

UPDATED DEVELOPMENT CONTRIBUTIONS POLICY 2012

CONTENTS

1. BACKGROUND	2
1.1 Purpose of the Development Contributions policy	2
1.2 Relationship to Resource management Act (RMA) and Financial Contributions . . .	3
1.3 Legislative requirement and powers.	3
1.4 Review of this policy	3
1.5 When a Development Contribution is required	3
1.6 Limitations to the application of Development Contributions.	4
1.7 Community outcomes	4
2. ADMINISTRATION OF DEVELOPMENT CONTRIBUTIONS	4
2.1 Household Units of Demand (HUDs)	4
2.2 Inflation	4
2.3 Determining the quantum of the Development Contribution	4
2.4 Assessment of Contributions.	5
2.5 Remissions and postponements.	5
2.6 Extraordinary circumstances	5
2.7 Exemptions	5
2.8 Developments over more than one allotment	6
2.9 Refunds.	6
2.10 Payment of Development Contributions	6
2.11 Enforcement of payments	6
2.12 Goods and Services Tax (GST)	6
3. CHARGING DEVELOPMENT CONTRIBUTIONS	7
3.1 Capital expenditure Council expects as a result of growth	7
3.2 Capital expenditure Council has invested in anticipation of growth	7
3.3 Apportioning capital expenditure for growth over time	7
3.4 Assumption for transitioning from Financial Contributions to Development Contributions.	8
3.5 Council use of Development Contributions	8
3.6 Development Contributions charges on subdivisions	8
3.7 Existing developments.	8
3.8 Residential building (residential unit)	9
3.9 Non residential development	9
3.10 Multi-level and multi-unit properties, and Comprehensive Housing developments	11
4. TRANSITIONAL ARRANGEMENTS	11
5. FUNDING SOURCES FOR THE COST OF GROWTH	12
5.1 Legal framework	12
5.2 Water supply.	12
5.3 Wastewater.	13
5.4 Stormwater	14
5.5 Transport	14
6. ASSUMPTIONS	15
6.1 Development Contributions Overall Assumptions	15
6.2 Transport Calculations and Assumptions	15
6.3 Stormwater	16
6.4 Wastewater.	16
6.5 Water Supply	16
7. GLOSSARY OF TERMS RELATING TO DEVELOPMENT CONTRIBUTIONS	16
8. PROJECTS FOR WHICH DEVELOPMENT CONTRIBUTIONS ARE COLLECTED	19

UPDATED DEVELOPMENT CONTRIBUTIONS POLICY 2012

The Council adopted its first Development Contributions Policy in 2006, effective from 1 January 2007. The updated policy in this Long Term Plan updates the projects and contributions that Council plans to fund through Development Contributions. This version of the Policy updates that published in the 2009 Nelson Community Plan, which was amended in 2010.

The Development Contributions Policy has been edited to remove some narrative text that was relevant only to the transition to the first Development Contributions regime on 1 January 2007. Other edits have created a consistent language around community and network infrastructure and to emphasise the two step process of determining the amount of any charge, that is the assessment step based on effects and demands of any development and the calculation step of the amount based on that assessment.

Following legal advice, the list of exempt organisations now includes relevant Government agencies given that the Local Government Act, section 8, does not bind the Crown for the application of a Development Contribution Policy.

After considering submissions, Council confirmed the policy update as proposed, as well as signalling a full review to begin. The reduction in the calculation of the rate per HUD (Household Unit of Demand) in the adopted policy compared to the draft is due to adjustments in the underlying spreadsheets to align with included Stormwater and Transport projects.

1. Background

1.1 Purpose of the Development Contributions Policy

The primary purpose of Development Contributions is to have those who create the need for, and who benefit from, the additional infrastructure needed to service growth, fund the costs of that infrastructure. Development Contributions are not used to

- a. fund operational costs, or
- b. fund the cost of maintaining infrastructure, or
- c. improve levels of service for existing users.

One purpose of the Development Contributions Policy is to provide a fair basis for the sharing of costs of growth. The funding framework in Nelson City has long been based on a one-catchment approach to reflect the compact nature of the city, see Chapter 6 of the Nelson Resource Management Plan (NRMP). The Council assessed the effects of adopting a multiple catchment approach for planning and funding services in 2006. Such an approach has the potential to create significant imbalances in the costs associated with development in any catchment. This Policy has adopted a one-catchment approach

- to assessing the costs of development. The effect of
- this is that it is less important where in a catchment
- a development occurs. Most developments to lesser
- or greater degrees will and do benefit from works
- carried out elsewhere.
- In considering this Policy the Council has
- considered the impact on the current and future
- social, economic, environmental and cultural
- wellbeing of the community and has kept the
- contributions as low as possible for the term of the
- Long Term Plan. For simplicity, the Policy spreads
- the cost of each new growth project over 20 years
- where previously projects prior to 1 July 2009 spread
- the costs over the term of growth that each project
- provided for. For example some water infrastructure
- projects have capacity to provide for more than 50
- years of growth and contributions would be taken
- for this period of time. The cost of financing each
- project is accumulated and added to the project cost.
- This minimises the interest cost to developments that
- are undertaken during the ten-year period of this
- Long Term Plan. The Council has used an interest
- rate of 6.5% for the loans required to fund the
- capital expenditure required for growth. The Council
- considers this to be appropriate based on recent past
- and current interest rates and the interest rate that is
- likely to be paid for the medium term.

1.2 Relationship to Resource Management Act (RMA) and Financial Contributions

Development Contributions under the Local Government Act (LGA) 2002 are in addition to, and separate from, Financial Contributions under the RMA.

The Council intends to require Development Contributions under this Development Contributions Policy only for capital expenditure to be incurred to develop new network infrastructure or network infrastructure with greater capacity to meet the increased demand from growth for water supply, wastewater (sewage) disposal, stormwater and flood protection, and transport activities.

The Council will continue to collect Financial Contributions primarily for reserves and community facilities under Chapter 6 of the Nelson Resource Management Plan (NRMP). Financial Contributions for reserves are based on 5.5% of the allotment land value, which is payable at the section 224 stage plus 0.5% of the estimated building value (less \$88,367), which is payable on uplifting the building consent. The Nelson Resource Management Plan is available for inspection at Civic House and the Council public libraries and on the Council's website.

The Council will also continue to impose conditions on resource consents under section 108(2) (a) of the RMA and in accordance with Chapter 6 of the NRMP for works, services or Financial Contributions to avoid, remedy and mitigate the environmental effects of proposed developments. Chapter 6 of the NRMP sets out the purposes of Financial Contributions and the manner in which the level of those contributions are assessed.

1.3 Legislative requirements and powers

The power to impose Development Contributions is only available to the Council as a territorial authority; it is not available to the Council in the discharge of its regional council responsibilities or activities.

- Section 102(1) of the LGA requires the Council to have a policy on Development and/or Financial Contributions as part of its funding and financial policies in its Long Term Plan.

- Section 106 and 201 of the LGA sets out the contents of a Development Contributions Policy.

- Section 198 of the LGA gives territorial authorities the power to require a Development Contribution when granting

- i. a resource consent or
 - ii. a building consent, or
 - iii. an authorisation for a service connection.

- The Council is authorised only to collect Development Contributions to the extent that the Development Contributions Policy summarises and explains the capital expenditure identified in the Long Term Plan that the Council expects to incur to meet the increased demand for community facilities resulting from growth (s106 (2) LGA)

- Sections 197 to 211 of the LGA contain the machinery provisions that apply to Development Contributions.

1.4 Review of this policy

It is anticipated that this policy will be updated every three years, or a shorter interval if the Council deems it necessary. Any review of the Policy will take account of:

- a. significant changes to assumptions underlying the Development Contributions Policy
- b. changes in the Council's capital development works programme
- c. changes in the pattern and distribution of development in Nelson City
- d. reviews of the Funding and Financial Policies, and the Long Term Plan
- e. other matters Council considers relevant.

1.5 When a Development Contribution is required

- A Development Contribution for network infrastructure is required for a development where additional units of demand are created.

1.6 Limitations to the application of Development Contributions

Section 200 of the Local Government Act states that Councils must not require a Development Contribution if, and to the extent that:

- it has 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, network infrastructure; or
- the Council has received or will receive funding from a third party for the project.

1.7 Community outcomes

Community outcomes are the city's six strategic goals and these are summarised in this 2012-22 Long Term Plan. Development Contributions are

- an important tool to enable Council to contribute to meeting at least three of these goals. These are:

Healthy land, sea, air and water

- Development Contributions enable Council to provide network infrastructure that reduces the impact of people on the environment.

People-friendly places

- Development Contributions enable provision of good quality, sustainable and effective infrastructure and facilities.

A strong economy

- Development Contributions ensure that the cost of growth is fairly and reasonably met by new developments.

2. Administration of Development Contributions

2.1 Household Units of Demand (HUDs)

The term 'Household Unit of Demand' (HUD) has the same meaning as a Residential Unit in the Nelson Resource Management Plan. A HUD is equivalent to one residential lot containing one residential unit. Each additional residential unit is assumed to generate a demand for network infrastructure equivalent to a single HUD.

Commercial and Industrial activities are assessed by evaluating their impacts in terms of HUD equivalents as outlined later in this policy.

Determining the number of HUDs arising from the specific characteristics of any development and its site, and taking account of any on-site features of the activity enabled by the development that influence the need for new network infrastructure or network infrastructure of increased capacity, is the first step assessment that enables the calculation of the quantum of Development Contributions.

2.2 Inflation

The Development Contributions will be adjusted to reflect annual inflation. The adjustment will be calculated in accordance with the following formula where:

- $ADC = DC \times (I/J)$
- ADC = the additional development contribution or exemption
- DC = the base development contribution in Schedules 1, 2 and/or 3
- I = the NZS 3910 Price Index, or its replacement index for the December quarter of the year preceding the year in which the calculation is made
- J = the NZS 3910 Price Index, Series Reference S2CB, or its replacement index for the December quarter 2005.
- In the event that NZS 3910 Price Index, Series Reference is discontinued, an equivalent index may be substituted by resolution of the Council.

2.3 Determining the quantum of the Development Contribution

- The quantum of Development Contributions to be paid will be assessed at the time of granting of land use, subdivision or building consent, or authorisation of a service connection.

- The assessed amount of Development Contributions payable will be inflation adjusted as necessary at the time of payment in line with the NZS 3910 Price Index.

2.4 Assessment of Contributions

The assessment of Development Contributions payable is based on determining the actual or likely demand the new development authorised by the relevant consent will create for new infrastructure or infrastructure of greater capacity arising from the characteristics of that authorised development. Where a consent applicant has not applied under Clause 2.6 of this Policy, or not provided specific assessment or analysis of demand arising from the development, the Council will apply an assessment based on a HUD equivalent.

For authorised service connections the Development Contribution payable will be assessed under Schedule 2 or Schedule 3 as applicable.

If the identified characteristics of the development or other specific factors require a specific calculation of costs then applicants must use the Extraordinary Circumstances provision of this Policy (clause 2.6) and apply to the Council at the time a consent or service connection application is made. This application must be supported by a documented case for a reduction or remission of the average cost per HUD for network infrastructure.

The decision on the level of contributions will be made by Council staff as delegated by the Council (delegation LGA 8 of the Delegations Register).

The Local Government Act 2002 does not contain any provision for a right of objection or appeal to a Council decision on the level of contributions payable. This regime is quite different from that applying to Financial Contributions under the Resource Management Act 1991, which provides a right of objection to the Council and subsequent right of appeal to the Environment Court.

2.5 Remissions and postponements

There are no remissions or postponements of Development Contributions under this Policy. However the Policy does include an exemptions section. See Clause 2.7 of this Policy.

2.6 Extraordinary circumstances

The Council reserves the discretion to enter into specific arrangements with a developer for the provision of particular network infrastructure where:

- a. there are specific needs of a development, or
- b. there are specific characteristics or servicing proposals of the development that do not fit the HUD approach to assessing contributions, or
- c. the development is not readily assessed in terms of units of demand.

An applicant for consideration under extraordinary circumstances must make a case under this clause as part of the consent or service connection application.

2.7 Exemptions

The following exemptions to this policy apply:

- a. Water and wastewater assessments on household units where the Council is not planning to provide or maintain such infrastructure in that area. This includes but is not restricted to subdivision or building works on land north-east of the Gentle Annie saddle
- b. Boundary adjustments, and subdivisions undertaken to place existing building development onto separate titles, either unit titles or freehold titles, i.e. those subdivisions that do not create additional lots and/or do not involve the erection of additional household units of demand
- c. Where a residential unit is replaced on a site, irrespective of the footprint
- d. Additions and alterations to buildings where no additional HUD is created
- e. Accessory buildings that do not create an additional unit of demand e.g. hay sheds, unserviced utility buildings
- f. Primary and secondary schools
- g. Integrated schools
- h. Nelson Marlborough Institute of Technology
- i. Social housing developments undertaken by the following organisations: Abbeyfield, Habitat for Humanity, Nelson Tasman Housing

- Trust and any other partnership where Council has entered into an agreement to provide social housing
- j. Utility lots (e.g. for power transformers), access ways or legal roads
- k. Lots created for reserve purposes
- l. Developments for Housing New Zealand comprising Housing New Zealand Corporation and Housing New Zealand Limited
- m. Building work for Nelson Marlborough District Health Board
- n. Kindergartens
- o. Child care and day care centres
- p. A replacement building on industrial or commercial sites where allowance is made for the previous extent of impervious areas, car parks and toilet pans/urinals and water connections.

2.8 Developments over more than one allotment

Where a development is over more than one allotment and is subject to Sections 75 and 77 of the Building Act 2004 then the Development Contributions will be assessed as for one allotment.

2.9 Refunds

- a. Where a development or subdivision does not proceed, any refund of money will be applied in accordance with Section 209 of the Local Government Act 2002.
- b. Any refunds will be issued to the consent holder of the development to which they apply and will not be subject to any interest or inflationary adjustment.

2.10 Payment of Development Contributions

Development Contributions are to be paid when the first of any of the following actions or events occurs:

- 1.
 - a. A land use resource consent is granted, or
 - b. A building consent is issued, or
 - c. An authorisation for a service connection is approved and the connection fee is notified to an applicant

- 2. A subdivision consent is granted where all lots contain existing buildings or dwellings
- 3. A s224 certificate is uplifted for a subdivision consent that creates a vacant lot(s)
- 4. A Code Compliance Certificate is issued for building works where any development contribution was not paid at the original uplifting of the building consent.

2.11 Enforcement of payments

If payment of a Development Contribution is not received, the Council will enforce payment according to powers outlined in Section 208 of the Local Government Act 2002. This authorises the Council to:

- a. withhold a certificate under Section 224(c) of the Resource Management Act 1991
- b. prevent the commencement of a resource consent under the Resource Management Act 1991
- c. in the case of a Development Contribution required under Section 198(1)(b), withhold a Code of Compliance Certificate under Section 95 of the Building Act 2004
- d. in the case of Development Contribution required under Section 198(1)(c), withhold a service connection to the development.

In each case, a–d, the Council can register the Development Contribution under the Statutory Land Charges Registration Act 1928, as a charge on the title of the land in respect of which the Development Contribution was required.

2.12 Goods and Services Tax (GST)

Development Contributions incur Goods and Services Tax at the current rate set by central government at the time the contribution is paid.



3. Charging Development Contributions

The Council will generally apply contributions for developments at the subdivision consent stage. Where additional units of demand are created by additions to land or buildings that have already been subdivided then the Council will seek the appropriate Development Contribution at the building consent stage or upon request for service connection.

3.1 Capital expenditure Council expects as a result of growth

- Table 1 summarises the total estimated capital expenditure the Council has undertaken in recent years or is expected to incur as a result of growth, to meet increased demand for network infrastructure over the next 10 years. The growth component of the capital expenditure budgets, excluding funding from other sources, will be funded by Development Contributions.

Table 1: Summary of estimated capital expenditure and funding for growth as noted in 2012-2022 Nelson Long Term Plan (LTP).

	Total \$ million of projects with a growth component	Growth component of projects \$ million
Transport	22.801	3.172
Stormwater	31.248	6.225
Wastewater	46.232	12.353
Water supply	39.412	16.247
TOTAL	139.693	38.037

Notes: This table shows that \$139.693m of capital expenditure has been undertaken in recent years or is planned for the next ten years with a growth component. After removing the parts of these projects that are not growth related, for example to improve levels of service, Council has completed and is undertaking a combined total of \$38.037m of capital expenditure to provide for growth. A list of these projects follows this policy.

3.2 Capital expenditure Council has invested in anticipation of growth

The Local Government Act enables Councils to charge a Development Contribution towards capital expenditure already incurred by the Council in anticipation of growth. The Council has included within its calculations a number of upgrade projects that it has undertaken since 1998. These are included in the details of projects included at the end of this Policy.

In addition there are a number of outstanding Council Conditions Book entries where a developer has put in infrastructure that will serve other land. Under Clause 283(3) of the Local Government Act (1974) Council has acted as ‘banker’ for these costs with payment being made as these other lands are developed. Further legislation has revoked Clause 283(3)

- Local Government Act (1974) and Council has therefore included these outstanding costs in the Development Contribution assessments.

3.3 Apportioning capital expenditure for growth over time

- The Council has spread the costs for new projects against the total number of HUDs expected to be developed over 20 years in the city i.e. 4600, for the next 20 years.

- The number of HUDs include residential, commercial and industrial developments.

3.4 Assumption for transitioning from Financial Contributions to Development Contributions

The number of HUDs expected over 10 years is based on the decision that Financial Contributions, not Development Contributions, will be charged for sections that have a current consent but are yet to be developed. Development Contributions are expected to gradually replace Financial Contributions over the next 10 years as new developments come on line.

3.5 Council use of Development Contributions

The Council will use Development Contributions only for capital expenditure in respect to the Council activity for which they are collected. In other words, contributions collected because of a need to increase water supply capacity will be spent only on the water supply system. This will be according to an aggregated project basis for

- each of the activities. Any particular Development Contribution will not be allocated to any specific project within an activity.
- Schedule 1 shows the Development Contribution per household unit of demand (HUD).

3.6 Development Contributions charges on subdivisions

- All subdivisions pay a set Development Contribution per additional lot. The Development Contribution charge is set out in Schedule 1 below. However where a subdivision involves subdividing a second dwelling from an existing title, and the second dwelling was charged a Development Contribution at the time the building consent was issued, then no Development Contribution will be payable in that instance, because there is no additional HUD created.

Schedule 1: Development Contributions per HUD

	2009/10 (\$/allotment)	2012/13 (\$/allotment)
Transport	2,414	882
Stormwater*	3,843	2,999
Wastewater	3,832	2,756
Water supply	2,436	3,054
TOTAL	12,525	9,691

NOTE: The Development Contribution charge is lower in this Long Term Plan because the estimates of some existing projects have been reevaluated or reduced and the value of new projects are lower than those planned in the 2009 Long Term Plan, particularly for transport and wastewater.

*Refer to stormwater section 3.9 (d) for information on low impact stormwater systems and section 3.10 for multi-level and multi-unit properties, and comprehensive housing developments.

The Council divided the growth related expenditure for each project by the number of HUDs that each project provides for to determine the contribution amount for each activity. These contributions will be adjusted each year in line with the NZS 3910 Price Index (Clause 2.2 of this Policy).

3.7 Existing developments

- In assessing a development or subdivision for Development Contributions, the Council will identify the number of units of demand that existed on the site prior to that subdivision or redevelopment, and make allowance for those HUDs in determining any additional HUDs from the new subdivision or development.

3.8 Residential building (residential unit)

- a. Those dwellings for which a building consent was granted on or before 31 December 2006 will be assessed under the Financial Contributions Policy contained within Chapter 6 of the Resource Management Plan (Clause F2.4) because the Council's first Development Contribution Policy did not come into effect until 1 January 2007
- b. For each building that is the first dwelling on a site that was created by a subdivision consent granted before 31 December 2006, there is no Development Contribution payable however a Financial Contribution will apply under Chapter 6 of the Nelson Resource Management Plan (Clause F2.4)
- c. A Development Contribution may be required for a second or subsequent HUD on a single Certificate of Title. The calculation for any second and subsequent dwelling will be based on a calculation of the estimated value of building works, excluding GST, multiplied by 5% up to a maximum of the current HUD rate (\$9,691 excl GST in 12/13). This approach is considered to address the increasing demand for smaller additional residential units on larger sites. The applicant shall provide to Council, values of all goods and services to be supplied for the building work. The Council may request the applicant to provide additional information to confirm the accuracy of an estimated value, including evidence of tender prices, quotations, reports from a qualified or registered public valuer, or other appropriate information. The estimated value of the building work will be assessed on the information provided. Rawlinsons New Zealand Construction Handbook.

See also section 4 on transitional arrangements and section 3.10 on multi-level and multi-unit properties.

3.9 Non-residential development

An assessment for non-residential developments will be made at the resource consent stage and reassessed at the building consent and connection stages. Contributions will be the higher of the charges set out in Schedule 1 or the following after adjustment for Development Contributions already paid.

No rounding for any of the following contributions will be applied, for example a property that has 400m² of impervious surface would pay 400/316 or 1.26 HUD contributions.

a. Transport

One HUD contribution is payable for four parking spaces. The average number of car parking spaces per residential lot is 2.9. For non-residential developments this has been increased to four to take into account that businesses would have fewer traffic movements per day, particularly where staff drive to a business and the car remains in the park for the full day.

The number of parking spaces will be calculated under the formula set out in the Resource Management Plan and irrespective of any adjustment made to the number of car parks as part of any appeal of the conditions of the resource consent. Where the Resource Management Plan does not require any parking, such as in the Central Business District and Stoke commercial areas, the HUDs will be calculated on the same basis as if the property was in a similar zone where the exemption did not apply.

The Development Contribution for transport is based on including only capital works required for arterial, principle, collector and sub-collector roads.

b. Wastewater

The wastewater Development Contribution is assessed as the higher of either one HUD contribution for every two pans/urinals or the amount set out in Schedule 2 for larger pipe connections. The assessment of pans/urinals will be as set out in the Building Industry Authorities acceptable Solutions G1 which recommends that two pans should be included for residential buildings with an occupancy of three or more people.

Schedule 2

Internal diameter of water connection (mm)	\$
20	2,756
25	4,299
32	7,054
40	11,022
50	17,222
100	68,890
150	155,002

Special calculations

Developers can request that their contribution for wastewater takes into account a significant amount of water that will not be wastewater, for example fishing businesses that use water to make ice.

c. Water supply

Development Contributions will be assessed solely on the size of connection required as set out in Schedule 3 of this policy.

Schedule 3

Internal diameter of water connection (mm)	\$
20	3,054
25	4,765
32	7,819
40	12,218
50	19,090
100	76,361
150	171,811

Special calculations

- Connections entirely for fire mains or sprinkler systems are exempt from Development Contribution where a water meter has been incorporated. Developers can also request that their contribution for water takes into account any increase in pipe size solely for fire mains or sprinkler system purposes.

- Information on the property tenant will need to be provided to demonstrate that no significant water-based business activities will be undertaken on the site.

d. Stormwater

- Development Contributions for stormwater will normally be assessed as one HUD contribution for every 316m² of impervious surface.

- The Council does recognise the environmental and economic benefits and sustainability of Low Impact Stormwater systems where these result in a lower quantity of stormwater entering the Council's stormwater systems. Developers are encouraged to discuss any proposed low impact stormwater systems with Council staff prior to the resource consent application/preliminary design stage to determine whether a lower Development Contribution can be applied based on reductions in quantity of stormwater achieved by that design. A major consideration in any reduction of Development Contributions will be whether, and the extent to which, any design reduces the peak flow demands on the downstream stormwater system.

- The Council will develop a policy on Development Contributions for Low Impact Design (LID) subdivisions during the term of this LTP that will enable LID subdivisions to be assessed in a manner that ensures transparency and consistency for applicants. The current case by case assessment is an interim measure provided to acknowledge the actual effects of using a LID approach in relation to Development Contributions because Council considers it important to minimize procedural and policy barriers to the uptake of more sustainable forms of development.

3.10 Multi-level and multi-unit properties, and comprehensive housing developments

For properties that are both multi-level and multi-unit (including apartments, hotels, motels and rest homes) or comprehensive housing (as defined in the Nelson Resource Management Plan) the Development Contributions shall be calculated under Schedule 1 of the Policy except for stormwater, which shall be calculated by:

- a. determining the actual areas of impervious surfacing (paving and roofs) for each development
- b. Dividing the area of impervious surfacing by 316.

- For example: a comprehensive housing development of five residential units with a total impervious area of 750m² (includes roofs, common drives/parking, individual paved areas) is divided by 316 giving a required contribution of 2.37 times the stormwater contribution in Schedule 1.

- This approach recognizes that more intensive forms of development may create a lower effect on the city's stormwater infrastructure than that based upon standard calculations for stormwater of 1 HUD=316m² of impervious area.

4. Transitional arrangements

If the following situation applied on 31 December 2006 then contributions will be assessed under the current Financial Contributions Policy of Chapter 6 NRMP:

- a. First HUD erected on a lot vacant as at 31 December 2006; or
- b. Any development that has an existing Resource Consent or Building Consent issued before 1 January 2007; or
- c. Any development that has applied for a Building Consent before 1 January 2007; or
- d. Any development that has applied for Resource Consent before 1 January 2007 and the Resource Consent application fulfils the requirements of Section 88 of the Resource Management Act 1991, in particular that the application is not determined to be incomplete to the extent that the Council has returned the application; or
- e. Where a Variation is sought to a Resource Consent issued in terms of any of the above-noted transitional provisions, and where the Variation does not change the scale, nature or intensity of the development, the Financial Contribution applicable to the original

- Resource Consent shall continue to apply.
- Where a Variation of Consent results in an increase in scale, nature or intensity, only the portion of the development that represents the increase in scale, nature or intensity, shall be assessed under the Development Contributions Policy of the Long Term Plan; or
- f. Where any development project has an existing resource consent issued before 1 January 2007 for staged development, any building consent applications for the project after 1 January 2007 will continue to be assessed under Chapter 6 NRMP; or
- g. For subdivision applications lodged before Chapter 6 of the NRMP became operative on 1 July 2004, neither Chapter 6 nor the Development Contributions Policy in the Long Term Plan will be imposed upon the granting of these consents. This means that these sections or resource consents will pay contributions at the building or connection stages as set out in the paragraph on 'Relationship to Resource Management Act (RMA) and Financial Contributions'.

5. Funding sources for the cost of growth

5.1 Legal framework

Section 101 of the Local Government Act 2002 requires the Council to consider the following matters in relation to each activity to be funded:

- a. the community outcomes to which the activity primarily contributes; and
- b. the distribution of benefits between the community as a whole, any identifiable part of the community, and individuals; and
- c. the period in or over which those benefits are expected to occur; and
- d. the extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity; and
- e. the costs and benefits, including consequences for transparency and accountability, of funding the activity distinctly from other activities; and
- f. the overall impact of any allocation of liability for revenue needs on the current and future social, economic, environmental, and cultural wellbeing of the community. Consideration of these matters for each activity that Council intends to collect Development Contributions is set out below.

5.2 Water supply

The community outcomes and the impact on the current and future social, economic, environmental and cultural wellbeing of the community that this activity contributes to include:

Healthy land, sea, air and water

A citywide water system ensures that water resources are well managed and reduces the human impact on the environment

A strong economy

High quality water encourages businesses to move to Nelson. It also supports economic growth

Kind, healthy people

Clean drinking water prevents diseases and means healthier people

Distribution of benefits

COMMUNITY BENEFITS

- Contributes to community health, fire safety
- Assists the local economy
- Improves amenity value of the city.

INDIVIDUAL BENEFITS

Those connected to the public water supply receive a private benefit. Overall, the benefits have been assessed as being at 100% private. Accordingly Council has determined that the cost of growth should be paid for by those that require and benefit from the need to undertake the capital expenditure.

ACTIONS AND INACTIONS OF INDIVIDUALS OR GROUPS THAT CONTRIBUTE TO THE NEED TO UNDERTAKE THE ACTIVITY

None relating to capital expenditure that is required for growth.

THE COSTS AND BENEFITS OF FUNDING THE ACTIVITY SEPARATELY FROM OTHER ACTIVITIES

Funding this account on a user-pays basis provides an incentive for water conservation, which is a significant benefit.

PERIOD IN WHICH THE BENEFITS ARE EXPECTED TO OCCUR

The water supply capital expenditure provides long-term benefits to the community. An example is that the Council anticipates that the Maitai Dam and water treatment plant will provide services to Nelson well beyond the next 40 years.

THE IMPACT OF THE ACTIVITY ON THE CURRENT AND FUTURE WELLBEING OF THE COMMUNITY

A good quality water supply that meets the needs of the growth of Nelson has a significant impact on the current and future social, economic, cultural and environmental wellbeing of the community. The capacity of the water network allows for growth that ensures that not only current users, but also future users, will benefit from the system. It is equitable that those who connect to the water network should contribute to the cost of providing for that growth. It is reasonable that when those future users arrive

they make a contribution that relates to the cost of catering for that growth, including the cost of financing the loans required for growth.

5.3 Wastewater

Collecting, treatment and disposing of sewage – Nelson and Regional scheme.

The outcomes and the impact on the current and future social, economic, environmental and cultural wellbeing of the community that this activity contributes to include:

Healthy land, sea, air and water

Through treatment and disposal of sewage to reduce harmful effects on the landscape and built environment

People-friendly places

Through treatment and disposal of sewage to reduce harmful effects on the landscape and built environment

A strong economy

Through treatment of industrial waste allowing businesses to operate in Nelson, and protecting tourism

Kind, healthy people

By minimising disease and health problems

Distribution of benefits

COMMUNITY BENEFITS

- Contributes to community health
- Provides recreational and environmental benefits associated with both inland and marine waters (for which there are increasing public expectations)
- Land is protected from the effects of sewage seepage
- Sewage treatment and disposal assists the local economy
- Meets the community's increasing environmental standards.

INDIVIDUAL BENEFITS

Benefits are received by those connected to the sewage collection system.

ACTIONS AND INACTIONS OF INDIVIDUALS OR GROUPS THAT CONTRIBUTE TO THE NEED TO UNDERTAKE THE ACTIVITY

None relating to capital expenditure which is required for growth.

THE COSTS AND BENEFITS OF FUNDING THE ACTIVITY SEPARATELY FROM OTHER ACTIVITIES

Those connected to the sewerage system receive a private benefit. Overall, the benefits have been assessed as being at 100% private. Accordingly Council has determined that the cost of growth should be paid for by those that require and benefit from the need to undertake the capital expenditure.

PERIOD IN WHICH THE BENEFITS ARE EXPECTED TO OCCUR

Capital expenditure for sewage disposal provides long-term benefits to the community. Many of the planned capital expenditure projects will provide services for up to 40 years, for example the Atawhai rising main and the Nelson Regional Sewerage Business Unit rising main duplication. Other projects will provide benefits for between 10 and 20 years.

THE IMPACT OF THE ACTIVITY ON THE CURRENT AND FUTURE WELLBEING OF THE COMMUNITY

Effective and efficient sewerage systems that meet the needs of growth have a significant impact on the current and future social, economic, cultural and environmental wellbeing of the community. The capacity of the network allows for growth that ensures that not only current users, but also future users, will benefit from the system. It is equitable that those who connect to the network should contribute to the cost of providing for that growth. It is reasonable that when those future users arrive they make a contribution that relates to the cost of catering for that growth, including the cost of financing the loans required for growth.

5.4 Stormwater

The outcomes and the impact on the current and future social, economic, environmental and cultural wellbeing of the community that this activity contributes to include:

Healthy land, sea, air and water

Reduces effects of excess rainfall on the environment by complying with resource consent conditions. Works take into account natural and recreational needs

People-friendly places

Reduces the likelihood of excess rainfall damaging homes, businesses or essential infrastructure

A strong economy

Removes restrictions on developing land when adequate drainage is provided

Kind, healthy people

Reduces the likelihood of people being affected by excess rainfall. Ensures emergency management systems are in place to protect people and property

Distribution of benefits

COMMUNITY BENEFITS

- Disposes of stormwater and keeps urban areas (roads, land amenities, shops etc) free from uncontrolled stormwater discharges
- Contributes to public health and safety and maintains quality of life
- Enhances amenity and property values.

INDIVIDUAL BENEFITS

All landowners with stormwater runoff receive a private benefit.

ACTIONS AND INACTIONS OF INDIVIDUALS OR GROUPS THAT CONTRIBUTE TO THE NEED TO UNDERTAKE THE ACTIVITY

None relating to capital expenditure which is required for growth.

THE COSTS AND BENEFITS OF FUNDING THE ACTIVITY SEPARATELY FROM OTHER ACTIVITIES

The benefits of funding Council's stormwater activity apply to all those who live in the areas where Council provides a reticulated system. Overall, the benefits have been assessed as being at 100% private. Accordingly Council has

- determined that the cost of growth should be paid for by those that require and benefit from the need to undertake the capital expenditure.

PERIOD IN WHICH THE BENEFITS ARE EXPECTED TO OCCUR

- Capital expenditure for stormwater disposal provides long-term benefit to the community.
- Many of the planned capital expenditure projects will provide services for up to 40 years, like new pump stations, while other projects will provide benefits for between 10 and 20 years.

THE IMPACT OF THE ACTIVITY ON THE CURRENT AND FUTURE WELLBEING OF THE COMMUNITY

- Effective and efficient stormwater systems that meet the needs of growth have a significant impact on the current and future social, economic, cultural and environmental wellbeing of the community. The capacity of the network allows for growth that ensures that not only current users, but also future users, will benefit from the system. It is equitable that those who connect to the network should contribute to the cost of providing for that growth. It is reasonable that when those future users arrive they make a contribution that relates to the cost of catering for that growth, including the cost of financing the loans required for growth.

5.5 Transport

The outcomes and the impact on the current and future social, economic, environmental and cultural wellbeing of the community that this activity contributes to include:

Healthy land, sea, air and water

Through providing a range of transport systems that minimise the impact on the environment

People-friendly places

Through taking into account the impact on public spaces when providing transport infrastructure

A strong economy

Through providing an effective and efficient transport system that meets the needs of residents and businesses

Kind, healthy people

Through providing a safe transport network that provides for traffic, cyclists and pedestrians

Distribution of benefits

COMMUNITY BENEFITS

- Ensures a land transport system that operates safely
- Provides easy access throughout the city
- Contributes to an attractive well-planned city, to sustainable management of resources and to a good quality of life
- Allows people to travel to work and to leisure activities.

INDIVIDUAL BENEFITS

All road users (motorists, pedestrians, cyclists, transport operators including all those who have goods shifted by road transport), utility service providers using the road reserve for their services.

ACTIONS AND INACTIONS OF INDIVIDUALS OR GROUPS THAT CONTRIBUTE TO THE NEED TO UNDERTAKE THE ACTIVITY

None relating to capital expenditure which is required for growth.

THE COSTS AND BENEFITS OF FUNDING THE ACTIVITY SEPARATELY FROM OTHER ACTIVITIES

The benefit of funding a roading network is to all residents and businesses, people who do not

- drive still derive an indirect benefit; roads are used for street parades, harriers and other such activities. Council has determined that the cost of growth should be paid for by those that require and benefit from the need to undertake the capital expenditure.

PERIOD IN WHICH THE BENEFITS ARE EXPECTED TO OCCUR

- Many of the planned capital expenditure projects will provide services for in excess of 40 years, while other projects will provide benefits for between 10 and 20 years.

THE IMPACT OF THE ACTIVITY ON THE CURRENT AND FUTURE WELLBEING OF THE COMMUNITY

- The transport network has a significant impact on the social, economic and environmental wellbeing of the community. In order for the City transport network to be maintained with the present level of service in the long-term, and to accommodate anticipated growth, the Council considers that additions and upgrades are necessary. It is reasonable that when those future users arrive they make a contribution that relates to the cost of catering for that growth, including the cost of financing the loans required for growth.

6. Assumptions

6.1 Development Contributions Overall Assumptions

- To determine the number of HUDs available for development in each catchment, consideration has only been given to the operative zoning of the land as at 31 December 2011. Land that is subject to any plan change or that is identified in any strategic planning document that is yet to be re-zoned is excluded
- Some projects might include a mix of renewals work and provision for growth. Only the incremental cost over and above what would have been required for the renewal portion of the project is included in the Development Contributions
- In the event that assets need to be upgraded or replaced ahead of their expected life, the cost of growth includes the depreciation not

- collected over the reduced life expectancy of the asset
- Only assets owned by Nelson City Council, or for which Nelson City Council has operational, maintenance or financial responsibility have been considered for Development Contributions
- The conditions-based contributions for which Development Contributions have been calculated are works or projects that have been undertaken to allow development to proceed, typically to complete the network and ensure that the downstream effects arising from development are mitigated.

6.2 Transport Calculations and Assumptions

- Arterial, principal, collector and sub-collector roads are the only roads considered for

growth related costs, as they carry traffic from throughout the system. Local roads are not included as their primary function is property access and most new local roads are provided by the developer

- The reasons for growth have been investigated and reported by Gabites Porter traffic and transport planning consultants. Their report shows the levels of baseline growth, i.e. traffic growth for reasons other than residential, commercial or industrial growth within the local authority boundary, growth from traffic external to the local authority boundary, specifically Tasman District and growth arising from residential, commercial or industrial growth within the Nelson local authority boundary. Based on this report, annual rates of increase are assumed to be:

New Development	1.2%
Tasman/external	0.4%
Baseline Population Traffic Growth	0.0%

6.3 Stormwater

The total costs of stormwater projects are spread over the total number of lots reasonably possible in the catchment, taking into account average lot size and terrain. There are four categories:

High density	414m ² /lot
Medium density	1,333m ² /lot
Low density	30,000m ² /lot
Industrial	2,500m ² /lot

As a unitary authority, some stormwater projects include a flood protection component. These are projects associated with parts of rivers and streams within the city’s urban area, as identified in the Flood Protection section in Volume 1 of the Long Term Plan. Flood protection is a

- regional council function and the costs for flood protection projects cannot be collected through development contributions.

- In order to exclude the flood protection costs from these projects, it is assumed that the stormwater component of these projects is 75% and flood protection is 25%. This is based on the relationship between Q15 and Q50 design capacity and the rainfall intensity each design can handle. The Q15 design is for a one in fifteen year event and the Q50 is for a one in fifty year event. It is assumed that Q15 is stormwater design and Q50 design is flood protection. Based on Table 5.3 in the Stormwater section of the Land Development Manual 2010, the average relationship between Q15 capacity and Q50 capacity is .75 (the relationship ranges from .703 for a 10 min rainfall event to .793 for a 72 hour event).

6.4 Wastewater

- The number of HUDs available for development is based on the available residential zoned area divided by average property size of lots that are too small for further subdivision i.e. those less than 800m².

6.5 Water supply

- a. HUDs for pump stations and pipelines are based on peak demand
- b. HUDs for reservoirs are based on average demand
- c. Industrial and commercial water users have been converted to an equivalent household demand, either peak flow or average daily use depending on the project, to determine the number of HUDs in a catchment.

7. Glossary of terms relating to Development Contributions

ACTIVITY means a good or service provided by, or on behalf of, a local authority and includes –
 (a) the provision of facilities and amenities, for example water supply or sewage disposal;
 (b) the making of grants; and (c) the performance of regulatory and other local authority functions.

- **ALLOTMENT** has the meaning given to it in section 218(2) of the Resource Management Act 1991.

- **APPLICANT** is the person/persons that apply for a resource consent, building consent or service connection.

ASSET MANAGEMENT PLAN means Council documents that outline how the Council will manage and provide infrastructure assets.

BUILDING WORK means work for or in connection with the construction, alteration, or demolition of a building.

CAPITAL EXPENDITURE means the cost Council expects to incur to provide new infrastructure or infrastructure of increased capacity for the running of the city's network infrastructure.

COMMUNITY OUTCOMES means the outcomes for that district or region that are adopted as priorities by Council; and includes any additional priorities subsequently identified through community consultation by the local authority as important to the current or future social, economic, environmental, or cultural wellbeing of the community.

CONSENT HOLDER is the person/persons to whom the resource consent, building consent or service connection was granted.

DEVELOPMENT means any subdivision or other development including building work that generates a demand for reserves, network infrastructure, or community infrastructure.

DEVELOPMENT CONTRIBUTION means a contribution –

- a. provided for in a Development Contribution Policy included in the Council's Long Term Plan; and
- b. calculated in accordance with the methodology; and
- c. comprising –
 - i. money; or
 - ii. land, including a reserve or esplanade reserve (other than in relation to a subdivision consent), but excluding Māori land within the meaning of Te Ture Whenua Māori Act 1993, unless that Act provides otherwise; or
 - iii. both.

DEVELOPMENT CONTRIBUTION POLICY means the policy on Development Contributions included in the Long Term Plan under section 102(2)(d) of the Local Government Act 2002.

DISTRICT means the district of a territorial authority, in this case the Nelson City area.

ESTIMATED VALUE means estimated aggregate of the values determined in accordance with section 10 of the Goods and Services Tax Act 1985, (as amended in 1993), of all goods and services to be supplied for that building work.

FINANCIAL CONTRIBUTION has the same meaning as Financial Contributions in s108 (9) (a)-(c) of the Resource Management Act 1991.

GOODS AND SERVICES TAX (GST) means goods and services tax under the Goods and Services Tax Act 1985 or any legislation substituted for the same.

HOUSEHOLD UNIT OF DEMAND (HUD) has the same meaning as Residential Unit in the Nelson Resource Management Plan. The HUD is equivalent to one residential lot containing one residential unit. Each additional residential unit is assumed to generate a demand for network infrastructure equivalent to a single HUD.

LGA 2002 means the Local Government Act 2002 or any legislation that might replace the same.

METHODOLOGY has the same meaning as methodology in s197 of the Local Government Act 2002 and how the contributions are calculated.

NETWORK INFRASTRUCTURE means the provision of roads and other transport, water supply, wastewater and stormwater collection and management.

NON-RESIDENTIAL DEVELOPMENT means any development that is not for a residential unit.

RESIDENTIAL UNIT means a single self-contained household unit, used principally for residential activities, whether by one or more persons and including accessory buildings. Where more than one kitchen facility is provided on the site, there shall be deemed to be more than one residential unit.

RMA 1991 means the Resource Management Act 1991.

SCHEDULE OF DEVELOPMENT

CONTRIBUTIONS means the schedule to the Council’s Development Contributions Policy required by Section 201 (2) of the Local Government Act 2002 and setting out the information required by Section 202 namely: the contributions payable in each district in respect of reserves, network infrastructure and community infrastructure; the events giving rise to the requirement for Development Contribution; and specified by district and by activity.

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

SUBDIVISION has the same meaning as Section 218 of the Resource Management Act 1991 i.e. (a) the division of an allotment (i) by an

- application to a District Land Registrar for the
- issue of a separate certificate of title for any part
- of the allotment; or (ii) by the disposition by way
- of sale or offer for sale of the fee simple to part
- of the allotment; or (iii) by a lease of part of the
- allotment which, including renewals, is or could
- be for a term of more than 35 years; or (iv) by the
- grant of a company lease or cross lease in respect
- of any part of the allotment; or (v) by the deposit
- of a unit plan, or an application to a District Land
- Registrar for the issue of a separate certificate
- of title for any part of a unit on a unit plan; or
- (b) an application to a District Land Registrar
- for the issue of a separate certificate of title in
- circumstances where the issue of that certificate
- of title is prohibited by Section 226.
-
-



8. Projects for which Development Contributions are collected

Transport – Growth Projects

Capital Expenditure Project	Total Cost \$	NZTA Subsidy %	Growth %	Total Value of Growth ¹ \$	Costs Prior to 1 July 2012 \$	Estimate 2012/13 \$	Estimate 2013/14 \$	Estimate 2014/15 \$	Estimate 2015/16 \$	Estimate 2016/17 \$	Estimate 2017/18 \$	Estimate 2018/19 \$	Estimate 2019/20 \$	Estimate 2020/21 \$	Estimate 2021/22 \$	
Nayland Road	777,767	43	100	332,496	332,496											
Ridgeway connection	1,466,266	0	100	1,099,699	1,099,699											
Corder Park Cycleway	186,663	53	20	13,160	13,160											
Gloucester / Kerr / Oxford St cyclelane & Hardy St crossing	79,995	0	20	11,999	11,999											
Bishopdale to the Ridgeway shared path	350,356	53	20	24,700		24,700										
Waimea Rd/Ridgeway intersection	964,214	53	20	67,977		4,230	5,212	58,535								
Waimea Rd / Market Rd / Boundary Rd intersection	1,125,014	53	20	79,314		3,525		6,198			69,590					
Waimea Rd / Motueka St intersection	1,224,000	53	20	86,292		86,292										
St Vincent St cyclelanes	46,475	53	20	3,276		3,276										
Halifax St cyclelanes	168,773	0	20	25,316				5,505		19,811						
Poorman Valley Stream walk/cycle improvements	412,475	53	20	29,080		3,736		2,066		23,278						
The Brook shared path (City/Maitai to Dun Mountain trail start)	493,588	53	20	34,798		3,525	31,273									
Capital:Streetslights	847,640	53	20	59,759	7,544	17,625	17,374	17,216								
Road minor improvements programme	4,391,435	53	20	309,596		29,134	32,611	47,534	26,494	27,157	27,836	28,559	29,302	30,094	30,876	
Railway Reserve/Princes Dr extension overbridge	490,010	53	100	172,729		17,625	17,374	137,730								
Other walk/cycle projects	785,290	53	20	55,363		3,525	20,849	30,989								
St Vincent St separate cyclelane	46,475	53	20	3,276		3,276										
Footpath: walkway connection	1,063,190	53	20	74,955		3,885	6,950	6,887	7,570	7,759	7,953	8,160	8,372	8,598	8,822	
Minor improvements top up	888,769	53	20	62,658		21,150	20,849	20,660								
School approaches/frontage treatments	442,512	53	20	31,197		3,525	13,899	13,773								
Maitai shared path (Akersten St to Trafalgar St)	1,364,773	53	20	96,217			69,496	3,443		23,278						
Maitai shared path (Collingwood St to Nile St)	439,564	53	20	30,989				30,989								
Waterfront to Annesbrook cycle connection	431,807	53	20	30,442			3,475		7,570	19,398						
Rocks Rd 4m-wide shared path	2,798,460	53	20	197,291		7,755	17,374	172,163								
Tasman St (Nile to Bronte)	530,800	0	20	79,620		10,500	69,120									
Waimea Road widening (Snow's Hill)	48,841	0	20	7,326				7,326								
Three Roundabouts intersection	60,000	53	100	21,150		21,150										
Haven Rd /Halifax St intersection improvement	876,127	0	20	131,419			13,312		118,107							
Total	22,801,278			3,172,094	1,464,897	268,436	339,166	561,014	159,740	120,681	105,379	36,719	37,673	38,692	39,697	

¹Transport growth figures are adjusted down to take into account 25% of growth comes from outside of Nelson.

Stormwater – Growth Projects

Capital Expenditure Project	Total Cost \$	Growth %	Flood protection component (excluded) %	Total value of growth \$	Costs Prior to 1 July 2012 \$	Estimate 2012/13 \$	Estimate 2013/14 \$	Estimate 2014/15 \$	Estimate 2015/16 \$	Estimate 2016/17 \$	Estimate 2017/18 \$	Estimate 2018/19 \$	Estimate 2019/20 \$	Estimate 2020/21 \$	Estimate 2021/22 \$
Other conditioned projects (prior to Jul 2006)	283,942	100		283,942	283,942										
Nayland Road (to Saxton)	874,924	39		338,261	338,261										
Arapiki Stream (first stage)	6,320,007	4	25	170,640	170,640										
Orchard Creek	2,361,308	33	25	577,340	577,340										
Q15 reticulation upgrades (pump station catchment) - pre-2009	4,400,016	27		1,174,506	1,174,506										
Q15 reticulation upgrades (Q15 pipelines) - pre-2009	5,070,537	31		1,590,305	1,590,305										
Iwa Road	299,405	31		94,013	94,013										
Stanley Beachville (stage 1)	333,218	10		33,322	33,322										
Tasman (Cambria/Grove) (part of pump station catchment, Wood Area)	220,700	27		59,589	2,983	1,310	55,296								
New pumps (part of pump station catchment, Wood Area)	178,000	27		48,060	48,060										
Milton (Cambria/Grove) (part of pump station catchment, Wood Area)	238,345	27		64,353			6,373	65,013	57,980						
Halifax (Tasman/Milton) (part of Q15 pipeline, Wood Area)	258,397	31		80,103		15,090									
York Stream (below Waimea)	2,775,287	36	25	749,327	388,313	21,600	13,824	325,590							
Todds Valley	1,840,480	22	25	303,679	107	23,760	13,517	147,066	119,229						
Stanley/Beachville (stage 2)	739,016	10		73,902	34,726	5,896	33,280								
Vanguard (Victory to Gloucester)	737,994	10		73,799	209	14,095	33,280	26,215							
Anglia/Scotia	169,215	10		16,922							16,922				
Mount/Konini	591,495	10		59,150	3,385	5,000					50,765				
Arapiki Road	272,550	5		13,628				2,622		11,006					
Arapiki Stream (new stage)	327,580	4	25	9,827				1,573		8,255					
Neale/Kea/Kaka/Railway Reserve	250,000	10		25,000											
Railway Reserve/ Newall/ Bledisloe/ Louissom/ Main Road Stoke	512,000	10		51,200			51,200								
Marybank	745,165	20	25	111,775								86,805			
Railway Reserve (to Saxton)	1,155,630	10		115,563						16,509		86,805			
Dodson Valley	54,882	50		27,441										27,441	
Tui Glen	164,646	50		82,323										82,323	
Brooklands	73,176	50		36,588										36,588	
Total	31,247,916			6,264,557	4,740,112	111,751	206,770	568,079	177,209	151,333	76,147	86,805	0	146,352	0

Flood protection costs are excluded from Stormwater development contributions.

Wastewater – Growth Projects

Capital Expenditure Project	Total Cost \$	Growth %	Total value of growth \$	Costs Prior to 1 July 2012 \$	Estimate 2012/13 \$	Estimate 2013/14 \$	Estimate 2014/15 \$	Estimate 2015/16 \$	Estimate 2016/17 \$	Estimate 2017/18 \$	Estimate 2018/19 \$	Estimate 2019/20 \$	Estimate 2020/21 \$	Estimate 2021/22 \$
Nelson North Wastewater Treatment Plant (NNWWTP) - mechanical treatment	9,721,760	25	2,430,440	2,430,440										
Previous contribution conditions	682,280	100	682,280	682,280										
Vanguard and Paru Paru pump stations	316,903	34	107,747	107,747										
NNWWTP - wetland treatment	3,416,983	20	683,397	683,397										
Nelson Regional Sewerage Business Unit (NRSBU) pipeline upgrade	6,450,000	33	2,128,500	2,128,500										
Neale Park pump station	6,716,606	10	671,661	23,326	22,879		20,972	25,769	8,805	338,430	231,480			
Marsden Valley trunk main upgrades	1,044,527	100	1,044,527	198,315	590,212	256,000								
Ngawhatu Valley trunk main	441,033	100	441,033	24,023	50,000		367,010							
Enner Glynn trunk main	484,730	100	484,730								57,870		426,860	
Nelson North Waste Water Plant	2,350,196	5	117,510	4,350	112,550								610	
Awatea Place rising main, pump station, and trunk main	4,065,787	20	813,157	26,038		61,440	10,486	139,581	440,240	135,372				
Corder Park (Atawhai pump station: new pumps) (includes previous projects: Brooklands/Corder/Marybank and Atawhai duplicate rising main)	3,136,472	12	376,377	17,399	9,600	122,880	226,498							
Marsden Valley express sewer main	851,590	100	851,590		100,000			751,590						
Arapiki/Quarantine catchment beheading	3,271,208	20	654,242	12,462	20,000	307,200	314,580							
Atawhai pump station	97,568	100	97,568										97,568	
Sludge treatment upgrade	2,684,250	10	268,425					268,425						
NRSBU ATAD Tank	500,000	100	500,000	50,000	450,000									
Total	46,231,893		12,353,183	6,388,277	1,355,241	747,520	939,546	1,185,365	449,045	473,802	289,350	0	525,038	0

Water Supply – Growth Projects

Capital Expenditure Project	Total Cost \$	Growth %	Total value of growth \$	Costs Prior to 1 July 2012 \$	Estimate 2012/13 \$	Estimate 2013/14 \$	Estimate 2014/15 \$	Estimate 2015/16 \$	Estimate 2016/17 \$	Estimate 2017/18 \$	Estimate 2018/19 \$	Estimate 2019/20 \$	Estimate 2020/21 \$	Estimate 2021/22 \$
Water Treatment Plant filters	9,895,000	13	1,286,350	1,286,350										
Gross city link return	2,500,000	25	625,000	625,000										
Wastney Tce pump station	520,191	2	10,404	10,404										
Todds Valley upgrade	760,944	74	565,057	565,057										
Maitai Pipeline design	537,295	57	306,258	306,258										
Stoke #3 reservoir and trunkmain	1,575,828	100	1,575,828	1,575,828										
Maitai Pipeline (Water Treatment Plant to Westbrook Tce)	3,711,230	40	1,484,492				20,972						1,463,520	
Maitai Pipeline (Dam to Water Treatment Plant)	13,171,954	57	7,508,014	2,057,444	2,911,562	2,539,008								
Atawhai #2 reservoir	1,717,636	36	618,349									42,750	125,131	450,468
Atawhai trunk main	4,304,527	36	1,549,630									21,375	41,710	1,486,544
Observatory Hill #2 reservoir and pump station	458,400	100	458,400		100,000	358,400								
Atawhai pump & ridge reservoir	259,264	100	259,264				20,972	21,474	216,818					
Total	39,412,270		16,247,046	6,426,341	3,011,562	2,897,408	41,944	21,474	216,818	0	0	64,125	1,630,361	1,937,012



Nelson City Council
te kaunihera o whakatū

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