

## Development Contributions Policy

### 1. Introduction

Population growth in the District will place a strain on network and community infrastructure. That infrastructure will need to expand and be further developed in order to cope with the demands created by continuing population growth.

In order that those undertaking developments pay a fair share of the capital expenditure for infrastructure, a transparent, consistent, and equitable basis is required for determining contributions.

#### 1.1 Legislative Requirements and Powers

Council is required to have a policy on development contributions or financial contributions as a component of its Funding and Financial Policies in its Long-Term Council Community Plan (LTCCP) under Section 102(4)(d) of the Local Government Act 2002 (the Act). This Policy satisfies that requirement.

Section 198 of the Act gives territorial authorities the power to require a development contribution when granting a resource consent for a development, a building consent, or an authorisation for a service connection. Development contributions provide Council with a method to obtain contributions to fund infrastructure required due to growth.

#### 1.2 Purpose of Policy

The key purpose of the Development Contributions Policy is to ensure that growth, and the cash cost of infrastructure to meet that growth, is funded by those who cause the need for, and benefit from, the new or additional infrastructure, or infrastructure of increased capacity. Development contributions are not a tool to fund the cost of maintaining

infrastructure or improving levels of service for existing users. This cost will be met from other sources.

#### 1.3 Adoption of Policy

This Policy has been amended and will come into force on 1 July 2006.

#### 1.4 When a Development Contribution is Required

A development contribution can be required in relation to a development when:

- the effect of that development is to require new or additional assets or assets of increased capacity in terms of network infrastructure, reserves and community infrastructure; or
- the Council incurs, or is likely to incur, capital expenditure to provide appropriately for those assets, ie network infrastructure, reserves and community infrastructure.

The effect of a development in terms of impact on assets includes the cumulative effect that a development may have in combination with another development. A Development Contributions Policy enables Council to require a development contribution that is used to pay, in full or in part, for capital expenditure already incurred by the Council in anticipation of a development.

Council intends collecting development contributions based on development occurring in two parts of the District as shown on the map at Appendix A and detailed in Schedule I. These are:

1. The Coastal Tasman Area comprising the Rural 3 zone, the Mapua and Waimea Inlet Rural Residential zones and the Services Contribution Area as defined in the Tasman Resource Management Plan within the 10-year period of the LTCCP

2. The remainder of the District. Where a development will benefit from existing or future Council water, wastewater or stormwater services within the 10-year period of the LTCCP, a development contribution for that particular infrastructure item will be required. For the purposes of defining where a development will benefit from a particular utility service, any subdivision or development on land within an urban drainage area or water supply area pertinent to an existing or future service, or any proposed connection to a new or future service shall be deemed to so benefit. The road network is of benefit to the whole District and development contributions for roads will be payable on development throughout the remainder of the District.

Connection fees will continue to apply in addition to the requirements to pay development contributions except where a development contribution for water supply in the Coastal Tasman Area has been paid, in which case the development contribution includes a component for a connection fee. Where an allotment or development within the Coastal Tasman Area will connect to a utility service outside of the Coastal Tasman Area, a development contribution based on the remainder of the District will be payable.

For the avoidance of doubt a development contribution will be required at the time of creating any new allotment by subdivision regardless of whether any buildings exist on the new allotments.

### *1.5 Limitations to the Imposition of Development Contributions*

Council may not require a development contribution for network infrastructure, reserves or community infrastructure in any of the following cases:

1. Where it has, under Section 108(2)(a) of the Resource Management Act 1991 (RMA), imposed a condition on a resource consent requiring that

- a financial contribution be made in relation to the same development for the same purpose;
2. Where subject to Council's agreement, the developer will fund or otherwise provide for the same reserve, network infrastructure, or community infrastructure;
3. Where Council has received or will receive funding from a third party for these works.
4. Where existing use rights under Section 10 of the Resource Management Act apply to any building development;
5. Where a resource consent is subject to a change of condition(s) under section 127 of the Resource Management Act and the effect of the change is no different to that anticipated under the original consent.
6. Where, in relation to any dwelling, replacement development, repair or renovation work generates no additional demand for network infrastructure;
7. Where, except in the case of a new dwelling, the value of any building work for which a building consent is required is less than \$50,000 exclusive of GST.
8. Where a building consent is for a bridge, dam (confined to the dam structure and any tail race) or other public utility.

Council will require a reduced development contribution for each utility service in respect of building development equivalent to any previous contribution paid at the time of subdivision that resulted in the creation of the title being built upon.

### *1.6 Recovery of Financial Contributions*

Financial contributions for reserves and community infrastructure will continue to be recovered under the financial contributions provisions of the Tasman Resource Management Plan independent of whether any development contribution is payable. Council intends only to require development contributions under this Development Contributions Policy for capital expenditure on network infrastructure

comprising water, wastewater, roading and stormwater assets and from 1 July 2004 will not require financial contributions for subdivision and land development under the Council's Tasman Resource Management Plan for capital expenditure on these assets where a development contribution has been required. However, Council may still require works or services on new developments to avoid, remedy or mitigate the environmental effects of proposed developments through resource consent conditions, or in accordance with any relevant provision in the Tasman Resource Management Plan or any Transitional District Plan provisions under the RMA.

Section 16.5 of the Tasman Resource Management Plan, which contains the Council's planning provisions for recovering financial contributions, should also be consulted.

### Calculation

Financial contributions are contributions levied under the Resource Management Act 1991 (RMA).

Section 5 of the RMA provides the purposes for which Financial Contributions may be taken – the sustainable management of natural and physical resources. Under section 108(10) of the RMA a Financial Contribution can be imposed on resource consents.

Financial contributions for reserves and community services are not included in Development Contributions Policy but will still be charged under Section 16.5 of the Tasman Resource Management Plan (TRMP). A full copy of the TRMP is available at Council offices for public inspection or on the Council website.

Financial contributions under the TRMP can be taken to address environmental effects other than those resulting from growth. Financial contributions can also be taken to off-set adverse environmental effects that may result from a development, as environmental compensation.

Financial Contribution – Subdivision Per New Allotment	
Component	Contribution
Reserves and Community Services	5.5% of value
Notes: Notes: (1) "Reserve" means any land set aside by the Council for a public purpose other than an esplanade reserve or esplanade strip set aside or created under Section 230 of the Act or a reserve for utility purposes. (2) "Community Services" means any service or facility provided by the Council (other than the infrastructure components itemised in this table) for a public purpose and includes any associated work.	

### Financial Contribution on Building Development

A financial contribution is payable to Council for every development that requires a building consent under the Building Act 1991, except where:

- (a) the activity is a first dwelling on a single certificate of title; or
- (b) the activity is the replacement of a building by another building of similar character, intensity and scale erected on the same site as the replaced building; or
- (c) the activity involves a repair or renovation work to an existing building where any adverse effects are no greater than previously.

The financial contribution is assessed as a percentage of the value of the building consent application lodged with the council.

### Financial Contribution – Building

Financial Contribution – Building	
Component	Contribution
Building Consent (\$0 to \$50,000 value)	0%
Building Consent (\$50,001 to \$200,000 value)	0.5%
Building Consent (above \$200,001 value)	0.25%
Notes:	
(1) The financial contribution is GST inclusive.	
(2) The building consent value is GST exclusive.	
(3) The contribution due on a building should be identified separately from other contributions set for any resource consent for an activity that includes buildings.	

## 2. Council's Objective for The Collection Of Development Contributions

Council's objective is to develop new or additional infrastructure, or infrastructure of increased capacity to meet the demands of new growth within Tasman District. A development contribution is the Council's preferred method for ensuring that this outcome is achieved for network infrastructure comprising water, wastewater, roads, and stormwater assets. Capital expenditure on reserves and community infrastructure will continue to be recovered as financial contributions under relevant planning instruments under the RMA. In addition, a requirement to provide works or services may continue to be imposed as a condition on any resource consent for new development.

## 3. Trigger for Taking a Development Contribution

Under Section 202 of the Act, Council can require a development contribution upon the granting of:

- a resource consent for a subdivision or building development;
- a building consent;
- an authorisation for a service connection.

Council will generally require development contributions on the grant of a resource consent for subdivision or building consent for new development. Council considers that these triggers are generally the most appropriate stage to require a development contribution for the following reasons:

- practicality of implementation;
- economies of scale in implementation costs;
- fairness;
- best available knowledge for projections and allocating budgets.

Council may require development contributions at resource consent stage or at the service connection stage where additional units of demand are created

and development contributions for those additional units of demand may not otherwise be covered. The requirement to pay a development contribution will be in addition to a requirement to pay service connection fees on connection to any Council provided network infrastructure except where a development contribution for water supply has been required in the Coastal Tasman Area, in which case the development contribution includes a component for a connection fee.

## 4. Activities Requiring a Development Contribution to Meet the Costs of Growth

Council will require a development contribution for capital expenditure to meet the increased demand for the following network infrastructure resulting from growth:

- water supply
- wastewater reticulation
- roading and other transport
- stormwater collection and management

### 4.1 Capital Expenditure as a Result of Growth in District

The Council has estimated the total capital expenditure which it expects to incur as a result of growth to meet increased demand for network infrastructure over the next 10 years. This arises out of the preparation of activity management plans (which are available for public inspection) identifying the new or additional or expanded network infrastructure that will be developed over the next 10 years, the anticipated growth in the District and the proportion of capital expenditure on that network infrastructure which is attributable to new growth. It is only the proportion of capital expenditure on network infrastructure that is attributable to new growth that will be recovered through development contributions under this policy. This information is summarised in Schedule II of Council's LTCCP.

For that part of the District within the Coastal Tasman Area, the relevant capital expenditure on network infrastructure attributable to new growth is summarised in Table 1 below:

<b>Table 1</b>		
<b>Activity</b>	<b>Growth component to be funded by Development Contributions</b>	<b>\$ (GST excl)</b>
Road network		5,691,925
Water supply		13,345,070
Total		19,036,995

For the remainder of the District, the relevant capital expenditure on network infrastructure attributable to new growth is summarised in Table 2 below

<b>Table 2</b>		
<b>Activity</b>	<b>Growth component to be funded by Development Contributions</b>	<b>\$ (GST excl)</b>
Water		12,531,483
Wastewater		28,252,486
Roading		6,138,991
Stormwater		6,225,705
Total		53,148,665

#### *4.2 Development across District Boundaries*

In the situation where a proposed development lies in more than one development contribution part of the District, the development contribution required for the entire development will be determined by reference to that part of the District which contains more than half of the land area subject to development.

## 5. Units of Demand

### 5.1 Residential

- 5.1.1 The unit of demand within the Coastal Tasman Area is based upon the development of 1,680 new residential activities over the life of the LTCCP and beyond through the subdivision and associated development of new and existing lots. Each new or additional dwelling is assumed to generate a demand for network infrastructure that is equivalent to a single household unit of demand.
- 5.1.2 For the remainder of the District, all additional allotments created at subdivision stage for residential use and all new additional dwellings are assumed to be equal to the creation of an equivalent household unit of demand (HUD).

### 5.2 Non-Residential (Coastal Tasman Area and Remainder of the District)

- 5.2.1 Where there is a subdivision for a non-residential land use or non-residential building development, an assessment will be carried out by Council to determine an appropriate unit of demand. This will be based on a comparison between the demand for network infrastructure generated by the non-residential development and the assumptions made in calculating the household unit of demand or such other criteria as may be relevant.
- 5.2.2 Where a subdivision consent or building consent is lodged with no assessment of the demand for network infrastructure generated by the non-residential development,

development and may require development contributions based upon the Council's estimates. If no proper assessment of the likely demand for network infrastructure is able to be carried out at the subdivision consent stage, a development contribution based on a residential unit of demand will be charged for each new allotment created and Council will require an assessment to be carried out at the building consent stage. This assessment will, in relation to the first building on an allotment, take into account the development or financial contributions paid at the subdivision consent stage.

### 5.3 Special Assessments

- 5.3.1 In addition, Council reserves the right, at its sole discretion, to enter into specific arrangements with a developer for the provision of particular infrastructure to meet the special needs of a development. This may occur where a development requires a special level of service or is of a type or scale, which is not readily assessed in terms of an equivalent household unit of demand. In any such case the Council may, at its sole discretion, require a 'special assessment' to determine the capital expenditure on network infrastructure that can be attributed to the development in question.

## 6. Refunds

Sections 209 and 210 of the Local Government Act 2002 concerning the circumstances where development contributions will be refunded, or land returned are set out in Appendix B. Council also reserves the right to refund moneys in circumstances it considers appropriate in relation to payments made for second dwellings.

Council may require the developer to provide such information. In any case the Council will carry out its own assessment for any

## 7. Payment of Development Contributions

In addition to its powers generally to require payment of development contributions, Council will exercise the powers conferred by Section 208 of the Act (at its discretion) if development contributions are not paid, or not paid in full. This section enables Council to:

- Prevent the commencement of a resource consent
- Withhold a certificate under Section 224I of the Resource Management Act 1991(RMA)
- Withhold a code compliance certificate under Section 43 of the Building Act 1991
- Withhold a service connection to the development
- 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

The Council can recover any development contribution to be paid at the rate applicable at the time when payment is made.

Applicants for a building consent that attracts payment of a development contribution shall be entitled to a 5 per cent discount if payment is made at the time of uplifting the building consent.

## 8. Implementation And Review

It is anticipated that this Policy will be updated on a three yearly basis, in whole or in part, or at shorter intervals if Council deems it necessary. Any review of the Policy will take account of:

- any changes to significant assumptions underlying the Development Contributions Policy
- any changes in the capital development works programme for growth
- any changes in the pattern and distribution of development in the District
- any changes that reflect new or significant modelling of the networks
- the result of reviews of the Funding and Financial Policies, and the LTCCP
- any other matters Council considers relevant.

## 9. Significant Assumptions Of The Development Contributions Policy

### 9.1 Methodology

In developing a methodology for the Development Contributions Policy, Council has taken an approach to ensure that the cumulative effect of development is considered in two relevant parts of the District. These are:

- the Coastal Tasman Area;
- the remainder of the District.

### 9.2 Planning Horizons

A 20-year timeframe has been used as a basis for forecasting growth and applying a development contribution to all capital expenditure for network infrastructure. This is set out in Council's activity management plans. Benefits will be distributed over that timeframe with averaging to avoid the effects of lumpy\* infrastructure works within any given year on development contributions.

\* Lumpy infrastructure is where in any given year there are large sums assigned given the discrete nature of the development work.

### 9.3 Projecting Growth

To estimate the number of residential and rural-residential developments Council expects over a 20-year period, this Policy has used, and has maintained consistency with, Council's urban growth planning and activity management planning data.

### 9.4 Best Available Knowledge

Development contributions are based on capital expenditure budgets from Council's activity (or asset) management plans. The capital expenditure budgets and projected estimates of future asset works are based on the best available knowledge at the time of preparation. The Policy will be updated, as practical, to reflect better information as it becomes available.



### 9.5 Key Risks/Effects

That the growth predictions do not eventuate, resulting in a change to the assumed rate of development. In that event, Council will continue to monitor the rate of growth and will update assumptions in the growth and funding predictions, as required.

That the time lag between expenditure incurred by Council and contributions received from those undertaking developments is different from that assumed in the funding model, and that the costs of capital are greater than expected. This would result in an increase in debt servicing costs. To guard against that occurrence, Council will continue to monitor the rate of growth and will update assumptions in the growth and funding models, as required.

### 9.6 Financial/Administrative Assumptions

All figures in the Development Contributions Policy are in future dollars.

That methods of service delivery will remain substantially unchanged.

## 10. Review of Decisions

A Council subcommittee comprising the Mayor (or a Mayoral nominee), and the Chair of the Environment and Planning and Engineering Services Committees may review assessments of non-residential developments made by staff under delegated authority. Any request for a review shall be lodged no later than 15 working days after receipt of the invoice detailing the Development Contribution payable. A meeting to consider the request shall be convened within 20 working days of lodging the review request.

## 11. Meaning Of Terms

In this Policy, unless the context otherwise requires, the following applies:

**Act** means the Local Government Act 2002.

**Activity** means a good or service provided by, or on behalf of, a local authority or a Council-controlled organisation; and includes:

- the provision of facilities and amenities
- the making of grants
- the performance of regulatory and other governmental functions

**Allotment** has the meaning given to it in Section 218(2) of the Resource Management Act 1991.

**Activity Management Plan** means the current Council document that outlines how the Council will manage and provide infrastructure assets.

**Catchment** means the area served by a particular infrastructure.

**Capital Expenditure** means the cost, excluding depreciation Council expects to incur to provide infrastructure assets for the running of network infrastructure.

**Community Outcomes**, in relation to a District or region:

1. means the outcomes for that District or region that are identified as priorities for the time being through a process under Section 91 of the Act
2. includes any additional outcomes subsequently identified through community consultation by the local authority as important to the current or future social, economic, environmental, or cultural well-being of the community

**Development means**

1. any subdivision or other land development that generates a demand for reserves, network infrastructure, or community infrastructure, but
2. does not include the pipes or lines of a network utility operator

**HUD** means Household Unit of Demand and a single HUD is calculated in accordance with the table below as follows:

<b>Table 3</b>			
<b>Activity</b>	<b>Base Unit</b>	<b>Demand per Household Unit</b>	<b>Comments</b>
Water	Internal pipe size into development	Minimum house size 20 mm = 1 HUD	Internal pipe size into development dictates HUD amount (see below)
Water lateral pipe size into development		Equivalent HUD amount payable	
20 mm dia		1 HUD	
21 – 30 mm dia		2 HUD	
31 – 40 mm dia*		3 HUD	
41 – 50 mm dia*		5 HUD	
51 – 100 mm dia*		10 HUD	
100 mm or greater*			
101-150 mm dia		15 HUD	
Greater than 150 mm dia		Separate assessment	
Wastewater (Commercial only) (Industrial separately assessed on Trade waste flows from site ie more than 1.0m <sup>3</sup> /day)	Number of pans /urinals	2 pans / urinals	Urinal = pan. Number of pans/urinals x 2 = HUD amount ie 10 pans +2 urinals =12 pans divided by 2 = 6 HUDs
Stormwater	300 m <sup>2</sup> of non pervious surface	300 m <sup>2</sup> and multiples thereof for roof and paved areas. Credits given for stormwater mitigation ie grass swales/rain gardens	Typical residential dwelling covers approx. 300 m <sup>2</sup> site. Multiples of 300m <sup>2</sup> :ie roof and paved areas equate to 1HUD/ 300m <sup>2</sup>
Roading	Three carpark spaces	Three carpark spaces per household unit = 1 HUD	Figure 16.2D of the TRMP sets out carpark spaces for different uses. The total carparks required per development x 3 = required HUD

- For industrial/wet industries using more than 5.0m<sup>3</sup> water per day, individual assessments will be undertaken on the proposed water use averaged over the year.
- When a change in use occurs and no resource consent required but an increased use in Council's

infrastructure ie 198 and 199 Local Government Act 2002 (LGA 2002) , Council may require that a Development Contribution be made and enforced through a statutory land charge pursuant 208(d) of LGA 2002.

**Development Contribution** means a contribution:

a. provided for in a development contribution policy included in the Long-Term Council Community Plan of the Council; and

b. calculated in accordance with the methodology set out in Schedule 13 to the Act; and

c. comprising:

- (i) money; or
- (ii) land, including a reserve or esplanade reserve (other than in relation to a subdivision consent), but excluding Maori land within the meaning of Te Ture Whenua Maori Act 1993, unless that Act provides otherwise; or
- (iii) both.

**Development Contribution Areas** means defined geographical areas to which a development contribution is applicable.

**Development Contributions Policy** means the policy on development contributions included in the Long-Term Council Community Plan of the Council under Section 102(4)(d) of the Act.

**District** means the Tasman District.

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

**Dwelling**, means a building or part of a building for a single, self-contained, house-keeping unit, whether of one or more persons (where 'self-contained house-keeping unit' means a single integrated set of sleeping, ablution and cooking facilities) and includes an accessory building that exceeds 15 square metres in area and is able to be used for sleeping accommodation whether or not it contains ablutions, cooking or kitchen facilities.

**Policy** means this Development Contributions Policy.

**Service Connection** means a physical connection to a service provided by Council.

**Urban Drainage Area** means an area defined under the Local Government Act 1974 as adopted by Council.

**Water Supply Area** means a water supply rating area as adopted by Council

## Schedule I – Summary of Development Contributions

### 1. Development Contributions Applying Within The Coastal Tasman Area

#### 1.1 Residential Development

##### 1.1.1 How Development Contributions have been Set

In the Coastal Tasman Area, detailed analysis has been undertaken in relation to servicing costs to accommodate growth in accordance with the detailed planning provisions for the area. These are “end state” calculations based on the expected number of dwellings and a full services development programme which Council intends to implement, and will provide for roading upgrades and extensions and provision of water supply services over time to the Council’s standards. Development contributions will be required on the grant of resource consent for subdivision or building development within the Area, or on the grant of a building consent for any building development.

**Table 4**

Development Contribution per Household Unit of Demand\*\*\*

Activity	Contribution* \$ (GST incl)
Road network (except as required in the following line)	6,888
Water supply**	11,528
Stormwater	Nil

\* *The value of the Development Contribution shall be adjusted on 1 July each calendar year using the annual change in the Cost Construction Index*

\*\* *The development contribution for water supply also includes a service connection fee.*

\*\*\* *Where an allotment created by subdivision or where a dwelling connects to a reticulated sewerage scheme, a development contribution equivalent to that for the remainder of the district shall be payable.*

### 1.1.2 Calculation of Development Contributions

For each infrastructure asset (water and roads) where development contributions are required, the development contributions payable by the developer will be calculated by multiplying the number of household units of demand generated by the development by the figure for the relevant activity in Table 4.

For the purpose of this Policy, a single household unit of demand is equivalent to each allotment created by subdivision. In calculating the number of HUDs, Council will use the number of new allotments created by subdivision, less:

- (a) the number of separate certificates of title pertaining to the land being subdivided which have resulted from a previous subdivision consent or equivalent approval;
- (b) any allotment which, by agreement, is to be vested in the Council or the Crown for a public purpose;
- (c) any allotment required as a condition of consent to be amalgamated with another allotment;
- (d) any utility allotment which is created for the purposes of a Residents Association or such similar management purpose which is not to be used for residential or productive purposes

Any allotment containing a building for which a development contribution has been paid in the three years preceding the issue of the Section 224 certificate shall have the equivalent amount deducted from the development contribution.

### 1.1.3 Development Contributions Required on Building Development in the Coastal Tasman Area

For building development in the Coastal Tasman Area, development contributions are required as follows:

- (a) For each building that is the first dwelling on a site, the development contribution for the building is

calculated as follows:

- (i) 100% of the road network contribution set out in Table 4, less any road network contribution paid to the Council as a condition of subdivision consent under Plan Change DP2 or Figures 16.5A and 16.5AA of the TRMP or the 2004-2014 LTCCP, and
  - (ii) 33% of the wastewater reticulation contribution set out in Table 4, less any wastewater reticulation contribution paid to the Council as a condition of subdivision consent under Plan Change DP2 or Figures 16.5A and 16.5AA of the TRMP or the 2004-2014 LTCCP, and
  - (iii) 33% of the water supply contribution set out in Table 4, less any water supply contribution paid to the Council as a condition of subdivision consent under Plan Change DP2 or Figures 16.5A and 16.5AA of the TRMP or the 2004-2014 LTCCP.
- (b) Where the building is a second or subsequent dwelling on a single certificate of title, the development contribution is set out in Table 4.

### 1.2 Non-Residential Development

- Where there is a subdivision for a non-residential land use, or non-residential building development, an assessment will be carried out to determine a non-residential unit of demand. This will be based on a comparison between the demand for network infrastructure generated by the non-residential development and the assumptions made in calculating the household unit of demand (HUD) – see Table 3. The assessment required may be based on Council's own estimates of the likely demand for network infrastructure.

The development contribution required for a non-residential development will be required on the grant of a resource consent, or on the grant of a building consent, or on the grant of any authorisation for a service connection, whichever is applicable and is first in time.

- If no proper assessment of the likely demand for network infrastructure is able to be carried out at the subdivision consent stage, the Council will require

a development contribution based on a residential unit of demand for each new allotment created and Council will require an assessment to be carried out at the building consent stage. This assessment will take into account the development contributions paid at the subdivision consent stage.

- In calculating the equivalent HUD, the Council does not allow for fractions of HUDs. Standard rounding formulae will apply ie  $\geq 0.5$  is rounded up to the next whole number,  $< 0.5$  is rounded down to the next whole number.

## 2. Development Contributions Required In The Remainder Of The District (Excluding The Coastal Tasman Area)

### 2.1 Residential Development

For each infrastructure asset (water, wastewater, roading and stormwater) where development contributions are required, the development contribution payable by the developer will be calculated by multiplying the number of household units of demand (HUD) generated by the

development by the figure for the relevant activity in Table 5. For the purpose of this Policy, a single household unit of demand is equivalent to each allotment created by subdivision. In calculating the number of HUDs, Council will use the number of new allotments created by subdivision, less:

- (a) the number of separate certificates of title pertaining to the land being subdivided which have resulted from a previous subdivision consent or equivalent approval;
- (b) any allotment which, by agreement, is to be vested in the Council or the Crown for a public purpose;
- (c) any allotment required as a condition of consent to be amalgamated with another allotment.
- (d) any utility allotment which is created for the purposes of a Residents Association or such similar management purpose which is not be used for residential or productive purposes

Any allotment containing a building for which a development contribution has been paid in the three years preceding the issue of the Section 224 certificate shall have the equivalent amount deducted from the development contribution.

Activity	Development Contribution per HUD	\$ (incl GST)*
Water		3,065
Wastewater		6,087
Roading		1,554
Stormwater		1,561
Total		12,267

\* The value of the Development Contribution shall be adjusted on 1 July each calendar year using the annual change in the Cost Construction Index

### 2.1.2 *Development Contributions Required on Building Development in the Remainder of the District*

For building development in the remainder of the District, development contributions are required as follows:

(a) For each building that is the first dwelling on site, the development contribution for the building is calculated as follows:

(i) 100% of the road network contribution set out in Table 5, less any road network contribution paid to the Council as a condition of subdivision consent under Plan Change DP2 or Figures 16.5A and 16.5AA of the TRMP or the 2004-2014 LTCCP and

(ii) 33% of the wastewater reticulation contribution set out in Table 5, less any wastewater reticulation contribution paid to the Council as a condition of subdivision consent under Plan Change DP2 or Figures 16.5A and 16.5AA of the TRMP and

(iii) 33% of the water supply contribution set out in Table 5, less any water supply contribution paid to the Council as a condition of subdivision consent under Plan Change DP2 or Figures 16.5A and 16.5AA of the TRMP, or the 2004-2014 LTCCP, and

(iv) 33% of the stormwater contribution set out in Table 5, less any stormwater contribution paid to the Council as a condition of subdivision consent under Plan Change DP2 or Figures 16.5A and 16.5AA of the TRMP, or the 2004-2014 LTCCP

(b) Where the building is a second or subsequent dwelling on a single certificate of title, the development contribution is set out in Table 5.

non-residential unit of demand. This will be based on a comparison between the demand for network infrastructure generated by the nonresidential development and the assumptions made in calculating the household unit of demand (HUD). The assessment required may be based on Council's own estimates of the likely demand for network infrastructure. The development contribution required for a non-residential development will be required on the grant of a resource consent, or on the grant of a building consent, or on the grant of any authorisation for a service connection, whichever is applicable and is first in time.

2.2.2 If no proper assessment of the likely demand for network infrastructure is able to be carried out at the subdivision consent stage, the Council will require a development contribution based on a residential unit of demand for each new allotment created and Council will require an assessment to be carried out at the building consent stage. This assessment will take into account the development contributions paid at the subdivision consent stage.

2.2.3 In calculating the equivalent HUD, the Council does not allow for fractions of HUDs. Standard rounding formulae will apply ie  $\geq 0.5$  is rounded up to the next whole number,  $< 0.5$  is rounded down to the next whole number.

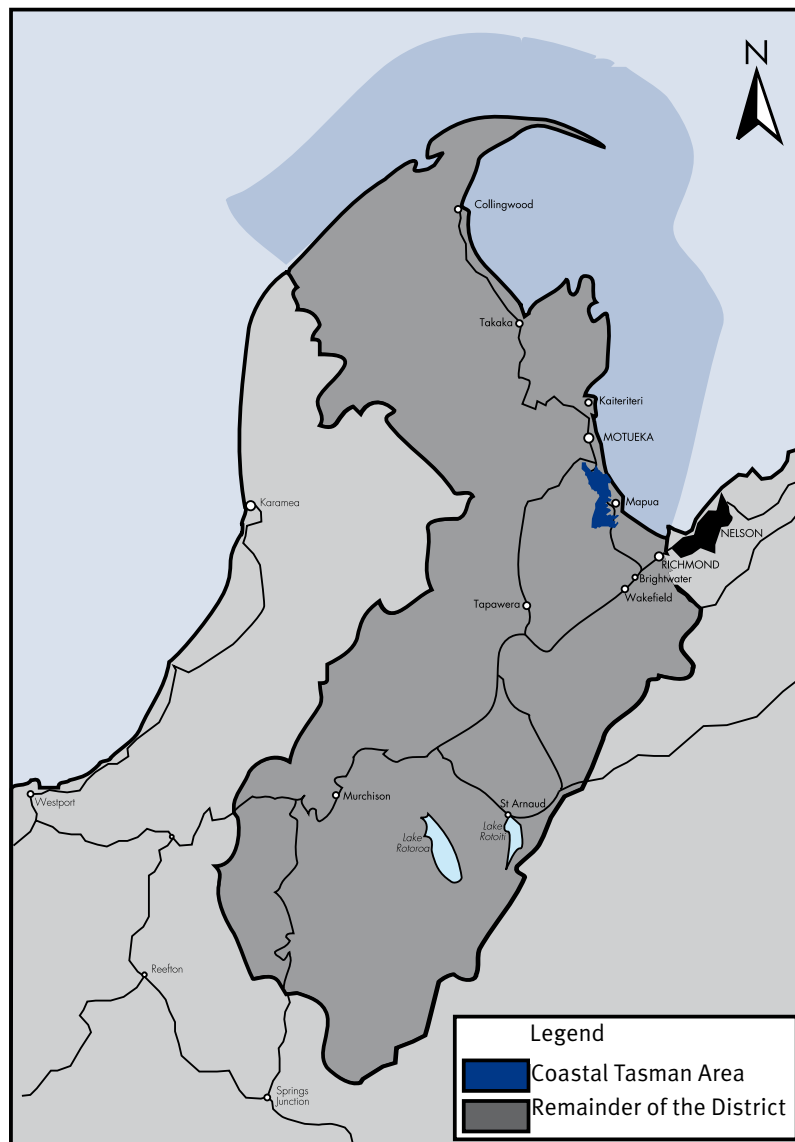
## 2.2 *Non-Residential Development*

2.2.1 Where there is a subdivision for a non-2.2.1 Where there is a subdivision for a nonresidential land use, or non-residential building development, an assessment will be carried out to determine a

## Schedule II – Summary of Activity Management Plans'

### Appendix A

Map showing the Coastal Tasman Area and the Remainder of the District.





**SUMMARY OF THE DEVELOPMENT CONTRIBUTIONS - REMAINDER OF DISTRICT**

**STORMWATER**

Township	Project Description	Total Cost	% For Growth	Growth Cost	Year work to be Undertaken															
					Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10						
Richmond	Headingley Lane Ditch Widening	740,000	20%	148,000	148,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Richmond	SH60 to SH6 Ditch Widening	1,605,172	75%	1,201,629	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Richmond	Richmond South Drain Diversion/Crossing Patons Road	913,444	100%	913,444	-	-	-	-	-	178,686	734,758	-	-	232,442	477,903	491,284	-	-	-	-
Richmond	Richmond South	999,636	75%	749,727	-	-	-	146,660	-	603,067	-	-	-	-	-	-	-	-	-	-
Richmond	Bird Street / Elizabeth Street - m Pipes	1,915,291	25%	466,974	231,250	237,725	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Richmond	Poutama Drain - New Stormwater Drain	468,000	20%	93,600	93,600	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Richmond	Hunt Lowery - New Stormwater Drain	611,892	20%	122,378	-	-	62,878	-	-	-	-	-	-	-	-	-	-	-	-	-
Richmond	Templemore Drive - Widened Stormwater Ditch/Bridge	400,495	20%	80,099	-	21,773	-	-	-	-	-	-	-	58,326	-	-	-	-	-	-
Motueka	Poole Street - New Infiltration Cut-off Drain	131,500	20%	26,300	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Richmond	Parker Street - New Stormwater Pipe/ Ditch Widening	141,645	20%	28,329	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Motueka	North Tidal Gates Improvement Works	93,664	20%	18,733	-	-	-	-	-	-	-	-	-	-	18,733	-	-	-	-	-
Motueka	Lammas Drains - Outfalls Improvement, Ditch Widening	133,270	20%	26,654	-	5,214	21,440	-	14,775	-	-	-	-	-	-	-	-	-	-	-
Motueka	Network Improvements - Improve Existing Connectivity	73,874	20%	14,775	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Motueka	Pool St High St - New Pipework to Fearon Street	698,481	30%	209,544	-	-	-	-	-	-	103,325	106,219	-	-	-	-	-	-	-	-
Mapua/Ruby Bay	Ruby Bay - Stafford Drive Pipes & Outfall	219,810	40%	87,924	-	-	87,924	-	-	-	-	-	-	-	-	-	-	-	-	-
Mapua/Ruby Bay	Aranui Park Stormwater - Upgrade Drain and Culverts under State Highway	266,568	40%	106,627	-	-	-	20,858	-	85,769	-	-	-	-	-	-	-	-	-	-
Mapua/Ruby Bay	Causeway - New Outfall with Hydraulic Gates	635,933	40%	254,373	49,760	204,613	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mapua/Ruby Bay	Langford, other small areas	345,802	40%	138,321	-	-	-	-	-	-	-	-	138,321	-	-	-	-	-	-	-
Mapua/Ruby Bay	Seaton Valley Drain - Upgrade Drain and Culverts under State Highway	488,710	40%	195,484	-	-	-	38,240	-	157,244	-	-	-	-	-	-	-	-	-	-
Brightwater	Jeffries Creek - Dam & Drains	600,000	40%	240,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Brightwater	Pitfire Improvements - Wider Study of Problem	53,854	20%	10,771	-	-	-	-	-	-	-	-	-	5,311	5,460	-	-	-	-	-
Brightwater	Snowdon Bush - Cleanout & Reshape	62,540	20%	12,508	-	-	-	-	-	12,508	-	-	-	-	-	-	-	-	-	-
Brightwater	School/ Sales Yard - Convert to Denention Storage	180,435	25%	45,109	-	-	8,824	36,285	-	-	-	-	-	-	-	-	-	-	-	-
Wakefield	Whitby Rd to Arrow Street - Diversion Culvert to Wai-iti River	568,109	20%	113,622	-	-	-	-	-	-	22,226	91,395	-	-	-	-	-	-	-	-
Wakefield	Folkner Bush - Bund Required to Prevent Flooding	53,970	20%	10,794	10,794	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wakefield	Eden Stream - Problems with Open Drain	361,340	20%	72,268	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Takaka	Commercial Street - New Pipeline along Commercial Street Outfall to Roses Drain	930,608	20%	186,122	-	-	-	8,854	-	18,204	159,064	-	-	-	14,137	58,131	-	-	-	-
Murchison	Fairfax Street - Drains Upstream of Culvert	50,620	20%	10,124	-	-	-	10,124	-	-	-	-	-	-	-	-	-	-	-	-
General District	Pattons Rock - Replace Two Outfall Pipes	83,791	20%	16,758	-	-	-	8,148	-	-	8,610	-	-	-	-	-	-	-	-	-
General District	Tasman - Baldwin Road Culverts	194,373	20%	38,875	-	-	-	7,605	-	31,270	-	-	-	-	-	-	-	-	-	-
Collingwood	Gibbs Rd - Lower Section at Courthouse	135,796	100%	135,796	-	-	-	135,796	-	-	-	-	-	-	-	-	-	-	-	-
Collingwood	Upper Gibbs Road - Upgrade Pipework	100,395	25%	25,099	-	-	-	25,099	-	-	-	-	-	-	-	-	-	-	-	-
Collingwood	Elizabeth Street - Replace Ext 600 dia with 1050 dia	273,643	25%	68,403	-	-	-	-	-	68,403	-	-	-	-	-	-	-	-	-	-
Collingwood	Washington Street - New Pipework and Sumps	265,547	60%	159,328	-	-	-	-	-	-	159,328	-	-	-	-	-	-	-	-	-
Collingwood	Beach Road outlets - Replace Outfalls to Sea	86,104	75%	64,578	-	-	-	-	-	-	64,578	-	-	-	-	-	-	-	-	-
Kaititeri	Torlesse Drive pipework	222,652	20%	44,530	-	-	-	-	-	8,711	35,819	-	-	-	-	-	-	-	-	-
Kaititeri	Channel in Stephen Creek	86,105	100%	86,105	-	-	-	-	-	-	86,105	-	-	-	-	-	-	-	-	-
				6,225,705	848,410	480,119	216,289	417,221	1,163,862	1,214,485	791,342	516,233	563,384	14,360						

## SUMMARY OF THE DEVELOPMENT CONTRIBUTIONS - REMAINDER OF DISTRICT

WATER		Year work to be Undertaken												
Township	Project Description	Total Cost	% For Growth	Growth Cost	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10
Urban Water Supply	Construct New Booster PS to New High Level Reservoir	314,188	50%	157,094	-	-	15,323	141,771	-	-	-	-	-	-
Urban Water Supply	Construct New Low Level Reservoir 4,300 m <sup>3</sup>	4,287,795	100%	4,287,795	-	-	-	203,694	209,398	3,874,703	-	-	-	-
Urban Water Supply	New 300m Diameter Main to Reservoir 5.7km	2,343,995	100%	2,343,995	-	-	-	111,353	114,471	2,118,171	-	-	-	-
Urban Water Supply	New Patons Rd High Level Main - Between Bateup & Whites Road	335,857	100%	335,857	-	-	32,760	303,097	-	-	-	-	-	-
Urban Water Supply	New Patons Rd Low Level Main - Between Bateup & Ranzau Road	834,226	100%	834,226	-	-	81,372	752,854	-	-	-	-	-	-
Urban Water Supply	Richmond Water Treatment Plant - New mixing, UV & Chlorination Plant	4,245,366	50%	2,122,683	-	-	-	-	39,311	60,618	207,717	1,815,037	-	-
Urban Water Supply	Richmond WTP High Lift Pump Station	606,710	50%	303,355	-	-	29,590	273,765	-	-	-	-	-	-
88 Valley	Construct Link to Wakefield Water Supply	429,122	50%	214,561	-	-	-	-	-	-	-	20,929	193,632	-
88 Valley	Construct New High Level Reservoir	385,590	50%	192,795	-	-	-	-	-	-	-	18,806	173,989	-
Murchison	Construct Reservoir	120,000	30%	36,000	36,000	-	-	-	-	-	-	-	-	-
Wakefield	New Source Construction	2,838,537	60%	1,703,122	-	-	166,126	1,536,996	-	-	-	-	-	-
					36,000	0	325,171	3,323,530	363,180	6,053,492	207,717	1,854,772	367,621	0

SUMMARY OF THE DEVELOPMENT CONTRIBUTIONS - COASTAL TASMAN AREA														
WATER														
Township	Project Description	Total Cost	% For Growth	Growth Cost	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10
Mapua	Coastal PL - Brontie Rd Res Sig 1	812,127	44%	357,336	-	-	-	-	-	34,855	322,481	-	-	-
Mapua	Coastal PL - Main Pump Station	244,700	44%	107,668	-	-	5,115	5,258	97,295	-	-	-	-	-
Mapua	Coastal PL - Motueka Res Pump Station	251,886	44%	110,830	-	-	-	-	10,811	100,019	-	-	-	-
Mapua	Coastal PL - Motueka Res Sig 1	2,146,677	44%	944,538	-	-	44,871	46,127	853,540	-	-	-	-	-
Mapua	Coastal PL - Old Coach Rd Pump Station	211,859	44%	93,218	-	-	-	-	-	9,093	84,125	-	-	-
Mapua	Coastal PL - Old Coach Rd Res Sig 1	790,004	44%	347,602	-	-	-	-	33,906	313,696	-	-	-	-
Mapua	Coastal PL - Pipeline 15	1,636,023	44%	719,850	-	-	-	-	-	70,215	649,635	-	-	-
Mapua	Coastal PL - Pipeline 1a	4,905,104	44%	2,158,246	-	-	102,529	105,400	1,950,317	-	-	-	-	-
Mapua	Coastal PL - Pipeline 1b	4,705,674	44%	2,070,497	-	-	-	-	201,960	1,868,537	-	-	-	-
Mapua	Coastal PL - Power Supplies to Pump Stations	171,068	44%	75,270	-	-	-	-	36,854	18,943	19,473	-	-	-
Mapua	Coastal PL - Treatment Plant	556,134	44%	244,699	-	-	11,625	11,950	221,124	-	-	-	-	-
Mapua	Coastal PL - Wellfield	200,208	44%	88,092	-	-	4,185	4,302	79,605	-	-	-	-	-
Mapua	CTA - Pipeline 10	38,359	85%	32,605	-	-	-	-	-	-	-	-	3,180	29,425
Mapua	CTA - Pipeline 11	51,147	85%	43,475	-	-	-	-	-	-	-	-	4,241	39,234
Mapua	CTA - Pipeline 12	63,933	85%	54,343	-	-	-	-	-	-	-	-	5,301	49,042
Mapua	CTA - Pipeline 13	442,641	85%	376,245	-	-	-	-	-	-	-	-	185,525	190,720
Mapua	CTA - Pipeline 14	332,031	85%	282,226	-	-	-	-	27,529	254,697	-	-	-	-
Mapua	CTA - Pipeline 16	840,664	85%	714,564	69,700	6,44,864	-	-	-	-	-	-	-	-
Mapua	CTA - Pipeline 18	965,136	85%	820,366	-	-	-	-	-	80,020	740,346	-	-	-
Mapua	CTA - Pipeline 19	188,320	85%	160,072	-	-	-	-	-	15,614	144,458	-	-	-
Mapua	CTA - Pipeline 2	48,399	85%	41,139	-	-	-	-	-	-	4,013	37,126	-	-
Mapua	CTA - Pipeline 21	254,091	85%	215,977	-	-	-	-	-	-	21,067	194,910	-	-
Mapua	CTA - Pipeline 23	423,484	85%	359,961	-	-	-	-	-	-	35,111	324,850	-	-
Mapua	CTA - Pipeline 24	544,480	85%	462,808	-	-	-	-	-	-	45,143	417,665	-	-
Mapua	CTA - Pipeline 25	496,081	85%	421,669	-	-	-	-	-	-	41,130	380,539	-	-
Mapua	CTA - Pipeline 3	48,399	85%	41,139	-	-	-	-	-	-	4,013	37,126	-	-
Mapua	CTA - Pipeline 4	60,498	85%	51,423	-	-	-	-	-	-	5,016	46,407	-	-
Mapua	CTA - Pipeline 5	1,188,809	85%	1,010,488	-	-	-	-	-	-	-	-	498,268	512,219
Mapua	CTA - Pipeline 6	126,468	85%	107,498	-	-	-	-	-	-	-	-	53,007	54,491
Mapua	CTA - Pipeline 7	227,644	85%	193,497	-	-	-	-	-	-	-	-	95,413	98,084
Mapua	CTA - Pipeline 8	38,359	85%	32,605	-	-	-	-	-	-	-	-	3,180	29,425
Mapua	CTA - Pipeline 9	102,293	85%	86,949	-	-	-	-	-	-	-	-	8,481	78,468
Mapua	CTA - Tasman Res	189,703	85%	161,248	-	-	-	-	-	-	-	-	79,511	81,737
Mapua	Coastal Pipeline Water Abstraction	405,600	44%	178,464	88,000	90,464	-	-	-	-	-	-	-	-
Mapua	Coastal Pipeline Advance Design	405,600	44%	178,464	88,000	90,464	-	-	-	-	-	-	-	-
				13,345,070	245,700	825,792	168,325	173,037	3,512,941	2,765,689	2,116,011	1,438,623	936,107	1,162,845

**SUMMARY OF THE DEVELOPMENT CONTRIBUTIONS - REMAINDER OF DISTRICT**

WASTEWATER		Project Description	Total Cost	% For Growth	Growth Cost	Year work to be Undertaken																
Township	Location					Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10							
Motueka	Motueka	Motueka WWTP Upgrade	3,078,120	22%	677,186	46,200	630,986	-	-	-	-	-	-	-	-	-	-	-	-	-		
Motueka	Motueka	Courtney Street - Hau Road Main Replacement	260,375	100%	260,375	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	76,611	183,764
Motueka	Motueka	Thorpe Street Pipe Replacement	2,520,324	60%	1,512,194	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Richmond	Richmond	Headingley Lane PS	879,968	100%	879,968	-	879,968	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Richmond	Richmond	Richmond Trunk Main - Three Brother Corner to Jubilee Park	700,000	100%	700,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Richmond	Richmond	System Capacity Upgrades	1,035,621	100%	1,035,621	-	317,034	-	-	-	-	-	-	-	-	-	-	-	-	-	-	374,169
Takaka	Takaka	Takaka WWTP Upgrade	1,750,000	86%	1,400,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Takaka	Takaka	Takaka WWTP - Wetland Plant Nursery	36,800	80%	29,440	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Takaka	Takaka	Motuipi Street Sewer Upgrade	263,000	80%	210,400	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Brightwater	Brightwater	Brightwater - Burkes Bank Replacement	2,770,550	100%	2,770,550	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Brightwater	Brightwater	Burkes Bank - Hope Gravity Main	4,992,481	80%	3,993,985	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Brightwater	Brightwater	Lord Rutherford Road Pipeline Improvement	200,000	100%	200,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Collingwood	Collingwood	Collingwood WWTP - Aerator Installation	49,138	50%	24,569	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Collingwood	Collingwood	Collingwood WWTP - 2nd Aerator Installation	27,962	50%	13,981	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Collingwood	Collingwood	Collingwood WWTP - Installation of Mechanical Screen	198,610	50%	99,305	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Collingwood	Collingwood	Motels PS & Rising Main	553,608	50%	276,804	27,000	249,804	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Collingwood	Collingwood	Waileys Rest PS & Rising Main	609,616	50%	304,808	14,500	29,812	260,496	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Collingwood	Collingwood	Beach Road PS Storage	222,749	20%	44,550	-	-	-	4,345	-	-	-	-	-	-	-	-	-	-	-	-	-
Collingwood	Collingwood	Collingwood WWTP - 2nd Aerator Installation	868,660	20%	173,732	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kaiteriteri	Kaiteriteri	Riwaka PS - Motueka Bridge Rising Main	395,445	80%	316,356	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kaiteriteri	Kaiteriteri	Motueka Bridge - Motueka Ponds Rising Main	178,200	50%	89,100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kaiteriteri	Kaiteriteri	Martin Farm Road PS	8,409,886	100%	8,409,886	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mapua	Mapua	Reticulation Upgrade	75,000	80%	60,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Upper Takaka	Upper Takaka	Upsize Pumping Main	380,000	70%	266,000	266,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
POHARA/TAIA	POHARA/TAIA	Pohara/ Taia Beach Upgrade - Waitapu PS Upgrade	1,405,276	70%	983,693	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
POHARA/TAIA	POHARA/TAIA	Pohara/ Taia Beach Upgrade - Cassidy Corner PS Upgrade	524,280	70%	366,996	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
POHARA/TAIA	POHARA/TAIA	Pohara/ Taia Beach Upgrade - Rototai PS Upgrade	354,660	70%	248,262	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
POHARA/TAIA	POHARA/TAIA	Pohara/ Taia Beach Upgrade - Primary School PS Upgrade	2,007,882	70%	1,405,517	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
POHARA/TAIA	POHARA/TAIA	Pohara/ Taia Beach Upgrade - Delany's PS Upgrade	1,725,156	70%	1,207,609	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
POHARA/TAIA	POHARA/TAIA	Pohara/ Taia Beach Upgrade - Four Winds PS Upgrade	1,161,461	70%	813,023	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
POHARA/TAIA	POHARA/TAIA	Pohara/ Taia Beach Upgrade - Pohara Valley PS Upgrade	625,693	70%	437,985	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
POHARA/TAIA	POHARA/TAIA	Pohara/ Taia Beach Upgrade - Pohara Camp PS Upgrade	967,773	70%	677,441	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
POHARA/TAIA	POHARA/TAIA	Pohara/ Taia Beach Upgrade - Tarakohe PS Upgrade	947,556	70%	663,289	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
POHARA/TAIA	POHARA/TAIA	Pohara/ Taia Beach Upgrade - Ligar Bay PS Upgrade	811,947	70%	568,363	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
POHARA/TAIA	POHARA/TAIA	Pohara/ Taia Beach Upgrade - Taia Beach PS Upgrade	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
						2,953,540	3,791,108	2,897,373	2,641,400	2,190,025	3,048,673	2,731,625	4,120,168	3,784,810	183,764							

SUMMARY OF THE DEVELOPMENT CONTRIBUTIONS - REMAINDER OF DISTRICT														
ROADING		Year work to be Undertaken												
Township	Project Description	Total Cost	% For Growth	Growth Cost	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10
Richmond	Richmond Car Parks Land Purchase	932,020	50%	466,010	-	-	-	-	223,358	-	-	242,652	-	-
Brightwater	Brightwater Starveall Street Car Park Extension	130,564	50%	65,282	-	30,840	-	-	-	34,442	-	-	-	-
Takaka	New Fire Station Carpark	238,415	20%	47,683	-	-	4,185	43,498	-	-	-	-	-	-
Tapawera	New Car Park Construction	60,663	20%	12,133	-	-	-	-	-	-	-	12,133	-	-
Mapua	Car Park Reconstruction & Sealing	102,520	50%	51,260	5,000	46,260	-	-	-	-	-	-	-	-
Motueka	Whitwells Car Park Legalisation	15,000	50%	7,500	7,500	-	-	-	-	-	-	-	-	-
Pohara	New Abel Tasman Footpath and Seawall	322,934	50%	161,477	-	-	52,786	108,691	-	-	-	-	-	-
District	New Footpaths District Wide	1,135,890	50%	567,945	50,000	51,400	52,839	54,319	55,840	57,403	59,011	60,663	62,362	64,108
Mapua	Toru Street 250m Footpath	21,135	20%	4,227	-	-	-	-	-	-	-	-	-	-
Mapua	Iwa Street 500m Footpath	40,560	20%	8,112	4,000	4,112	-	-	-	-	-	-	-	-
Mapua	Tahi Street 250m Footpath	26,073	20%	5,215	-	-	5,215	-	-	-	-	-	-	-
Mapua	Korepo Street 500m Footpath	45,297	20%	9,059	-	-	-	-	4,467	4,592	-	-	-	-
Mapua	Higgs Road 200m Footpath	23,604	20%	4,721	-	-	-	-	-	-	4,721	-	-	-
Mapua	Aranui Road 500m Footpath	42,271	20%	8,454	-	-	8,454	-	-	-	-	-	-	-
Mapua	Toru Street 250m Kerb and Channel	40,158	20%	8,032	-	-	8,032	-	-	-	-	-	-	-
Mapua	Iwa Street 500m Kerb and Channel	77,753	20%	15,210	7,500	7,710	-	-	-	-	-	-	-	-
Mapua	Tahi Street 250m Kerb and Channel	41,282	20%	8,256	-	-	-	8,256	-	-	-	-	-	-
Mapua	Korepo Street 500m Kerb and Channel	84,932	20%	16,986	-	-	-	-	8,376	8,610	-	-	-	-
Mapua	Higgs Road 200m Kerb and Channel	35,406	20%	7,081	-	-	-	-	-	-	7,081	-	-	-
Mapua	Aranui Road 500m Kerb and Channel	88,516	20%	17,703	-	-	-	-	-	-	17,703	-	-	-
District	Various Sites District Wide Kerb and Channel	766,144	20%	153,229	11,000	11,719	12,470	13,471	14,518	15,614	16,759	17,956	19,207	20,514
Pohara	Abel Tasman 300m Kerb and Channel	57,403	20%	11,481	-	-	-	-	-	11,481	-	-	-	-
District	Access Improvement Various Backblock Roads District Wide	113,586	50%	56,793	5,000	5,140	5,284	5,432	5,584	5,740	5,901	6,066	6,236	6,411
Motueka	Graham Valley Backblock Road Upgrades	109,261	20%	21,852	-	-	4,227	8,691	8,934	-	-	-	-	-
Motueka	Motueka Service Lanes Manoy/Talbot	139,320	50%	69,660	-	-	-	-	6,701	27,553	35,406	-	-	-
District	Street Furniture Three New Bus Shelters	33,540	50%	16,770	-	-	5,279	-	5,578	-	5,913	-	-	-
Richmond	Construction Paton Road - Bateup Road to White Road Section	2,810,908	75%	2,108,181	-	-	-	162,956	1,256,389	688,836	-	-	-	-
Richmond	Construction Wensley Road - Bateup Road to Chelsea Road Section	200,000	50%	100,000	-	-	-	-	-	-	-	-	-	-
Richmond	Construction Hart Road - Wensley South to Cutting	701,960	50%	350,980	-	315,000	35,980	-	-	-	-	-	-	-
Richmond	Construction Bateup Road - Wensley Road to 50kph	939,390	75%	704,543	-	-	-	-	41,880	43,052	619,610	-	-	-
Wakefield	Construction 88 Valley Road - Various upgrades Robinson Reserve to Totara View Road 1000m	634,230	50%	317,115	-	102,800	105,678	108,637	-	-	-	-	-	-
Upper/Moutere	Construction Martin Road	52,840	50%	26,420	-	-	26,420	-	-	-	-	-	-	-
Kaiteriteri/Riwaka	Kaiteriteri Riwaka Realignment 1200m	381,155	20%	76,231	-	-	-	-	-	-	-	-	-	-
District	Other Cycle Lanes	2,071,780	25%	517,945	51,400	52,839	54,319	55,840	57,403	59,011	60,663	62,362	64,108	66,108
Riwaka	Cycleway Loder Lane, SH 60 to School Road Unsealed	123,000	25%	30,750	30,750	-	-	-	-	-	-	-	-	-
Motueka	Moutere Highway Cycleway Queen Vic to School Road Unsealed	338,780	25%	84,695	-	41,763	42,932	-	-	-	-	-	-	-
				6,138,991	190,000	698,894	421,632	573,485	1,687,465	954,726	831,116	400,133	175,112	206,427

## SUMMARY OF THE DEVELOPMENT CONTRIBUTIONS - COASTAL TASMAN AREA

ROADING		Year work to be Undertaken												
Township	Project Description	Total Cost	% For Growth	Growth Cost	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10
Tasman	Baldwin Road 65.0m	184,581	68%	125,515	-	-	-	-	-	-	-	-	-	100,962
Tasman	Goddard Road 460m	61,846	68%	42,055	-	-	-	-	-	-	-	-	-	33,828
Tasman	Williams Road 810m	146,672	68%	99,737	-	-	-	-	-	-	-	-	-	80,909
Tasman	Horton Road 14,85m	218,240	68%	148,403	-	-	-	-	-	-	11,172	7,656	-	125,112
Tasman	Mamaku 1000m	71,791	68%	48,818	-	-	-	-	-	-	13,820	9,471	-	25,284
Tasman	Marriages Road 164.0m	237,393	68%	161,427	-	-	-	-	-	-	13,964	9,570	-	130,954
Ruby Bay	Awa Awa Road 1400m	171,960	68%	116,933	-	-	-	-	-	-	18,081	12,392	-	94,859
Ruby Bay	Pomona Road 4800m	828,297	68%	563,242	-	-	31,411	21,526	55,324	454,981	13,098	8,976	-	-
Ruby Bay	Foley Road 400m	307,340	68%	208,991	-	-	5,800	3,974	10,214	189,003	-	-	-	-
Bronte West	Trialgar Road 1840m	442,528	68%	300,919	-	-	-	27,503	18,849	-	49,798	204,769	-	-
Bronte South	Stringer Road 2000m	565,268	68%	384,382	-	-	-	-	-	30,751	21,075	5,4162	278,394	-
Redwood Valley	Maisey Road 1400m	305,613	68%	207,817	-	-	-	11,303	7,746	-	20,465	168,303	-	-
Mapua	Seaton Valley Road 3300m	1,067,232	68%	725,718	-	53,372	-	-	-	59,605	612,741	-	-	-
Lower Moutere	Old Coach Road 7500m pre earthworks	3,203,716	68%	2,178,527	-	104,227	107,145	-	-	969,996	997,159	-	-	-
Tasman	Harley Road 3200m	558,002	68%	379,441	-	-	-	-	-	-	35,272	-	-	24,850
				5,691,925	0	157,599	144,356	64,306	92,133	1,704,336	1,866,645	475,299	336,024	911,227

## Appendix B

### Local Government Act 2002 Refund Of Development Contributions

#### *S209 Refund of Money and Return of Land if Development Does Not Proceed*

1. A territorial authority must refund or return to the consent holder or to his or her personal representative, a development contribution paid or land set aside under this subpart if:
  - (a) The resource consent:
    - (i) lapses under Section 125 of the Resource Management Act 1991; or
    - (ii) is surrendered under Section 138 of that Act; or
  - (b) the building consent lapses under Section 41 of the Building Act 1991; or
  - (c) the development or building in respect of which the resource consent or building consent was granted does not proceed; or
  - (d) the territorial authority does not provide the reserve, network infrastructure, or community infrastructure for which the development contribution was required.
2. A territorial authority may retain any portion of a development contribution or land referred to in subsection (1) of a value equivalent to the costs incurred by the territorial authority in relation to the development or building and its discontinuance.

#### *S210 Refund of Money or Return of Land if Not Applied to Specified Reserve Purposes*

1. If a development contribution has been required for a specified reserve purpose, a territorial authority must:
  - (a) refund money received for that purpose, if the money is not applied to that purpose within 10 years after the authority receives the money or other period specified in the Development Contribution Policy; or
  - (b) return land acquired for the specified reserve purpose, if the authority does not use the land for that purpose within 10 years after the authority acquires the land or other period agreed by the territorial authority and the person who paid the development contribution.
2. A territorial authority may retain part of the money or land referred to in subsection (1) of a value equivalent to the costs of the authority in refunding the money or returning the land.

## Schedule of Charges

The Tasman District Council, acting under the Local Government Act 2002, hereby prescribes the following charges with regard to the relevant activities of Council.

All charges shall come into force on 1 July 2006 and shall remain in force until amended by resolution. Unless otherwise identified, charges are GST inclusive.

Resource Management	Lodgement Fee (GST incl) \$	
Resource Consent Applications Land use, subdivision, water, discharge, coastal		
Controlled Activity Non notified ROW Application (S.348 LGA) Subdivision: plus \$55 for each additional lot in excess of two (includes balance area) when applying for consent to subdivide	1	320.00
Discretionary Activities – Non notified Subdivision: plus \$55 for each additional lot in excess of two (includes balance area) when applying for consent to subdivide	1	600.00
Notified and Limited notification – all consent applications requiring notification Subdivision: plus \$55 for each additional lot in excess of two (includes balance area) when applying for consent to subdivide	1	3,000.00
Monitoring		
A standard monitoring fee of \$80.00 will be applied to all land use consents where monitoring is required. Monitoring outside of this first review will be subject to the “Re-inspection Fee” outlined under Miscellaneous on next page		
Additional Subdivision Costs		
Applications requiring consultation (eg District Land Registrar, Department of Conservation, Transit New Zealand), plus agency costs/fees incurred	2	95.00
Title Plan – Certification under S223 RMA	2	95.00
Engineering Plans plus per allotment add-on in excess of two lots in relation to any subdivision proposal	1 1	125.00 45.00
Completion Certificate no charge if Section 224 approval on face of original title and can be attended to immediately for any subsequent inspection – hourly rate and disbursements Bond administration fee	1 1	210.00 90.00

1 *Deposit on Application*

2 *Standard Charge per Application*



Miscellaneous	Lodgement Fee (GST incl) \$	
Discharge oil on roads – existing permit holders	2	50.00
Discharge oil on roads – new permit applications		80.00
Alterations to Designations and uplifting of non-notified outline plan – S176A	1	300.00 125.00
Bond Administration Fee	1	90.00
Certificate of Compliance under Section 139 and Certificate of Existing Use under Section 139A of the Resource Management Act 1991	2	300.00
Certificate under Overseas Investment Act 1973	1	125.00
Certificate of Compliance for Sale of Liquor Act		90.00
Change or cancellation of consent conditions under section 127 or review under section 128– non-notified	1	300.00
Other notified consents, including change or cancellation of consent conditions under section 127 or review under section 128	1	3,000.00
Document Execution: Documents requiring Council resolution, Certification or Council Seal eg S221, 226, 241, 243, RMA S321, 327A, LGA, Covenants and Caveats	2 2	125.00 80.00/hour
Plus actual cost (over 30 minutes)		
Lodgement fee for objections under S357, 357A and 357B Resource Management Act 1991	2	125.00
Other non-notified consents not covered elsewhere including S125 extensions of time	1	300.00
Re-inspection fee (monitoring) – due to non-compliance actual and reasonable	1	80.00/hr
Request for a Preparation of Plan Change	1	4,200.00
Requirements for Designations or Heritage Orders	1	3,000.00
Transfer of Consents to new owner	2	75.00
Part transfers of a permit	2	300.00
Transfer of Water Permit to new site (S136(2)(b)) – Not-notified	1	300.00
Applications for Road Stopping (S342 LGA)	1	300.00

1 *Deposit on Application*

2 *Standard Charge per Application*

<b>Building Control</b>	<b>Standard Charge per Application (GST incl) \$</b>
<b>Building Consents</b> Includes issue of consent, inspections and code of compliance certificate	
Dwelling	
Single storey < 70 m <sup>2</sup>	1,185.00
Single storey > 70 m <sup>2</sup>	1,435.00
Multi-storey and/or > 200 m <sup>2</sup>	1,800.00
Relocated Building – Dwelling	770.00
Log Burner (free-standing, inbuilt or wetback connection to water cylinders, solar heating panel installation)	130.00
Swimming Pool/Spa Pool	130.00
Other Work (eg alterations, new garages, sheds, commercial buildings, and other relocated buildings) Value:	
\$Nil to 1,000	130.00
1,001 to 2,000	270.00
2,001 to 5,000	400.00
5,001 to 10,000	560.00
10,001 to 20,000	655.00
20,001 to 50,000	800.00
50,001 to 100,000	1,205.00
100,001 to 200,000	1,365.00
200,001 to 500,000	1,780.00
> 500,001	2,100.00
Demolition Permit for buildings > 60 m <sup>2</sup>	85.00
<p><b>Note:</b> It is Council policy to apply a standard charge as above, however, it reserves the right to assess individual cases as required. Additional charges may be requested by virtue of Section 219(2) of the Building Act 2004 if costs incurred exceed the standard charge. Where Building Certifiers are used, Council will discount the above charges. Review of engineer design buildings by consultant will be charged at cost.</p>	
BRANZ Levy	
< \$20,000 assessed value	Nil
> \$20,000 assessed value	\$1/\$1,000 value of project
DBH Levy	
< \$20,000 assessed value	Nil
> \$20,000 assessed value	\$1.97/\$1,000 value of project
<b>Project Information Memoranda</b>	
New construction, additions/alterations < \$300,000	160.00
New construction, additions/alterations > \$300,000	250.00

Land Information Memoranda	Standard Charge per Application (GST incl) \$
Land Information Memorandum requested under the Local Government Official Information and Public Meetings Act (No 2) 1991 Residential Commercial/Industrial Large properties involving more than one certificate of title will be quoted accordingly. Note: Should a special request be made that results in a field inspection and/or substantial research, Council reserves the right to charge any additional fees that are appropriate, based on the amount of time required to provide the requested information.	160.00 250.00
Property Enquiries – Access to Council Records	
File Access Staff advice (beyond 15 minutes) Residential file property enquiry – fee covers photocopying, printouts and up to 15 minutes staff time to discuss contents Terraview/property/rates printout Other reproductions (plans etc) Photocopying (Black and White) - A4 single-sided - A4 double-sided - A3	10.00 10.00/10 mins 75.00 3.00 each at cost 25c 35c 50c
Note: Frequent user discount is available as follows: Option 1 A lump sum of \$800.00 (including GST) payable annually in advance for a company gives access to an unlimited number of files. Option 2 A coupon-based system. Each coupon will enable access to five site files. For residential files the cost per coupon is \$35.00 (including GST) and for commercial and industrial files, the cost per coupon is \$90.00.	
Miscellaneous	
Building Certificates required under other legislation (eg Sale of Liquor Act 1989) Plus inspection charge (if required)	85.00 85.00
Building Warrant of Fitness checks	110.00
Compliance Schedule issued under Section 219(2) of the Building Act 2004 (for new buildings)	150.00
Swimming Pool Registration Fee	Nil
Swimming Pool Exemption Fee (plus any additional costs associated with staff time, hearings and inspections)	130.00
Amended Plan (after consent granted and before CCC)	160.00

<b>Land Information Memoranda</b>	<b>Standard Charge per Application (GST incl) \$</b>
Application for certificate of Acceptance Section 97 of the Building Act 2004. Fees, charges or levies that would have been payable had building consent been applied for before carrying out the work	140.00
Lodgement fee for seeking review of any Development Contribution set by staff included in the Development Contribution Policy	125.00
Re-inspection for Code Compliance Certificate minimum charge plus any associated staff cost.	45.00
Documents requiring Council resolution, certification or Council seal Plus actual cost (over 30 minutes)	65.00 \$80.00/hour
Certificates of Public Use	150.00
Dam classification application plus consultant costs	130.00
Monthly Building Consent list	150.00 pa
Department of Building and Housing information request plus any associated staff cost	130.00
Gambling Venue Consent – Deposit fee only	300.00

<b>Environmental Health</b>	<b>Standard Charge per Application (GST incl) \$</b>
Camping Ground Registration Fee – Basic Fee Plus 50c for every camp site	175.00
Certificate of Fitness for Mortuary	150.00
Food Premises – gross floor area less than 50 m <sup>2</sup>	160.00
Food Premises – where gross floor area of premises is between 50 m <sup>2</sup> – 100 m <sup>2</sup>	200.00
Food Premises – where gross floor area of premises is between 100 m <sup>2</sup> – 200 m <sup>2</sup>	250.00
Food Premises – where gross floor area of premises exceeds 200 m <sup>2</sup>	350.00
Each additional inspection of food premises	85.00
Funeral Directors Registration Fee	150.00
Hairdressers Registration Fee	150.00
Offensive Trade	165.00
Trading in Streets and Public Places Bylaw 2005	
Display of goods on the footpath by shopkeepers outside their shops	10.00 per day 15.00 per month 60.00 per year
Hawker's Licence	22.50
Long term or short term street stall Plus site lease                      Application Fee	112.50
Operation of Mobile Shop and Food Stalls	112.50
Outdoor Café                      Application Fee Plus site lease	112.50

<b>Sale of Liquor<sup>1</sup></b>		<b>Standard Charge per Application (GST incl) \$</b>
Applications involving Agency Hearing		275.00
BYO On Licence		132.00
Caterer's Off Licence		132.00
Club Liquor Licence		776.00
Liquor Off Licence		776.00
Liquor On Licence		776.00
Manager's Certificate		132.00
Redefinition Application		75.00
Re-inspection following non-compliance		65.00
Special Licence		63.00
Temporary Authority Order		132.00
<b>Dog Control</b>		
Registration Fees:	Urban Dogs	35.00
	Rural	24.00
	Seeing Eye and Hearing Dogs	No charge
	Search and Rescue Dogs	No charge
Impounding Fees:	1 <sup>st</sup> impounding	
	Neutered dogs	60.00
	2 <sup>nd</sup> impounding	30.00
	Neutered dogs	70.00
	3 <sup>rd</sup> impounding	40.00
	Neutered dogs	80.00
	Sustenance	50.00
Micro-chipping impounded dogs if required		6.00/day
<i>Owners whose dog is de-sexed during the registration year following its impounding will receive a \$30 refund</i>		20.00
Kennel Licence:	Initial Application	75.00
	Annual Renewal	25.00

<sup>1</sup> Sale of Liquor charges will be imposed as fixed by Central Government

<b>Resource Management: Administration, Monitoring and Supervision Charges</b>	<b>Standard Charge per Consent (GST incl) \$</b>
Gravel/Shingle Extraction Fees	
Waimea/Wairoa Rivers	5.00/m <sup>3</sup>
Wai-iti	3.50/m <sup>3</sup>
Upper Motueka (including all tributaries above Baton Bridge)	2.50/m <sup>3</sup>
Lower Motueka (including all tributaries below Baton Bridge)	5.00/m <sup>3</sup>
Moutere	3.50/m <sup>3</sup>
Riwaka/Marahau/Sandy Bay	3.50/m <sup>3</sup>
Takaka and Tributaries	5.00/m <sup>3</sup>
Aorere and Tributaries and other Golden Bay Rivers	3.50/m <sup>3</sup>
Buller	2.50/m <sup>3</sup>
Other Rivers, Streams and Coastal Marine Area	3.50/m <sup>3</sup>
Gravel extraction outside of the above-listed areas or on freehold land	2.00/m <sup>3</sup>
Sand in Lower Motueka River (including all tributaries below Baton Bridge)	2.00/m <sup>3</sup>
<b>Coastal Structures – Annual Charges</b>	
Coastal Structures per consent:	
Aquaculture Activity	400.00
0 – 10 lines	25.00
each additional line	65.00
other structures	
<b>Water Permit Annual Charges</b>	
For stock water, private domestic use, fire fighting, cooling, private community water supplies, recreational uses and permits to take water to or from an irrigation dam, reservoir, pond, seepage hole or embayment irrespective of the quantity authorised	65.00
For all other permits to take water, the fee is based on the daily quantity of water authorised multiplied by the catchment factor, to reflect the different impacts and management requirements in different catchments, as set out below:	
Less than 250 m <sup>3</sup> /day	90.00
250 – 499 m <sup>3</sup> /day	115.00
500 – 999 m <sup>3</sup> /day	163.00
1,000 – 2,499 m <sup>3</sup> /day	235.00
2,500 – 4,999 m <sup>3</sup> /day	363.00
5,000 – 14,999 m <sup>3</sup> /day	609.40
15,000 – 49,999 m <sup>3</sup> /day	1,320.00
50,000 – 299,999 m <sup>3</sup> /day	3,939.00
300,000 m <sup>3</sup> /day or more	11,132.00

<b>Resource Management: Administration, Monitoring and Supervision Charges (continued)</b>		<b>Standard Charge per Consent (GST incl) \$</b>
Catchment	Catchment Factor	
Aorere	1.00	
Takaka	1.00	
Motueka	1.50	
Moutere	1.50	
Waimea	1.50	
Buller	1.00	
<p><i>Where the supply to Council of water meter readings is a condition of the water permit, an additional charge of \$100 incl GST will be levied the following year for each water permit where the water meter return(s) were not received by Council within one week of the due date stated on the meter reading forms.</i></p> <p><i>Waimea Water Augmentation Feasibility Study – An additional monitoring surcharge for permit holders in the Delta, Waimea West, Golden Hills, Lower Confined, Reservoir, Hope and Upper Confined Water Management Zones will be as follows:</i></p>		
	Surcharge \$	
Less than 250 m <sup>3</sup> /day	68.29	
250 – 499 m <sup>3</sup> /day	78.92	
500 – 999 m <sup>3</sup> /day	116.35	
1,000 – 2,499 m <sup>3</sup> /day	182.12	
2,500 – 4,999 m <sup>3</sup> /day	333.87	
5,000 – 14,999 m <sup>3</sup> /day	560.50	
15,000 – 49,999 m <sup>3</sup> /day	1,214.07	
50,000 – 299,999 m <sup>3</sup> /day	3,622.89	
For Permits to Divert Water		65.00
For Permits to Dam Water		25.00
<b>Discharge Permits (Water or Contaminant) Annual Charges</b>		
Permits to discharge scour water from dams and pipelines, for water resource augmentation, spillway and compensation flows, minor cooling water discharges, minor spraying operations and flood/drainage discharges		65.00
Dairy shed and piggery discharges (including laboratory costs)		300.00
<b>Fish Farming</b>		
Less than 1,000 m <sup>3</sup> /day authorised discharge		65.00
1,000 – 4,999 m <sup>3</sup> /day		200.00
5,000 – 14,999 m <sup>3</sup> /day		554.00
15,000 – 49,999 m <sup>3</sup> /day		1,130.00
50,000 – 99,999 m <sup>3</sup> /day		2,685.00
100,000 m <sup>3</sup> /day or more		3,760.00



Resource Management: Administration, Monitoring and Supervision Charges (continued)			Standard Charge per Consent (GST incl) \$
Food Processing Industries (including by way of example, abattoirs, fish processing, vegetable processing, dairy factories, wineries)			
1. Untreated waste to water			
2. Semi-treated/screened waste to water			
3. Fully treated/unpolluted waste to water or discharge			
Authorised at less than 200 m <sup>3</sup> /day	(1) 554.00	(2) 270.00	(3) 65.00
200 – 999 m <sup>3</sup> /day	1,615.00	810.00	162.00
1,000 m <sup>3</sup> /day or more	3,250.00	1,625.00	326.00
Gravel Wash and Mining Discharges			
Less than 1,000 m <sup>3</sup> /day authorised			200.00
1,000 – 2,999 m <sup>3</sup> /day			330.00
3,000 m <sup>3</sup> /day			554.00
Sawmills, Timber Processing Discharges			200.00
Power Generation Discharges			
Less than 1,000 m <sup>3</sup> /day authorised			75.00
1,000 – 4,999 m <sup>3</sup> /day			200.00
5,000 – 24,999 m <sup>3</sup> /day			265.00
25,000 – 299,999 m <sup>3</sup> /day			595.00
300,000 m <sup>3</sup> /day or more			3,745.00
Sewage Effluents: Residential dwellings with septic tank systems on single title are exempt	<i>Untreated</i>	<i>Primary treated / septic tanks</i>	
Less than 50 m <sup>3</sup> /day authorised	554.00	300.00	
50 – 99 m <sup>3</sup> /day	870.00	550.00	
100 – 999 m <sup>3</sup> /day	1,615.00	970.00	
1,000 – 9,999 m <sup>3</sup> /day	5,380.00	2,685.00	
10,000 m <sup>3</sup> /day	9,365.00	4,650.00	
	<i>Secondary treated oxidation ponds</i>	<i>Tertiary treated/ land disposal</i>	
Less than 50 m <sup>3</sup> /day authorised	75.00	300.00	
50 – 99 m <sup>3</sup> /day	175.00	350.00	
1,000 – 9,999 m <sup>3</sup> /day	1,750.00	554.00	
10,000 m <sup>3</sup> /day	1,870.00	890.00	
Stormwater (subdivision discharges to transfer to Council exempt)			75.00
Tip Leachate, Contaminated run-off, Emergency wastewater or Industrial discharge			200.00
Discharges to land under Section 15(1)(d)			75.00
Discharge Permits (Air) Annual Charges			
Major air discharges (former Pt A [Clean Air Act] activities)			1,500.00
Minor air discharges (former Pt B [Clean Air Act] activities)			275.00
Minor Air Discharges (former Pt C [Clean Air Act] activities)			75.00

### General Rules Applying in Respect of Charges

Charges will include all staff time (\$80.00 per hour inclusive of overhead component and GST) associated with processing and assessing applications, excluding staff travel time to and from the site of the application and/or consent holder. Additional costs associated with consent processing and assessment such as use of consultants and laboratory costs, where these skills cannot be provided by in-house staff, will be recovered at actual costs. This policy also applies to the monitoring of consent conditions where an annual charge is not made or where costs exceed the payable annual charge and Council elects to recover the difference.

Annual charges shall be due on 1 December or 30 days from the date of invoicing, whichever is the later, unless otherwise agreed in writing by Council.

Where all or part of any deposit or charge is not paid beforehand, Council will reserve the right not to process that application. Council reserves the right to invoice for work done in excess of any deposit fee paid.

Reductions and waivers are generally not available. Reductions might be justified where the person liable to pay any charge reduces the costs to Council of carrying out its functions, including through self-regulation checks approved by Council.

There will be no charge on parties who choose to surrender a resource consent and provide written confirmation.

Where multiple consents are sought, the charge shall be based on the "highest deposit" application cost plus 20% of the deposit of accompanying applications.

A 50% rebate applies to the annual charges for consents with consent-specific monitoring programmes where monitoring costs are being recovered separately. Specific arrangements will be made in relation to approved self-regulation inspections.

A \$25.00 (GST inclusive) discount applies per consent to dam where the consent holder also holds additional permits for a surface watertake.

Where a consent is being renewed and the activity is continuing, the applicant shall continue to be liable to pay any annual and/or monitoring charge

Annual charges levied on holders of resource consents will be recovered whether permits are exercised or not.

The cost of Councillor hearing panels are set by the Remuneration Review Authority and will be charged accordingly. Commissioner costs shall be charged at actual costs incurred.

<b>Wharfage</b>			
Mussel line backbone charge \$1/m in length for mussel lines Mussel line backbone charge 25c/m in length for spat lines Storage charges of \$1/sq m per day			
	Fish and Shellfish \$	General Cargo \$	Fuel \$
Tarakohe Mapua	9.75/tonne bag	3.54/tonne	3.54/1,000 litres
Notes: These wharfage fees are not payable on wharves or parts of wharves, the use or occupation of which has been assigned to a party other than Council under some existing instrument Torrent Bay jetty is considered to be a recreational facility for which no wharfage is charged.			
<b>Commercial Operator's Licence</b>			<b>(GST inclusive)</b>
Application Fee  Payable on initial application and in addition to the annual fee:  (plus reimbursement for any reasonable and necessary costs incurred by Council in assessing an application (eg valuation of seaworthiness, qualifications and experience).			80.00
Annual Fee  For each multiple of either one power-driven vessel or up to a total of 15 kayaks, rafts, waka or similar vessels that are not power-driven with greater than 10hpw.			225.00
Fuel Facilities			
Pump sited on Council wharf, or property at Tarakohe or Motueka. The lump sum charge is in lieu of wharfage.			3,600.00/year
Elsewhere and excluding wharfage			50.00/year

<b>Refuse Charges</b>	<b>2006/2007 1 July to 30 June (GST incl)</b>
Rubbish Bags (TDC sale price)	1.20
Tyres:	
Car	3.00
Car tyres with rims	10.00
Truck	6.00
Loader/Tractor	25.00
Mixed Refuse:	
Car boot ( $\frac{1}{2}$ m <sup>3</sup> )	14.00
Other vehicles	28.00/m <sup>3</sup>
Scrap:	
Car bodies (complying)	30.00
Other vehicles and non-complying cars	135.00
Whiteware (complying)	5.00
Whiteware (non-complying)	15.00
Hardfill (only accepted at Richmond)	30.00/m <sup>3</sup>
Greenwaste	12.00/m <sup>3</sup>
Hazardous Waste	
Oils and Solvents	free
Other materials	disposal cost
Batteries	free
Marine Waste (shells)	30.00/m <sup>3</sup>
APPROVED Special wastes, Eves Valley Landfill (GST inclusive)	90.00/tonne

<b>Corporate Charges</b>			
GIS Map Prices (per copy)	GST incl \$		GST incl \$
A4 black and white	5.00	Subsequent copies	2.00
A4 colour	10.00	Subsequent copies	5.00
A3 black and white	10.00	Subsequent copies	5.00
A3 colour	15.00	Subsequent copies	7.00
A2 black and white	15.00	Subsequent copies	5.00
A2 colour	20.00	Subsequent copies	9.00
A1 black and white	20.00	Subsequent copies	7.00
A1 colour	30.00	Subsequent copies	12.00
A0 black and white	25.00	Subsequent copies	9.00
A0 colour	40.00	Subsequent copies	15.00
Electronic files (eg Maps and GIS data in electronic format)			
Per Mbyte		\$50.00	
Minimum Charge		\$25.00	
CD/DVD Media		\$5.00 1 <sup>st</sup> , \$1.00 thereafter	
Access to Explore Tasman			
Connection Fee Monthly		\$100.00 \$100.00 per month	
Annual (in advance)		\$1,000.00 one-off	

<b>Engineering Plan Document Charges</b>			
Payment is required on receipt of copies. Payment to be made at main Reception (cash, cheque or Eftpos available). GST invoices available on request.			GST Incl \$
A1 Print	8.00	Subsequent copies	3.00
A2 Print	5.00	Subsequent copies	2.00
A3 Print	4.00	Subsequent copies	1.50
A4 Print	3.00	Subsequent copies	1.00
Photocopying			
First 20 pages for requests under the Official Information Act			Free
Additional copies:			
A4 black and white single sided			20c
double sided			40c
A3 black and white single sided			40c
double sided			70c
Colour copies A3 and A4			2.00
Laminating			
A4 Pouches			50c
A3 Pouches			70c
Binding			
Spiral Binding:			40c/document
Clear plastic cover			20c
Card back			20c
Plastic spiral			10c
Library Charges			
Loans			
New adult books – 3 week loan			1.00
All magazines in adult section - 3 week loan			20c
Music CD's – 3 week loan			1.00
Reserves and Requests			
Reservation within Tasman District Libraries			2.00
Request (interloan) outside Tasman District – minimum charge, see leaflet for details			5.00
Overdue items			
After due date		Adult Member	Junior Member
Two weeks late		1.00	50c
Four weeks late		3.00	1.50
		5.00	2.50
Photocopying			
A4			20c
Double sided			40c
A3			40c
Double sided			70c
Colour			2.00
Internet Charges			
Up to 15 minutes (minimum charge)			2.00
Up to 30 minutes			3.50
Up to 45 minutes			5.50
Up to one hour (maximum booking)			7.00
Replacement Membership Card			3.00

<b>Engineering Charges</b>	<b>\$</b>
Permit Fees	
Vehicle Access Crossing (urban)	100.00
Vehicle Access Crossing (rural)	100.00
Road Opening Permit – perpendicular	350.00 plus actual costs (\$200.00 refundable on satisfactory completion)
Road Opening Permit – parallel to road	150.00 plus actual costs (bond of \$100.00 per 100 metres up to \$5,000.00)
Water Tanker Permit (not permitted in water-short areas)	500.00 pa
Fencing on road reserve (also gates, other structures)	250.00 + inspection costs
Parking permit	25.00/day
Application for Tourist Facility Sign (\$100 refunded if consent refused)	150.00 plus actual costs
Fencing between private and Tasman District Council land	actual and reasonable as agreed by parties
Oiling Permit	80.00
Road Closure (events, parades)	250.00 (or actual costs for inspections and public notifications) plus \$2,000.00 bond plus insurance and public liability cover
Officer's Inspection Fees	95.00/hour
Engineering Standards	75.00

<b>Motueka Aerodrome</b>			
Aircraft Type	General Aviation Users Charges (through honesty box)	Aerodrome Operators Charges (invoiced monthly)	Aerodrome Operators Charges (Advance Annual Payment Option)
	\$	\$	\$
Single engine	5.00	50.00/month/aircraft	550.00
Twin Engine	7.50	75.00/month/aircraft	850.00
Helicopter	5.00	50.00/month/aircraft	550.00
Microlight/ Homebuilt	5.00	37.50/month/aircraft	400.00
Glider	5.00	37.50/month/aircraft	400.00
NB: General Aviation Users charges not paid through honesty box will incur a \$25.00 administration fee			
<b>Aircraft Parking Charges for Visiting Aircraft</b>			
Aircraft Type	Charges (payable through Honesty Box)		
Single engine	\$5.00 per day or \$450.00 pa		
Twin Engine	\$7.50 per day or \$675.00 pa		
Helicopter	\$5.00 per day or \$450.00 pa		
Microlight/Homebuilt	\$3.75 per day or \$350.00 pa		
Glider	\$3.75 per day or \$350.00 pa		
NB: Parking charges not paid through honesty box will incur a \$25.00 administration Fee			
<b>Special Charges</b>			
Special charges will be levied on activities such as driver training, drag racing and other activities not related to aircraft movements. These will be at the discretion of the Executive Officer (Airport Manager) and will be evaluated on their own merit.			
<b>Notes:</b>			
Interest charge of 12% per annum will be applied on a daily basis on any charges which remain unpaid at the end of the month of invoicing.			
An aerodrome movement is defined as on/in the operational airspace and below 150 feet airport ground level.			
These charges are to be reviewed on an annual basis.			



## Water Connection Charges

Payable by a property that connects to the low pressure supply in one of the Group Account Rural Extension areas.

Connection Charge	
Connection per property	\$3,375 <i>"plus work plus administration plus GST"</i>
Coastal Tasman Planning Area Rural 3 and Services Overlay Areas	\$4,800 <i>"plus work plus administration plus GST"</i>

Payable by all urban areas that form the Group Water Account.

Connection Charge	
All urban areas except Motueka Township and Riwaka connected to Kaiteriteri Supply	\$1200.00 incl GST plus work plus admin plus GST
Main Road Riwaka, connected to the Kaiteriteri Supply	\$3,000 incl GST plus work plus admin plus GST
Special water reading fee	\$30.00 per reading

## Rural Water Supply Connection Charges

This is the fee payable to connect to the scheme, for:

Connection Charge	
Dovedale	)
Redwoods Valley	) Only if capacity is available
Eighty Eight Valley	)
First Unit	\$3,500 incl GST plus Work plus admin plus GST
Additional Units	\$600/unit incl GST plus work plus admin plus GST

## Motueka Urban Water Supply Area

Connection Charge	
Unserviced Lots	\$1,200 incl GST plus work plus admin plus GST
Serviced subdivisions approved prior to Dec 1996	\$1,200 incl GST per lot
New subdivisions approved since Dec 1996	\$2,000 incl GST per lot

## Wastewater Connection Charges

District-wide connection fees for new connections outside existing Wastewater UDA's

\$2,400 incl GST at building consent plus Work + Admin + GST.

## Wastewater Connection Fees for new connections within UDA's

Richmond	\$1,200 incl GST at building consent plus Work + Admin + GST
Waimea Basin	
Mapua, Ruby Bay	
Kaiteriteri, Riwaka	
Murchison	
Motueka	
Takaka	
Collingwood	
Tapawera	
Pohara/St Arnaud	Rated for Capital Costs plus Work + Admin + GST

## Wastewater trade waste charges

Conveying based on rate of discharge	\$5 per annum per litre per second (excluding GST)
Treatment based on BOD <sub>5</sub>	\$650 per annum per kilogram BOD per day (excluding GST)
Wastewater pan charge	Equates to wastewater – operation and maintenance charge as set out in this LTCCP
Method B – Definition 'C'. Cost to convey and treatment of sewerage.	Equates to water supply – metered connections as set out in this LTCCP

## Administration charge items and terms

Trade waste discharges	Rate	Terms
Temporary discharge charge	\$300	A charge payable prior to receipt of temporary discharge
Trade waste application charge	\$300	A charge payable on an application for a trade waste discharge
Annual trade waste consent charge	\$300	Annual management charge for holders of trade waste consents to cover Council's costs associated with: <ol style="list-style-type: none"> <li>Administration</li> <li>Compliance monitoring</li> <li>Inspection of the consents</li> </ol>

## Tasman District Council Cemetery Charges – 1 July 2006

Type	Charges (incl GST)
<i>Plot – Purchase Right of Burial</i>	
RSA	No fee
New Plot – 12 years and over	\$750.00
<i>Children's Areas where set apart</i>	
Child 5-12 years	\$450.00
Child 0-5 years	\$100.00
Stillborn	No fee
Out of District Fee on any Burial Plot – extra to above	\$750.00
<i>Ashes – Purchase Right of Burial</i>	
RSA	No charge
Rose Garden – all ages	\$350.00
Tree Shrub Garden – all ages	\$350.00
Ash Berm – all ages	\$350.00
Stillborn	No fee
Out of District Fee on any Ash Plot – extra to above	\$350.00
<i>Burial Interment Fees</i>	
RSA	\$580.00
Interments – 12 years and over	\$580.00
Child – 5-12 years	\$375.00
Child 0-5 years	\$120.00
Stillborn	No fee
Disinterment	Actual cost
Sunday & Public Holiday extra charge – all ages	\$250.00
<i>Ash Interment Fees</i>	
All ash plots in all cemeteries – all ages	\$120.00
Disinterment – ashes	Actual cost
Sunday and Public Holidays extra charge – all ages (if contractor attendance is required)	\$80.00