Council

Meeting of 17 April 2025

Business Unit: People and Corporate
Date Created: 27 November 2025

Adoption of the Development and Financial Contributions Policy

Purpose Te Aronga o te Pūrongo

To present the Development and Financial Contributions Policy for adoption.

Significance of Decision Te Hira o te Whakataunga

The decision discussed in this report is considered to be significant on the basis of the following criteria from section 4.2.1 of the Significance and Engagement Policy 2020; that there is a legal requirement to engage.

Section 106(6) of the Local Government Act 2002 (the Act) requires Council to review the Development and Financial Contributions Policy once every three years, using the consultative process as specified by s 82 of the Act. Therefore, Council consulted on the draft Development and Financial Contributions Policy between 30 October 2024 to 14 February 2025.

The consultation and submissions received are outlined in the Council report *Deliberations for the Development and Financial Contributions Policy* which is being considered alongside this report.

Recommendations Ngā Tūtohinga

1. That Council adopts the Development and Financial Contributions Policy (Option 1). The costs of all projects in *Schedule 2 – Future Assets* of the Policy are regarded as growth-related, and are fully funded from Development Contributions;

   AND

2. That Council set the development contribution fees per Housing Unit Equivalent (HUE) by Catchment Area as:

Table 1 – Development Contribution fees per HUE, by Catchment Area – Option 1

Development contribution fees for activities by Catchment Area	Development contribution fee per HUE ($) inclusive of GST
Feilding Urban Catchment Area - Water - Wastewater - Stormwater - Reserves - Transport **- Total**	 $6,293 $13,320 $22,922 $2,722 $8,513 **$53,770**
Feilding Intensification Area - Water - Wastewater - Stormwater - Reserves - Transport **- Total**	 $4,090 $8,658 $14,899 $2,722 $8,513 **$38,883**
Rural and Villages - Water - Wastewater - Stormwater - Reserves - Transport **- Total**	 NA NA NA $2,722 $8,513 **$11,235**

OR

3. That Council adopts the Development and Financial Contributions Policy (Option 2). The costs of projects in *Schedule 2 – Future Assets* of the Policy have been assessed as either growth-related, levels of service-related, or renewals-related. The growth related costs are fully funded from Development Contributions. The levels of service-related costs and the renewals costs are funded from General Rates;

AND

4. That Council set the development contribution fees per Housing Unit Equivalent (HUE) by Catchment Area as:

Table 2 – Development Contribution fees per HUE, by Catchment Area – Option 2

Development contribution fees for activities by Catchment Area	Development contribution fee per HUE ($) inclusive of GST
Feilding Urban Catchment Area - Water - Wastewater - Stormwater - Reserves	 $3,917 $9,058 $17,573 $1,357

- Transport **- Total**	$5,731 **$37,636**
Feilding Intensification Area - Water - Wastewater - Stormwater - Reserves - Transport **- Total**	 $2,546 $5,888 $11,422 $1,357 $5,731 **$26,944**
Rural and Villages - Water - Wastewater - Stormwater - Reserves - Transport **- Total**	 NA NA NA $1,357 $5,731 **$7,088**

AND

5. That Council notes that the indicative increase in rates required would be:

Table 3 – Impact of Option 2 on Rates

Long-term Plan year	Total Rates (excl. internal rates and water by meter) before Development and Financial Contributions Policy (D&FC Policy) requirement ($)	Total Rates Increase impact from D&FC Policy ($)	Total Rates (excluding internal rates and water by meter, and including impact from D&FC Policy) ($)	Long-term Plan Total Rates Increase	Remodelled Total Rates Increase (excl. Growth)	Additional Total Rates Increase required from D&FC Policy.
1 – 24/25		NA		7.09%		NA
2 - 25/26	$53,223,589	$196,086	$53,419,675	6.03%	6.43%	0.40%
3 – 26/27	$57,904,917	$317,354	$58,222,271	7.27%	7.46%	0.19%
4 – 27/28	$61,195,826	$233,108	$61,428,934	4.21%	4.03%	-0.18%
5 – 28/29	$64,983,639	$540,564	$65,524,203	4.77%	5.25%	0.48%
6 – 29/30	$69,562,140	$163,744	$69,625,884	5.55%	4.92%	-0.63%
7 – 30/31	$73,045,057	$452,025	$73,497,082	3.88%	4.28%	0.40%
8 – 31/32	$76,640,298	$517,337	$77,157,635	3.72%	3.78%	0.06%

9 – 32/33	$81,876,755	$689,243	$82,565,998	5.70%	5.88%	0.18%
10– 33/34	$84,772,823	$914,961	$85,687,784	2.49%	2.73%	0.24%

AND

6. That the Council, to comply with requirements under section 77 of the Local Government Act 2022, notes that Option 2 would create inconsistencies with mandatory financial impact statements in the Council's 2024-2034 Long-term Plan. This option would result in $17,363,234 being reallocated from capital expenditure to meet additional demand into capital expenditure to improve the level of service across the 10 years of the Long-term Plan.

7. That that Council agrees that the development contribution fees resulting from the adoption of the Development and Financial Contributions Policy will be effective from 18 April 2024.

Report prepared by:
David Gurney
Strategy Manager

Approved for submission by:
Frances Smorti
General Manager – People & Corporate

1 Executive Summary Te Whakarāpopoto Whānui

1.1 Well planned growth has many positive outcomes for communities. It brings vibrancy and economic resilience and prosperity to the community. However, unplanned growth can be detrimental, putting a strain on infrastructure and stretching services. It is important that good quality transport, three-waters, parks/reserves and community infrastructure is in place to support the development that drives growth.

1.2 When growth-related infrastructure is put in place, it benefits the developers of new properties. However, for each growth-related capital works project, there can be other benefits to the wider community from the added utility from the infrastructure. These community benefits are positive externalities from the projects. Some would say that the projects would never be initiated in the absence of growth, so there the developers who drive that growth should pay the full cost of the project (through development contributions), despite the positive externalities that flow to the wider community. Others would say that if the wider community receives a benefit from the project, then they should pay for those benefits (through rates). There are two options for decision in this paper: which option is ultimately chosen will depend on what view is taken in response to the above viewpoints.

1.3 The Development and Financial Contributions Policy (the Policy) explains how development contributions are calculated, charged and paid. It outlines the projects that Development Contributions fund. Some of these projects have already been done (listed in Schedule 3 of the Policy), with Council investing in infrastructure to support growth before new houses and business are built. Other projects (listed in Schedule 2 of the Policy) are still to be done.

1.4 Currently, the Policy assumes that all future capital works projects in Schedule 2 of the Policy are growth-related. This drives Option 1, with development contributions funding 100% of the cost of the projects. Option 2 changes this assumption, assessing each project in Schedule 2 and considering if a proportion of each project relates more to levels of service increases or renewals. Under Option 2, the proportion of the value of the future growth-related capital works programme that is attributed to growth decreases, reducing the contribution that development contributions fees would make to funding the programme. However, the levels of service-related and renewals-related capital works programme would be increased, and this is funded by rates.

1.5 Under Option 1, a Housing Unit Equivalent (HUE) built in the Fielding Urban catchment area would pay $53,770(incl. GST) in development contribution fees.

1.6 Under Option 2, a HUE built in the Feilding Urban catchment area would pay $37,636 (incl. GST) in development contribution fees. However, rates in 2025/26 would need to rise an extra 0.40% to cover the extra $196,086 rates required to fund the resulting increase in levels of service-related and renewals-related capital works programmes. In Year 10 of the Long-term Plan 2024-2034, an extra $914,961 would be needed.

1.7 This paper is seeking a decision by Council to adopt a Development and Financial Contributions, based either on Option 1 or Option 2.

1.8 The increases in development contributions fees would become effective on 18 April 2025.

2 Contribution to Community Well-being and Council's Community Outcomes Te Tūhono ki ngā Whāinga a te Kaunihera mō te Oranga Hapori me te Whakawhanake Hapori

2.1 Relationship to Council's strategic priorities (community outcomes):

A place to belong and grow **He kāinga e ora pai ai te katoa** - Development contributions fund growth projects.	✓
A future planned together **He kāinga ka whakamaherea tahitia tōna anamata e te hapori tonu** - Development contributions fund projects that provide the infrastructure required for sustainable growth.	✓
An environment to be proud of **He kāinga ka rauhītia tōna taiao** - Development contributions fund the provision of parks and reserves, complementing growth and housing development.	✓
Infrastructure fit for future **He kāinga ka tūwhena tonu ōna pūnahahanga, haere ake nei te wā** - Development contributions fund the road and three-waters networks required to accommodate growth.	✓
A prosperous, resilient economy **He kāinga ka tōnui tōna ōhanga** - Development contributions fund project that support growth, driving economic prosperity and resilience.	✓
Value for money and excellence in local government **He kāinga ka eke tōna kāwanatanga ā-rohe ki ngā taumata o te kairangi** - The Development and Financial Contributions Policy supports the fair and equitable sharing of costs of capital works, and the apportionment of those cost between growth, levels of service and renewals.	✓

3 Background Ngā Kōrero o Muri

3.1 Sustainable growth is important for the ongoing prosperity of the District. More households mean that there are more ratepayers across whom Council can spread the costs of developing, maintaining and renewing council assets and services. More businesses provide economic resilience, provide more employment opportunities and add to the overall economic vibrancy.

3.2 Section 197AA of the Local Government Act allows Council to recover a fair, equitable and proportionate portion of the total cost of capital expenditure required to service growth over the long term by charging development contribution fees. Currently, Council uses development contribution fees to fund growth-related water, wastewater, stormwater, transport and reserves infrastructure.

3.3 Capital works that are not growth-related, but instead are related to levels of service to the existing community or to renewals, are funded by rates.

4 Calculating development contributions fees

4.1 Since 2018, Council has prioritised the use of development contributions to provide infrastructure in Precincts 4 and Precinct 5. This reflects Council's view that investment in these areas results will result in the highest increase of rating units, allowing future costs to be spread across more rating units. This approach is referred to as the "One Network Appproach".

4.2 Development contribution fees are calculated by dividing the growth-related costs of capital works by the forecast number of Housing Unit Equivalents (HUES) created across all developments. The concept of a HUE is based on an estimate of the average standard residential unit and the demand that would typically place on infrastructure. The development contribution fees payable on an individual development site will depend on the number of HUEs the site creates, and which catchment are the development is in. For commercial development, the demand on infrastructure by activity is assessed in terms of the number of HUEs.

4.3 The Manawatū District has three catchment areas for development contribution purposes. The development contribution fees for each area differ by catchment area, reflecting the different level of demand that development in those areas places on infrastructure. The catchment areas are:

- Feilding Urban – development contributions in this area cover water supply, wastewater, stormwater, transport and reserves infrastructure.
- Feilding Intensification Area – development contributions in this area cover the same infrastructure as the Feilding Urban catchment area, but a 0.65% differential factor is applied to recognise that, in most instances, there is no requirement for new the local infrastructure (although demand on existing

infrastructure is still increased).

- Rural and Villages – development contributions in this area covers transport and reserves infrastructure, but not water supply, wastewater or stormwater.

4.4 Development contributions fund the costs of both past assets that have been built (outlined in Schedule 3 of the Policy) and future assets that will be built (outlined in Schedule 2 of the Policy) to provide infrastructure to support growth.

5 Forecasting growth

5.1 Over recent years, there has been a slowdown in New Zealand's economy. This has seen a reduction in the number of residential HUEs that are forecast over the 20 year period of the Policy – a reduction from 3,665 residential HUEs previously forecast using the Household assumptions in the 2021-2031 Long-term Plan, to 2,766 residential HUEs forecast in the Household assumptions in the Long-term Plan 2024-2034.

5.2 HUEs for business have been forecast by referring to the five-year average, and projecting this forward. This has seen the number of forecast business HUEs increase significantly, from 160 forecast in the previous policy to 1,580 in the proposed policy.

5.3 In summary, there has been an increase in the total number of forecast HUEs (residential plus business HUEs) from 3,824 to 4,356.

6 Increasing costs leading to higher development contribution fees

6.1 Construction costs and interest costs have increased substantially over the past three years. Despite the total number of HUEs increasing, higher construction costs and higher interest rates being applied to work that has already been completed, has resulted in the large increases in development contribution fees per HUE under both policy options being considered by Council.

6.2 Elected members were concerned about the impact higher development contribution fees might have on growth. There were concerns that high development contribution fees might make new development unviable, and put Feilding at a comparative disadvantage for new developments compared to other areas that have comparatively lower development contributions. Therefore, officers were asked to consider different options for calculating development contribution fees.

7 Discussion and Options Considered Ngā Matapakinga me ngā Kōwhiringa i Wānangahia

7.1 In developing options for calculating development contribution fees, a number of ‘levers’ can be used. These levers are:

- The size and timing of the future capital works programme – this has been adjusted as part of each Long-term Plan
- The allocation of costs for each project in the future capital works programme between growth (which is funded by development contributions), and levels of service and renewals (which are funded by rates)
- The degree to which growth-related costs of projects are funded by rates or funded by development contributions – Council currently funds all growth-related costs using development contributions.
- Phasing in of development contribution fee increases to smooth out increases over time – the greater the smoothing of increases, the more costs are removed from current developers and pushed out to future developers.

7.2 In September 2024, officers presented Elected Members with 16 options, all with varying use of the above levers. From these options, on 17 October 2024 Councillors agreed to consult on two options.

Option 1 (status quo) – Development contribution fees are calculated using the current cost allocation settings, and all future projects for growth-related capital works are 100% funded by development contributions.

7.3 Under this option, the cost allocations in Schedule 2 outlining future capital works are, for the most part, allocating the entire cost of the project to growth, which is funded by development contributions.

7.4 The argument for allocating the entire costs of the projects to growth relates to the fact that they are all within Precincts 4 and 5. If growth did not occur, then Council would have not done these projects. Whilst there are positive externalities for existing residents from the projects (economic benefits, added utility), an argument can be put that the projects would not have been initiated unless there was growth, and therefore those who have created the growth should fund all of the infrastructure.

7.5 An advantage of this option is the administrative efficiency of taking the same cost allocation approach across all projects in Precincts 4 and 5.

7.6 However, the most obvious disadvantage of this option is that, for the reasons outlined above, the costs of growth infrastructure is met solely by developers, meaning that the development contribution fees will rise more significantly (more than doubling for the Feilding Urban catchment area) than they would under Option 2. There is a fear that if the fees are significantly higher than other areas, then developers will be disincentivised from developing property in the Manawatū District (particularly Feilding) and this will further slow-down growth.

7.7 The development contribution fees under this option would be:

Table 4 - Development contribution fees per HUE, by catchment area – Option 1

Catchment area	Total DC fee per HUE
Feilding Urban	$53,770
Feilding Intensification Area	$38,883
Rural and Villages	$11,235

7.8 The total development contribution fees in the table above are higher than the fees indicated during the consultation.

Option 2 – Development contribution fees are calculated using revised cost allocation settings in Schedule 2 of the Development and Financial Contributions Policy, where costs for each project in that Schedule are apportioned between growth (which is funded from development contributions) and levels of service and renewal (both of which are funded from rates).

7.9 Under this option, the cost allocation for projects for future capital works (in Schedule 2 of the Policy) has been assessed project by project. A determination has been made about who benefits from each project, with costs allocated to growth for the benefit of developers, and to levels of service or renewals for the benefit of the wider community.

7.10 The argument for this option also hinges on the positive externalities of the projects. Whilst the growth projects are being done for the sole reason that growth is occurring in Precincts 4 and 5, the full cost would not funded by development contributions because a proportion of each project provides more levels of service, or renews existing assets, to the wider community, who will pay for this through rates.

7.11 Initial workings have indicated that approximately 44% of the cost of projects for future capital works in Schedule 2 would be allocated to either levels of service or renewals if this option is chosen.

7.12 The reallocation of costs by activity for future capital works is summarised in the following table.

Table 5 - Cost allocation for future capital projects (Schedule 2 of the Policy)

Activity	Total value of capital works ($)	Cost allocation – Option 2					
		Growth ($)	Growth % of total	Levels of Service ($)	LOS % of total	Renewals ($)	Renewals % of total
Roading	$25,315,887	$15,221,784	60%	$10,094,103	40%	$0	0%
Wastewater	$8,346,174	$3,853,251	46%	$4,492,923	54%	$0	0%
Water	$3,897,733	$1,977,249	51%	$1,920,484	49%	$0	0%
Stormwater	$14,949,115	$8,944,501	60%	$6,004,614	40%	$0	0%
Parks and Reserves	$2,574,532	$580,017	23%	$1,994,515	77%	$0	0%
Total	**$55,083,441**	**$30,576,803**	**56%**	**$24,506,638**	**44%**	**$0**	**0%**

7.13 Under this option, the development contribution fees still increase significantly, but that increase is lower than under Option 1. The following table outlines the increase in fees under Option 2.

Table 6 - Development contribution fees per HUE, by catchment area – Option 2

Catchment area	Proposed total DC fee per HUE ($)
Feilding Urban	$37,636
Feilding Intensification Area	$26,944
Rural and Villages	$7,088

7.14 The major disadvantage of this option is that more cost is pushed to ratepayers. The 44% of the cost that will be reallocated to levels of service will be funded by ratepayers. This means that rates in 2025/26 need to rise an extra 0.40% to cover the extra $196,086 rates required to fund the resulting increase in levels of service-related capital works programmes. In Year 10 of the Long-term Plan 2024-2034, an extra $914,961 will be needed. A more detailed outline of the rates impact is provided in Table 3 under Recommendation 5.

8 Te Kīwai (o te kete)

8.1 Te Kīwai is the engagement process which guides Council's practice and ensures the onus to engage and include Māori is shared between Council and all partners. In this manner, we progress both the articles and principles of Te Tiriti o Waitangi by maintaining the balance between Kawanatanga (Governance) of the Council and Tino

Rangatiratanga (Sovereignty) of whānau, hapū, and iwi Māori.

8.2 There are no known cultural considerations associated with the matters addressed in this report. No engagement with Māori is necessary.

9 Community Engagement Te Whai Wāhitanga mai o te Hapori

9.1 Section 106(6) of the Act requires Council to consult on its Development and Financial Contributions Policy every three years, in a way that satisfies the principle of consultation listed in s 82 of the Act.

9.2 The Policy was consulted on between 30 October 2024 to 14 February 2025. The consultation will saw information provided on the Council website and through social media, newspapers, radio, Antenno and at the Council's main office. Elected members and the Executive team hosted a forum for developers on 21 November 2024, and a public drop-in session on 26 November 2024, to discuss the options.

9.3 The Council paper *Deliberations for the Development and Financial Contributions Policy* which is being tabled alongside this paper summarises the consultation process, and the results from the submissions made in writing and at the hearings meeting on 6 March 2025.

10 Operational Implications Te Whai Pānga Atu ki ngā Kaupapa Mahi

10.1 Development contributions fund infrastructure required to support growth. Council is required to consult with the community if it changes its policy, or increases development contributions fees by more than the Producer Price Index (PPI). It is important that this is done expediently so that increases to development contribution fees can be implemented to adequately cover growth-related costs, and Council can progress with its growth-related capital programme.

11 Financial implications Te Whai Pānga Atu ki ngā Kaupapa Ahumoni

11.1 The Long-term Plan 2024-2034 includes assumptions about the revenue from development contributions. This revenue reflects the growth assumptions that underpin the Long-term Plan and the Infrastructure Strategy 2024-2054. Whilst actual revenue from development contributions will fluctuate from year to year, over the long term this revenue is required to fund past and future investment in infrastructure for growth.

11.2 Not funding past and forecast investment in infrastructure for growth from development contributions would result in additional rate funding requirements.

11.3 Development contribution fees will enable Council to continue to recover the costs being incurred in the growth works in Precinct 4 and Precinct 5. Work continues ahead of the development contributions being received and is funded via debt in the short term and then recovered via the development contribution fees.

11.4 The Financial Strategy outlines that the additional capital expenditure required to provide service to cater for growth will be recovered through development contributions. The total cost of capital expenditure for growth and funding sources is summarised as follows. Note that 2023 amounts are stated in italics to specify the changes made in the proposed updated Policy. There are two tables – one relating to Option 1, the other relating to Option 2.

Table 7 - Total cost of capital expenditure for growth and funding sources – Option 1

ACTIVITY	TOTAL CAPEX	GROWTH CAPEX	DC FUNDED CAPEX	TOTAL CAPEX PROPORTION FUNDED BY DEVELOPMENT CONTRIBUTIONS	CAPEX PROPORTION FUNDED FROM OTHER SOURCES	DEVELOPMENT CONTRIBUTION INTEREST	TOTAL AMOUNT TO BE FUNDED BY DEVELOPMENT CONTRIBUTIONS
Calcs	A	B	C	C/A*100	((A-C)/A)*100	D	C+D
Water supply							
Feilding	$77.0M *2023: $60.8M**	$3.9M *$4.2M*	$3.9M *$4.2M*	5.1% *6.8%*	94.9% *93.2%*	$3.8M *$1.2M*	$7.7M *$5.4M*
Wastewater							
Feilding	$120.3M *$67.4M*	$8.3M *$10.5M*	$8.3M *$10.5M*	6.9% *15.5%*	93.1% *84.5%*	$6.5M *$2.7M*	$14.9M *$13.2M*
Stormwater							
Feilding	$54.7M *$28.1M*	$14.9M *$6M*	$14.9M *$6M*	27.3% *21.3%*	72.7% *78.7%*	$17.5M *$6.7M*	$32.4M *$12.7M*
Total Reserves							
District wide	$8.7M *$12.2M*	$2.6M *$3.6M*	$2.6M *$3.8M*	29.6% *31.2%*	70.4% *68.8%*	$13.5M *$2.3M*	$6.1M *$6.1M*
Total Transport Infrastructure							
District wide	$270.1 *$216.5M*	$25.3M *$12.2M*	$25.3M *$12.2M*	9.4% *5.6%*	90.6% *94.4%*	$5.3M *$1.6M*	$30.6M *$13.8M*
Grand Total	**$530.8M** ***$385.0M***	**$55.1M** ***$36.7M***	**$55.1M** ***$36.7M***	**10.4%** ***9.50%***	**89.6%** ***90.5%***	**$36.5M** ***$14.5M***	**$91.6M** ***$51.2M***

Table 8 - Total cost of capital expenditure for growth and funding sources – Option 2

ACTIVITY	TOTAL CAPEX	GROWTH CAPEX	DC FUNDED CAPEX	TOTAL CAPEX PROPORTION FUNDED BY DEVELOPMENT CONTRIBUTIONS	CAPEX PROPORTION FUNDED FROM OTHER SOURCES	DEVELOPMENT CONTRIBUTION INTEREST	TOTAL AMOUNT TO BE FUNDED BY DEVELOPMENT CONTRIBUTIONS
Calcs	A	B	C	C/A*100	((A-C)/A)*100	D	C+D
Water supply							
Feilding	$77.0M *2023: $60.8M**	$3.9M *$4.2M*	$2.0M *$4.2M*	2.6% *6.8%*	97.4% *93.2%*	$2.2M *$1.2M*	$4.1M *$5.4M*
Wastewater							
Feilding	$120.3M *$67.4M*	$8.3M *$10.5M*	$3.9M *$10.5M*	3.2% *15.5%*	96.8% *84.5%*	$4.7M *$2.7M*	$8.5M *$13.2M*
Stormwater							
Feilding	$54.7M *$28.1M*	$14.9M *$6M*	$8.9M *$6M*	16.3% *21.3%*	83.7% *78.7%*	$13.4M *$6.7M*	$22.4M *$12.7M*
Total Reserves							
District wide	$8.7M *$12.2M*	$2.6M *$3.6M*	$0.6M *$3.8M*	6.7% *31.2%*	93.3% *68.8%*	$2.2M *$2.3M*	$2.8M *$6.1M*
Total Transport Infrastructure							
District wide	$270.1 *$216.5M*	$25.3M *$12.2M*	$15.2M *$12.2M*	6.7% *5.6%*	94.4% *94.4%*	$4.8M *$1.6M*	$20.1M *$13.8M*
Grand Total	**$530.8M** ***$385.0M***	**$55.1M** ***$36.7M***	**$30.6M** ***$36.7M***	**5.6%** ***9.50%***	**94.2%** ***90.5%***	**$27.3M** ***$14.5M***	**$57.9M** ***$51.2M***

12 Statutory Requirements Ngā Here ā-Ture

12.1 Sections 102(2)(d) of the Local Government Act 2002 provides that Council must adopt a policy on development contributions or financial contributions.

12.2 The power for local authorities to prescribe fees and charges is set by a number of statutes, including the Local Government Act 2002.

12.3 The following sections of the Local Government Act 2002 are also relevant to the Development and Financial Contributions Policy 2024:

- Section 77 (Requirements in relations to decisions);
- Section 82 (Principles of consultation);
- Section 102 (Required funding and financial policies);
- Section 106 (Policy on development contributions, scale, and scope of development contributions, when consultation is and is not required);
- Section 197AA (Purpose of development contributions);

- Section 197AB (development contributions principles to be taken account of);
- Section 201 (significant assumptions and explanation and justification for the way each development contribution is calculated, and conditions and criterial that will apply to remission, postponement, or refund);
- Section 201A (a schedule of assets for which development contributions will be used);
- Section 202 (charges to be applied in each area, and the methodology for the charges);
- Section 202A (information about how reconsideration requests can be lodged);
- Section 203 (development contributions maxima);
- Schedule 10 (Long-term plans, annual plans, and annual reports).

13 Delegations Te Mana Whakatau

13.1 The Council has authority to decide on this matter.

14 Conclusion Whakatepenga

14.1 This report seeks a decision from Council to adopt either the Development and Financial Contributions Policy based on Option 1 or Option 2.

15 Attachments Ngā Āpitihanga

- Development and Financial Contributions Policy (Option 1)
- Development and Financial Contributions Policy (Option 2)