004