

# LTCCP Amendments

# Part 7

## Audit Opinion

### REPORT TO THE READERS OF TASMAN DISTRICT COUNCIL'S STATEMENT OF PROPOSAL FOR PUBLIC CONSULTATION ON A PROPOSED AMENDMENT TO THE LONG-TERM COUNCIL COMMUNITY PLAN FOR THE TEN YEARS COMMENCING 1 JULY 2006

The Auditor-General is the auditor of the Tasman District Council (the District Council). The Auditor-General has appointed me, Scott Tobin, using the staff and resources of Audit New Zealand, to report on the Statement of Proposal for adoption of the proposed amendment to the Long Term Council Community Plan (the Statement of Proposal) on his behalf.

The District Council adopted its Long Term Council Community Plan (LTCCP) for the ten years commencing 1 July 2006 on 29 June 2006.

We expressed an unqualified opinion on the District Council's LTCCP for the ten years commencing 1 July 2006 in our audit report dated 29 June 2006. We considered that the LTCCP provided a reasonable basis for long term integrated decision-making by the District Council and for participation in decision-making by the public and subsequent accountability to the community about the activities of the District Council.

The District Council is now proposing to amend its LTCCP for the ten years commencing 1 July 2006 to update content in its Development Contributions Policy. The Statement of Proposal provides information about the proposed amendment to the District Council's LTCCP and any consequential amendments to the LTCCP that will be required if it is amended in the manner proposed.

## AUDIT NEW ZEALAND Mana Arotake Aotearoa

### Opinion

#### *Overall opinion*

In our opinion, the information within the Statement of Proposal on pages 126 to 136, about the proposed amendment to the LTCCP and any consequential amendments to the LTCCP that will be required if it is amended in the manner proposed, is fairly presented and the District Council has complied with the applicable requirements of the Local Government Act 2002 (the Act) in preparing the Statement of Proposal.

It is not our responsibility to express an opinion on the merits of any policy content within the Statement of Proposal.

In forming our overall opinion, we considered our opinion on specific matters required by the Act, which is set out below.

#### *Opinion on specific matters required by the Act*

The Auditor-General is required by section 84(4) of the Act to report on:

- the extent to which the Statement of Proposal complies with the requirements of the Act;
- the quality of information and assumptions underlying the forecast information provided in the Statement of Proposal; and
- the extent to which the forecast information and proposed performance measures within the Statement of Proposal will provide an appropriate framework for the meaningful assessment of the actual levels of service provision.

## AUDIT NEW ZEALAND

Mana Arotake Aotearoa

In terms of our obligation to report on the matters outlined in section 84(4) of the Act, as it applies to the proposed amendment to the LTCCP, in our opinion:

- the District Council has complied with the requirements of the Act in all material respects demonstrating good practice for a council of its size and scale within the context of its environment;
- the Statement of Proposal does not include forecast information and we therefore need not comment on the quality of information and assumptions underlying the forecast information.
- the Statement of Proposal does not include performance information and we therefore need not comment on the extent to which the forecast information and proposed performance measures within the Statement of Proposal provide an appropriate framework for the meaningful assessment of the actual levels of service provision for a Council of its size and scale within the context of its environment.

Actual results are likely to be different from the forecast information since anticipated events frequently do not occur as expected and the variation may be material. Accordingly, we express no opinion as to whether the forecasts will be achieved. Our report was completed on 8 April 2008, and is the date at which our opinion is expressed. The basis of the opinion is explained below. In addition, we outline the responsibilities of the District Council and the Auditor, and explain our independence.

### Basis of opinion

We carried out the audit in accordance with the International Standard on Assurance Engagements 3000 (revised): *Assurance Engagements Other Than Audits or Reviews of Historical Financial Information* and the Auditor General's Auditing Standards, which incorporate the New Zealand Auditing Standards. We have examined the forecast financial information in accordance with the International Standard on Assurance Engagements 3400: *The Examination of Prospective Financial Information*.

We planned and performed our audit to obtain all the information and explanations we considered necessary to obtain reasonable assurance that the information within the Statement of Proposal, about the proposed amendment to the LTCCP and any consequential amendments to the LTCCP that will be required if it is amended in the manner proposed, does not contain material misstatements.

Our procedures included examining on a test basis, evidence supporting assumptions, amounts and other disclosures in the Statement of Proposal, determining compliance with the requirements of the Act, and evaluating the overall adequacy of the presentation of information.

We obtained all the information and explanations we required to support the opinion above.

### Responsibilities of the Council and the Auditor

The District Council is responsible for preparing a LTCCP under the Act, by applying the District Council's assumptions and presenting the financial information in accordance with generally accepted accounting practice in New Zealand. The District Council's responsibilities arise from Section 93 of the Act.

## AUDIT NEW ZEALAND

Mana Arotake Aotearoa

Section 84 of the Act requires the District Council, when considering amendments to the LTCCP, to prepare a Statement of Proposal. The District Council must include a draft of the parts of the LTCCP that are proposed to be amended, and an accompanying draft of any consequential amendments to the LTCCP that will be required if it is amended in the manner proposed.

We are responsible for expressing an independent opinion on the Statement of Proposal and reporting that opinion to you. This responsibility arises from section 15 of the Public Audit Act 2001 and section 84(4) of the Act.

### Independence

When reporting on the Statement of Proposal we followed the independence requirements of the Auditor-General, which incorporate the independence requirements of the Institute of Chartered Accountants of New Zealand. Other than this report, and in conducting the audit of the LTCCP and the annual audit, we have no relationship with or interests in the District Council.



S M Tobin  
Audit New Zealand  
On behalf of the Auditor-General  
Christchurch, New Zealand

# LTCCP Amendments

## Foreword

Council has varied some wording and introduced new wording to its Development Contributions Policy. There is no change to financial implications of the policy as a result of the proposed wording changes.

To assist in administering its Development Contributions Policy, Council has decided to

- amend the date in Clause 1.3 to 1 July 2008.
- amend Clause 1.4 by deleting the final paragraph which is now in conflict with the law established through the case Neil Construction Limited & Ors v North Shore City Council.
- amend Clause 5.1.1 to align the unit of demand for the water in the Coastal Tasman Area to the creation of an allotment which is the basis on which water supply is planned.
- clarify the definition of “Dwelling” in Clause 11.

**Reference contained to Appendices, Schedules and Maps are to be made directly to Council’s 2006-2016 LTCCP.**

## 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 2008.

### 1.4 When a Development Contribution can be 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 a service activity contribution map 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.

### *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: (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 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 will 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:

Table 1		
Activity	Growth component to be funded by Development Contributions	\$ (GST excl)
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:

Table 2		
Activity	Growth component to be funded by Development Contributions	\$ (GST excl)
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 1,345 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. The exception to this is in relation to water where the development is a second or subsequent dwelling on an allotment. The reason for this is that only one unit of water will be provided to each allotment. This means that after 1 July 2004 the creation of the allotment or the first dwelling will trigger the imposition of the development contribution for water, whichever occurs first.
- 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, Council may require the developer to provide such information. In any case the Council will carry out its own assessment for any 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.

## 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 224 (C) 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.

Any such charge shall incur interest at a rate of 10% per annum compounding quarterly.

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% 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 wellbeing 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:

Table 3			
Activity	Base Unit	Demand per Household Unit	Comments
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	
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 divided by 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 divided by 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.

**Coastal Tasman Area** comprises 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.

**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).

*Note: Workers accommodation as defined in the Tasman Resource Management Plan will be assessed for roading contributions on the basis of one HUD per 10 beds.*

**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

## Matters relating to Tasman District Council's adopted amendments to the LTCCP subsequent to this report

This report dated 29 June 2006 relates to the Long Term Council Community Plan (the LTCCP) for the 10 years commencing 1 July 2006, approved by the District Council on 29 June 2006. On 22 June 2007, the District Council adopted an amendment to its LTCCP for the 10 years commencing 1 July 2006 by updating wording within its Development Contributions Policy. On 26 June 2008 the District Council adopted an amendment to its LTCCP for the 10 years commencing 1 July 2006 to update content within its Development Contributions Policy.

The District Council has not prepared an amended LTCCP that incorporates these amendments. Consequently, to form a view of the LTCCP of the District Council, the content of the LTCCP to which this report relates should be considered in conjunction with the District Council's adopted amendments. There is no legislative requirement for us to report on the adopted amendments and we have not done so.

## Matters relating to the electronic presentation of the report to the readers of the Long-Term Council Community Plan

This report relates to the LTCCP of Tasman District Council for the ten years commencing 1 July 2006 which was approved by the District Council on 29 June 2006 included on Tasman District Council's web-site. Tasman District Council is responsible for the maintenance and integrity of the District Council's web site. We have not been engaged to report on the integrity of the District Council's web site. We accept no responsibility for any changes that may have occurred to the LTCCP since it was initially presented on the web site.

The report refers only to the LTCCP named above. It does not provide an opinion on any other information which may have been hyperlinked to/from the LTCCP, including the adopted amendments to the LTCCP published by the District Council and which has not been incorporated with the content of the LTCCP to which this report relates. If readers of this report are concerned with the inherent risks arising from electronic data communication they should refer to the published hard copy of the LTCCP incorporating volumes 1 and 2 approved on 29 June 2006 and the related audit report dated 29 June 2006 to confirm the information included in the LTCCP presented on this web site.

The preparation and dissemination of the LTCCP is governed by New Zealand legislation.