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# **PALMERSTON NORTH CITY COUNCIL**

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AGENDA

## **COUNCIL**

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**9:00 AM - ADOPT LONG TERM PLAN 2024-34,  
WEDNESDAY 26 JUNE 2024**

COUNCIL CHAMBER, FIRST FLOOR  
CIVIC ADMINISTRATION BUILDING  
32 THE SQUARE, PALMERSTON NORTH

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# MEMBERS

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|  |                        |
|--|------------------------|
| <b>Grant Smith (Mayor)</b>               |                        |
| <b>Debi Marshall-Lobb (Deputy Mayor)</b> |                        |
| <b>Mark Arnott</b>                       | <b>Leonie Hapeta</b>   |
| <b>Brent Barrett</b>                     | <b>Lorna Johnson</b>   |
| <b>Rachel Bowen</b>                      | <b>Billy Meehan</b>    |
| <b>Vaughan Dennison</b>                  | <b>Orphée Mickalad</b> |
| <b>Lew Findlay (QSM)</b>                 | <b>Karen Naylor</b>    |
| <b>Roly Fitzgerald</b>                   | <b>William Wood</b>    |
| <b>Patrick Handcock (ONZM)</b>           | <b>Kaydee Zabelin</b>  |

AGENDA ITEMS, IF NOT ATTACHED, CAN BE VIEWED AT

[pncc.govt.nz](http://pncc.govt.nz) | Civic Administration Building, 32 The Square  
City Library | Ashhurst Community Library | Linton Library

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**Waid Crockett**

**Chief Executive | PALMERSTON NORTH CITY COUNCIL**

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Te Marae o Hine | 32 The Square  
Private Bag 11034 | Palmerston North 4442 | New Zealand  
[pncc.govt.nz](http://pncc.govt.nz)

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# **COUNCIL MEETING**

26 June 2024

## **ORDER OF BUSINESS**

**1. Karakia Timatanga**

**2. Apologies**

**3. Notification of Additional Items**

Pursuant to Sections 46A(7) and 46A(7A) of the Local Government Official Information and Meetings Act 1987, to receive the Chairperson's explanation that specified item(s), which do not appear on the Agenda of this meeting and/or the meeting to be held with the public excluded, will be discussed.

Any additions in accordance with Section 46A(7) must be approved by resolution with an explanation as to why they cannot be delayed until a future meeting.

Any additions in accordance with Section 46A(7A) may be received or referred to a subsequent meeting for further discussion. No resolution, decision or recommendation can be made in respect of a minor item.

**4. Declarations of Interest (if any)**

Members are reminded of their duty to give a general notice of any interest of items to be considered on this agenda and the need to declare these interests.

**5. Public Comment**

To receive comments from members of the public on matters specified on this Agenda or, if time permits, on other matters.

- 6. Confirmation of Minutes**

That the minutes of the extraordinary Council meeting of 10 June 2024 Part I Public be confirmed as a true and correct record.

Page 7
- 7. Adoption of the Future Development Strategy**

Memorandum, presented by Keegan Aplin-Thane, Senior Planner, Palmerston North City Council and Leana Shirley, Senior Planner, Horizons Regional Council.

Page 13
- 8. Adopting the Long-Term Plan 2024-34 and Associated Strategies and Policies**

Memorandum, presented by David Murphy - Chief Planning Officer, Cameron McKay - Chief Finance Officer, and Chris Dhyrberg - Chief Infrastructure Officer.

Page 33
- 9. Resolutions to Authorise Borrowing**

Memorandum, presented by Steve Paterson, Strategy Manager - Finance.

Page 149
- 10. Setting Rates for 2024/25**

Memorandum, presented by Steve Paterson, Strategy Manager - Finance.

Page 153
- 11. Adoption of the Waste Management and Minimisation Plan 2024**

Memorandum, presented by Peter Ridge - Senior Policy Analyst, and Natasha Hickmott - Activities Manager - Resource Recovery and Sustainability Infrastructure.

Page 163
- 12. Adoption of the Palmerston North Dog Control Bylaw 2024**

Report, presented by Stacey Solomon, Policy Analyst.

Page 193
- 13. Council Work Schedule**

Page 219

**Karakia Whakamutunga**

#### 14. Exclusion of Public

To be moved:

“That the public be excluded from the following parts of the proceedings of this meeting listed in the table below.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

| General subject of each matter to be considered |   | Reason for passing this resolution in relation to each matter  | Ground(s) under Section 48(1) for passing this resolution |
|---|---|--|---|
| 15.   | Confirmation of the minutes of the extraordinary Council meeting of 10 June 2024 Part II Confidential | For the reasons set out in the Council of 10 June 2024, held in public present.  |   |
| 16.   | Contract Award - Comprehensive Cleaning Services Contract   | NEGOTIATIONS: This information needs to be kept confidential to ensure that Council can negotiate effectively, especially in business dealings | s7(2)(i)  |

This resolution is made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public as stated in the above table.



## **PALMERSTON NORTH CITY COUNCIL**

### **Minutes of the Extraordinary Council Meeting Part I Public, held in the Council Chamber, First Floor, Civic Administration Building, 32 The Square, Palmerston North on 10 June 2024, commencing at 9.00am**

**Members Present:** The Mayor (Grant Smith) (in the Chair) and Councillors Debi Marshall-Lobb, Mark Arnott, Brent Barrett, Rachel Bowen, Vaughan Dennison, Lew Findlay, Roly Fitzgerald, Patrick Handcock, Leonie Hapeta, Billy Meehan, Orphée Mickalad, Karen Naylor, William Wood and Kaydee Zabelin.

**Apologies:** Councillor Lorna Johnson

Councillor Orphée Mickalad was not present when the meeting resumed at 11.06am during consideration of clause 111.2-24. He entered the meeting again at 11.08am during consideration of clause 111.3-24. He was not present for clause 111.2-24.

#### **Karakia Timatanga**

Councillor Debi Marshall-Lobb opened the meeting with karakia.

#### **109-24 Apologies**

Moved Grant Smith, seconded Debi Marshall-Lobb.

#### **RESOLVED**

1. That Council receive the apologies.

Clause 109-24 above was carried 15 votes to 0, the voting being as follows:

#### **For:**

The Mayor (Grant Smith) and Councillors Debi Marshall-Lobb, Mark Arnott, Brent Barrett, Rachel Bowen, Vaughan Dennison, Lew Findlay, Roly Fitzgerald, Patrick Handcock, Leonie Hapeta, Billy Meehan, Orphée Mickalad, Karen Naylor, William Wood and Kaydee Zabelin.

#### **110-24 Confirmation of Minutes**

Moved Grant Smith, seconded Debi Marshall-Lobb.

#### **RESOLVED**

1. That the minutes of the ordinary Council meeting of 29 May 2024



Part I Public be confirmed as a true and correct record.

Clause 110-24 above was carried 15 votes to 0, the voting being as follows:

**For:**

The Mayor (Grant Smith) and Councillors Debi Marshall-Lobb, Mark Arnott, Brent Barrett, Rachel Bowen, Vaughan Dennison, Lew Findlay, Roly Fitzgerald, Patrick Handcock, Leonie Hapeta, Billy Meehan, Orphée Mickalad, Karen Naylor, William Wood and Kaydee Zabelin.

Moved Grant Smith, seconded Debi Marshall-Lobb.

**RESOLVED**

2. That the minutes of the ordinary Council meeting of 5 June 2024 Part I Public be confirmed as a true and correct record.

Clause 110-24 above was carried 15 votes to 0, the voting being as follows:

**For:**

The Mayor (Grant Smith) and Councillors Debi Marshall-Lobb, Mark Arnott, Brent Barrett, Rachel Bowen, Vaughan Dennison, Lew Findlay, Roly Fitzgerald, Patrick Handcock, Leonie Hapeta, Billy Meehan, Orphée Mickalad, Karen Naylor, William Wood and Kaydee Zabelin.

**111-24**

**Confirming the Proposed 2024 Long-term Plan for Audit**

Memorandum, presented by David Murphy - Chief Planning Officer, Cameron McKay - Chief Financial Officer and Chris Dyhrberg - Chief Infrastructure Officer.

Two additional motions were moved from the floor to enable Elected Members an opportunity to:

- consider household-level impact of the Nature Calls project options;
- reflect and review on the effect of the changes to the rating system before the drafting of the Long Term Plan 2027-37.

Moved Grant Smith, seconded Debi Marshall-Lobb.

**RESOLVED**

1. That Council:

- a. rescind LTP Nature Calls (Clause 95.11-24- resolution 1) from Council 29 May 2024 and

- b. replace it with: *That the Nature Calls budget should be no more than \$480M (excluding inflation) across the 2024-34 Long-Term Plan.*

Clause 111.1-24 above was carried 10 votes to 5, the voting being as follows:

**For:**

The Mayor (Grant Smith) and Councillors Debi Marshall-Lobb, Brent Barrett, Rachel Bowen, Lew Findlay, Roly Fitzgerald, Patrick Handcock, Leonie Hapeta, Orphée Mickalad and Kaydee Zabelin.

**Against:**

Councillors Mark Arnott, Vaughan Dennison, Billy Meehan, Karen Naylor and

William Wood.

The meeting adjourned at 10.45am

The meeting resumed at 11.06am

Councillor Orphée Mickalad was not present when the meeting resumed at 11.06am.

Moved Grant Smith, seconded Debi Marshall-Lobb.

## **RESOLVED**

2. That Council instruct the Chief Executive to work with Horizons Regional Council:
  - a. to pause the current consent application under the Resource Management Act 1991; and
  - b. re-phase the timing of the Nature Calls programme to allow for the review of the Best Practicable Option.

Clause 111.2-24 above was carried 14 votes to 0, the voting being as follows:

### **For:**

The Mayor (Grant Smith) and Councillors Debi Marshall-Lobb, Mark Arnott, Brent Barrett, Rachel Bowen, Vaughan Dennison, Lew Findlay, Roly Fitzgerald, Patrick Handcock, Leonie Hapeta, Billy Meehan, Karen Naylor, William Wood and Kaydee Zabelin.

Councillor Orphée Mickalad entered the meeting at 11.08am.

Moved Brent Barrett, seconded Rachel Bowen.

## **RESOLVED**

3. That the Chief Executive report on prospective Nature Calls funding and finance options, including an analysis of their potential costs at a household level.

Clause 111.3-24 above was carried 15 votes to 0, the voting being as follows:

### **For:**

The Mayor (Grant Smith) and Councillors Debi Marshall-Lobb, Mark Arnott, Brent Barrett, Rachel Bowen, Vaughan Dennison, Lew Findlay, Roly Fitzgerald, Patrick Handcock, Leonie Hapeta, Billy Meehan, Orphée Mickalad, Karen Naylor, William Wood and Kaydee Zabelin.

Moved Grant Smith, seconded Debi Marshall-Lobb.

## **RESOLVED**

4. That Council agree the Long-term Plan and associated Strategies and Policies (as attached) for audit and presentation for adoption on 26 June 2024; subject to the changes above and any consequential changes in strategies, policies, significant forecasting

assumptions and financial statements.

Clause 111.4-24 above was carried 13 votes to 2, the voting being as follows:

**For:**

The Mayor (Grant Smith) and Councillors Debi Marshall-Lobb, Mark Arnott, Brent Barrett, Rachel Bowen, Vaughan Dennison, Lew Findlay, Roly Fitzgerald, Patrick Handcock, Leonie Hapeta, Billy Meehan, Orphée Mickalad and Kaydee Zabelin.

**Against:**

Councillors Karen Naylor and William Wood.

**Note:**

Moved Karen Naylor, seconded William Wood.

On a motion: That Council agree an additional debt repayment totalling \$75M (as outlined in Table 5) instead of \$150M.

The motion was lost 4 votes to 11, the voting being as follows:

**For:**

Councillors Billy Meehan, Orphée Mickalad, Karen Naylor and William Wood.

**Against:**

The Mayor (Grant Smith) and Councillors Debi Marshall-Lobb, Mark Arnott, Brent Barrett, Rachel Bowen, Vaughan Dennison, Lew Findlay, Roly Fitzgerald, Patrick Handcock, Leonie Hapeta and Kaydee Zabelin.

Moved Brent Barrett, seconded Vaughan Dennison.

**RESOLVED**

5. That Council commit to further reviewing the rating system during the 2027-37 LTP process.

Clause 111.5-24 above was carried 15 votes to 0, the voting being as follows:

**For:**

The Mayor (Grant Smith) and Councillors Debi Marshall-Lobb, Mark Arnott, Brent Barrett, Rachel Bowen, Vaughan Dennison, Lew Findlay, Roly Fitzgerald, Patrick Handcock, Leonie Hapeta, Billy Meehan, Orphée Mickalad, Karen Naylor, William Wood and Kaydee Zabelin.

## EXCLUSION OF PUBLIC

### 112-24 Recommendation to Exclude Public

Moved Grant Smith, seconded Debi Marshall-Lobb.

**RESOLVED**

That the public be excluded from the following parts of the proceedings of this meeting listed in the table below.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under Section 48(1) of the Local

Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

| General subject of each matter to be considered |   | Reason for passing this resolution in relation to each matter  | Ground(s) under Section 48(1) for passing this resolution |
|---|---|--|---|
| 10.   | Confirmation of the minutes of the ordinary Council meeting of 5 June 2024<br>Part II<br>Confidential | For the reasons set out in the Council of 5 June 2024, held in public present.   |   |
| 11.   | Nature Calls-<br>Lead Technical Consultant contract extension   | NEGOTIATIONS: This information needs to be kept confidential to ensure that Council can negotiate effectively, especially in business dealings | s7(2)(i)  |

This resolution is made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public as stated in the above table.

Clause 112-24 above was carried 15 votes to 0, the voting being as follows:

**For:**

The Mayor (Grant Smith) and Councillors Debi Marshall-Lobb, Mark Arnott, Brent Barrett, Rachel Bowen, Vaughan Dennison, Lew Findlay, Roly Fitzgerald, Patrick Handcock, Leonie Hapeta, Billy Meehan, Orphée Mickalad, Karen Naylor, William Wood and Kaydee Zabelin.

The public part of the meeting finished at 11.40am

Confirmed 26 June 2024

**Mayor**





## MEMORANDUM

**TO:** Council

**MEETING DATE:** 26 June 2024

**TITLE:** Adoption of the Future Development Strategy

**PRESENTED BY:** Keegan Aplin-Thane, Senior Planner, Palmerston North City Council and Leana Shirley, Senior Planner, Horizons Regional Council

**APPROVED BY:** David Murphy, Chief Planning Officer

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### RECOMMENDATIONS TO COUNCIL

1. That Council agree to amend Tables 8, 9 and 12 of the Future Development Strategy to correct the scoring associated with the two criteria: 'A city with minimal environmental impacts' and 'A city that prioritises the mauri and health of water bodies and connections to them' as outlined in section 4 of this memorandum
  2. That Council adopt the Palmerston North Future Development Strategy (Attachment 1), as recommended by the Future Development Strategy Joint Steering Group, including the additional amendments detailed in recommendation 1 of this memorandum.
  3. That Council confirm that:
    - a) the adoption of the Palmerston North Future Development Strategy is a significant decision and,
    - b) the Strategy has been developed in compliance with the decision making and consultation requirements of the Local Government Act 2002.
- 

### 1. ISSUE

To present to Council the Palmerston North Future Development Strategy (FDS) for adoption. The same report will be considered by Horizons Regional Council on 25 June 2024.

### 2. BACKGROUND

The FDS is a joint strategy between Palmerston North City Council (PNCC) and Horizons Regional Council (Horizons). Its purpose is to:

- Set out how well-functioning urban environments will be achieved;

- Provide at least sufficient development capacity over the next 30 years to meet expected demand for the city for business and residential land; and
- Assist the integration of planning decisions under the Resource Management Act 1991 with infrastructure planning and funding decisions under other legislation.

Preparation of a FDS is a requirement of the [National Policy Statement on Urban Development 2020](#) (NPS-UD). Key requirements to note include:

- The FDS must be jointly prepared and reviewed every 3 years by Horizons and PNCC;
- This FDS and subsequent reviews must be consulted on using the special consultative procedure under the Local Government Act 2002, unless the FDS does not need updating;
- The FDS must be prepared and reviewed in time to inform subsequent Long-Term Plans;
- The FDS must consider the most up to date Housing and Business Needs Assessment and engagement with the development sector and landowners to identify future development opportunities; and
- An annual implementation plan must be jointly prepared to support the delivery of an FDS.

The FDS is a high-level strategic document that informs long term plans, district and regional plan changes, consideration of private plan changes, infrastructure strategies and regional land transport plans. The FDS also informs other relevant strategies and plans such as the Palmerston North Integrated Transport Initiative and development contributions policies. The NPS-UD does not bind Councils' decision-making in any of these processes but rather provides a snapshot of growth to have regard to in these documents.

### 3. PROCESS

A Joint Steering Group comprised of 3 elected members from each Council was delegated to oversee the preparation of the FDS and hear and make recommendations on submissions. Three hui were held with the Joint Steering Group over key milestones of the project.

Opportunities for feedback during the preparation phase of the FDS were provided to the development sector and to key central government agencies and infrastructure providers. Engagement was also undertaken with Te Utanganui landowners in October 2023 (3 drop-in sessions) and the Greater Bunnythorpe Community in December 2023 (2 drop-in sessions).

The Draft Strategy was presented to Council on [6 March 2024](#) for approval to consult. The [Draft Future Development Strategy](#) was consulted on using the [special consultative procedure](#) under the Local Government Act 2002. Consultation was held between 22 March and 5 May, and involved:

- 11 Community and sector information sessions and a stall at the Planning Palmy Expo.
- Non-internet advertising: Radio and newspaper advertisements, and advertisements on the iSite digital billboard. Content was included in the Long-Term Plan flyer mailed out to all residents.
- Internet advertising: 5 social media posts across both Council Facebook pages, and online banner advertisements on Oneroo.co.nz.

145 submissions were received in total with additional feedback captured through Long-Term Plan submissions received. The summary of submissions can be found [here](#).

It is recommended that both councils adopt the FDS as a joint strategy, under their obligations in the National Policy Statement on Urban Development 2020<sup>1</sup>. A report to Horizons has been presented to adopt the FDS on 25 June, prior to the presentation of this report.

#### **4. RECOMMENDED CHANGES FROM CONSULTATION & DELIBERATIONS**

In response to submissions and recommendations by Council officers, the Joint Steering Group recommended several changes to the FDS. A high-level summary of these changes is outlined below, and more detail is available in the post-deliberations FDS amendments log attached as Attachment 2 to this item.

- Recognition of Pasifika alongside Māori in the definition of a well-functioning urban environment.
- Inclusion and greater clarity of the role of flood protection infrastructure, the National Grid, and the national gas network as 'additional infrastructure'.
- Reframing of text to better describe the relationship between flood protection and flood risk.

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<sup>1</sup> S3.19 (1) "Every tier 1 and tier 2 local authority must prepare, and make publicly available, an HBA for its tier 1 or tier 2 urban environments every 3 years, in time to inform the relevant local authority's next long-term plan."

S3.19 (2) "If more than one tier 1 or tier 2 local authority has jurisdiction over a tier 1 or tier 2 urban environment, those local authorities are jointly responsible for preparing an HBA as required by this subpart."

- Commitment from PNCC to complete a Stormwater Strategy for the city prior to the development of the 2027 FDS. *Note this has been resolved through Long Term Plan deliberations (resolution 2F (3)).*
- Addition of new constraints in the FDS covering the limitations of councils in influencing the market, reverse sensitivity sites, landfill capacity, and landscape and ecological features.
- Updates to growth capacity and timing in the FDS based on consent information and further developer engagement.
- Changes to the extent of future industrial and residential growth including:
  - Removal of long-term industrial Areas D and E from the Te Utanganui Masterplan;
  - Inclusion of the Bunnythorpe Business Park (109 and 125 Kairanga-Bunnythorpe Road) as a potential industrial growth opportunity in the medium term;
  - Inclusion of 813 and 815 Roberts Line and 129 Richardsons Line as potential industrial growth opportunities in the medium term; and
  - Inclusion of 160 Napier Road as a potential residential growth opportunity in the medium term.
- Changes to the Te Utanganui Masterplan to:
  - Remove the identified stormwater wetland zone at 703 Roberts Line (Foodstuffs);
  - Remove the link from Aldersons Drive east to Richardsons Line; and
  - Generalise the potential Railway Road/Roberts Line overbridge to a 'future connection.'
- Changes to the scoring associated with environmental impact and prioritisation of mauri and health of waterbodies within the Growing Out and Growing In/Up tables (tables 8, 9 and 12) of the FDS to correct inaccuracies – this is discussed further below.
- Updated figures relating to the quantum and value of capital growth programmes to align with the final Infrastructure Strategy. Due to the finalisation of the LTP, these were unable to be updated prior to the drafting of this report so officers expect to table these when presenting this report.

The FDS contains scenario assessments within Appendix 3 of the document which consider the advantages and disadvantages of the four possible growth scenarios for Palmerston North (Growing Up and In, Growing Out, Village and Rural Growth, and Balanced Growth). The assessments within Appendix 3 apply a scoring system to a range of criteria for each option, resulting in an overall score for each scenario.

Following deliberations, officers and members of the Joint Steering Group further considered the points made in submissions regarding the inaccuracy of scoring

applied to two criteria: “A city with minimal environmental impacts” and “A city that prioritises the mauri and health of water bodies and connections to the” for the ‘Growing Out’ and ‘Growing In/Up’ scenarios in tables 8 and 9 of the FDS. Officers and the Joint Steering Group recommend re-scoring these two criteria for the ‘Growing Up and In scenario’ in table 8 to a 1 and ‘Growing Out’ scenario in table 9 as a -1. These changes have also been reflected in table 12 which provides a summary of all scenarios. These changes were considered to better reflect the difference in environmental impact between increased density and greenfield expansion.

Adjusting the scoring of these two criteria showed that the ‘Balanced Growth’ scenario remained the preferred growth scenario, with the highest overall score. For transparency, these changes have been included as separate recommendation.

## 5. NEXT STEPS

Once the FDS is adopted, below are the key milestones in the delivery and review of the FDS:

| Expected Delivery Year | Consultation required? | Key Milestone  |
|------------------------|------------------------|--|
| End of 2024 (annually) | No                     | Officers from both councils will prepare an implementation plan for the Strategy. The implementation plan will reflect and communicate what has been committed to in Long Term Plans for delivering on the Strategy. This implementation plan is updated every year and will be published online alongside the Strategy. |
| 2025                   | No                     | The next Housing and Business Needs Assessment will be conducted to inform the next review of the Strategy.  |
| 2027 (triennially)     | Yes                    | The Strategy will next be reviewed by 2027 as required by the National Policy Statement on Urban Development. This will be consulted on using the special consultative procedure.  |
| 2027 (triennially)     | Yes                    | The Long-Term Plan and Infrastructure Strategy will be reviewed. This will be informed by the latest Future Development Strategy.  |

Officers expect the following policies and plans to have a material influence on the 2027 review of the FDS:

- Review of the Citywide Vegetation Framework
- Development of a Citywide Stormwater Strategy



- Updating of the Palmerston North Strategic Transport Model
- Updated modelling for flood catchments across the district
- More detailed mapping of highly productive land around growth areas
- Manawatū Regional Freight Ring Road business case
- Growth strategies and housing and business needs assessments in neighbouring districts
- Progress on off-balance sheet funding for infrastructure to support growth

## 6. COMPLIANCE AND ADMINISTRATION

|  |   |
|--|---|
| Does the Council have delegated authority to decide?   | Yes   |
| Are the decisions significant?   | Yes   |
| If they are significant do they affect land or a body of water?                                    | Yes   |
| Can this decision only be made through a 10 Year Plan?   | No  |
| Does this decision require consultation through the Special Consultative procedure?                | No  |
| Is there funding in the current Annual Plan for these actions?                                     | Yes   |
| Are the recommendations inconsistent with any of Council's policies or plans?                      | Yes   |
| The recommendations contribute to Goal 1: An Innovative and Growing City                           |   |
| The recommendations contribute to the achievement of action/actions in City Growth                 |   |
| The action is: Develop a Future Development Strategy   |   |
| Contribution to strategic direction and to social, economic, environmental and cultural well-being | The FDS will influence how our communities live, work and play in the city through the development of a variety of housing and business environments. |

## ATTACHMENTS

1. Palmerston North Future Development Strategy 2024 (attached separately) 
2. Summary of amendments made to the draft Palmerston North Future Development Strategy 2024 [↓](#) 

MINOR AMENDMENTS TO THE POST DELIBERATION DRAFT OF THE PALMERSTON NORTH FUTURE DEVELOPMENT STRATEGY (FDS) (V2 – 10/6/24)

Notes:

- Both a tracked changes version and a “clean” version of the FDS have been provided for reference.
- Page and map numbers below relate to the updated “clean” version of the Strategy.
- Inconsequential edits (spelling, capitals, etc.) have not been noted in the log below but can be seen in the tracked change version.

TEXT CHANGES

| Section                            | Heading                                | Page (clean version) | Current (per adopted draft)  | Proposed amendment   | Comment from officers   |
|------------------------------------|--|----------------------|--|--|---|
| Throughout                         | N/A                                    | N/A                  |  | Tenses updated and removal of references to “draft” or “proposed” where documents have been finalised since consultation (FDS, LTP, Infrastructure Strategies, Development Contributions Policy, etc.) |   |
| Throughout                         | N/A                                    | N/A                  |  | Strategy updated to include the latest figures related to short-term residential supply.   | Additional motion.<br>Notes to Joint Steering Group: <ul style="list-style-type: none"><li>- Hokowhitu and Kikiwhenua residential areas revised based on engagement with developers.</li><li>- Bunnythorpe Business Park, 129 Richardsons Ln, and 813/815 Roberts Ln based on extents outside of the flood prone areas.</li><li>- Timing of 129 Richardsons and 813/815 Roberts based on likely servicing needs.</li><li>- Aokautere short term based on consents granted and lodged from key developers.</li><li>- Revised capacity numbers now mean in the short term we will be relying on Existing Urban Environments for 66% of our housing supply, 29% of medium housing supply, and 45% of our long term housing supply.</li></ul> |
| Throughout                         | N/A                                    |                      | Multiple references to “our” referring to PNCC.  | Edits where the matter refers to a PNCC document/asset specifically (consistent with motion (cc)).   | To reflect that the FDS is a joint document (not written from the perspective of a single council).   |
| Infographic page                   |  | 2                    | Short term housing demand - 892  | Replaced with 983  | Minor amendment - Correct number is 983 homes needed in the short term. The Infographic appears to have an incorrect number   |
| A Message from the Mayor and Chair |  | 6                    | Two sections (one in each column) asking community to tell us what they think on the draft | Deleted.   | To remove reference to the draft plan and consultation.   |
| Section A: Introduction            | What is a Future Development Strategy? | 8                    |  | Added: “Areas identified in the Strategy are indicative and will be refined as part of subsequent planning processes to rezone land.”  | Additional motion   |

| Section                      | Heading                        | Page (clean version) | Current (per adopted draft)   | Proposed amendment  | Comment from officers   |
|------------------------------|--------------------------------|----------------------|---|---|---|
| Section A                    |                                | 9                    |   | Added an implementation and review section.   | To make it clear that the Strategy will be regularly updated and informed by current information. |
| Section A                    |                                | 10                   |   | Added the Palmerston North Integrated Transport Initiative to Figure 1.   | Motion (ff)   |
| Section B: Setting the Scene | Factors influencing our growth | 13                   | Three references to hectare provision in Te Utanganui: <ul style="list-style-type: none"> <li>Para 1 – 365</li> <li>Para 2 – 288</li> <li>Para 3 – 653</li> </ul>   | Hectares updated: <ul style="list-style-type: none"> <li>Para 1 – <del>365</del> <u>254</u></li> <li>Para 2 – <del>288</del> <u>176</u></li> <li>Para 3 – <del>653</del> <u>541</u></li> </ul>  | Consequential amendments from the removal of Areas D and E from Te Utanganui Masterplan           |
| Section B:                   | Factors influencing our growth | 14                   | <p>The Te Utanganui Masterplan has been developed to inform the future detailed planning and infrastructure approach to an expanded multi-modal distribution hub over the next 30 years. The Te Utanganui Masterplan proposes additional rezoning of industrial land in three stages :</p> <ul style="list-style-type: none"> <li>- Stage 1: 26 hectares in 2025/26</li> <li>- Stage 2: 150 hectares in 2032</li> <li>- Stage 3: 112 hectares in 2052 which will coincide with completion of the KiwiRail Regional Freight Hub</li> </ul> <p>The Masterplan provides for ~288 hectares of industrial land, excluding the stormwater reserves required. This will expand Te Utanganui to a total of ~653 hectares of industrial land and is intended to position Palmerston North as a significant national node in the New Zealand freight network.</p> | <p>The Te Utanganui Masterplan has been developed to inform the future detailed planning and infrastructure approach to an expanded multi-modal distribution hub over the next 30 years. The Te Utanganui Masterplan proposes additional rezoning of industrial land in <del>three</del> <u>two</u> stages :</p> <ul style="list-style-type: none"> <li>- Stage 1: 26 hectares in 2025/26</li> <li>- Stage 2: 150 hectares in 2032</li> <li>- <del>Stage 3: 112 hectares in 2052 which will coincide with completion of the KiwiRail Regional Freight Hub</del></li> </ul> <p>The Masterplan provides for ~<del>176</del><u>288</u> hectares of industrial land, excluding the stormwater reserves required. This will expand Te Utanganui to a total of ~<del>541</del><u>653</u> hectares of industrial land and is intended to position Palmerston North as a significant national node in the New Zealand freight network.</p> <p>Footnote added.</p> | Consequential amendments from the removal of Areas D and E from Te Utanganui Masterplan           |
| Section B                    | Factors Influencing our growth | 14                   | Te Ahu a Turanga and Ōtaki to North of Levin are part of the bullet point list of “many other” factors influencing our growth.  | <p>Brought the two projects into the main text under the <b>heading NZTA's Te Ahu a Turanga – Manawatū Tararua Highway (construction 2021 – 2025), and NZTA's Ōtaki to North of Levin (construction 2025 – 2029)</b>, and added the following text:</p> <p><u>Te Ahu a Turanga and Ōtaki to North of Levin will result in more efficient freight movements into and out of Palmerston North, encouraging the utilisation of the city's future industrial land use. Alongside this it could encourage more people to commute into Palmerston North from the East and South, as well as commuters from Palmerston North south towards Wellington.</u></p> <p>Deleted reference to Te Ahu a Turanga and Ōtaki to North of Levin in bullet point list of other significant activities.</p>  | <p>Motion (s)</p> <p>Consequential amendment following addition of new paragraph.</p>             |
| Section B                    | Factors influencing our growth | 15                   | <b>Affordability and funding of growth section:</b><br>Similarly for business and industrial sections, the development contribution is more for greenfield  |   | Dollar figure was left in the draft in error. Decision to remove these figures was made in minor  |

| Section   | Heading                                       | Page (clean version)                                   | Current (per adopted draft)  | Proposed amendment  | Comment from officers  |
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|   |   |  | areas than the existing urban environment \$187,800.   | Similarly for business and industrial sections, the development contribution is more for greenfield areas than the existing urban environment <del>\$187,800.</del>   | amendments process for the draft prior to consultation.  |
| Section B   | Factors influencing our growth                | 15   |  | Added text at the end of the section:<br><u>Note: the schedule of assets for which development contributions will be used to fund growth is contained in the PNCC 2024 Development Contributions Policy (pages 73-78).</u>  | Motion (ii)  |
| Section C: Well-functioning Urban environments in our <del>district</del> city. |   | 19   | Section C Header: Well-functioning urban environments in our district.                             | Well-functioning urban environments in our <del>district</del> city.  | On the basis of the Joint Steering Group discussion at deliberations about the wording of motion hh to use the word "city" rather than "district".             |
| Section C   | Definitions table                             | 19 (also page 124 in Appendix 3: Our growth scenarios) | Māori have the ability to express their cultural norms and traditions including papakāinga options | Māori, <del>Pasifika</del> , and other cultures have the ability to express their cultural norms and traditions <del>including papakāinga options.</del>  | Motion (a)   |
| Section C   | Definitions table                             | 19   |  | Included the Rangitāne criteria in the table defining well-functioning urban environments.  | Minor amendment - for completeness.  |
| Section C   | Iwi and hapū aspirations                      | 20   |  | Removed sentence about aspirations as discussed twice.<br><del>The aspirations discussed at that hui are summarised here.</del> Rangitāne o Manawatū sets out their aspirations for future growth and development of Te Papaioea Palmerston North in their Environmental Management Plan 2023.  | Minor amendment for clarity. Double reference to aspirations with no clear link to the hui outcomes.   |
| Section D Where will growth occur?  | Figure 2                                      | 25   |  | Updated Figure 2 to reflect correct figures   |  |
| Section D   | Opportunities for Housing and Business Growth | 36   |  | (Middle of para 2)<br>However, the land is on class 2 soils and has not been identified for growth in any of Council's previous strategic documents, <del>including this Future Development Strategy.</del>   | Unnecessary.   |
| Section D   | Opportunities for Housing and Business Growth | 37   |  | Added the following text:<br><u>The Bunnythorpe Business Park proposed for 109 and 125 Kairanga-Bunnythorpe Road is a location with transport and proximity advantages to the Te Utanganui area. We expect that a private plan change is explored to better understand the viability of the Bunnythorpe Business Park given significant flood risk and potential geotechnical and ecological constraints that make this site uncertain.</u> | Motion (oo)<br>Note: minor amendment to the text in the motion.  |
| Section D   | Opportunities for Housing and Business Growth | 37   |  | Footnote updated  | Minor amendment – footnote to acknowledge Central Government's intention to review the timeframes for remediating earthquake prone buildings later in the year |

| Section  | Heading                                       | Page (clean version) | Current (per adopted draft)  | Proposed amendment  | Comment from officers   |
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| Section D  | Opportunities for Housing and Business Growth | 37                   |  | Added a new heading <u>Our neighbours' future development planning</u>  | To improve document flow and navigation. New section includes addition by Joint Steering Group (see motion (hh) below).                                 |
| Section D  | Opportunities for Housing and Business Growth | 37                   | Para 7:<br>Reference to 'the strategy;   | Add Wairarapa-Wellington-Horowhenua to distinguish from PN FDS:<br>The <u>Wairarapa-Wellington-Horowhenua sStrategy....</u>   | Minor amendment for clarity   |
| Section D  | Opportunities for Housing and Business Growth | 38                   |  | Added the following text at the end of the section:<br><u>Some of our neighbouring districts have recently completed their own projections and growth strategies. These include Rangitikei District Council's Community Spatial Plan, and Tararua District Council's Urban Growth Strategy. Manawatu District also has plans for an urban development framework to identify new growth areas. As these districts assess how much capacity they have to cater for housing and business demand, we will be able to better understand possible additional pressures on our city.</u>   | Motion (hh)<br>Includes additional motion to change the last word from "district" to "city".  |
| Section E:<br>Development and Additional Infrastructure Requirements |   | 40                   |  | Added to the list on page 38 as follows:<br>Additional infrastructure is:<br><ul style="list-style-type: none"> <li>- land transport not controlled by Horizons Regional Council or Palmerston North City Council such as the State Highway network</li> <li>- public open spaces, including city-wide and local reserves</li> <li>- community infrastructure</li> <li>- schools,</li> <li>- healthcare facilities</li> <li>- telecommunications network, <del>and</del></li> <li>- <u>the National Grid,</u></li> <li>- <u>local</u> electricity and gas networks <u>and</u></li> <li>- <u>flood protection infrastructure.</u></li> </ul> | Motion (y)  |
| Section E  |   | 40                   | Our Infrastructure Strategy and draft 2024 Long Term Plan has scheduled funding of development infrastructure in particular years. The timing when growth areas will be infrastructure-ready is broadly shown in <i>Figure 2</i> , page 25.                              | Changed reference as follows:- <del>Our Palmerston North City Council's</del> Infrastructure Strategy and <del>draft</del> 2024 Long Term Plan has scheduled funding of development infrastructure in particular years. The timing when growth areas will be infrastructure-ready is broadly shown in <i>Figure 2</i> , page 25.  | Motion (cc)<br>("draft" also removed)   |
| Section E  |   | 40                   | The proposed 2024 policy and 30-year Infrastructure Strategy has in place an estimated <b>\$1.17 billion</b> (uninflated) to fund growth over the next 30 years [and]<br>Note, Nature Calls (Wastewater Project) makes up over half of the <b>\$1.17 billion</b> figure. |   | Note to Joint Steering Group: May need to be updated after agenda deadline and prior to adoption. Final numbers will be tabled at the adoption meeting. |
| Section E  |   | 40                   | The total capital expenditure Palmerston North City Council has incurred on growth infrastructure in anticipation of growth since 2004 is <b>\$77.6 million</b> . The package of <b>128 growth programmes</b> have   |   | Note to Joint Steering Group: May need to be updated after agenda deadline and prior to adoption. Final numbers will be tabled at the adoption meeting. |



| Section   | Heading                            | Page (clean version) | Current (per adopted draft)   | Proposed amendment  | Comment from officers                    |
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|           |                                    |                      | evolved over the 20 years in response to the city's growth needs and Council's urban growth strategy.   |   |  |
| Section E |                                    | 41                   |   | Added a new paragraph at the end of page 41 as follows:<br><u>Flood protection is an important element of supporting urban growth. Horizons Regional Council's 30-year Infrastructure Strategy and 2024 Long-term Plan identifies planned flood protection works for the City over the course of this Strategy. Flood protection levels and any future improvements will likely influence the timing of growth for the city.</u>                  | Motion (z)                               |
| Section E | Water supply                       | 43                   |   | Amended the text as follows:<br>New bores will be required to support growth. Indicative locations for the bores are shown in Map 11. <u>At the present time, we understand that there is water available for abstraction within the Manawatū Groundwater Management Zone.</u> Demand for groundwater associated with the growth areas is not yet fully known, nor the impacts of the bores on groundwater users and groundwater fed waterbodies. | Motion (w)                               |
| Section E | Wastewater                         | 45                   |   | Added the following text:<br><u>The area of interest for land suitable to discharge treated wastewater for Nature Calls is shown on Map 12. The requirement for land for Nature Calls has the potential to conflict with latter stages of Kākātangiata, which we would expect to explore further along with any potential reverse sensitivity effects in a wastewater servicing assessment in a District Plan change.</u><br><br>Footnote added.  | Motion (ee)                              |
| Section E | State Highway Network Improvements | 61                   |   | Amended text as follows:<br>Once the new freight route is operational, <u>we will explore the advantages of revoking the existing-state highway status of State Highway 3 will be revoked and eventually become more of managing Rangifikei Line as a local road in nature.</u>   | Motion (r)                               |
| Section E | Schools                            | 67                   |   | Added text on page 64 as below:<br><u>Rangitāne aspires to plan and develop kura-a-iwi (schools with localised curriculum based on iwi values) and grow the number of opportunities for tamariki o Rangitāne and tamariki Māori in Palmerston North.</u>  | Motion (t)                               |
| Section E | Local electricity and gas networks | 72                   | (bullet point)<br><ul style="list-style-type: none"> <li>Establish a new substation in the Ashhurst area to meet anticipated load growth in the area</li> </ul> | Bullet point deleted.   | To reflect modified growth for Ashhurst. |
| Section E | National Grid                      | 73                   | (Not included in Section E in the draft)  | Added National Grid to Development and Additional Infrastructure Requirements section to the effect of  | Motion (e)                               |

| Section                        | Heading                             | Page (clean version) | Current (per adopted draft)   | Proposed amendment  | Comment from officers |
|--------------------------------|-------------------------------------|----------------------|---|---|-----------------------|
|                                |                                     |                      |   | Transpower's submission relating to being more specific about national grid infrastructure.   |                       |
| Section E                      | Flood protection structures         | 74                   | Flood Protection Structures in Appendix 1: Growth constraints (pages 80-81) | Moved Flood Protection Structures from the Constraints section to the Additional Infrastructure section.  | Motion (aa)           |
| Section E                      | Flood Protection Structures         | 74                   |   | <p>Amended text as follows:</p> <p>These stopbanks provide protection from the Manawatū River, the Mangaone Stream and the Ashhurst Stream. The city stopbank network was upgraded to 1 in 500-year protection plus 600mm freeboard (room for uncertainty) following the 2004 floods, while the Ashhurst Stream stopbank provides 1 in 100-year protection plus 300mm freeboard. <u>Some areas we have identified for future growth (for example Ashhurst), are not included for investigation, scoping, increasing, or building of flood protection in Horizons' Infrastructure Strategy for the next 30 years. As such there are currently no plans for new stopbank development within the city boundary. Horizons' Infrastructure Strategy identifies minor works planned that relate to increasing the resilience of the network rather than increasing the current level of flood protection. Also, given there are no plans for new or upgraded stopbank development this may be a constraint to our growth, particularly in Ashhurst where we know some of the growth areas require a stopbank upgrade. To address this constraint, both Councils, landowners, the community, and infrastructure providers will need to work together to establish ways of addressing these constraints (for example access to alternative funding). In some cases, these growth areas need to be reconsidered in future versions of this strategy.</u></p> <p>Rules in the Regional Plan prevent development (particularly intensification) in close proximity to the protection structures, which growth will need to take into account. <del>Also, given there are no plans for new or upgraded stopbank development this may be a constraint to our growth, particularly in Ashhurst where we know some of the growth areas require a stopbank upgrade"</del></p> <p><u>Flood protection structures do not guarantee that communities are safe from floods that exceed the protection level indicated on Map 30, so flood risk is never eliminated. Increasing severity and frequency of rainfall events due to climate change is likely to diminish the expected protection levels of the stopbanks in future years.</u></p> | Motion (bb)           |
| Appendix 1: Growth Constraints | Affordability and funding of growth | 77                   |   | <p>Amended text as follows:</p> <p>In addition, these changes do not prevent developers lodging private plan change applications <u>or entering</u></p>   | Motion (jj)           |

| Section    | Heading                                     | Page (clean version) | Current (per adopted draft) | Proposed amendment   | Comment from officers |
|------------|---|----------------------|-----------------------------|--|-----------------------|
|            |   |                      |                             | into developer agreements to enable development sooner than we have scheduled the funding to support growth.   |                       |
| Appendix 1 | Affordability and funding of growth         | 78                   |                             | Added text to page 71 as follows:<br><u>Funding for transport changes in the State Highway network anticipated for growth is significantly constrained. Funding commitments can change to adjust to national priorities. We need a variety of land-use, structure plan, staging, and local funding options to hedge against this risk. This risk is more acute in our greenfield areas than our existing urban environment. The business case process can assist in demonstrating value for money compared to other competing interests in the National Land Transport Fund.</u>   | Motion (k)            |
| Appendix 1 | Geographical and Other Physical Constraints | 78                   |                             | Added the following text:<br><u>Aggregate is an essential resource for the construction of housing and business areas. Projected housing demand in the district equates to demand for 103,000 tonnes of aggregates per year. Because of the high travel costs associated with aggregates, consideration of local aggregate resources when planning urban growth is important.</u>  | Motion (n)            |
| Appendix 1 | Council's influence over the market         | 79                   |                             | Added a new constraint to Appendix 1 as follows:<br><b>Council's influence over the market</b><br><u>Key levers that Councils have in influencing community outcomes for housing and business growth are limited in their scope. Our communities of interest have told us in the Housing and Business Needs Assessment 2023 that there are limited options for inter-generational living, accessible housing, and larger homes. These options either don't represent projected household sizes that our market is driven to cater for or represent possible increased costs to construction that reduce a developer's ability to remain market-competitive. Diverse housing tenure models and sustainable construction are areas of interest to our community, but there is limited scope for our District Plan, Development Contributions Policy, and our administration of the Building Act to be able to encourage or require these outcomes.</u> | Motion (h)            |
| Appendix 1 | Landfill capacity                           | 79                   |                             | Added a constraint to Appendix 1 as follows:<br><b>Landfill capacity</b><br><u>Bonny Glen landfill in Turakina services the greater regions solid waste needs and is privately owned. Bonny Glen is a Class A municipal solid waste facility that is consented till 2055 and at current filling rates has airspace remaining for disposal for a projected 25-30 years'. Risks to this projected landfill capacity include:</u><br><ul style="list-style-type: none"> <li><u>Growth in districts serviced by Bonny Glen (Whanganui, Taranaki, Ruapehu, Rangitikei,</u></li> </ul>   | Motion (i)            |

| Section    | Heading                           | Page (clean version) | Current (per adopted draft) | Proposed amendment  | Comment from officers   |
|------------|-----------------------------------|----------------------|-----------------------------|---|---|
|            |                                   |                      |                             | <p><u>Manawatū, Kapiti, Horowhenua and Wairarapa).</u></p> <ul style="list-style-type: none"> <li>- <u>Contractual arrangements with the landfill company (who has contractual access, for what and over what period).</u></li> <li>- <u>Inert C&amp;D (construction and demolition) waste or other bulky materials competing for premium disposal airspace. There are no outlets of significance in the lower NI for treated timber or other demolitions materials, with the exception of concrete to crushing outlets.</u></li> <li>- <u>Future changes to waste acceptance criteria from central government or the landfill regulator Horizons RC. Eg. Organics or consent condition changes.</u></li> <li>- <u>Future changes to waste recyclables.</u></li> <li>- <u>Reducing capacity in surrounding Wellington, Tararua and Hawkes Bay regions.</u></li> </ul> |   |
| Appendix 1 | Stormwater Ponding                | 80                   |                             | Updated map reference.  | Motion (m)  |
| Appendix 1 | Flood Prone areas                 | 85                   |                             | Added to bolded section: "and the importance of avoiding any increased flood risk"  | Additional motion   |
| Appendix 1 | Flood Prone areas                 | 85                   |                             | <p>Amended text as follows:</p> <p>Kākātangiata and Te Utanganui will address the risk posed by the flood prone areas through <u>by primarily seeking to avoiding development within them. Some areas within the Te Utanganui area require further flood risk assessment to understand whether appropriate avoidance or mitigation measures can be put in place to enable these to be developed.</u></p>  | <p>Motion (l),</p> <p>Includes additional motion to add "by primarily" to the first sentence.</p> |
| Appendix 1 | State Highway Network             | 93                   |                             | <p>Added additional text as follows:</p> <p><u>In the planning with the Bunnythorpe Community and business case of the Regional Freight Ring Road, concerns around village severance will be taken into account.</u></p>  | Additional motion   |
| Appendix 1 | National Grid                     | 97                   |                             | <p>In the draft this was the only section on the National Grid. In the updated version, an additional section on the National Grid has been added to Section E: Development and Additional Infrastructure. The section in Appendix 1 has been reworked in the light of the addition to Section E.</p> <p>Also added the National Gas Network to the National Grid section of Appendix 1 and Map 36.</p>   | Motion (e)  |
| Appendix 1 | Landscape and ecological features | 106/107              |                             | Added a new constraint [and map] to Appendix 1 acknowledging landscapes. Included information relating to the Palmerston North Landscape Inventory 2011, bush remnants, known wetlands and significant bush areas, streams and the Tararua Range Landscape Protection Area.   | Motion (c)  |

| Section                                  | Heading                             | Page (clean version) | Current (per adopted draft)   | Proposed amendment   | Comment from officers  |
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| Appendix 1                               | Sensitive industries and activities | 108                  |   | Added a new constraint (and map) to Appendix 1 to reflect sites and activities across the district that are anticipated to have reverse sensitivity risks to manage.   | Motion (d)   |
| Appendix 1                               | Sensitive industries and activities | 109                  |   | Mapped Ag Research site as a reverse sensitivity site.   | Motion (o)<br>(Cf. motion (d))   |
| Appendix 1                               | Summary – Our constraints           | 112                  | Under National Grid:<br>Development setback requirements for health, safety and operational reasons. Constraints if Bunnythorpe substation is not upgraded before capacity is exceeded. | <del>Inappropriate development, land use and subdivision in close proximity to the National Grid can compromise its operation and development. Development setback requirements for health, safety and operational reasons. Constraints if Bunnythorpe substation is not upgraded before capacity is exceeded.</del>   | Consistency with earlier constraint description, page 97                                   |
| Appendix 1                               | Summary – Our constraints           | 113                  |   | Addition to summary table: Landscape features  | Consistency with additional constraint, page 106   |
| Appendix 1                               | Summary – Our constraints           | 113                  |   | Addition to summary table: Sensitive industries and activities.  | Consistency with additional constraint, page 108   |
| Appendix 2: Our growth, demand, capacity | Housing capacity                    | 117/118              |   | Several removals/additions to infill and greenfield sections, plus an explanatory paragraph.   | To reflect the agreements at deliberations regarding growth types, areas and timing.       |
| Appendix 2                               | Housing capacity                    | 118                  |   | Additional text added:<br><u>Given the acknowledged shortage of greenfield supply in the short-term, that 160 Napier Road may present an opportunity to address to short-term greenfields needs provided it meets the RMA First Schedule tests (including NPS HPL).</u>  | Additional motion (note wording modification.)   |
| Appendix 2                               | Our growth, demand, capacity        | 119                  | Summary Table: Housing Demand and Capacity  | Several edits to summary table.  | To reflect latest capacity figures related to agreements at deliberations                  |
| Appendix 2                               | Our growth, demand, capacity        | 121                  | Business Capacity section:  | Update to hectare capacity and narrative around Te Utanganui.  | To reflect latest capacity figures related to agreements at deliberations                  |
| Appendix 2                               | Our growth, demand, capacity        | 122                  | Summary Table: Business Demand and Capacity   | Several edits to summary table.  | To reflect latest capacity figures related to agreements at deliberations                  |
| Appendix 3:                              | Growing up and Growing in           | 132                  | Table 8: A city with minimal environmental impact.<br>Score: -1<br>Comment: Based on this assessment, this scenario is expected to detract from the is objective.                       | Table 8: A city with minimal environmental impact.<br>Score: <del>-1</del> <u>1</u><br>Comment: <u>Note: Palmerston North City Council will be developing a Stormwater Strategy prior to the 2027 review of the Future Development Strategy. The stormwater strategy is expected to guide the appropriate response to stormwater flood risk and contamination in light of increased urban density. Based on this assessment, this scenario is expected to detract from the is objective.</u> | Score adjusted as agreed between Chair and Mayor. Comment updated to align with the score. |
| Appendix 3:                              | Growing up and Growing in           | 132                  | Table 8: A city that prioritises the mauri and health of waterbodies and connections to them.<br>Score: -1  | Table 8: A city that prioritises the mauri and health of waterbodies and connections to them.<br>Score: <del>-1</del> <u>1</u>   | Score adjusted as agreed between Chair and Mayor. Comment updated to align with the score. |

| Section     | Heading                   | Page (clean version) | Current (per adopted draft)   | Proposed amendment   | Comment from officers  |
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|             |                           |                      | Comment: Based on this assessment, this scenario is expected to detract from the is objective.  | Comment: <u>Note: Palmerston North City Council will be developing a Stormwater Strategy prior to the 2027 review of the Future Development Strategy. The stormwater strategy is expected to guide the appropriate response to stormwater flood risk and contamination in light of increased urban density. Based on this assessment, this scenario is expected to detract from the is objective.</u>  |  |
|             | Growing up and Growing in | 132                  | Table 8: Total score 28   | Table 8: Total score 32  |  |
| Appendix 3: | Growing out               | 137                  | <p>Table 9: A city with minimal environmental impact. Score: 1</p> <p>Comment: New developments have the ability to design for multi modes of transport including walking and cycling, that can access services such as education, healthcare and green spaces which are essential to providing for good quality of life and a city with minimal impacts on the climate. Street trees and stormwater management within road reserves and green spaces can be designed in with sufficient space set aside in new developments. Based on the above assessment, this scenario is expected to contribute somewhat to the objective.</p> | <p>Table 9: A city with minimal environmental impact. Score: <del>1</del> -1</p> <p>Comment: New developments have the ability to design for multi modes of transport including walking and cycling, that can access services such as education, healthcare and green spaces which are essential to providing for good quality of life and a city with minimal impacts on the climate. Street trees and stormwater management within road reserves and green spaces can be designed in with sufficient space set aside in new developments. <u>Even so, the expansion hard stand areas on otherwise unbroken land will have a negative impact on several environmental values.</u></p> <p>Based on the above assessment, this scenario is expected to <del>contribute somewhat to</del> <u>detract from</u> the objective.</p> | <p>On reflection post-deliberations, officers compared the scoring of the scenario assessments between Growing Up and Growing Out in relation to the two criteria raised by the Chair ('A city with minimal environmental impact' and 'A city that prioritises the mauri and health of waterbodies and connections to them') and recommend that the scoring could more accurately reflect the impact that greenfield development has on the environment relative to intensification. Re-scoring these (two) criteria for the Growing Out scenario as a -1 on and the Growing Up scenario as a 1 showed that the Balanced Growth scenario remained as the preferred scenario. Because the final outcome wasn't impacted by the re-scoring, this has been considered as a minor change to the Strategy.</p> <p>The Environmental Advisor for Rangitāne o Manawātū, was involved in informing recommendations that officers proposed to the Joint Steering Group and was subsequently consulted regarding the changes to scoring. Because of the strong direction to prioritise a citywide stormwater strategy, and that Rangitāne o Manawātū have been engaged since the original preparation of the scenario assessment for the FDS, the advisor was comfortable with the changes made.</p> <p>Score adjusted as agreed between Chair and Mayor. Comment updated to align with the score.</p> |
| Appendix 3: | Growing out               | 137                  | <p>Table 9: A city that prioritises the mauri and health of waterbodies and connections to them. Score: 1</p> <p>Comment: "...Based on this assessment, this scenario is expected to contribute little to the objective."</p>   | <p>Table 9: A city that prioritises the mauri and health of waterbodies and connections to them. Score: <del>1</del> -1</p> <p>Comment: "...Based on this assessment, this scenario is expected to <del>contribute little to</del> <u>detract from</u> the objective."</p>   | <p>On reflection post-deliberations, officers compared the scoring of the scenario assessments between Growing Up and Growing Out in relation to the two criteria raised by the Chair ('A city with minimal environmental impact' and 'A city that prioritises the mauri and health of waterbodies and connections to them') and recommend that the scoring could more accurately reflect the impact that greenfield development has on the environment relative to intensification. Re-scoring these (two)</p>  |

| Section     | Heading  | Page (clean version) | Current (per adopted draft) | Proposed amendment  | Comment from officers  |
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|             |  |                      |                             |   | criteria for the Growing Out scenario as a -1 on and the Growing Up scenario as a 1 showed that the Balanced Growth scenario remained as the preferred scenario. Because the final outcome wasn't impacted by the re-scoring, this has been considered as a minor change to the Strategy.<br>The Environmental Advisor for Rangitāne o Manawatū, was involved in informing recommendations that officers proposed to the Joint Steering Group and was subsequently consulted regarding the changes to scoring. Because of the strong direction to prioritise a citywide stormwater strategy, and that Rangitāne o Manawatū have been engaged since the original preparation of the scenario assessment for the FDS, the advisor was comfortable with the changes made.<br>Score adjusted as agreed between Chair and Mayor. Comment updated to align with the score. |
| Appendix 3: | Growing out                                    | 138                  | Table 9: Total score 28     | Table 8: Total score 23   |  |
| Appendix 3  | Scenario Assessment – Summary of all scenarios | 151                  |                             | In Table 12, changed the Balanced growth score for 'We support reductions in greenhouse gas emissions' from 3 to 2, to match the corresponding entry in Table 11. | Additional motion  |
| Appendix 3  | Scenario Assessment – Summary of all scenarios | 151                  |                             | Table 12: updated all adjusted numbers as above.  |  |

MAP CHANGES

| Section               | Map   | Page |  | Proposed Amendment   | Officer comment         |
|-----------------------|---|------|--|--|-------------------------|
|                       | All maps                                    |      |  | Updated the base-map underlying all the maps in the Strategy to include the Stats NZ extent of Bunnythorpe.                                | Motion (gg)             |
| Section E; Appendix 1 | All maps                                    |      |  | Amended base layer on maps to reflect new growth extents.  | Consequential amendment |
| Appendix 7            | N/A   |      |  | Source of data and date of each map added.   | Additional motion       |
| Section E             | Wastewater network Map 11                   | 46   |  | Amended map to include the area of interest for land discharge for Nature Calls.   | Motion (dd)             |
| Section E             | Long term state highway improvements Map 21 | 64   |  | Amended the key on Map 21 [formerly Map 22] to rename "Potential New Road - Alternative Southern Bridge Location" to "New Road Sub Option" | Motion (u)              |
| Section E             | Long term state highway improvements Map 21 | 64   |  | Amended the key on Map 21 [formerly Map 22] to rename "Potential Road Upgrade" to "Road Upgrade Sub Option"                                | Motion (v)              |

|   |   |                        |  |  |  |
|---|---|------------------------|--|--|--|
| Section E                                 | Schools Map 23  | 68                     |  | Amended Map 23 [formerly Map 24] to change the Manukura school site from 'future school' to 'high school'  | Motion (q)   |
| Appendix 1                                | State highway network Map 33  | 94                     |  | Amended Map 33 [formerly Map 34] to highlight existing and future community severance risks.   | Motion (b)<br>Severance extents have been determined by: Stats NZ Urban Rural Indicator Areas to determine Bunnythorpe, Longburn, Aokautere. Kākātangiata growth area also used. |
| Appendix 1                                | State highway network Map 33  | 94                     |  | Amended Map 33 [formerly Map 34]: Use a dashed line where it goes through Bunnythorpe to highlight that it is not confirmed/still has business case work to be done.   | JSG discussion at deliberations. Informal agreement.   |
| Appendix 1                                | National Grid Map 35  | 98                     |  | Updated map to reflect the map in submission 65.   | Motion (x)   |
| Appendix 1                                | Local electricity distribution network Map 37                                 | 101                    |  | Rename map as "Local electricity distribution network (Powerco)"   | Motion (e)   |
| Section D<br>Appendix 3                   | Map 6, 9, 45  | 34, 37, 151            |  | Added 813 Roberts Line into the Future Development Strategy but not as part of the Te Utanganui Master Plan as a medium-term growing out industrial area.  | Motion (kk)<br>Specific maps updated as a result of change, Map 9, 44  |
| Section D<br>Appendix 3                   | Map 6, 9, 45  | 34, 37, 151            |  | Added 815 Roberts Line into the Future Development Strategy but not as part of the Te Utanganui Master Plan as a medium-term growing out industrial area.  | Motion (ll)<br>Specific maps updated as a result of change, Map 9, 44  |
| Section D<br>Appendix 3                   | Map 6, 9, 45  | 34, 37, 151            |  | Added 129 Richardsons Line into the Future Development Strategy but not as part of the Te Utanganui Master Plan as a medium-term growing out industrial area.  | Motion (mm)<br>Specific maps updated as a result of change, Map 9, 44  |
| Section D<br>Appendix 3                   | Map 6, 9, 45  | 34, 37, 151            |  | Added 109 and 125 Kairanga-Bunnythorpe Road into the Future Development Strategy but not as part of the Te Utanganui Master Plan as a medium-term growing out industrial area.                                     | Motion (nn)<br>686 & 872 Roberts Ln – included to inform scope of plan change.   |
| Appendix 5<br><br>Section D<br>Appendix 3 | Te Utanganui Master Plan Figure 25<br>Maps 2, 9, 45                           | 182<br><br>29, 37, 151 |  | Removed Areas D and E from the Future Development Strategy and Te Utanganui Master Plan.   | Motion (jj)<br><br>Specific maps updated as a result of change, Maps 2, 9, 45  |
| Appendix 5                                | Te Utanganui Master Plan Figure 25  | 182                    |  | Replaced the reference on the Te Utanganui Master Plan legend to 'over bridge' with a descriptor of 'future connection.'   | Motion (pp)  |
| Appendix 5                                | Te Utanganui Master Plan Figure 25  | 182                    |  | Removed Area D from the Future Development Strategy. Remove Area D from the Te Utanganui Masterplan.   | Motion (qq)  |
| Appendix 5                                | Te Utanganui Master Plan Figure 25  | 182                    |  | Removed Area E from the Future Development Strategy. Remove Area E from the Te Utanganui Masterplan.   | Motion (rr)  |
| Section D<br>Appendix 3                   | Maps 2, 4, 45   | 29, 31, 151            |  | Added 160 Napier Road to the Future Development Strategy as a medium-term growing out residential area.  | Motion (p)   |
| Appendix 5<br><br>Section E               | Te Utanganui Master Plan Figure 25<br>Land Transport - roading network Map 13 | 182<br><br>54          |  | Remove the 'Main Freight Road' and 'Road Intersection Design' indicated on the Te Utanganui Masterplan between Aldersons Drive and Richardsons Line. Update map 14 (Land Transport - roading network) accordingly. | Motion (ss)  |



|            |                           |            |  |  |                     |
|------------|---------------------------|------------|--|--|---------------------|
| Appendix 5 | Te Utanganui Master Plan  | 182        |  | Remove the 'Stormwater Wetland Zone' associated with 703 Roberts Line from the Te Utanganui Masterplan. Update maps 13 (Stormwater network) and 23 (Open space network) accordingly. | Motion (tt)         |
| Section E  | Figure 25                 | 51         |  |  |                     |
| Section E  | Stormwater network Map 12 |            |  |  |                     |
|            | Open space network Map 22 | 69         |  |  |                     |
| Appendix 5 | Te Utanganui Master Plan  | 182        |  | Te Utanganui Master Plan key – replace symbol for Airport Navigation Zone to more clearly reflect the purple circle on the Master Plan.  | Minor amendment     |
|            | Figure 25                 |            |  |  |                     |
| Appendix 5 | Te Utanganui Master Plan  | Appendix 5 | A yellow dotted line was left in the map in error (bottom left-hand corner). | Yellow dotted line removed.  | Unintentional error |
|            | Figure 25                 |            |  |  |                     |



## MEMORANDUM

**TO:** Council

**MEETING DATE:** 26 June 2024

**TITLE:** Adopting the Long-Term Plan 2024-34 and Associated Strategies and Policies

**PRESENTED BY:** David Murphy - Chief Planning Officer, Cameron McKay - Chief Finance Officer, and Chris Dhyrberg – Acting Chief Executive

**APPROVED BY:** Chris Dhyrberg – Acting Chief Executive

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### RECOMMENDATIONS TO COUNCIL

1. That Council adopt the Oranga Papaioea City Strategy (Attachment 1).
2. That Council adopt the Plans (Attachment 2):
  - Mahere whare Housing plan
  - Mahere hoahoa tāone Urban design plan
  - Mahere whakawhanake ohaoha Economic development plan
  - Mahere tūnuku Transport plan
  - Mahere taonga tuku iho Heritage plan
  - Mahere toi Arts plan
  - Mahere rēhia Recreation and play plan
  - Mahere tautāwhi hapori Community support plan
  - Mahere Whare Puna Mātauranga City Library Plan
  - Mahere haumarū hapori, hauora hapori Community safety and health plan
  - Mahere āhuarangi hurihuri, toitūtanga, Climate change and sustainability plan
  - Mahere mō te kanorau koiora me Te Awa o Manawatū Biodiversity and the Manawatū River plan
  - Mahere taumanu para Resource recovery plan
  - Mahere wai Water plan
  - Mahere mana urungi, kirirautanga hihiri Governance and active citizenship plan
  - the Social Housing Guidelines (Attachment 3).
3. That Council adopt the Revenue and Financing Policy 2024 (included in Attachment 6).

4. That Council adopt the Rates Remission and Postponement Policies 2024 (Attachment 4).
5. That the Council adopt the Development Contributions Policy 2024 (Attachment 5).
6. That the Council adopt the Significance and Engagement Policy 2024 (included in Attachment 6).
7. That Council adopt the Long-Term Plan 2024-34 (Attachment 6).
8. That Council confirm the adoption of the Oranga Papaioea City Strategy and the Long-Term Plan 2024-34 (LTP) as significant decisions and that the Council confirm it has developed the Strategy and LTP in compliance with the decision making and consultation requirements of the Local Government Act 2002.
9. That Council delegate authority to the Chief Executive to authorise payments to Council Controlled Organisations and other external organisations generally in accordance with their respective Statements of Intent.

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## 1. ISSUE

- 1.1 This report enables the Council to adopt its Long-Term Plan 2024-34 (LTP) and a range of strategies and policies that underpin the LTP.
- 1.2 The LTP sets out Council's levels of service, projects and budgets for the next 10 years. It shows what Council will do to work towards its Vision and Goals.
- 1.3 It also contains Council's Financial and Infrastructure Strategies.
- 1.4 The LTP cannot be adopted without an Audit Report, so on 10 June the Council approved the LTP for referral to Audit. Audit NZ is reviewing the LTP and will issue its report at the Council meeting provided that Council makes no changes are made to the LTP, other than any changes identified through the audit process (see Section 5 of this report).
- 1.5 The Oranga Papaioea City Strategy sets out Council's strategic direction, including the Vision and Goals. The Plans show details of how Council will work towards its strategic direction. The Social Housing Guidelines support the Mahere whare Housing plan.
- 1.6 Under Council's Significance and Engagement Policy, the adoption of the Oranga Papaioea City Strategy and the LTP are significant decisions, so the Council has to confirm it has appropriately observed the decision making and consultation provisions (particularly Sections 77, 78, 80, 81 and 82) of the Local Government Act. Section 3 of this report describes the decision-making and engagement processes that Council used.

- 1.7 The Revenue and Financing Policy sets out how each Activity in the LTP is funded. It is included in the LTP document but legally it must be adopted before the LTP.
- 1.8 The Development Contributions Policy is an important background document for the LTP and was part of the LTP consultation. Officers are not recommending any changes to the Policy itself in light of submissions, but the fees have been updated to reflect changes made to programmes by Council when it deliberated on the submissions. Officers have made two changes to the Policy post-consultation:
  - The insertion of Programme 1681, Kikiwhenua Transport, into the final Policy. This programme was in the LTP but did not flow through to the draft Policy.
  - An error was found in the Development Contribution model for development in Longburn. Officers have corrected this, resulting in an increase in fees for the three water activities in Longburn.
- 1.9 For the first time, the LTP assumes external funding and / or developer agreements for a range of growth programmes, including the entire Kākātangiata growth area and some infrastructure at Aokautere and Ashhurst. Land-use planning decisions regarding growth in these locations will need to carefully consider the level of certainty regarding external funding and / or developer agreements. Some growth may not be able to proceed in the absence of external funding commitments and / or developer agreements. The Government continues to signal new forms of funding and financing options for infrastructure to support growth.
- 1.10 The Rates Remission and Postponement Policies outline the situations in which the Council will consider applications for rates remission or postponement.
- 1.11 The Significance and Engagement Policy sets out how Council will determine the significance (importance) of its decisions so that it consults appropriately.
- 1.12 Officers have updated all the Plans, Strategies and Policies in accordance with Council decisions made in response to submissions (i.e. at the deliberations meeting on 29 May).
- 1.13 Council's adoption of the LTP does not automatically authorise the actions in the LTP, so this report contains a recommendation enabling the Chief Executive to make payments to external organisations (especially the Council Controlled Organisations) generally in accordance with their Statements of Intent (Note: Council is adopting the Statements of Intent this month.)

## 2. DEVELOPING THE LONG-TERM PLAN

- 2.1 Council held various workshops to develop the 2024 LTP. These were all public workshops. All workshop material is on Council's website.

2.2 The LTP workshops started shortly after the 2022 Council elections:

- 2 November 2022: An introduction to developing an LTP, including its purpose and key steps.
- 2 December 2022: LTP scene setting. This involved a discussion of the major issues facing the City and the Council.
- 9-10 February 2023: LTP Vision and Goals:
  - [He aha rā ngā whāinga matua? What really matters?](#) – a discussion of the issues and opportunities facing Palmerston North as seen by key social, economic, environmental and cultural groups and young people.
  - discussion of the potential Vision and Goals for the 2024 LTP.

2.3 After the Vision and Goals workshop officers prepared draft Plans, programmes (actions) and budgets showing how Council could best deliver the Vision and Goals. This involved further workshops:

- 16 May 2023: Key issues for the LTP, Financial and Infrastructure Strategy principles, population projections, sustainability and the LTP.
- 6 October 2023: Financial and Infrastructure Strategies; Revenue and Financing, Development Contributions, and Significance and Engagement Policies; Māori Contribution to Decision-Making; developing the Plans; Goal indicators and targets.
- 3 November 2023: Overview of initial capital and operating budgets, methods to prioritise and reduce Council's overall LTP budget.

2.4 Council then held a series of formal meetings to prioritise the programmes and budgets into a strategic, affordable and achievable proposed LTP:

- 29 November 2023 (and 1 December 2023): [LTP Prioritisation of Capital Projects and Expenditure](#).
- 13 December 2023: [LTP Prioritisation of Capital Projects and Expenditure; Indicator Framework for the LTP](#).
- 18 December 2023: [LTP Prioritisation of Operating Projects and Expenditure; Topics and issues for the LTP Consultation Document](#).

2.5 Officers used this to prepare a Consultation Document and Supporting Material, which Council agreed for Audit on the 1 and 14 February. Council then adopted the material for [consultation](#) on 3 April.

2.6 Consultation ran from 8 April to 9 May and involved:

- A brochure to all households
  - A letter to all ratepayers
  - Sector sessions for specific stakeholder groups
  - Working with high schools
  - Public drop-in sessions
  - Planning Palmy Expo
  - Information at libraries, customer service centres, relevant community facilities
  - An LTP hub on the Council's website
  - A property search tool on the Council's website demonstrating possible rates incidence for three rates scenarios including the Council's preferred option
  - Facebook / YouTube Live with Elected Members
  - Media, stakeholder communications, social media advertising.
- 2.7 A full description of the consultation process was attached to the Council LTP [Deliberations Report](#) (29 May).
- 2.8 Council held a hui with Rangitāne o Manawatū on 1 May as part of our partnership agreement and to obtain feedback on the proposed LTP.
- 2.9 Council received 1441 submissions and 150 submitters presented to Council at hearings held on the 15-17 May.
- 2.10 Council considered all these submissions at a deliberations meeting on 29-31 May. A list of changes Council made and their implications is in a report to Council on 10 June. This report also agreed the proposed LTP material for Audit.
- 2.11 Council will adopt the LTP at today's meeting (26 June).

### 3. SCALE OF CAPITAL PROGRAMME

- 3.1 Throughout the development of the LTP, Elected Members have queried the ability of Council Officers to deliver the capital programme, particularly when there are significant budgets in Years 6-9 as summarised in table 1 below:

3.2 **Table 1 – Summary 10 Year Capital Programme Top 10 Capital New Programmes**

|              | AB<br>23/24 | Year 1<br>24/25 | Year 2<br>25/26 | Year 3<br>26/27 | Year 4<br>27/28 | Year 5<br>28/29 | Year 6<br>29/30 | Year 7<br>30/31 | Year 8<br>31/32 | Year 9<br>32/33 | Year 10<br>33/34 | 10 Year<br>Total |
|--------------|-------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|------------------|------------------|
| Renew<br>als | 28,141      | 32,984          | 35,598          | 35,921          | 40,346          | 40,180          | 45,211          | 49,860          | 53,746          | 53,971          | 54,129           | 441,944          |
| New          | 52,186      | 47,401          | 77,259          | 97,160          | 156,700         | 130,557         | 167,722         | 204,145         | 145,022         | 150,074         | 131,486          | 1,307,556        |

|              |               |               |                |                |                |                |                |                |                |                |                |                  |
|--------------|---------------|---------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|------------------|
| Capex        |               |               |                |                |                |                |                |                |                |                |                |                  |
| Growth       | 13,018        | 14,972        | 12,684         | 25,014         | 19,485         | 29,346         | 48,010         | 52,041         | 45,335         | 24,989         | 27,891         | 299,767          |
| <b>Total</b> | <b>93,344</b> | <b>93,357</b> | <b>125,541</b> | <b>158,095</b> | <b>216,531</b> | <b>200,082</b> | <b>260,943</b> | <b>306,075</b> | <b>244,103</b> | <b>229,034</b> | <b>213,506</b> | <b>2,049,267</b> |

3.3 As can be seen from the table there is a reasonably consistent but growing level of renewals that form a regular component of the capital expenditure budget that is able to be planned for.

3.4 The procurement, tendering, contract management, and performance management of contracts requires a similar programme management resource irrespective of the dollar size of the programme.

3.5 To test this, table 2 below shows the top 10 programmes (by total \$ value) and this shows that these amount to over 80% of the dollar value of the capital new programmes in the latter years of the Plan. In year 6, 62% of the capital new programme expenditure relates to the two largest programmes and this increases to 83% in year 7.

3.6 **Table 2 – Top 10 Capital New Programmes**

| Prog #       | Year 1<br>24/5 | Year 2<br>25/26 | Year 3<br>26/27 | Year 4<br>27/28 | Year 5<br>28/29 | Year 6<br>29/30 | Year 7<br>30/ 31 | Year 8<br>31/32 | Year 9<br>32/33 | Year 10<br>33/34 | Total<br>\$'000s |
|--------------|----------------|-----------------|-----------------|-----------------|-----------------|-----------------|------------------|-----------------|-----------------|------------------|------------------|
| 628          | 3,000          | 4,230           | 4,344           | 72,805          | 77,671          | 85,692          | 133,880          | 100,991         | 46,568          | 19,952           | 549,13           |
| 2518         | -              | -               | -               | -               | 1,087           | 32,112          | 33,849           | 1,149           | 33,910          | 35,709           | 137,81           |
| 2013         | -              | -               | -               | -               | -               | -               | -                | -               | 33,099          | 36,138           | 69,237           |
| 2390         | 4,000          | 4,080           | 4,174           | 4,270           | 4,364           | 4,456           | 4,545            | 4,636           | 4,728           | 4,818            | 44,071           |
| 1194         | 500            | 8,168           | 8,870           | 1,065           | 2,173           | 2,215           | 5,642            | 5,743           | 2,339           | 2,381            | 390,95           |
| 1696         | 100            | 615             | 632             | 5,885           | 3,843           | 4,063           | 579              | 8,229           | 5,673           | -                | 32,292           |
| 1060         | 2,257          | 2,519           | 2,662           | 2,205           | 3,263           | 3,337           | 1,439            | 1,225           | 1,251           | 1,026            | 21,185           |
| 1459         | 500            | 511             | 8,188           | 10,203          | -               | -               | -                | -               | -               | -                | 19,402           |
| 2236         | -              | -               | -               | -               | -               | -               | -                | -               | 8,770           | 8,927            | 17,697           |
| 2122         | -              | -               | -               | 107             | 5,455           | 5,570           | -                | -               | 118             | 6,023            | 17,272           |
| <b>Total</b> | <b>10,357</b>  | <b>20,122</b>   | <b>28,870</b>   | <b>99,214</b>   | <b>97,856</b>   | <b>137,44</b>   | <b>179,933</b>   | <b>121,973</b>  | <b>136,45</b>   | <b>114,97</b>    | <b>947,19</b>    |
| <b>%</b>     | <b>22%</b>     | <b>26%</b>      | <b>30%</b>      | <b>63%</b>      | <b>75%</b>      | <b>82%</b>      | <b>88%</b>       | <b>84%</b>      | <b>91%</b>      | <b>87%</b>       | <b>72%</b>       |

3.7 **Table 3 – Programme Names**

| Programme Number | Programme Name   |
|------------------|--|
| 628              | Totara Road Wastewater Treatment Plant – Consent Renewal Upgrade |



|      |  |
|------|--|
| 2518 | Property – Central Library and Te Manawa Redevelopments    |
| 2013 | PNITI – Strategic Corridor Improvements                    |
| 2390 | City-Wide – Transport – Low Cost/Low Risk and Road to Zero |
| 1194 | CET Arena – Masterplan Redevelopment                       |
| 1696 | City-Wide – Drinking Water Standards Upgrades              |
| 1060 | City-Wide – Stormwater Network Improvement Works           |
| 1459 | Social Housing – Additional Social Housing Units           |
| 2236 | Huia Street Reserve – Community Housing                    |
| 2122 | City Centre – Streets for People Upgrade                   |

#### 4. BUDGETED TOTAL RATES REVENUE OVER 10 YEAR PERIOD

- 4.1 At the Council meeting on 10 June Elected Members did query the total rates revenue figures compared with those that were consulted on. The table below summarises the annual differences and shows that over the 10 years the total rates requirement is now \$54 million less than proposed in the draft consulted on.

|                     | Year<br>1<br>24/25 | Year<br>2<br>25/26 | Year<br>3<br>26/27 | Year<br>4<br>27/28 | Year<br>5<br>28/29 | Year<br>6<br>29/30 | Year<br>7<br>30/31 | Year<br>8<br>31/32 | Year<br>9<br>32/33 | Year 10<br>33/34 | Total<br>\$Ms |
|---------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|------------------|---------------|
| <b>Consultation</b> | 138.3              | 152.4              | 167.6              | 182.8              | 196.3              | 208.6              | 220.4              | 233.3              | 242.7              | 252.6            | <b>1,995</b>  |
| <b>Final</b>        | 136.9              | 149.1              | 161.7              | 173.6              | 184.9              | 197.2              | 211.2              | 225.6              | 241.6              | 259.4            | <b>1,941</b>  |
| <b>Changes</b>      | (1.4)              | (3.4)              | (5.9)              | (9.2)              | (11.4)             | (11.4)             | (9.2)              | (7.7)              | (1.1)              | 6.8              | <b>(54)</b>   |

#### 5. AUDIT REPORT

- 5.1 Officers have been working with Audit New Zealand staff throughout the development of the LTP to ensure that it meets its legal purpose.
- 5.2 At the time this report was authorised, Audit New Zealand was still completing its review of the LTP. Council's Audit Director will table the Audit Report at the meeting as long as no changes are made by Council at the meeting, other than any amendments or clarifications required as part of the audit.







## 6. NEXT STEPS

- 6.1 Council will implement and monitor the LTP.
- 6.2 Officers will publish it and make it available on Council's website.
- 6.3 Officers will send letters to submitters outlining the changes Council made to the proposed LTP in response to submissions.
- 6.4 Council will set the rates for 2024/25. A separate report to the Council meeting covers this. As usual a ratepayers' newsletter will accompany the rates assessments and invoices for the first instalment which are scheduled to be delivered in the first week of July. Council's decisions relating to the rating system will be outlined.
- 6.5 Review the LTP process to inform the preparation of the 2027-37 LTP.

## 7. COMPLIANCE AND ADMINISTRATION

|   |            |
|---|------------|
| Does the Council have delegated authority to decide?<br>If Yes quote relevant clause(s) from Delegations Manual   | <b>Yes</b> |
| Are the decisions significant?  | <b>Yes</b> |
| If they are significant do they affect land or a body of water?   | <b>No</b>  |
| Can this decision only be made through a 10 Year Plan?  | <b>No</b>  |
| Does this decision require consultation through the Special Consultative procedure?   | <b>Yes</b> |
| Is there funding in the current Annual Plan for these actions?  | <b>Yes</b> |
| Are the recommendations inconsistent with any of Council's policies or plans?   | <b>No</b>  |
| <p>Contribution to Council's strategic direction and to social, economic, environmental and cultural well-being:</p> <p>The recommendations are about the adoption of the Council's 2024-34 Long-term Plan. Hence, they are about how Council will deliver its 2024 strategic direction and how it will contribute to social, economic, environmental and cultural wellbeing.</p> |            |

## ATTACHMENTS

1. Oranga Papaioea City Strategy (attached separately) 
2. Council Plans 2024 (attached separately) 
3. Social Housing Guidelines 2024 (attached separately) 
4. Rates Remission & Postponement Policies 2024 [↓](#) 
5. Development Contributions Policy 2024 [↓](#) 
6. Long Term Plan 2024-2034 (attached separately) 

For Adoption – 26 June 2024

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# Rates Remission & Postponement Policies

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Prepared in accordance with s.108, s.109 and s.110  
Local Government Act 2002

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Palmerston North City Council

For adoption on 26 June 2024

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ID: 17152650

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### [1] Introduction

The Local Government (Rating) Act 2002 requires that if the Council wishes to remit or postpone rates it must do so in accordance with a policy prepared and adopted in a manner which gives effect to the requirements of the Local Government Act 2002. This latter Act also requires the Council to adopt a policy on the remission and postponement of rates on Maori freehold land.

These Policies support the principles set out in the preamble to Te Ture Whenua Maori Act 1993. These principles include recognition that land is taonga tuku iho of special significance to Maori, and for facilitation of the occupation, development, and utilisation of that land for the benefit of the owners, their whanau, and their hapu.

These policies embrace all situations in which the Council would wish to remit or postpone rates to support either the fairness and equity of the rating system or the overall wellbeing of the community.

## [2] Remissions for Community, Sporting and Other Non-Profit Organisations

### [2.1] Objective

To facilitate the ongoing provision of non-commercial community services and non-commercial recreational opportunities for the residents of Palmerston North City.

The purpose of granting rates remission to an organisation is to:

- assist the organisation's survival
- make membership of the organisation more accessible to the general public, particularly disadvantaged groups. These include children, youth, young families, aged people, and economically disadvantaged people.

### [2.2] Conditions and Criteria

This part of the policy will apply to land used by a charitable, sports or recreation organisation, which is used exclusively or principally for sporting, recreation, or community purposes.

In some instances a rating division may be required where only part of the land is used for sporting, recreation or community purposes. The policy will not apply to organisations operated for private pecuniary profit or which charge commercial tuition fees.

The policy will also not usually apply to groups or organisations whose primary purpose is to address the needs of adult members (over 18 years) for entertainment or social interaction, or who engage in recreational, sporting, or community services as a secondary purpose only.

For the avoidance of doubt this policy specifically excludes chartered clubs and clubs holding permanent charters. Applications for remission must be made in the form prescribed by the Council.

As far as practicable, applications for rates remission are to be made to the Council prior to the commencement of the rating year. The Council reserves the right to consider any applications received during a rating year to be applicable from the commencement of the following rating year. In the normal course, applications will not be backdated.

Organisations making application should include the following documents in support of their application:

- statement of objectives; and
- constitution or rules or equivalent; and
- latest financial statements; and
- information on activities and programmes; and
- details of membership or clients.

The policy shall apply to such organisations as approved by the Council as meeting the relevant criteria. The Council may delegate the authority to make such approvals to particular Council officers as specified by a resolution of the Council and those officers will utilise the services of a panel to advise them.

The extent of any remission to any qualifying organisation shall be as determined by the Council or by the officers to whom the authority is delegated. In the normal course, no remission will be granted on targeted rates for water supply, wastewater disposal, waste collection or recycling.

### [3] Remissions of Penalties

#### **[3.1] Objective**

To enable the Council to act fairly and reasonably in its consideration of rates which have not been received by the Council by the penalty date due to circumstances outside of the ratepayer's control.

To encourage ratepayers who are in arrears due to financial difficulty or other genuine unusual circumstances to make arrangements to clear arrears and keep their payments up to date.

#### **[3.2] Conditions and Criteria**

Automatic remission of the penalties incurred on instalment one will be made where the ratepayer pays the total amount due for the year on or before the penalty date of the second instalment.

Remission of one penalty will be considered in any one rating year where payment has been late due to significant family disruption.

Remission will be considered in the case of death, illness, or accident of a family member, as at due date.

Remission of the penalty will be granted if the ratepayer is able to provide evidence that their payment has gone astray in the post or the late payment has otherwise resulted from matters outside their control.

Remission of the penalty will be considered where payment is made by regular bank transaction and where minor penalties occur due to timing differences.

Remission of penalties may be considered where there is an offer for immediate settlement of all rates outstanding which can be facilitated by the remission of penalties. This would apply where there are substantial arrears.

Each application will be considered on its merits and remission will be granted where it is considered just and equitable to do so. Remission will not be granted in cases of deliberate non-payment or where there is repetitive omission.

Decisions on remission of penalties will be delegated to officers as set out in the Council's delegation resolution.

### [4] Remission of Uniform Annual General Charges on Non-Contiguous Rating Units Owned by the Same Owner

#### **[4.1] Objective**

To provide for relief from uniform annual general charges (UAGC) for land which is non-contiguous, farmed as a single entity and owned by the same ratepayer.

#### **[4.2] Conditions and Criteria**

Ratepayers may qualify for a remission of UAGCs on non-contiguous rating units provided the other conditions are met. The ratepayer will remain liable for at least one UAGC.

The rating units on which remission is given must be owned by the same ratepayer and must each be classified in group code FL or FM for differential purposes.

Only one of the rating units may have any residential dwelling situated on it.

Applications for remission must be made in the form prescribed by the Council.

Council will delegate authority to consider and approve applications to Council officers.

## [5] Remission for Residential Land in Commercial or Industrial Areas

### **[5.1] Objective**

To ensure the owners of rating units situated in commercial or industrial areas are not unduly penalised by the zoning decisions of this Council and previous local authorities.

### **[5.2] Conditions and Criteria**

To qualify for remission under this part of the policy the rating unit must:

- be situated within an area of land that has been zoned for commercial or industrial use. Ratepayers can determine where their property has been zoned by inspecting the Palmerston North City Council District Plan, copies of which are available for inspection at the Council's office
- be listed as a "residential" property for differential rating purposes. Ratepayers wishing to ascertain whether their property is treated as a residential property may inspect the Council's rating information database at the Council's office.

Applications for remission must be in the form prescribed by the Council.

As far as practicable, applications for rates remission are to be made to the Council prior to the commencement of the rating year. The Council reserves the right to consider any applications received during a rating year to

be applicable from the commencement of the following rating year. In the normal course applications will not be backdated.

Applications for remission under this part of the policy will be determined by Council officers acting under delegated authority from the Council as specified in the delegations resolution.

If an application is approved, the Council will direct its valuation service provider to inspect the rating unit and prepare a valuation that will treat the rating unit as if it were a comparable rating unit elsewhere in the City. The ratepayer may be asked to contribute to the cost of this valuation. Ratepayers should note that the valuation service provider's decision is final as there are no statutory rights of objection or appeal for values done in this way.

The remission given will be the difference between rates based on the actual rating valuation and the rates that would be assessed if the valuation mentioned in the previous paragraph was the actual one.

## [6] Remission of Rates on Land Protected for Natural or Cultural Heritage Purposes

### **[6.1] Objective**

To contribute to sustainable management of the City's built and natural environment through providing relief to property owners who have voluntarily protected land or buildings of natural or cultural heritage value.

### **[6.2] Conditions and Criteria**

Ratepayers who own rating units which have some feature of natural or cultural heritage which is protected through such arrangements as a covenant or caveat may qualify for remission of rates under this part of the policy.

Land that is non-rateable under section 8 of the Local Government (Rating) Act 2002 and is liable only for rates for water supply, wastewater disposal, waste collection or recycling will not qualify for remission under this part of the policy.

Applications must be in writing supported by documentary evidence of the protected status of the rating unit, e.g. a copy of the covenant.

In considering any application for remission of rates under this part of the policy the Council will consider the following criteria:

- the extent to which the preservation of natural or cultural heritage will be promoted by granting remission of rates on the rating unit
- the nature and extent of the natural or cultural heritage features present on the land
- the extent to which preservation of features of natural or cultural heritage might be prejudicially affected if relief is not granted.

The Council will decide what amount of rates will be remitted on a case by case basis subject to a maximum amount of 33 percent of rates assessed for that rating unit per year. The Council may agree to an on-going remission in perpetuity provided the terms and conditions of the voluntary legal mechanism applying to the feature are not altered.

In granting remissions under this part of the policy the Council may specify certain conditions before remission will be granted. Applicants will be required to agree in writing to these conditions and to pay any remitted rates if the conditions are violated.

Applications for the remission for protection of heritage will be considered by officers of the Council acting under delegated authority from the Council.



## [7] Rates Remission – Wastewater Charges for Educational Establishments

### [7.1] Objective

To provide relief and assistance to educational establishments as defined in Schedule 1 Part 1 clause 6 of the Local Government (Rating) Act 2002 in paying wastewater charges.

### [7.2] Conditions and Criteria

1. This policy will apply to the following educational establishments as defined in the Education and Training Act 2020:

- a State school; or
- a State integrated school; or
- a specialist school; or
- a special institution; or
- an early childhood and care centre, except an early childhood education and care centre that operates for profit; or
- an institution.

2. The policy does not apply to school houses occupied by a caretaker, principal or staff.

3. The wastewater rates assessed in any year may not exceed the amount calculated as shown below.

4. The wastewater rate is the rate that:

4.1 Would be assessed using the same rating mechanisms as are applied to other separate rating units within the City divided by the number of toilets as determined in accordance with condition 5 below (the full charge); and

4.2 Reduced in accordance with the following graduated formula:

- the full charge for the first 4 toilets or part thereof
- 75% of the full charge for each of the next 6 toilets or part thereof
- 50% of the full charge for each toilet after the first 10 toilets.

5. For the purposes of condition 4.1 above the number of toilets for separately rateable units occupied for the purpose of an educational establishment is one toilet for every 20 students and staff or part thereof.

6. The number of students in an educational establishment is the number of students on the roll on 1 March in the year immediately before the year in which the charge relates.

7. The number of staff in an educational establishment is the number of teaching and administration staff employed by that establishment on 1 March in the year immediately before the year in which the charge relates.

8. Officers of the Council will be delegated authority to approve remission of the wastewater charges in excess of the charges payable according to the policy.

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## [8] Rates Remission – Wastewater Charges – Non-Residential Properties

### **[8.1] Objective**

To ensure that the wastewater charging regime is applied in a fair and equitable manner.

### **[8.2] Conditions and Criteria**

The Council has a system of charging for wastewater which is a combination of a

targeted fixed charge and a charge based on the number of pans (or pan equivalents) in non-residential properties. It is recognised that in some exceptional circumstances the number of pans may not be a fair reflection of the use made of the Council's wastewater system. This may be because of the infrequency of use or the nature of use.

This policy enables Council officers, acting under delegated authority, to determine circumstances in which it would be fair and equitable to remit a portion of the wastewater charges.

## [9] Rates Remission – Targeted Rates for Serviceable Properties for Water and Wastewater

### **[9.1] Objective**

To provide for the remission of targeted rates for water and wastewater for rating units that are not connected to the Council's system but use an on-site water supply system and/or wastewater disposal system which existed prior to Council's system becoming available to the rating unit.

### **[9.2] Conditions and Criteria**

Sometimes ratepayers have invested significant sums to provide on-site water and

wastewater systems so do not wish to immediately connect to the Council's reticulation systems when they become available.

This policy enables Council officers, acting under delegated authority, to determine remissions in such circumstances until such time as the ratepayer connects to the Council's system.

## [10] Rates Remission – Property affected by Natural Disaster

### **[10.1] Objective**

To provide rate relief for any ratepayer where the use that may be made of any rating unit has been detrimentally affected by erosion, subsidence, submersion, or other natural disaster.

### **[10.2] Conditions and Criteria**

In the event of a significant natural disaster the Council will determine whether or not remissions will be contemplated under this policy and if so the criteria to be used. It is likely that the criteria will include the

following elements:

- the severity of the damage to the rating unit, as well as the individual circumstances of the ratepayer and the financial circumstances of the Council
- the period during which the buildings are uninhabitable and/or the rating unit is unable to be utilised to the extent it was prior to the occurrence of the natural disaster.

Officers of the Council will be delegated authority to approve remissions in accordance with the criteria.



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## [11] Rates Remission – Financial Hardship for Residential Ratepayers as a Result of Changes to the Rating System

### **[11.1] Objective**

To recognise that when the Council makes fundamental changes to the rating system to achieve a more equitable distribution of rates, doing so may cause financial hardship for some ratepayers and this policy is a mechanism for providing relief in such situations.

### **[11.2] Conditions and Criteria**

This policy only applies where the Council determines to make significant changes to the rating system, including changes to the valuation base used for the general or targeted rates, differentials or the number of targeted rates.

This policy does not apply to annual changes in rates requirements, including changes to targeted rates as a result of changes to service levels (including the imposition of a targeted rate on a property as a result of receiving a service that was not previously provided or charged to a property) and inflationary adjustment of uniform charges.

The applicant must provide evidence of financial hardship as a result of the change. The following grounds can be taken into account:

- The ratepayer's personal circumstances

including, but not limited to, age, physical or mental disability, injury, illness and family circumstances;

- Whether the ratepayer is unlikely to have sufficient funds left over, after payment of rates, for normal health care, proper provision for maintenance of their home and chattels at an adequate standard as well as making provision for normal day to day living expenses;

The maximum remission will be 50% of the difference between the property's rates for the year and the property's rates for the year if the change to the rating system for the year had not been applied.

In determining the property's rate for the year if the changes to the rating system had not be applied, the Council will use the relevant parts of the previous year's rating system (e.g. differentials, fixed charges etc) but will use the current year's rates requirement.

Officers of the Council will be delegated authority to approve remissions in accordance with the criteria.

## [12] Rates Remission – Miscellaneous Circumstances

### **[12.1] Objective**

To provide the flexibility to enable the Council to remit rates in circumstances where it considers it fair and equitable to do so but where authority is not provided in the more specific remission policies.

### **[12.2] Conditions and Criteria**

There are occasionally situations arise which have not been contemplated in the specific remission policies but where the Council

considers that providing a remission of some or all of the rates on a rating unit would be fair and equitable. The situations would most likely arise as an unintended consequence of the application of the Council's rating policies. Applications would normally be expected to be in writing and ratepayers' financial records may be required.

Officers of the Council will be delegated authority to approve remissions under this policy.

## [13] Rates Postponement Policy for Cases of Extreme Financial Circumstances

### **[13.1] Objective**

To assist ratepayers experiencing extreme financial circumstances which affect their ability to pay rates.

### **[13.2] Conditions and Criteria**

Only rating units used solely for residential purposes (as defined by the Council) will be eligible for consideration for rates postponement for extreme financial circumstances.

Only the person entered as the ratepayer, or their authorised agent, may make application for rates postponement for extreme financial circumstances. The ratepayer must be the current owner of, and have owned for not less than three years, the rating unit which is the subject of the application or another rating unit within Palmerston North City. The person entered on the Council's rating information database as the "ratepayer" must not own any other rating units or investment properties (whether in the City or in another district).

The ratepayer (or authorised agent) must make an application in the form prescribed by the Council.

The Council will consider, on a case by case basis, all applications received that meet the

criteria described in the first two paragraphs under this section.

When considering whether extreme financial circumstances exist, all of the ratepayer's personal circumstances will be relevant including the following factors: age, physical or mental disability, injury, illness and family circumstances.

Before approving an application the Council must be satisfied that the ratepayer is unlikely to have sufficient funds left over, after the payment of rates, for normal health care, proper provision for maintenance of his/her home and chattels at an adequate standard as well as making provision for normal day to day living expenses.

Before approving an application the Council must be satisfied that the ratepayer has taken all steps necessary to claim any central government benefits or allowances the ratepayer is properly entitled to receive to assist with the payment of rates.

Where the Council decides to postpone rates the ratepayer must first make acceptable arrangements for payment of future rates, for

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example, by setting up a system of regular payments.

Any postponed rates will be postponed until:

- the death of the ratepayer(s); or
- the ratepayer(s) ceases to be the owner of the rating unit; or
- the ratepayer ceases to use the property as his/her residence; or
- a date specified by the Council.

The Council will charge an annual fee on postponed rates for the period between the due date and the date they are paid. This fee is designed to cover the Council's administrative and financial costs and may vary from year to year. Even if the rates are postponed, as a general rule the ratepayer will be required to pay the first \$500 of the rate account.

The policy will apply from the beginning of the

rating year in which the application is made although the Council may consider backdating past the rating year in which the application is made depending on the circumstances.

The postponed rates or any part thereof may be paid at any time. The applicant may elect to postpone the payment of a lesser sum than that which they would be entitled to have pursuant to this policy.

Postponed rates will be registered as a statutory land charge on the rating unit title. This means that the Council will have first call on the proceeds of any revenue from the sale or lease of the rating unit.

The Council will delegate authority to approve applications for rates postponements to particular officers.

## [14] Rates Remission and Postponement Policy for Maori Freehold Land

Maori freehold land is defined in the Local Government (Rating) Act 2002 as land whose beneficial ownership has been determined by the Maori Land Court by freehold order. Only land that is the subject of such an order may qualify for remission or postponement under this policy. Section 91 of the Local Government (Rating) Act 2002 prescribes that in the normal course Maori freehold land is liable for rates in the same manner as if it were general land. Section 108 of the Local Government Act 2002 outlines that this policy is not required to provide for the remission of, or postponement of, the requirement to pay rates on Maori freehold land. If the policy were to provide for remissions or postponements then it is required to outline the objectives sought to be achieved by so doing and the conditions and criteria which would need to be met in order to qualify.

The Policy supports the principles set out in the preamble to Te Ture Whenua Maori Act 1993. These principles include recognition that land is taonga tuku iho of special significance to Maori, and for facilitation of the occupation, development, and utilisation of that land for the benefit of the owners, their whanau, and their hapu.

The Council will not provide for any remissions or postponements under this policy except for one rating unit which is normally a small island surrounded by the Manawatu River. In this instance 100% of the rates will be remitted.





**Palmerston North City Council  
2024 Development Contributions Policy**

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# 2024 Development Contributions Policy

## [1] Introduction

### [1.1] Legislative Requirements and Powers

- .1 Council is required to have a Development Contributions Policy as a component of its Funding and Financial Policies under section 102(2)(d) of the Local Government Act 2002 (LGA02). Section 198 of the LGA02 gives territorial authorities the power to require a contribution for developments. Development Contributions provide Council with the means to fund infrastructure required due to growth.
- .2 The purpose of development contributions under section 197AA of the LGA02 is to enable territorial authorities to recover from those persons undertaking development a fair, equitable and proportionate portion of the total cost of capital expenditure necessary to service growth over the long term.
- .3 Section 197AB of the LGA02 sets out 7 principles to take into account when preparing a development contributions policy or when requiring a development contribution as follows:
  - a) Development contributions can only be required when the effect of development is to require territorial authorities to have provided, or to provide, new or additional assets or assets of increased capacity.
  - b) Development contributions should be determined in a manner that is generally consistent with the capacity life of assets, and in a way that avoids over-recovery of costs allocated to development contributions funding.
  - c) Cost allocations used to establish development contributions should be determined according to who benefits (including the community as a whole) as well as who created the need for assets.
  - d) Development contributions must be used for the purpose for which they were collected, and for the benefit of the district or part of the district in which they were required.
  - e) Sufficient information should be available to demonstrate what development contributions are being used for and why.
  - f) Development contributions should be predictable and consistent with the methodology and schedules in the development contributions policy.
  - g) When calculating or requiring developments contributions, territorial authorities may group development or categories of land use, provided administrative efficiencies are balanced with fairness and equity, and grouping

across entire districts is avoided where practical.

- .4 Palmerston North City Council has a legislative obligation under Te Ture Whenua Act Maori Act 1993 to promote the retention of Māori land in the hands of its owners, their whanau and their hapu and to facilitate the occupation, development and utilisation of that land for the benefit of its owners, their whanau and hapu.
- .5 Council achieves these outcomes by (i) operating a transparent, equitable and reliable development contributions scheme; and (ii) funding, procuring and delivering infrastructure to the boundary of Māori Land to enable development.

**[1.2] When a Development Contribution is Required**

- .1 A Development Contribution is required in relation to a development when:
  - a) 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; and
  - b) the Council incurs capital expenditure to provide appropriately for those assets, i.e. network infrastructure, reserves and community infrastructure.
- .2 The effect of a development in terms of impact on these assets includes the cumulative effect that a development may have in combination with other development. A Development Contributions Policy also 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 development.

**[1.3] Limitations to the Application of Development Contributions**

Council will not require a development contribution for the purposes of network infrastructure, reserves or community infrastructure in 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 in relation to the same development for the same purpose; or
  - a) Where the developer will fund or otherwise provide for infrastructure such as a reserve, network infrastructure, or community infrastructure; or
  - b) Where the territorial authority has received or will receive sufficient funding from a third party to fund particular infrastructure.

**[1.4] Relationship to Resource Management Act 1991**

- .1 Development contributions under the LGA02 are in addition to, and separate from, Financial Contributions under the RMA. While Council generally considers development contributions under this Development Contributions Policy as its main funding tool for infrastructure to provide for growth it may also require Financial Contributions under the RMA. Council may require a Financial Contribution, as a condition of consent, in accordance with any relevant rule in the District Plan under the RMA. Financial Contributions must not be applied as a condition on a consent where a Development Contribution has been required for the same purpose on the same development.
- c) Despite the above the Council still has the power to require services or works for subdivisions or developments to avoid, remedy and mitigate the environmental effects through resource consent conditions.

**[2] City Vision and Goals**

The Council outlines its City Vision and goals in Section 1 of the Long-Term Plan (LTP), which are:

**[2.1] Vision:**

Palmerston North: small city benefits, big city ambition.

**[2.2] City Goals:**

- .1 An innovative and growing city where everyone shares in the benefits of a resilient, sustainable and prosperous economy. We want a productive economy that attracts new businesses and where existing businesses thrive.
- .2 A creative and exciting city that inspires creativity and celebrates our diverse cultures and unique heritage. We want our diverse communities to see their contributions to arts and culture being built into our city infrastructure.
- .3 A connected and safe community where everyone feels connected and included. A safe city where people have access to the housing they need and opportunities to connect with others.
- .4 A sustainable and resilient city with a healthy natural environment and resilient urban system that sustains

everyone, now and into the future.

### **[3] Overview of Development Contributions Policy**

Section 201 of the LGA02 outlines the required contents of a Development Contributions Policy. The following section is consistent with this requirement of the Act.

#### **[3.1] Purpose of a Development Contributions Policy**

The key purpose of the Development Contributions Policy is to ensure that growth, and the cost of infrastructure to meet that growth, is funded by those who cause the need for that infrastructure. Development Contributions are not a tool to fund the cost of maintaining infrastructure or improving levels of service. This cost will be met from other sources.

#### **[3.2] Trigger for Taking a Development Contribution**

- .1 Under Section 202 of the LGA02 Council may apply a development contribution for developments generating increased reserves, network or community infrastructure demands upon the granting of:
  - a) A resource consent; or
  - b) A building consent; or
  - c) An authorisation for a service connection.
- .2 A resource consent, building consent or authorisation for a service connection is only a trigger for taking developing development contributions in the sense of timing, not in the definitional context. The application of development contributions by Council upon the granting of a resource consent, building consent or authorisation for service connection is subject to clause 1.2 and 1.3 of this Policy.

##### **[3.2.1] Preferred Stage of Applying a Development Contribution**

It is Council's preference to apply a development contribution at the first stage of development, which is generally at the subdivision consent stage. It is not the intent of the Policy to delay the payment of contribution to subsequent consent/development stages. Deferring payment of development contributions to subsequent stages is both administratively onerous and also results in the same request at all subsequent development stages. Council considers that the subdivision consent stage is generally the most appropriate stage to take a development contribution for the following reasons:

- a) Practicality of implementation;
- b) Economies of scale in implementation costs;
- c) Fairness; and
- d) Best available knowledge for projections and allocating budgets.

**[3.2.2] Payment of Development Contributions at Subsequent Development Stages**

- .1 While generally development contributions will apply at subdivision consent stage, Council will apply contributions at the building consent stage or at the service connection stage on all types of development where **additional units of demand** are created in the absence of subdivision.
- .2 The Council's experience is that occasionally units of demand are created on land already subdivided. In such cases, as a matter of equity, Council will assess and seek the appropriate development contribution at the building consent or service connection stage. If additional units of demand are created in the absence of subdivision or outside of the building consent stage Council will require a development contribution at service connection stage.
- .3 Refer also to clause 5.2 (Amount, Payment and Collection of Development Contributions) and clause 5.3 (Transitional Provisions) of the Policy.

**[3.2.3] Determining the Contribution Payable based on the Type of Development**

- .1 There are three types of development categories in assessing a Development Contribution. These include:
- .2 Residential;
- .3 Non-Residential; and
- .4 Rural.
  - a) Development is categorised by type to adequately reflect the demand that type of development has on our infrastructure networks. When Council levies a development contribution, the expected dominant nature of activities in the underlying zone will generally determine the type of development contribution payable. For example, the dominant activity in the industrial zone will be assumed to be non-residential and will therefore be subject to a non-residential development contribution.
  - b) However, there are exceptions where the underlying zone will not appropriately reflect the dominant activity proposed for a development. For example, a residential development / dwelling in a non-residential zone. In this



circumstance it may be appropriate to levy a 'residential' unit of demand to that development where there is certainty that it will be the dominant activity on that particular site.

**[3.3] Activities Requiring a Development Contribution to Meet the Costs of Growth**

- .1 Council may require a development contribution from any development for the following:
  - a) Capital expenditure **expected** to be incurred as a result of growth; and/or
  - b) Capital expenditure **already** incurred in anticipation of development.
- .2 Funding Council's capital expenditure for growth with development contributions must be considered alongside Council's other funding tools. Development Contributions will be required from development under this Policy to meet the growth component of the future capital expenditure budgets, not met from other sources, for Community Facilities: network infrastructure, community infrastructure and reserves. Table 1 identifies activities Council will require a development contribution on.

**Table 1: Activities Requiring a Development Contribution**

| ACTIVITIES                               | COMMUNITY FACILITIES     |
|--|--------------------------|
| Water                                    | Network Infrastructure   |
| Wastewater                               | Network Infrastructure   |
| Roading                                  | Network Infrastructure   |
| Stormwater                               | Network Infrastructure   |
| Parks and Reserves – Buildings and Works | Community Infrastructure |
| Parks and Reserves – Land                | Reserves                 |
|  |                          |

- .3 In section 13 of the Policy is a schedule of assets that form Council's capital expenditure for growth for which development contributions will fund. The schedule of assets provides information regarding the planned programme of capital works that are yet to take place and capital works that have already taken place in anticipation of development (back works).

**[3.4] Capital Expenditure Council Expects to Incur as a Result of Growth**

- .1 The total estimated capital expenditure Council expects to incur, as a result of growth, to meet increased demand for network infrastructure, reserves, and community infrastructure over the next 20 years, is summarised in Table 2. The total growth component, excluding funding from other sources, of the capital expenditure budgets will be funded by development

contributions.

- .2 In determining the total estimated growth component to be funded by Development Contributions, careful consideration was given to those matters listed under section 101(3) of the LGA 02 for each individual activity (network infrastructure or community facility). Key considerations included:
  - a) The nature and operation of the activity;
  - b) An analysis of who will benefit from the planned capital expenditure work; and
  - c) An analysis of who will cause the need for the planned capital expenditure work.
- .3 A detailed description of each activity, the funding approach taken for each activity and justification for the funding approach taken for each activity is included in section 6 of this Policy.
- .4 A detailed description of each activity, the funding approach taken for each activity and justification for the funding approach taken for each activity is included in section 6 of this Policy.
- .5 The reasons for the difference between the total estimated growth component and the total estimated growth component to be funded by this Development Contributions Policy are:
  - a) Many of the growth works planned over the next 20 years will provide capacity beyond the 20-year planning horizon of this Development Contributions Policy; and
  - b) The local reserves costs represent future costs in Kelvin Grove (including the Whakarongo Residential Area) and Aokautere only.
  - c) The stormwater costs represent future costs in Kelvin Grove (including the Whakarongo Residential Area), Aokautere and the North East Industrial Zone Extension Area only.

**Table 2: Summary of 20 Year Estimated Capital Expenditure and Funding for Growth (000s)<sup>1</sup>**

| Activity   | Total Planned Capital Expenditure Work | Total Level of Service Component | Third Party Funding | Total Estimated Growth Component (20 Years) | Total Estimated Growth Component included in the 10 Year Plan (10 Years) | Total Estimated Growth Component to be funded by the 2024 Development Contributions Policy <sup>2</sup> |
|--|--|----------------------------------|---------------------|---|--|---|
| Water  | \$351,598                              | \$146,355                        | \$21,126            | \$77,360                                    | \$31,497   | \$27,343  |
| Wastewater   | \$788,146                              | \$645,053                        | \$576,500           | \$27,640                                    | \$20,333   | \$16,113  |
| Roading  | \$1,101,424                            | \$639,675                        | \$576,865           | \$250,700                                   | \$55,085   | \$52,660  |
| Stormwater   | \$150,840                              | \$79,045                         | \$49,441            | \$34,335                                    | \$30,020   | \$26,820  |
| City Reserves – Reserves and Community Infrastructure  | \$19,001                               | \$4,043                          | \$430               | \$4,590                                     | \$927  | \$803   |
| Local Reserves – Reserves and Community Infrastructure | \$60,813                               | \$7,253                          | \$28,058            | \$11,300                                    | \$9,209  | \$9,940 <sup>3</sup>  |

<sup>1</sup> The values in Table 2 are based on the actual splits between levels of service and growth not the broad categories the individual programmes within each activity most relate to.

<sup>2</sup> As estimated in June 2024.

<sup>3</sup> This figure is the total estimated growth component for local reserves in Kelvin Grove and Aokautere/Summerhill development contribution areas only.

**[3.5] Capital Expenditure Council Has Incurred in Anticipation of Development (\$000s)**

Development contributions will also be required from development to meet the cost of capital expenditure already incurred in anticipation of development, where Council has assessed it appropriate and reasonable. The capital expenditure already incurred to meet increased growth demand for network infrastructure, reserves and community infrastructure over the next 20 years is summarised in Table 3 and will be funded by development contributions.

**Table 3: Summary of Capital Expenditure Council Has Incurred in Anticipation of Development**

TOTAL CAPITAL EXPENDITURE INCURRED IN ANTICIPATION OF DEVELOPMENT TO BE FUNDED BY DEVELOPMENT CONTRIBUTIONS (000s)<sup>4</sup>

|  |          |
|--|----------|
| Water  | \$8,266  |
| Wastewater   | \$5,143  |
| Roading  | \$18,718 |
| Stormwater   | \$13,963 |
| City Reserves – Reserves and Community Infrastructure  | \$3,723  |
| Local Reserves – Reserves and Community Infrastructure | \$3611   |

**[3.6] Council Use of Development Contributions**

- .1 Council will use development contributions only on the activity for which they are collected. This will be undertaken on an aggregated project basis for each of the activities.
- .2 Where Council anticipates funding from a third party for any part of the growth component of the capital expenditure budget, then this proportion is excluded from the total estimated growth component to be funded by development contributions in Table 2. Similarly, third party funding received for capital expenditure Council has incurred in anticipation of development has also been excluded from figures represented in Table 3.

<sup>4</sup> As calculated June 2024 in 000s.

**[3.7] Level of Service**

The level of service component of Council's identified infrastructure works, for the network activities, relates to increasing the level of infrastructure provision due to higher public expectation, environmental or statutory obligation e.g. environmental standards for water quality or technological improvements. The level of service proportion of the identified infrastructure works will not be funded by development contributions. Approved Council Asset Management Plans for each activity define the relevant level of service for that activity.

**[3.8] Implementation and Review**

- .1 It is anticipated that this policy will be updated on a three- yearly basis, or at shorter intervals if Council deems it necessary. Any review of the policy will take account of:
  - a) Any changes to significant assumptions underlying the Development Contributions Policy;
  - b) Any changes in the capital development works programme for growth;
  - c) Any changes in the pattern and distribution of development in the District;
  - d) Any changes that reflect new or significant modelling of the networks;
  - e) The regular reviews of the Funding and Financial Policies, and the LTP;
  - f) Any issues associated with the implementation of the Policy; and
  - g) Any other matters Council considers relevant.
- .2 The three-year review period of the Policy is preferred and takes into account the following:
  - a) The need for certainty of the fee structure over a reasonable duration; and
  - b) Alignment with the required statutory update of the Council's LTP.
- .3 The Policy would only be reviewed at a shorter interval than the preferred three-year period where there was a significant change in the projected growth rates and assumptions, or issues associated with the implementation of the Policy arise, or a large growth capital work is required that was not anticipated.

**[3.9] Development contribution applications for land within a Boundary Reorganisation Scheme under the Local Government Act 2002**

Development contributions for subdivision or development of land within an area subject to a Boundary Reorganisation Scheme under the Local Government Act 2002 will be assessed and payable under the Palmerston North City Council

Development Contributions Policy only after the Scheme comes into effect. The expected dominant nature of activities in the underlying zone will generally determine the area and type of development contribution payable. Further guidance on determining a contribution payable based on the type of development is provided in section 3.2.3.

**[3.10] Cost of Capital**

Development contributions include the cost of capital (debt servicing costs) for back-works as it is an integral component of funding growth related infrastructure. The total cost of capital expenditure (on which development contribution fees are based) includes the cost of capital. Cost of capital is the interest paid on loans that are used as an interim funding mechanism when expenditure occurs before the full amount of development contribution revenue is received.

**[4] Significant Assumptions of the Development Contributions Policy**

**[4.1] Approach to 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 from a system-wide perspective. This policy considers the specific infrastructure demands created by individual developments in the context of Council's wider community responsibilities as an infrastructure service provider.

**[4.2] Development Contribution Areas**

For the purposes of development contributions, the City is broken into twenty-one development contribution areas based on activity service catchments (Refer to Map 1 in Appendix A to this policy). This map is indicative only and zones may change during the life of this Policy. Where a zone does change, for example from rural to residential, then the principles of Section 3.2.3 shall apply. Where a rural zone is changed to a residential or non-residential zone those fees attributable to Development Contribution Area B shall apply and be based on the dominant type of development within the new zone.

**[4.3] Planning Horizons**

A 20-year timeframe is being used as a basis for forecasting growth and applying a development contribution. This is consistent with Council's asset management planning horizons. Benefits will be distributed over that timeframe with averaging to avoid the

effects of lumpy infrastructure<sup>5</sup> works within any given year on development contributions.

**[4.4] Projecting Growth**

- .1 To estimate the number of residential and rural developments Council expects over a 20-year period, this policy has used, and has maintained consistency with, Council's urban growth planning and asset management planning data. Projected growth for residential and rural development is a medium growth scenario based on a specific Palmerston North projection, which also accommodates the additional margins required by the National Policy Statement for Urban Development. Based on this growth the rate of accumulating population growth is projected to be 1.0% over a 20-year period. Over the next 20-year period. The rate of accumulating household growth is projected to increase by 1.1% per annum for the first 10 years with growth averaging 1.0% per annum over the 20-year period. This represents 7,314 new households in the City over the 20-year period.
- .2 Council has used past trends in non-residential land uptake to estimate the area of non-residential development Council expects each year. This represents approximately 8.08ha of non-residential development in the City annually. This estimate recognises that a number of non-residential developments within the City will be classified as non-residential brownfield redevelopment.

**[4.5] Best Available Knowledge**

Development contributions are based on capital expenditure budgets from Council Asset Management Plans, which in turn feed into the LTP budgets. 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 practicable, to reflect better information as it becomes available, as per Section 3.8 of this policy.

**[4.6] Growth in the District**

In the short term, greenfield residential development will take place in the following areas:

- Napier Road
- Mātangi
- Kikiwhenua

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<sup>5</sup> Lumpy infrastructure is where in any given year there are large sums assigned given the discrete nature of the development work.

In the medium to long term, growth for greenfield housing will take place in the follow areas:

- Whakarongo
- Napier Road
- Mātangi
- Kikiwhenua
- Ashhurst
- Kākātangiata
- Aokautere

Further residential development within existing developed residential areas and brownfields development is expected in:

- The Hokowhitu Residential Area,
- Roxburgh Crescent
- Ongoing subdivision and increased density via District Plan pathways.

Further rural development and rural-residential development in the district is assumed to continue at current trends. Non-residential development is expected to continue within all relevant zones, in particular the Business Zones, the North East Industrial Zone, and the North East Industrial Zone Extension Area. Where any new Greenfield areas are rezoned prior to an update of the Policy Section 4.2 shall apply.

**[4.7] Unit of Demand**

Different types of measurements are used to allocate units of demand for each community facility to residential, rural and non-residential developments (refer to clause 6.6.2 and table 4 – Units of Demand for Community Facilities for further guidance). Council will demonstrate that it has attributed units of demand to particular developments or types of developments on a consistent and equitable basis. For all activities a differentiation is made between residential, rural and non-residential development due to the demand and use they place on the network activities. A specific explanation of units of demand allocated for each activity is provided in Section 6 of this policy. Clauses 6.6.4 – 6.6.7 provide specific guidance for measuring units of demand for certain types of activities and different development scenarios e.g. Multi-unit residential development and development in the absence of subdivision.



## **[5] Administration of Development Contributions**

### **[5.1] Additional Considerations: Reconsiderations, Postponements, Refunds and Special Circumstances of Development Contributions**

#### **[5.1.1] Reconsiderations and Postponements**

At the request of the applicant, the development contribution required on a development may be reconsidered or postponed.

#### **[5.1.2] Reconsideration Criterion**

- .3 An applicant may request the Council to reconsider a requirement to make a development contribution if the applicant has grounds to believe that:
  - a) The development contribution was incorrectly calculated or assessed under the 2024~~1~~ Development Contributions Policy;
  - b) The Council incorrectly applied the 2021 Development Contributions Policy; and
  - c) The information relied upon to assess the applicant's development against the 2024~~1~~ Development Contributions Policy, or the way the Council recorded or used the information when requiring a development contribution, was incomplete or contained errors.
- .4 A person may not apply for a reconsideration of a requirement for a development contribution if the person has already lodged an objection to that requirement under section 199C and Schedule 13A of the LGA02.
- .5 A reconsideration must be applied for before a development contribution payment is made to Council. Council will not allow reconsiderations retrospectively.

#### **[5.1.3] Postponements**

Postponement of the land-based<sup>6</sup> portion of a development contribution applicable to the balance lot<sup>7</sup> of a development may be allowed in the following circumstances:

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<sup>6</sup> The land-based portion of a development contribution includes those charges that are calculated on the area of land included within a development

<sup>7</sup> <sup>5</sup> A balance lot is a remaining allotment not yet intended for development that will be developed at a later date.

- a) The development contribution is deemed by Council to be manifestly excessive given that no immediate capital works or expenditure are planned or required by Council.

**[5.1.4] Postponements Criterion**

- .1 Postponements must be applied for before a development contribution payment is made to Council. Council will not allow postponements retrospectively.
- .2 The postponed land-based portion of a development contribution will be reassessed at the next and any subsequent development phase.
- .3 In certain circumstances the Council may choose to only postpone part of the land-based portion of a development contribution applicable to the balance lot.
- .4 The postponed land-based portion of the development contribution that is applied at a subsequent development phase will be assessed on the development contribution charges applicable at that time.
- .5 Postponement of the land-based portion of a development contribution required on a development does not indicate that the development does not create additional units of demand.

**[5.1.5] Process for Reconsideration of a Development Contribution**

- .1 A request for reconsideration must be made within 10 working days after the date on which the applicant receives notice from the Council of the level of development contribution that the Council requires.
- .2 A request for reconsideration must be made in writing to the Council and identify the basis on which the reconsideration is sought.
- .3 The Council will consider the request for reconsideration with respect to the criteria set out in clause 5.1.2 of the Policy.
- .4 The Council may reject, uphold, reduce or cancel the original amount of development contribution required and shall communicate its decision in writing to the person who lodged the request within 15 working days of receiving the request.
- .5 The Council will make the decision, by way of delegation to officers to an appropriate level, on the papers without convening a hearing.
- .6 A person who requested the reconsideration may object to the outcome of the reconsideration in accordance with section 199C and Schedule 13A of the LGA02.

- .7 An applicant may request a remission for a development contribution fee assessed prior to 8 September 2014 under clause 5.1.5 of the 2012 Development Contributions Policy as if the Policy had not been subsequently amended or replaced on or after 8 September 2014.

**[5.1.6] Process for Consideration for Postponement of Development Contribution**

- .1 Any request for postponement of a development contribution shall be made by notice in writing, from the applicant to Council, before development contributions required on the development are paid. Any request for postponement shall set out reasons for the request.
- .2 In undertaking the review:
- a) Council shall consider the request as soon as reasonably practicable.
  - b) Council may, at its discretion postpone the original amount of development contribution required on the development and shall communicate its decision in writing to the applicant within 15 working days of receiving the request.
  - c) Council will make the decision, by way of delegation to officers to an appropriate level, and on the papers.
- .3 Where Council decides to consider such a postponement the following matters will be taken into account:
- a) The Development Contributions Policy.
  - b) The extent to which the value and nature of works proposed by the applicant reduces the need for works proposed by Council in its capital works programme.
  - c) Existing uses on the allotment area of the proposed development.
  - d) Development contributions paid and/or works undertaken and/or land set aside as a result of:
    - i) Development Contributions.
    - ii) Agreements with Council.
    - iii) Financial Contributions under the RMA.
  - e) Any other matters Council considers relevant.
  - f) The timing, likelihood and type of capital works or expenditure planned or required within or surrounding the postponed balance lot.

- .4 In any case, Council retains the right to uphold the original amount of development contributions levied on any particular development.
- .5 The applicant may request a further review of an officer's determination on a request for postponement. That review will be undertaken by a Council Hearings Panel. No further review will be available unless:
  - a) The further request is received by Council together with the prescribed fee within 20 working days of receipt of the officer's decision; and
  - b) The Hearings Panel gives leave for a further review.
- .6 The Hearings Panel will determine an application for leave on the papers. The Hearings Panel may give leave for a further review only if it is clearly arguable that the development contributions are manifestly excessive.
- .7 A Council decision must not have the practical effect of altering the methodology of this policy including the underlying averaging approach inherent to the calculation of units of demand.

**[5.1.7] Objection**

- .1 An applicant may object to the assessed amount of a development contribution required by the Council.
- .2 The right to make an objection applies irrespective of whether a reconsideration of a requirement for a development contribution has been requested.
- .3 Pursuant to section 199C of the LGA02, the right to make an objection does not apply to challenges to the content of the Development Contributions Policy.

**[5.1.8] Objection Criterion**

- .1 An objection may be made only on the grounds that the Council has:
  - a) Failed to properly take into account features of the objector's development that, on their own or cumulatively with those of other developments, would substantially reduce the impact of the development on requirements for community facilities in the city or within parts of the city; or
  - b) Required a development contribution for community facilities not required by, or related to, the objector's development, whether on its own or cumulatively with other developments; or
  - c) Required a development contribution in breach of section 200 of the LGA02 (Limitations applying to requirement

- for a development contribution); or
- d) Incorrectly applied its development contributions policy to the objector's development.

**[5.1.9] Process for Objection**

- .1 An objection must be made to Council within 15 working days after the date on which the applicant received notice from the Council of the level of development contribution that the Council requires.
- .2 If the applicant has received notice of the outcome of a reconsideration under clause 5.1.5(.4) of the Development Contributions Policy, the 15 working day clause in 5.1.9(.1) begins on the day after the date on which the applicant receives written notice of the reconsideration outcome.
- .3 The request to the Council for an objection must:
  - a) Be in writing; and
  - b) Set out the grounds and reasons for the objection; and
  - c) State the relief sought; and
  - d) State whether the objector wishes to be heard on the objection.
- .4 The Council will as soon as practicable after receiving the objection select no more than 3 development contributions commissioners to decide the objection.
- .5 A hearing on an objection need not be held if:
  - a) The objector has indicated they do not wish to be heard or has otherwise agreed that no hearing is required; or
  - b) The development contribution commissioner/s who will hear and decide the objection are satisfied, having regard to the nature of the objection and the evidence already provided, that they are able to determine the objection without a hearing.
- .6 The selected development contribution commissioners will give parties notice of the date by which briefs of evidence relating to the objection must be exchanged. Briefs of evidence, and any additional or amended evidence, must be exchanged not later than 10 working days before:

- a) The commencement of a hearing; or
  - b) If there is no hearing, a date fixed by the commissioners.
- .7 Written copies of the development contributions commissioners' decision will be served on the objector and the Council within 15 working days after:
  - a) The end of the hearing; or
  - b) If no hearing is held, the last day of the commissioners' consideration of the evidence.
- .8 If an applicant objects to the Council's requirement that a development contribution be made, the Council may recover from the applicant, pursuant to section 150A of the LGA02, its actual and reasonable costs in respect of the objection. The costs the Council may recover include:
  - a) The selection, engagement, and employment of the development contributions commissioners; and
  - b) The secretarial and administrative support of the objection process; and
  - c) Preparing for, organizing, and holding the hearing.
- .9 An applicant may object to a development contribution fee assessed on or after 8 September 2014 under clause 5.1.9 of the 2015 Development Contributions Policy.

**[5.2.0] Refunds**

- .1 The refund of money and return of land if development does not proceed and refund of money or return of land if not applied to specified reserves purposes will be applied in accordance with Sections 209 and 210 of the LGA02 as set out in Appendix B.
- .2 Any refunds will be issued to the consent holder of the development to which they apply and will not be subject to any interest or inflationary adjustment.

**[5.2] Amount, Payment and Collection of Development Contributions**

- .1 Any resource consent, building consent or service connection applications received on or after the date the 2024/34 LTP came into effect (1 July 2024) will be subject to a development contributions charge under this Policy (the 2024 Policy).
- .2 The development contribution payable during the life of this Policy shall not be less than the amounts shown in the attached

schedule of fees and shall increase annually on 1 July of each year, in accordance with the following formula:

$$DC = BC \times (PPIC / PPIB)$$

DC = the development contribution charge for the relevant service or infrastructure payable under the Policy.

BC = the base development contribution charge payable under the Policy as set out in the schedule of fees.

PPIC = the Producers Price Index – Construction (Outputs) for the current year.

PPIB = the Producers Price Index – Construction (Outputs)<sup>8</sup> for the base year<sup>9</sup>.

- .3 Subject to the Council's powers under section 208 LGA 02 the development contribution assessed under this Policy may be paid at any time until the consent or authorisation that triggered the assessment lapses or expires. If the consent or authorisation lapses or expires, a new consent will be required in which case the development contribution payable will be re-assessed. If the development contribution is not paid within 12 months of the date the assessment was made, then the development contribution shall increase annually on 1 July each year by the amount of increase in the Producer's Price Index – Construction for that year.
- .4 Development contributions payable on resource consents, building consents or service connections will not be re-assessed following an update to the Policy.
- .5 If payment of development contributions is not received Council will exercise its powers outlined in Section 208 LGA02. Those provisions state that until a development contribution required in relation to a development has been paid or made under section 198, a territorial authority may:
  - a) In the case of a development contribution required under section 198(1)(a), -
    - i. Withhold a certificate under section 224(c) of the Resource Management Act 1991;
    - ii. Prevent the commencement of a resource consent under the Resource Management Act 1991;
  - b) In the case of a development contributions required under section 198(1)(b), withhold a code of compliance certificate under section 95 of the Building Act 2004;
  - c) in the case of a development contribution required under section 198(4A), withhold a certificate of acceptance

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<sup>8</sup> <sup>6</sup> December 2010 Quarter (=1000)

<sup>9</sup> <sup>7</sup> The year the Development Contributions Policy was updated

under section 99 of the Building Act 2004:

- d) In the case of development contribution required under section 198(1)(c), withhold a service connection to the development; and
- e) In each case, 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.

**[5.3] Transitional Provisions**

- .1 Any resource consent, building consent or service connection applications received on or after the date the interim 2004/2005 – 2013/2014 10 Year Plan came into effect (1 July 2004) but before any subsequent Policy came into effect will be subject to a development contributions charge under the 2004 Policy and will not be reassessed based on the fees applicable under the 2006 Policy or any other Development Contributions Policy adopted by Council.
- .2 Any resource consent, building consent or service connection applications received on or after the date the 2006/2007 – 2015/2016 10 Year Plan came into effect (1 July 2006) but before any subsequent Policy came into effect will be subject to a development contributions charge under the 2006 Policy and will not be reassessed based on the measure of a unit of demand and fees applicable under the 2007 Policy or any other Development Contributions Policy adopted by Council.
- .3 Any resource consent, building consent or service connection applications received prior to the date the 2007/2008 Annual Plan came into effect (1 July 2007) will not be subject to Producer's Price Index – Construction adjustment.

**[5.4] Valuing of Land**

Council will no longer accept land as a development contribution. All land requirements for reserves purposes will be obtained through sale and purchase agreements outside of this development contributions policy. Future land requirements for reserves purposes are budgeted for in Council's Recreation and Community Facilities Asset Management Plan. Council will use structure plans and where appropriate, designation processes under the RMA to identify future reserve requirements.

**[5.5] Special Circumstances**

- .1 Council reserves the discretion to enter into specific arrangements outside the Development Contributions Policy with a developer for the provision of particular infrastructure to meet the special needs of a development, for example where a development requires a special level of service or is of a type or scale which is not readily assessed in terms of units of demand. Where a development is considered to be a special circumstance, an individual assessment will be undertaken by Council to determine the effect of the development on the network infrastructure, reserves and community facilities and the development contributions



amount payable.

.2 A development may be identified as a special circumstance for one of the following reasons:

- a) The potential effect the development may have on the capacity of the network infrastructure, reserves and community infrastructure is likely to be greater than that taken into account when developing a methodology for the Development Contributions Policy and calculating the development contributions charges per unit of demand.
- b) The development is likely to require the provision of particular infrastructure to meet the special needs of a development, for example where a development requires a special level of service or is of a type or scale which is not readily assessed in terms of units of demand.

.3 Significant adverse effects on infrastructure of particular developments will be considered as part of the evaluation of application for resource consent and may influence consideration of the application in the absence of agreed mitigation with the Council.

#### **[5.6] Development Agreements**

- a. Pursuant to section 207A of the LGA02, a developer may request that the Council enter into a contractual agreement with the developer to provide infrastructure as an alternative to paying all or part of a development contribution. The contractual agreement in this instance is called a “development agreement”.
- b. Pursuant to section 207B of the LGA02, the Council will consider the request for a development agreement and provide written notice to the developer of its decision on the request, and the reasons for the decision without unnecessary delay.
- c. The content and effect of a development agreement must comply with sections 207D and 207E of the LGA02.

#### **[5.7] Non-Residential Brownfield Redevelopment**

- .1 Non-residential brownfield redevelopment<sup>10</sup> generally places negligible increased demand on the capacity of the network infrastructure. This is because it occurs in established areas and the new or altered activities and buildings established on the site generally place a similar demand on the network infrastructure as the previous activity or building. For this reason, non-residential

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<sup>10</sup> \* Brownfield redevelopment means further development of sites that are developed at or over 40% site coverage, or were at some time in the past at or over 40% site coverage, provided the buildings located on the site were established prior to 1 July 2004, and specifically includes further subdivision of the site; alterations and additions to existing buildings; and development contributions in the past based at the subdivision stage

brownfield redevelopment does not create additional units of demand.

- .2 Non-residential brownfield redevelopment will generally occur on allotments that have not paid development contributions in the past based on allotment area (2007 Policy or later) or per additional allotment (2004 and 2006 Policies).
- .3 The alteration of an existing non-residential building or construction of a new non-residential building may still create additional units of demand and be subject to development contributions (refer to sections 6 and 7 for further guidance) e.g. the extension of a non-residential building established after 1 July 2004 located on an allotment that has not paid any development contributions in the past based at the subdivision stage.
- .4 The applicant shall provide sufficient information to enable the Council to determine whether or not:
  - a) A development is a non-residential brownfield redevelopment: and
  - b) Existing or past site coverage was or is legally established under the RMA and or the Building Act.

**[5.8] Massey University – Turitea Campus**

The Massey University Turitea Campus<sup>11</sup> is made up of a number of different sites. For the purposes of clause 5.7 (Non-Residential Brownfield Redevelopment), the various sites that make up the Massey University Turitea Campus shall be considered as one site.

**[5.9] Tax – GST**

Development contributions required will incur a Goods and Services Tax upon assessment of a contribution payable.

**[5.10] Cross Area Development**

In the situation where a proposed development lies partially in each of two or more development contribution areas, the development contribution for the entire development will be calculated based on the contribution applicable to the development contribution area that contains the majority of the development allotment area.

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<sup>11</sup> Massey University Turitea Campus means land that is occupied by Massey University whether leasehold or freehold that is zoned Institutional within the Palmerston North City District Plan.

## **[6] Community Facilities: Network Infrastructure, Reserves and Community Infrastructure**

### **[6.1] Water**

- .1 The water reticulation network is made up of four service catchments, being the Palmerston North, Ashhurst, Longburn, and Bunnythorpe urban areas. Each of the defined service catchments of the water reticulation system is characterised by interdependent components. For the purposes of development contributions, the water reticulation network is optimised to include only those components necessary to the effective operation of the network-wide system
- .2 Interdependence within the network creates a need for integrated management of the operation of these necessary components. As such, the management of this network is undertaken with network-wide supply and demand issues in mind. This network is referred to as the 'Integrated Water Network' and its components in the service catchments are defined visually on Map 2 in Appendix C.
- .3 The Integrated Water Network for water is made up of:
  - a) All trunk and distribution pipelines, valves, and hydrants 200 mm in diameter or larger
  - b) All reservoirs
  - c) All water sources capable of delivering more than 1,000 m<sup>3</sup>/day, including but not limited to the Turitea Water Treatment Plant and all bores
  - d) Any pipe(s) that are not trunk or distribution pipelines but provide capacity to the Integrated Network

The Integrated Network contains trunk mains and distribution mains. These pipelines have an important function in transferring water from source (trunk mains) to a series of pipes that convey water to areas or groups of streets (distribution mains). Local pipes receive water from distribution mains and serve individual properties. Local pipes are part of the overall water network but in most cases, but not all, do not form part of the Integrated Network for the purpose of the Development Contributions Policy.

- .4 Inadequate capacity in a trunk or distribution main can have a significantly greater impact on the overall operation of the water network than inadequate capacity in a smaller localised pipe.
- .5 The requirement to provide water in sufficient volumes at a required pressure and for the extinguishing of fires guide the decision of which components of the overall water network make up the Integrated Network. Achieving the required flows and pressures established in Council's level of service for every property (including at extreme ends of the network) means that those pipes

conveying water from source to trunk mains and distribution mains need to have sufficient capacity to ensure levels of service are met. As growth occurs the capacity of trunk and distribution mains need to be increased to ensure levels of service are maintained.

**[6.1.1] Development Contributions Approach**

A development contribution for the identified water service catchments will be based on the value of future identified growth works and growth works incurred in anticipation of development on each of the service catchments in the 'Integrated Water Network'. The anticipated future works on the 'Integrated Water Network' in each area are identified in the Palmerston North City Council's Water Asset Management Plan and the values are summarised in Table 2 in Section 3.4 of this Policy. The value of growth works incurred in anticipation of development is summarised in Table 3 in Section 3.5 of this Policy.

**[6.1.2] Who Gets Charged?**

Under the above outlined method, all new developments in the service catchments will be subject to a development contribution within identified development contribution areas. The only exclusions (at present) are:

- a) Developments in the rural area that are not connected to the City water systems (Development Contributions Area A); or
- b) Developments in Longburn and Bunnythorpe that have a separate water network on which no future growth works are planned (at present) (Development Contribution Areas Q and R); or
- c) Any non-residential development without a service connection to the water network.

**[6.1.3] Justification for Approach**

All growth works on the 'Integrated Water Network' are considered to contribute to the function of the integrated network. All components of the integrated network also have excess capacity that will cater for anticipated future capacity uptake. Any identified capital development growth-related works undertaken on the identified integrated network add to the capacity of the existing integrated network directly.

**[6.1.4] Unit of Demand**

- .1 The development contribution is subject to a form of measurement to allocate units of demand to development. This allows for differences between residential, rural and non- residential demand.
- .2 The following factors have been used to portion out the 20-year residential and non-residential growth costs for water:

- a) an average non-residential - residential water demand ratio;
  - b) the average number of equivalent household units per hectare; and
  - c) the residential and non-residential growth projections.
- .3 All residential and non-residential development is assumed to create units of demand. All rural development is assumed to create zero units of demand.
- .4 The measure for a residential unit of demand is:
  - a) per additional allotment at subdivision; or
  - b) per connected equivalent household unit at building consent or service connection.
- .5 The measure for a non-residential unit of demand is:
  - a) per 100m<sup>2</sup> of allotment area at subdivision; or
  - b) per 100m<sup>2</sup> of Gross Floor Area (GFA) at building consent or service connection.
- .6 The measures for units of demand is summarised at the end of this section in Table 4.
- .7 Refer also to clause 5.5 (Special Circumstances) and clause 5.7 (Non-Residential Brownfield Redevelopment).
- .8 Further guidance on measuring units of demand is provided in sections 6.6 and 7.

**[6.2] Wastewater**

- .1 The wastewater reticulation network is made up of three discrete service catchments. The first service catchment is made up of the Palmerston North, Ashhurst and Bunnythorpe urban areas. The second service catchment is Longburn. The third service catchment are pressure sewer areas, which are intended to service Kākātangiata, North East Industrial Zone Extension Area, Matangi Residential Area and the Napier Road Residential Extension Area. Each of the defined service catchments of the wastewater system is characterised by a combination of interdependent components. For the purpose of development contributions, the wastewater network is rationalised to include only those components necessary to the effective operation of the network-wide system.

- .2 Interdependence within the network creates a need for integrated management of the operation of these necessary components. As such, the management of the identified network is undertaken with network-wide supply and demand issues in mind. This network is referred to as the 'Integrated Wastewater Network' and its components are defined visually on Map 3 in Appendix D
- .3 To be considered part of the Integrated Wastewater Network an asset must first have a direct connection to and be hydraulically linked to the existing Integrated Network. The Integrated Network for wastewater is made up of:
  - a) Any trunk or collector gravity pipe of 250mm or larger.
  - b) Pump stations and associated pressure pipelines at Maxwells Line, Jickell Street, Massey, College Street, Tremaine Avenue, and Ashhurst.
  - c) Any new pump station carrying a flow equivalent to that produced by 3,000 persons (35 l/sec) or more.
  - d) Wastewater treatment plant(s) serving Palmerston North, Ashhurst, and Bunnythorpe, and any oxidation ponds.
  - e) Any pipe(s) that are not a trunk or collector gravity pipe of 250mm but provide capacity to the Integrated Network.

The Integrated Network contains a series of main trunk pipelines which carry large volume of flows to the treatment plant.

Collector pipes convey flows from local streets to the trunk mains. A number of smaller more localised pipes connect into each collector or directly to the trunk mains.

- .4 Wastewater pipes serving individual properties or pipes in a local street connecting to another street do not contribute to or have a very limited impact on the overall operation of the wastewater network. However, overloading of one trunk main or collector pipe could have significant network wide operational impacts due to hydraulic inter-connectivity of the trunk pipes. Inadequate capacity in one trunk could have an effect on another trunk placing the entire system under stress.
- .5 There is a degree of interdependence between the trunk systems that creates a requirement for management and operation of the system at a network level. The inter- dependency of the trunks and the resulting requirement to manage system operation at a network level enable identification of those components that form the Integrated Network. Consequently, the demarcation of components at trunk and collector level and, in the case of pump stations, at a capacity level, is considered appropriate for determining which components of the system form the Integrated Network.
- .6 The Integrated Wastewater Network and Villages – Ashhurst, Bunnythorpe and Longburn – Both Ashhurst and Bunnythorpe are connected to the existing Integrated Network and the nature of the connection means they are hydraulically linked with the City's Integrated Network. For these reasons both Ashhurst and Bunnythorpe are considered as part of the City's Integrated Network for wastewater. The wastewater trunk main serving Longburn is directly connected to the treatment plant. However, the trunk

main is not connected to or hydraulically linked to the City's Integrated Network. For these reasons Longburn it is not considered part of the City's Integrated Network.

**[6.2.1] Development Contributions Approach**

The development contribution is based on the value of future identified growth works and growth works incurred in anticipation of development in each of the service catchments in the 'Integrated Wastewater Network'. The anticipated future works on the 'Integrated Wastewater Network' are identified in the Palmerston North City Council's Wastewater Asset Management Plan and the value is summarised in Table 2 in Section 3.4 of this Policy. The value of growth works incurred in anticipation of development is summarised in Table 3 in Section 3.5 of this Policy.

**[6.2.2] Justification for Approach**

All growth works on the 'Integrated Wastewater Network' are considered to service any allotment within the specified boundary, up to a uniform service level, at any time. All necessary components of the integrated networks also have excess capacity that will cater for anticipated future capacity uptake. Any identified capital development growth-related works undertaken on the identified integrated network add to the capacity of the existing integrated network directly.

**[6.2.3] Who Gets Charged?**

Under the above outlined method, all new developments in the Palmerston North, Ashhurst and Bunnythorpe service catchments will be subject to a development contribution within identified development contribution areas. The only exclusions (at present) are:

- a) developments in the rural area that are not connected to the City wastewater systems (Development Contributions Area A); or
- b) Any non-residential development without a service connection to the wastewater network.

**[6.2.4] Unit of Demand**

- .1 The development contribution is subject to a form of measurement to allocate units of demand to development. This allows for differences between residential, rural and non- residential demand.

- .2 Production of wastewater correlates closely with the consumption of water. Therefore, the following factors have been used to portion out the 20-year residential and non- residential growth costs for wastewater:
  - a) an average non-residential – residential wastewater demand ratio.
  - b) the average number of equivalent household units per hectare.
  - c) the residential and non-residential growth projections.
- .3 All residential and non-residential development is assumed to create units of demand. All rural development is assumed to create zero units of demand.
- .4 The measure for a residential unit of demand is:
  - a) per additional allotment at subdivision; or
  - b) per connected equivalent household unit at building consent or service connection.
- .5 The measure for a non-residential unit of demand is:
  - a) per 100m<sup>2</sup> of allotment area at subdivision; or
  - b) per 100m<sup>2</sup> of GFA at building consent or service connection.
- .6 The measures for units of demand is summarised at the end of this section in Table 4.
- .7 Refer also to clause 5.5 (Special Circumstances), clause 5.7 (Non-Residential Brownfield Redevelopment).
- .8 Further guidance on measuring units of demand is provided in sections 6.6 and 7.

#### **[6.3] Roding**

- .1 The roading network service is contained within the Palmerston North City Council territorial boundary. The roading network is characterised by a combination of interdependent components. Interdependence within the network creates a need for integrated management of operation of these components. As such, the management of the network is undertaken with network-wide supply and demand issues in mind.
- .2 For the purposes of development contributions, the roading network is considered to be an unrestricted system. This means that



the roading network can be accessed by anyone at any time in the City. The roading network is defined visually on Map 4 in Appendix E.

- .3 To be considered part of the Integrated Roding Network a road must be classified, or proposed to be classified, in the Palmerston North City District Plan roading hierarchy as either a Major Arterial, Minor Arterial or Collector Road.

#### **[6.3.1] Development Contributions Approach**

- .1 Development contributions are applied citywide and are based on the value of future identified growth works and growth works incurred in anticipation of development on the roading network. The anticipated future growth capital development works are identified in the Palmerston North City Council's Roding Asset Management Plan and the values are summarised in Table 2 in Section 3.4 of this Policy. The value of growth works incurred in anticipation of development is summarised in Table 3 in Section 3.5 of this Policy. The development contribution for the roading network is based on the proportion of these works that have been assessed as the result of increased demand generated by new residential, rural and non-residential development.
- .2 The proportion of future growth works resulting from increased demand attributable to new residential and non-residential development is determined by Council from data collected for Palmerston North City Council's Transportation Management Plan.

#### **[6.3.2] Who Gets Charged?**

Under the above outlined method, all new developments in all development contribution areas will be subject to a development contribution for the roading network.

#### **[6.3.3] Justification for Approach**

All components included in the development contribution for the roading network are considered to service any allotment within the specified boundary, up to a uniform service level, at any time. The current network also has excess capacity that has been planned and will cater for anticipated future capacity uptake. Any identified capital development works undertaken on the network enhance the capacity of the existing integrated network directly.

#### **[6.3.4] Unit of Demand**

- .1 The development contribution is subject to a form of measurement to allocate units of demand to development. This allows for differences between residential, rural and non- residential demand.
- .2 The following factors have been used to portion out the 20-year rural, residential and non-residential growth costs for roading:
  - a) average vehicle trip generation data for residential and non-residential activities.

- b) the residential and non-residential growth projections.
- .3 All residential, non-residential and rural development is assumed to create a unit of demand.
- .4 The measure for a residential and rural (dwellings) unit of demand is:
  - a) per additional allotment at subdivision; or
  - b) per connected equivalent household unit at building consent or service connection.
- .5 The measure for a non-residential unit of demand is:
  - a) per 100m<sup>2</sup> of allotment area at subdivision; or
  - b) per 100m<sup>2</sup> of GFA at building consent or service connection.
- .6 The measure for a rural (other) unit of demand is:
  - a) per 100m<sup>2</sup> GFA at building consent or service connection.
- .7 The measures for units of demand is summarised at the end of this section in Table 4.
- .8 Refer also to clause 5.5 (Special Circumstances) and clause 5.7 (Non-Residential Brownfield Redevelopment).
- .9 Further guidance on measuring units of demand is provided in sections 6.6 and 7.

**[6.4] Stormwater**

- .1 The stormwater network is defined using a catchment-based approach because it is dependent on natural geographical features and events. The stormwater network is characterised by a number of relatively autonomous service catchments and within each of these is an integrated system of interdependent network components. For the purposes of this policy there are thirteen defined service catchments that make up twenty-one development contribution areas.
- .2 Stormwater infrastructure development within service catchments is based on a defined level of service, as outlined in Council's Stormwater Asset Management Plan, under a fully developed catchment scenario. For the purpose of development contributions

specific demand analysis has been undertaken on existing service catchments and infrastructure requirements have been identified as a result.

**[6.4.1] Development Contributions Approach**

- .1 A stormwater development contribution for each of the thirteen service catchments is based on the value of components to be located within each in order to meet the defined level of service under the fully developed catchment scenario.
- .2 Anticipated future components are identified in Council's Stormwater Asset Management Plan capital development budgets.
- .3 Current and planned future stormwater infrastructure provided in the fourteen service catchments is anticipated to cater for the entire catchment when it is fully developed. Thus, in partially developed service catchments, infrastructure provision identified will specifically cater for growth in that service catchment.

**[6.4.2] Who Gets Charged?**

Under the above outlined method, all new developments in

development contribution areas D, E, F, G, H, I, J, K, L, M, O, P, S and T will be subject to a development contribution.

New developments in other catchments will not be required to pay any development contributions for stormwater.

**[6.4.3] Justification for Approach**

- .1 Demand investigations, undertaken by Council, tested stormwater catchments under a fully developed scenario. Investigations suggested that additional development within existing developed stormwater catchments would have little effect on the demand for additional stormwater infrastructure. In contrast, additional development in partially developed catchments had a significant effect on the demand for additional stormwater infrastructure.
- .2 Only Aokautere, Kelvin Grove (including the Whakarongo and Napier Road Residential Areas), the Midhurst Street Industrial Area and the North East Industrial Zone Extension Area stormwater service catchments will be subject to development contributions for stormwater as other identified stormwater catchments have level of service deficiencies that require remedy before it is appropriate to further develop infrastructure for growth, and thus apply a development contribution in these catchments. As a result of the findings of these demand investigations Council will apply development contributions to partially developed service catchments only. Identified partially developed catchments are illustrated on Map 5, 6 and 7 in Appendices F, G and H.

**[6.4.4] Unit of Demand**

- .1 The development contribution is subject to a form of measurement to allocate units of demand to development. This allows for

differences between residential, rural and non- residential demand.

- .2 The allotment area of development and hence information related to site coverage and impermeable surface area has been used to calculate a unit of demand.
- .3 All residential development is assumed to create one unit of demand. All rural development is assumed to create zero units of demand. All non-residential development is assumed to create two units of demand.
- .4 The measure of a unit of demand is per 700m<sup>2</sup> of allotment area.
- .5 The measures for units of demand is summarised at the end of this section in Table 4.
- .6 Refer also to clause 5.5 (Special Circumstances) and clause 5.7 (Non-Residential Brownfield Redevelopment).
- .7 Further guidance on measuring units of demand is provided in sections 6.6 and 7.

#### **[6.5] Reserves and Community Infrastructure**

- .1 The Palmerston North City reserves and community infrastructure asset comprises two distinct parts. They are land zoned as reserve and identified for recreational purposes (“reserves”), and infrastructure associated with that zoned land (“community infrastructure”). Community infrastructure includes capital developments and facilities associated with the identified reserves, such as playgrounds, car parks, and fences.
- .2 The reserves and community infrastructure assets are also distinguished at two levels, these being “citywide” and “local”.

##### **RESERVES AND COMMUNITY INFRASTRUCTURE**

“Citywide”      “Local”

#### **[6.5.1] Citywide Reserves and Community Infrastructure**

The primary purpose of citywide reserves and community infrastructure is to provide active recreational facilities to the city community. Citywide reserves are destination reserves that are accessed for recreational purposes from all areas of the City and people within the Palmerston North City boundary. The citywide reserves and community infrastructure service catchment is illustrated on Map 8 in Appendix I.

#### **[6.5.2] Local Reserves and Community Infrastructure**

Identified local reserves and community infrastructure primarily serve a local area. The primary purpose of these assets is to provide amenity for local areas by breaking up the urban environment and also to provide for passive recreation.

Local reserves are not considered destination type reserves. Local reserves and community infrastructure service catchments are illustrated on Maps 1, 9 & 10 in Appendices A, J & K.

**[6.5.3] Development Contributions Approach**

A city development contribution is based on the value of identified future provision of citywide reserves and community infrastructure and the provision that has incurred in anticipation of development.

A local development contribution is based on the value of identified future provision of local reserves and community infrastructure and the provision that has incurred in anticipation of development.

**[6.5.4] Who Gets Charged?**

- .1 All residential and rural developments (dwellings and additional allotments only) in all development contribution areas will pay a citywide development contribution for 'citywide' reserves and community infrastructure.
- .2 All residential development within the Kelvin Grove (including the Whakarongo and Napier Road Residential Areas), Matangi and Kikiwhenua Residential Areas and Aokautere/Summerhill development contributions areas will pay a development contribution for 'local' reserves and community infrastructure.

**[6.5.5] Justification for Approach**

- .1 The assumed demand for citywide reserves and community infrastructure is created and driven as a result of additional people, or residential households, being located within the Palmerston North territorial boundary. As citywide reserves and community infrastructure are destination reserves, increased demand can come from anywhere within the defined city boundary from both residential and rural development. Non- residential development is generally assumed to have no impact on the demand for citywide reserves and community infrastructure networks.
- .2 As one of the key purposes of 'local' reserves and community infrastructure is to provide amenity by breaking up the urban environment, it is assumed for the purposes of development contributions that the key driver and demand for the provision of such 'local' assets is the take up of land in a defined local area. While local population increase within a defined local area does have a bearing on the provision of local reserves, ultimately there is only a finite land area in which to provide local reserves. Residential development is considered to have an impact on the provision of local reserves because of the development of land area and the need for local reserves to provide amenity by breaking up the urban environment and provide for passive recreation needs.

#### **[6.5.6] Legislative Considerations**

- .1 A development contribution for reserves may not exceed the greater of 7.5% of the value of additional allotments created by a subdivision and the value equivalent of 20 square metres of land for each additional household unit created by the development.
- .2 A development contribution for community infrastructure must not exceed the amount calculated by multiplying the cost of the relevant unit of demand calculated under clause 1 of schedule 13 by the number of units of demand assessed for a development or type of development, as provided for in clause 2 of Schedule 13 of the LGA02.

#### **[6.5.7] Unit of Demand**

- .1 The development contribution is subject to a form of measurement to allocate units of demand to development. This allows for differences between residential and rural demand.
- .2 For citywide reserves, information regarding the average resident populations and households has been used to calculate a unit of demand for citywide reserves and community infrastructure.
- .3 For local reserves, information regarding the average allotment area of development and hence information related to public access to reserve areas available has been used to calculate a unit of demand for local reserves and community infrastructure.
- .4 For **citywide reserves and community infrastructure**, all residential and rural development (dwellings and allotments only) is assumed to create one unit of demand. The measure of a unit of demand for citywide reserves and community infrastructure is per additional allotment at subdivision or per equivalent household unit at building consent or service connection.
- .5 For **local reserves and community infrastructure**, all residential development is assumed to create one unit of demand (Aokautere / Summerhill, Matangi, Kikiwhenua and Kelvin Grove areas only). All rural development is assumed to create zero units of demand. The measure of a unit of demand for local reserves and community infrastructure is per 700m<sup>2</sup> of allotment area.
- .6 The measures for units of demand is summarised at the end of this section in Table 4.
- .7 Refer also to clause 5.5 (Special Circumstances).
- .8 Further guidance on measuring units of demand is provided in sections 6.6 and 7.

**[6.6] Units of Demand for All Community Facilities Requiring a Development Contribution**

**[6.6.1] Key Criterion in Assessing Contributions under the Policy**

- .1 The **key criterion** that Council uses to assess whether a development contribution is payable on a proposed development is ‘**units of demand**’ and the characteristics of that unit of demand.
- .2 **Units of demand** can be assessed at subdivision, building consent and service connection stage.
- .3 **Units of demand** can also be created outside of the subdivision process i.e. an additional dwelling on an existing lot. Therefore, the Policy enables Council to assess units of demand created at the building and service connection stage also.
- .4 It is Council’s preference to assess and apply a development contribution at the first stage of development, namely the subdivision consent stage. The reasons for this are set out in Section 3.2.1 of this Policy and Council will apply this preference consistently.

**[6.6.2] Measuring Units of Demand**

- .1 Different types of measurements are used to allocate units of demand for each community facility to residential, rural and non-residential developments.
- .2 The measures for units of demand is summarised at the end of this section in Table 4.
- .3 Further guidance on measuring units of demand is provided in clauses 6.6.4 - 6.6.7 and section 7.
- .4 **Water and Wastewater**
  - a) **Residential:** The measure of a residential unit of demand for water and wastewater is per additional allotment at subdivision or per connected equivalent household unit at building consent or service connection.
  - b) **Rural:** Not applicable.
  - c) **Non-Residential:** The measure of a non-residential unit of demand for water and wastewater is per 100m<sup>2</sup> of allotment area at subdivision or per 100m<sup>2</sup> of GFA with service connection at building consent or service connection.
  - d) Whether a lot or site has existing services on site or at the boundary does not necessarily determine an existing unit of demand i.e. the placement of a new dwelling on a site with existing services.

## .5 Roothing

- a) **Residential:** The measure of a residential unit of demand for roading is per additional allotment at subdivision or per connected equivalent household unit at building consent or service connection.
- b) **Rural:** The measure of a rural (dwellings) unit of demand for roading is per additional allotment at subdivision or per equivalent household unit at building consent or service connection. The measure for a rural (other) unit of demand for roading is per 100m<sup>2</sup> GFA.
- c) **Non-Residential:** The measure of a non-residential unit of demand for roading is per 100m<sup>2</sup> of allotment area at subdivision or per 100m<sup>2</sup> of GFA at building consent or service connection.

## .6 Citywide Reserves and Community Infrastructure

- a) **Residential:** The measure of a residential unit of demand for Citywide Reserves and Community Infrastructure is per additional allotment at subdivision or per equivalent household unit at building consent or service connection.
- b) **Rural:** The measure of a rural unit of demand for Citywide Reserves and Community Infrastructure is per additional allotment at subdivision or per equivalent household unit at building consent or service connection.
- c) **Non-Residential:** Not applicable.

## .7 Stormwater and Local Reserves and Community Infrastructure

- a) **Residential:** Access to stormwater, local reserves and community infrastructure is limited to the land area within specific service catchment areas. Therefore, the measure for a residential unit of demand for stormwater, local reserves and community infrastructure is per square meter of allotment area developed. Each equivalent household unit is assumed to occupy 700m<sup>2</sup> of allotment area.<sup>12</sup><sup>10</sup>
- b) **Non-Residential:** Access to stormwater and community infrastructure is limited to the land area within specific service catchment areas. Therefore, the measure for a non-residential unit of demand for stormwater and community infrastructure is per square metre of allotment area developed. Each equivalent household unit is assumed to occupy 700m<sup>2</sup> of allotment area.<sup>13</sup>

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<sup>12</sup> The number of units of demand created is the total allotment area divided by the measure of 700m<sup>2</sup> where the allotment area is greater or lower than 700m<sup>2</sup>

<sup>13</sup> The number of units of demand created is the total allotment area divided by the measure of 700m<sup>2</sup> where the allotment area is greater or lower than 700m<sup>2</sup>



- c) **Rural:** Not applicable.
- d) **Non-Residential:** Not applicable to Local Reserves.

#### **[6.6.3] Applying Units of Demand**

- .1 Individual developments may create multiple units of demand for any of the given community facilities. To determine the number of units of demand created by development on a particular community facility the unit of demand factor is multiplied by the number of measures associated with the development as defined in 6.6.2 and shown in Table 4. Examples of applying the units of demand to development can be found in Section 10 of this policy.
- .2 Table 4 gives a summary of the assessed units of demand for residential, rural and non-residential development for each of the community facilities and should be read in conjunction with the Residential, Rural and Non-Residential Schedule of Contributions per Unit of Demand contained within section 8 of the Policy. The table also illustrates the measure associated with a unit of demand for each of the community facilities.

**Table 4 – Units of Demand for Community Facilities**

| COMMUNITY FACILITIES                           | UNIT OF DEMAND |       |                 | MEASURE: SUBDIVISION  | MEASURE: BUILDING CONSENT AND SERVICE CONNECTION   |
|--|----------------|-------|-----------------|---|--|
|  | RESIDENTIAL    | RURAL | NON-RESIDENTIAL |   |  |
| Water  | 1              | 0     | 1               | <b>Residential:</b> Per Additional Allotment<br><b>Rural:</b> Not Applicable<br><b>Non-Residential:</b> Per 100m <sup>2</sup> of Allotment Area           | <b>Residential:</b> Per Connected EHU<br><b>Rural:</b> Not Applicable<br><b>Non-Residential:</b> per 100m <sup>2</sup> GFA with service connection*                        |
| Wastewater                                     | 1              | 0     | 1               | <b>Residential:</b> Per Additional Allotment<br><b>Rural:</b> Not Applicable<br><b>Non-Residential:</b> Per 100m <sup>2</sup> of Allotment Area           | <b>Residential:</b> Per Connected EHU<br><b>Rural:</b> Not Applicable<br><b>Non-Residential:</b> per 100m <sup>2</sup> GFA with service connection *                       |
| Stormwater                                     | 1              | 0     | 2 <sup>12</sup> | <b>Residential:</b> 700m <sup>2</sup> of Allotment Area<br><b>Rural:</b> Not Applicable<br><b>Non-Residential:</b> 700m <sup>2</sup> of Allotment Area    | <b>Residential:</b> 700m <sup>2</sup> of Allotment Area<br><b>Rural:</b> Not Applicable<br><b>Non-Residential:</b> 700m <sup>2</sup> of Allotment Area                     |
| Roading  | 1              | 1     | 1               | <b>Residential:</b> Per Additional Allotment<br><b>Rural:</b> Per Additional Allotment<br><b>Non-Residential:</b> Per 100m <sup>2</sup> of Allotment Area | <b>Residential:</b> One EHU<br><b>Rural (Dwellings):</b> One EHU<br><b>Rural (Other):</b> Per 100m <sup>2</sup> GFA*<br><b>Non-Residential:</b> Per 100m <sup>2</sup> GFA* |
| Citywide Reserves and Community Infrastructure | 1              | 1     | 0               | <b>Residential:</b> Per Additional Allotment<br><b>Rural:</b> Per Additional Allotment<br><b>Non-Residential:</b> Not Applicable                          | <b>Residential:</b> One EHU<br><b>Rural (Dwellings):</b> One EHU<br><b>Rural (Other):</b> Not Applicable<br><b>Non-Residential:</b> Not Applicable                         |
| Local Reserves and Community Infrastructure    | 1              | 0     | 0               | <b>Residential:</b> 700m <sup>2</sup> of Allotment Area<br><b>Rural:</b> Not Applicable<br><b>Non-Residential:</b> Not Applicable                         | <b>Residential:</b> 700m <sup>2</sup> of Allotment Area<br><b>Rural:</b> Not Applicable<br><b>Non-Residential:</b> Not Applicable  |

<sup>12</sup> Note: for the North East Industrial Zone Extension Area the unit of demand is 1.

\*For fees applied at the building consent stage for non-residential development a minimum of 100m<sup>2</sup> GFA, or a minimum increase of 100m<sup>2</sup> GFA, applies.

**[6.6.4] Measuring Units of Demand – Specific Guidance, Principles and Notes (Residential)**

- .1 Communal Residential Development:** For the purposes of establishing the number of equivalent household units that apply for communal residential developments, the maximum possible number of occupants on any given night is to be divided by 2.6, which is the average number of occupants per dwelling in Palmerston North (2013 Census).
- .2 Accommodation Motel:** For the purposes of establishing the number of equivalent household units that apply for accommodation motels, the number of individual units that meet the definition of an equivalent household unit is to be multiplied by 0.48 (48%), which is the average occupancy rate for Palmerston North (Statistics New Zealand Accommodation Survey). For units that do not meet the definition of an equivalent household unit, the communal residential development measure can be used in combination with the average occupancy rate multiplier (0.48).
- .3 Retirement Villages:** For the purposes of establishing the number of equivalent household units that apply for retirement villages, the total number of units within a development that meet the definition of a dwelling shall be multiplied by 0.44. Any part of a retirement village that does not meet the definition of a dwelling shall be assessed as a communal residential development.
- .4** In determining the final number of equivalent household units that apply to a particular development, a combination of the general measure of an equivalent household unit, the communal residential development measure of equivalent household units and the accommodation motel measure of equivalent household units may be used to recognise the specific composition of a particular development. For example, a retirement village that includes a combination of independent dwellings and communal living arrangements or an accommodation motel that includes a combination of fully serviced units, hostel accommodation and a manager's unit.
- .5 Small Dwellings:** Where a new dwelling is constructed that is below 100m<sup>2</sup> Gross Floor Area (for example a Minor Dwelling) and the development contributions for the dwelling are levied by Council at the building consent or service connection stage, the following calculation shall apply for the purposes of establishing the equivalent household unit of the dwelling:
- .6**  $\text{GFA of the dwelling} / 100 = \text{equivalent household unit}$ .
- .7 Dependent Dwelling Units and Accessory Buildings:** where an existing dependent dwelling unit or accessory building is being used as an equivalent household unit a development contribution fee will be payable.
- .8** Refer to the residential development contributions assessment flowchart for further guidance.

**[6.6.5] Measuring Units of Demand – Specific Guidance, Principles and Notes (Rural)**

- .1 It is assumed that each additional rural allotment may accommodate an additional dwelling. Each additional rural allotment therefore creates one unit of demand for roading and citywide reserves and community infrastructure.
- .2 While most new rural development is likely to be dwellings, occasionally a more general rural activity may establish in the rural area e.g. a rural industry or milking shed. These types of activities are identified in table 4 above as Rural (Other) and attract one unit of demand per 100m<sup>2</sup> GFA at the building consent or service connection stage for roading only.
- .3 For the purposes of assessing units of demand for rural developments, Rural (Other) does not include accessory buildings.
- .4 Refer to the residential development contributions assessment flowchart for further guidance.

#### **[6.6.6] Measuring Units of Demand – Specific Guidance, Principles and Notes (Non-Residential)**

- .1 **General:** All new non-residential subdivisions are assessed and measured based on allotment area (per 100m<sup>2</sup>). Subsequent non-residential building development on sites that have paid development contributions based on allotment area (2007 Policy or later) or per additional allotment (2004 and 2006 Policies) are assumed to have paid in full and therefore do not create additional units of demand.

Refer to the non-residential development contributions assessment flowchart for further guidance.

- .2 Subdivision:

- a) Where the underlying allotment has not paid any development contributions in the past based on allotment area (2007 Policy or later) or per additional allotment (2004 and 2006 Policies) and there is (or was) a non- residential building located on the site, the remaining lot<sup>14</sup><sup>13</sup> is to be excluded from the final allotment area calculation.
- b) Where the underlying allotment has not paid any development contributions in the past based on allotment area (2007 Policy or later) or per additional allotment (2004 and 2006 Policies) and a building has never been located on the site, the entire site is subject to additional units of demand.
- c) Where development contributions are applied at the subdivision stage they will be assessed and measured based on allotment area (per 100m<sup>2</sup>).
- d) Non-residential boundary adjustments and amalgamations will be assessed on a case by case basis. Refer to clause

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<sup>14</sup> A remaining lot is an allotment created as part of a new subdivision that remains with or provides for an existing non-residential building located on the original allotment.

- 11.1 Boundary Adjustments / Amalgamations for further guidance.
- e) Refer to the non-residential development contributions assessment flowchart for further guidance.

**.3 Building Consent or Service Connection**

- a) Where the underlying allotment of a particular development has not paid any development contributions in the past based on allotment area (2007 Policy or later), or per additional allotment (the 2004 and 2006 Policies) and there is or was a building located on the site, the following principles shall apply when measuring units of demand:
- i) Buildings established or approved between 1 July 2004 and 30 June 2007 (2004 and 2006 Policies) are not assumed to have paid in full should further development occur. Further development of these buildings may create additional units of demand.
  - ii) Buildings established or approved after 1 July 2007 (2007 Policy or later) that have paid development contributions at the building consent or service connection stage based on the GFA measure are not assumed to have paid in full should further development occur. Further development of these buildings may create additional units of demand.
  - iii) A new or additional building on an allotment with remaining development potential is assumed to create additional units of demand.
  - iv) As provided by clause 5.7 of this Policy, non- residential brownfield redevelopment does not create additional units of demand.
- b) Where the underlying allotment has not paid any development contributions in the past based on allotment area (2007 Policy or later) or per additional allotment (2004 and 2006 Policies) and a building has never been located on the allotment, it is assumed that development on the site will create additional units of demand.
- c) Where development contributions are applied at the building consent or service connection stage they will be assessed and measured based on GFA (per 100m<sup>2</sup>) or the overall increase in GFA (per 100m<sup>2</sup>).
- d) For fees applied at the building consent stage for non- residential development a minimum of 100m<sup>2</sup> GFA, or a minimum increase of 100m<sup>2</sup> GFA, applies to ensure small insignificant buildings and alterations and additions to existing buildings are not levied development contributions. This will also ensure the application of the Policy does not become administratively onerous.
- e) Refer to the non-residential development contributions assessment flowchart for further guidance.

**.4 Non-Residential Brownfield Redevelopment and Special Circumstances**

- a) Refer to clauses 5.5 to 5.7 for further guidance on non- residential brownfield redevelopment and special circumstances.
- b) Refer to the non-residential development contributions assessment flowchart for further guidance.

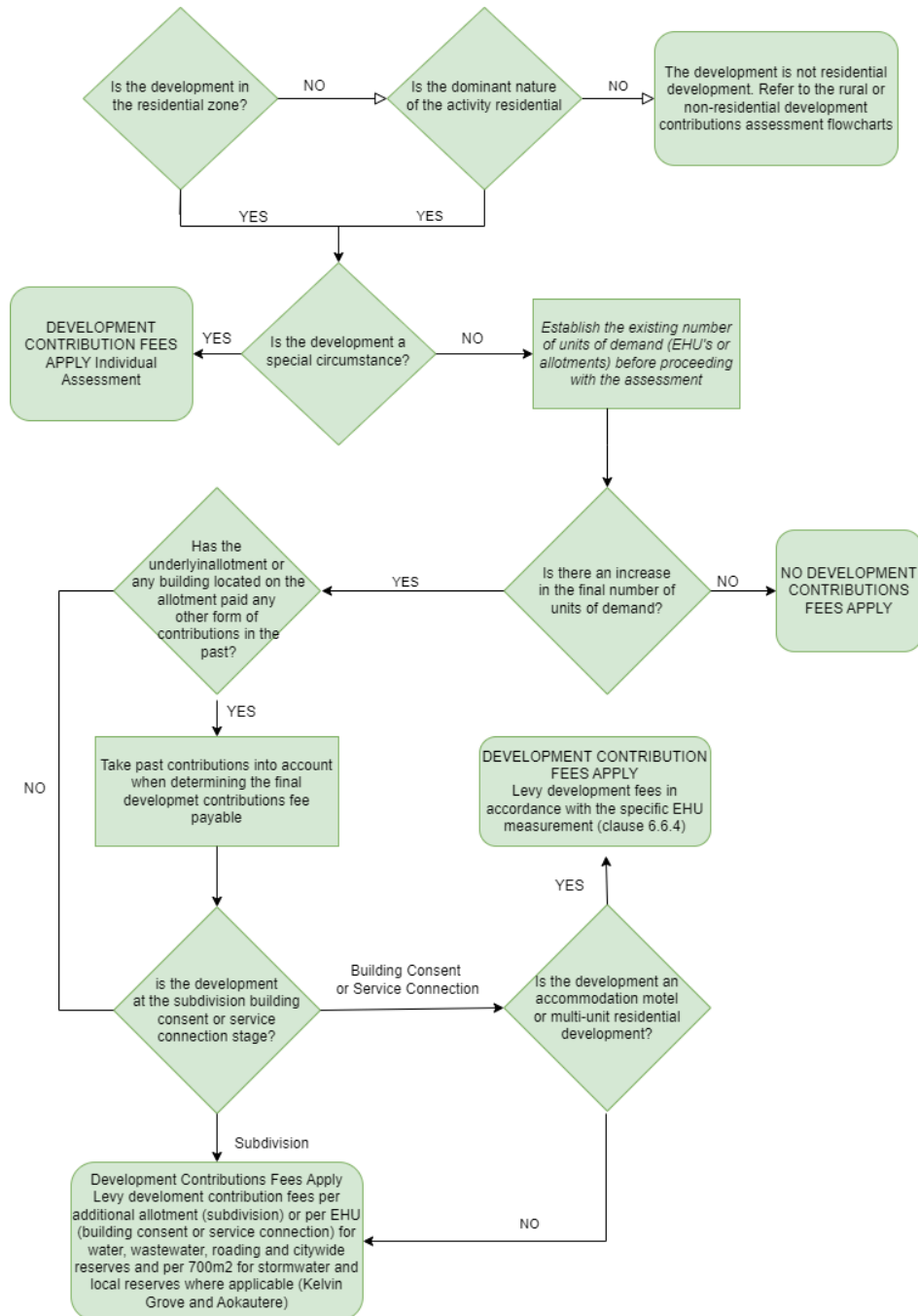
**[6.6.7] Measuring Units of Demand – Specific Guidance, Principles and Notes (General)**

- .1 Stormwater and Local Reserves: Building development in the absence of Subdivision:** Where building development occurs in the absence of subdivision in a development contributions area that is subject to local reserves and / or stormwater charges, the total area of the underlying allotment will determine the stormwater and local reserves fees applicable.

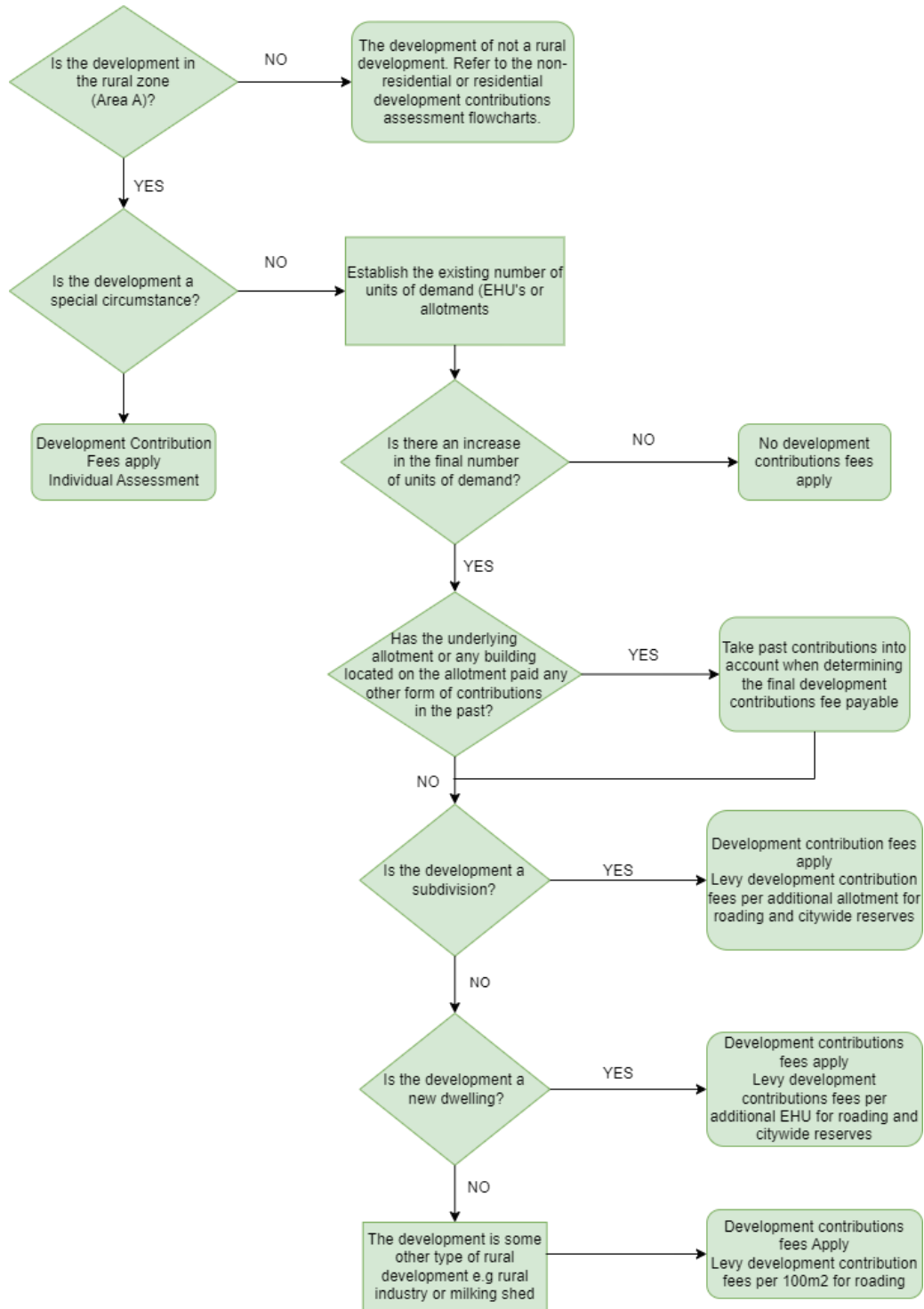
**[7] Development Contributions Assessment Flowcharts**

The following flowcharts have been included in the Policy to assist with determining whether or not development contributions fees apply. The flowcharts are for guidance purposes only.

[7.1] Residential Development Contributions Assessment Flowchart

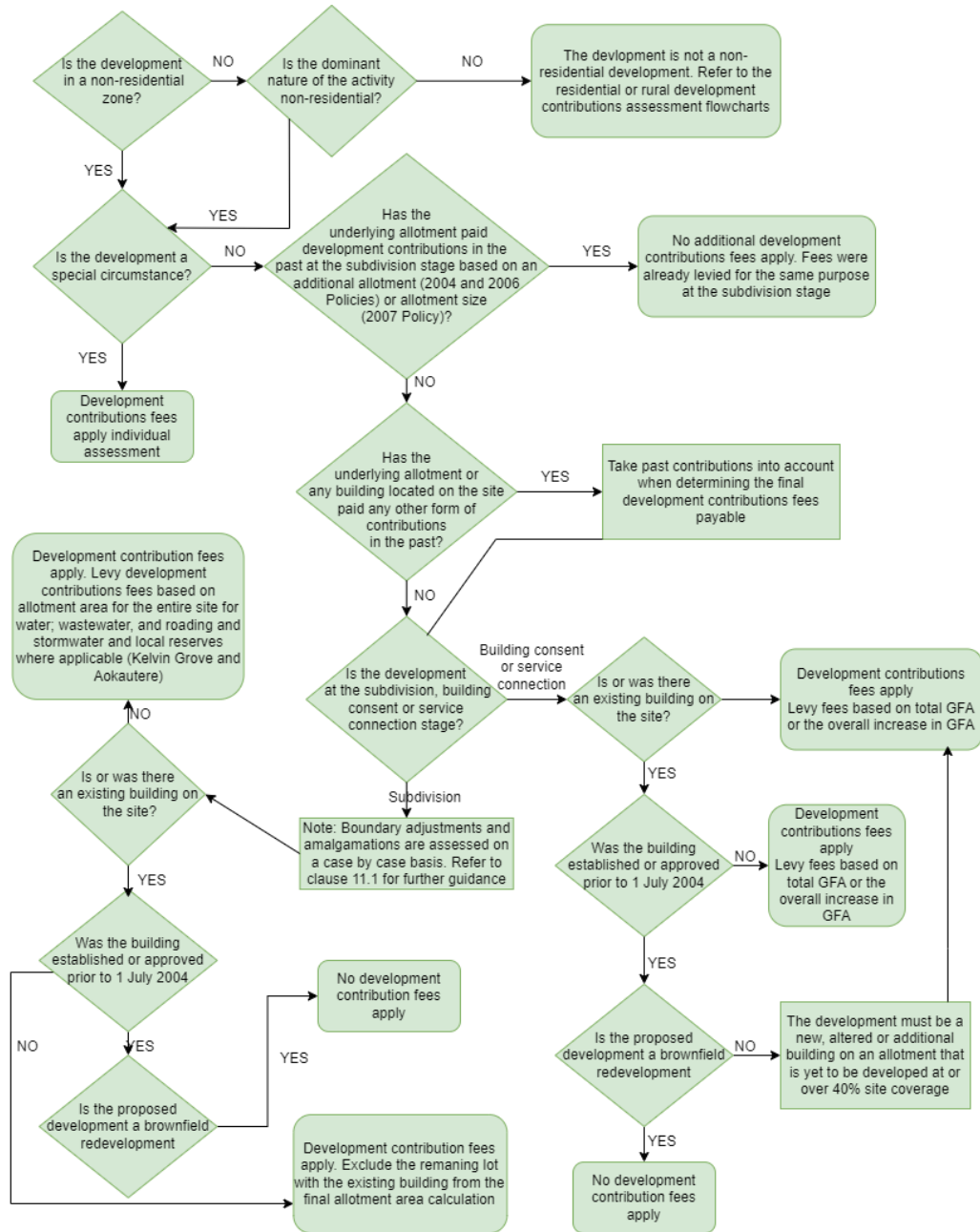


[7.2] Rural Development Contributions Assessment Flowchart





[7.3] Non-Residential Development Contributions Assessment



## **[8] Schedule of Contributions Per Unit of Demand**

The residential, rural and non-residential schedule of development contributions refer to Development Contributions Areas A to V. Area A is the rural area and is therefore excluded from the residential and non-residential schedule and is the only area listed in the Rural Area schedule. These areas relate to geographically defined development contribution areas in Appendix A, Map 1. Each column of development contribution for the community facilities is per unit of demand as measured by Table 4. Section 10 shows examples of how to work out your development contribution for particular developments. All fees in the schedule are GST exclusive, however final assessment of development contribution payable will incur GST.

### **SCHEDULE OF DEVELOPMENT CONTRIBUTIONS: RESIDENTIAL**

This schedule should be read in conjunction with Table 4 - Units of Demand for Community Facilities. The development contribution payable during the life of this Policy shall not be less than the amounts shown in the schedule of fees below and shall increase annually on 1 July of each year, in accordance with the following formula:

$$\text{DC} = \text{BC} \times (\text{PPIC} / \text{PPIB}).$$

DC = the development contribution charge for the relevant service or infrastructure payable under the Policy.

BC = the base development contribution charge payable under the Policy as set out in the schedule of fees below.

PPIC = the Producers Price Index – Construction (Outputs) for the current year.

PPIB = the Producers Price Index – Construction (Outputs) for the base year.

**Table 5: Residential Fees**

| COMMUNITY FACILITIES          |                          |  |                          |  |                          |  |   |   |                          |  |   |   |
|-------------------------------|--------------------------|--|--------------------------|--|--------------------------|--|---|---|--------------------------|--|---|---|
| DEVELOPMENT CONTRIBUTION AREA | ROADING                  |  | WATER                    |  | WASTEWATER               |  | STORMWATER                              |   | CITYWIDE RESERVES        |  | LOCAL RESERVES                          |   |
|                               | SUBDIVISION              | BUILDING CONSENT OR SERVICE CONNECTION | SUBDIVISION              | BUILDING CONSENT OR SERVICE CONNECTION | SUBDIVISION              | BUILDING CONSENT OR SERVICE CONNECTION | SUBDIVISION                             | BUILDING CONSENT OR SERVICE CONNECTION  | SUBDIVISION              | BUILDING CONSENT OR SERVICE CONNECTION | SUBDIVISION                             | BUILDING CONSENT OR SERVICE CONNECTION  |
| MEASURE                       | Per Additional Allotment | Per EHU                                | Per Additional Allotment | Per Connected EHU                      | Per Additional Allotment | Per Connected EHU                      | Per 700m <sup>2</sup> of Allotment Area | Per 700m <sup>2</sup> of Allotment Area | Per Additional Allotment | Per EHU                                | Per 700m <sup>2</sup> of Allotment Area | Per 700m <sup>2</sup> of Allotment Area |
| B                             | \$5,895                  | \$5,895                                | \$3,905                  | \$3,905                                | \$2,399                  | \$2,399                                | \$0                                     | \$0                                     | \$687                    | \$687                                  | \$0                                     | \$0                                     |
| C                             | \$5,895                  | \$5,895                                | \$0                      | \$0                                    | \$2,399                  | \$2,399                                | \$3,709                                 | \$3,709                                 | \$687                    | \$687                                  | \$0                                     | \$0                                     |
| D                             | \$5,895                  | \$5,895                                | \$3,905                  | \$3,905                                | \$2,399                  | \$2,399                                | \$0                                     | \$0                                     | \$687                    | \$687                                  | \$1,135                                 | \$1,135                                 |
| E                             | \$5,895                  | \$5,895                                | \$3,905                  | \$3,905                                | \$2,399                  | \$2,399                                | \$19,734                                | \$19,734                                | \$687                    | \$687                                  | \$1,883                                 | \$1,883                                 |
| F                             | \$5,895                  | \$5,895                                | \$3,905                  | \$3,905                                | \$2,399                  | \$2,399                                | \$127                                   | \$127                                   | \$687                    | \$687                                  | \$0                                     | \$0                                     |
| G                             | \$5,895                  | \$5,895                                | \$3,905                  | \$3,905                                | \$2,399                  | \$2,399                                | \$1,448                                 | \$1,448                                 | \$687                    | \$687                                  | \$0                                     | \$0                                     |
| H                             | \$5,895                  | \$5,895                                | \$3,905                  | \$3,905                                | \$2,399                  | \$2,399                                | \$5,962                                 | \$5,962                                 | \$687                    | \$687                                  | \$0                                     | \$0                                     |
| I                             | \$5,895                  | \$5,895                                | \$3,905                  | \$3,905                                | \$2,399                  | \$2,399                                | \$852                                   | \$852                                   | \$687                    | \$687                                  | \$0                                     | \$0                                     |
| J                             | \$5,895                  | \$5,895                                | \$3,905                  | \$3,905                                | \$2,399                  | \$2,399                                | \$6,139                                 | \$6,139                                 | \$687                    | \$687                                  | \$0                                     | \$0                                     |
| K                             | \$5,895                  | \$5,895                                | \$3,905                  | \$3,905                                | \$2,399                  | \$2,399                                | \$1,749                                 | \$1,749                                 | \$687                    | \$687                                  | \$0                                     | \$0                                     |
| L                             | \$5,895                  | \$5,895                                | \$3,905                  | \$3,905                                | \$2,399                  | \$2,399                                | \$3,639                                 | \$3,639                                 | \$687                    | \$687                                  | \$0                                     | \$0                                     |

|   |         |         |          |          |         |         |          |          |       |       |          |          |
|---|---------|---------|----------|----------|---------|---------|----------|----------|-------|-------|----------|----------|
| M | \$5,895 | \$5,895 | \$3,905  | \$3,905  | \$2,399 | \$2,399 | \$26,280 | \$26,280 | \$687 | \$687 | \$7,083  | \$7,083  |
| N | \$5,895 | \$5,895 | \$3,905  | \$3,905  | \$2,399 | \$2,399 | \$0      | \$0      | \$687 | \$687 | \$10,466 | \$10,466 |
| O | \$5,895 | \$5,895 | \$3,905  | \$3,905  | \$2,399 | \$2,399 | \$3,263  | \$3,263  | \$687 | \$687 | \$0      | \$0      |
| P | \$5,895 | \$5,895 | \$3,905  | \$3,905  | \$2,399 | \$2,399 | \$0      | \$0      | \$687 | \$687 | \$0      | \$0      |
| Q | \$5,895 | \$5,895 | \$1,444  | \$1,444  | \$2,399 | \$2,399 | \$0      | \$0      | \$687 | \$687 | \$0      | \$0      |
| R | \$5,895 | \$5,895 | \$12,646 | \$12,646 | \$3,445 | \$3,445 | \$4,169  | \$4,169  | \$687 | \$687 | \$0      | \$0      |
| S | \$5,895 | \$5,895 | \$3,905  | \$3,905  | \$2,399 | \$2,399 | \$0      | \$0      | \$687 | \$687 | \$0      | \$0      |
| T | \$5,895 | \$5,895 | \$3,905  | \$3,905  | \$2,399 | \$2,399 | \$9,943  | \$9,943  | \$687 | \$687 | \$11,386 | \$11,386 |
| U | \$5,895 | \$5,895 | \$3,905  | \$3,905  | \$2,399 | \$2,399 | \$0      | \$0      | \$687 | \$687 | \$8,159  | \$8,159  |
| V | \$5,895 | \$5,895 | \$3,905  | \$3,905  | \$2,399 | \$2,399 | \$27,592 | \$27,592 | \$687 | \$687 | \$0      | \$0      |

#### **SCHEDULE OF DEVELOPMENT CONTRIBUTIONS: RURAL**

This schedule should be read in conjunction with Table 4 - Units of Demand for Community Facilities.

The development contribution payable during the life of this Policy shall not be less than the amounts shown in the schedule of fees below and shall increase annually on 1 July of each year, in accordance with the following formula:

$$DC = BC \times (PPIC / PPIB).$$

DC = the development contribution charge for the relevant service or infrastructure payable under the Policy.

BC = the base development contribution charge payable under the Policy as set out in the schedule of fees below.

PPIC = the Producers Price Index – Construction (Outputs) for the current year.

PPIB = the Producers Price Index – Construction (Outputs) for the base year.

**Table 6: Rural Fees**

| COMMUNITY FACILITIES          |                          |  |  |                |  |                |  |                |  |   |  |                |  |
|-------------------------------|--------------------------|--|--|----------------|--|----------------|--|----------------|--|---|--|----------------|--|
| DEVELOPMENT CONTRIBUTION AREA | ROADING                  |  |  | WATER          |  | WASTEWATER     |  | STORMWATER     |  | CITYWIDE RESERVES                                   |  | LOCAL RESERVES |  |
|                               | SUBDIVISION              | BUILDING CONSENT OR SERVICE CONNECTION | BUILDING CONSENT OR SERVICE CONNECTION | SUBDIVISION    | BUILDING CONSENT OR SERVICE CONNECTION | SUBDIVISION    | BUILDING CONSENT OR SERVICE CONNECTION | SUBDIVISION    | BUILDING CONSENT OR SERVICE CONNECTION | SUBDIVISION, BUILDING CONSENT OR SERVICE CONNECTION | BUILDING CONSENT OR SERVICE CONNECTION (OTHER) | SUBDIVISION    | BUILDING CONSENT OR SERVICE CONNECTION |
|                               |                          | (DWELLINGS ONLY)                       | (OTHER)                                |                |  |                |  |                |  | (DWELLINGS ONLY)                                    |  |                |  |
| MEASURE                       | Per Additional Allotment | Per EHU                                | Per 100m <sup>2</sup> GFA              | Not Applicable | Not Applicable                         | Not Applicable | Not Applicable                         | Not Applicable | Not Applicable                         | Per Additional Allotment or Per EHU                 | Not Applicable                                 | Not Applicable | Not Applicable                         |
| A                             | \$5,895                  | \$5,895                                | \$5,895                                | \$0            | \$0                                    | \$0            | \$0                                    | \$0            | \$0                                    | \$687   | \$0  | \$0            | \$0                                    |

**SCHEDULE OF DEVELOPMENT CONTRIBUTIONS: NON-RESIDENTIAL**

This schedule should be read in conjunction with Table 4 - Units of Demand for Community Facilities.

The development contribution payable during the life of this Policy shall not be less than the amounts shown in the schedule of fees below and shall increase annually on 1 July of each year, in accordance with the following formula:

$$DC = BC \times (PPIC / PPIB).$$

DC = the development contribution charge for the relevant service or infrastructure payable under the Policy.

BC = the base development contribution charge payable under the Policy as set out in the schedule of fees below.

PPIC = the Producers Price Index – Construction (Outputs) for the current year.

PPIB = the Producers Price Index – Construction (Outputs) for the base year.

**Table 7: Non-Residential Fees**

| COMMUNITY FACILITIES          |   |  |   |   |   |   |   |   |                   |  |   |   |
|-------------------------------|---|--|---|---|---|---|---|---|-------------------|--|---|---|
| DEVELOPMENT CONTRIBUTION AREA | ROADING                                 |  | WATER                                   |   | WASTEWATER                              |   | STORMWATER                              |   | CITYWIDE RESERVES |  | LOCAL RESERVES                          |   |
|                               | SUBDIVISION                             | BUILDING CONSENT OR SERVICE CONNECTION | SUBDIVISION                             | BUILDING CONSENT OR SERVICE CONNECTION              | SUBDIVISION                             | BUILDING CONSENT OR SERVICE CONNECTION              | SUBDIVISION                             | BUILDING CONSENT OR SERVICE CONNECTION  | SUBDIVISION       | BUILDING CONSENT OR SERVICE CONNECTION | SUBDIVISION                             | BUILDING CONSENT OR SERVICE CONNECTION  |
| MEASURE                       | Per 100m <sup>2</sup> of Allotment Area | Per 100m <sup>2</sup> GFA              | Per 100m <sup>2</sup> of Allotment Area | Per 100m <sup>2</sup> GFA with a service connection | Per 100m <sup>2</sup> of Allotment Area | Per 100m <sup>2</sup> GFA with a service connection | Per 700m <sup>2</sup> of Allotment Area | Per 700m <sup>2</sup> of Allotment Area | Not Applicable    | Not Applicable                         | Per 700m <sup>2</sup> of Allotment Area | Per 700m <sup>2</sup> of Allotment Area |
| B                             | \$1,886                                 | \$5,895                                | \$228                                   | \$713   | \$204                                   | \$638   | \$0                                     | \$0                                     | \$0               | \$0                                    | \$0                                     | \$0                                     |
| C                             | \$1,886                                 | \$5,895                                | \$0                                     | \$0   | \$204                                   | \$638   | \$3,709                                 | \$3,709                                 | \$0               | \$0                                    | \$0                                     | \$0                                     |
| D                             | \$1,886                                 | \$5,895                                | \$228                                   | \$713   | \$204                                   | \$638   | \$0                                     | \$0                                     | \$0               | \$0                                    | \$0                                     | \$0                                     |
| E                             | \$1,886                                 | \$5,895                                | \$228                                   | \$713   | \$204                                   | \$638   | \$19,734                                | \$19,734                                | \$0               | \$0                                    | \$0                                     | \$0                                     |
| F                             | \$1,886                                 | \$5,895                                | \$228                                   | \$713   | \$204                                   | \$638   | \$127                                   | \$127                                   | \$0               | \$0                                    | \$0                                     | \$0                                     |
| G                             | \$1,886                                 | \$5,895                                | \$228                                   | \$713   | \$204                                   | \$638   | \$1,448                                 | \$1,448                                 | \$0               | \$0                                    | \$0                                     | \$0                                     |
| H                             | \$1,886                                 | \$5,895                                | \$228                                   | \$713   | \$204                                   | \$638   | \$5,962                                 | \$5,962                                 | \$0               | \$0                                    | \$0                                     | \$0                                     |
| I                             | \$1,886                                 | \$5,895                                | \$228                                   | \$713   | \$204                                   | \$638   | \$852                                   | \$852                                   | \$0               | \$0                                    | \$0                                     | \$0                                     |
| J                             | \$1,886                                 | \$5,895                                | \$228                                   | \$713   | \$204                                   | \$638   | \$6,139                                 | \$6,139                                 | \$0               | \$0                                    | \$0                                     | \$0                                     |
| K                             | \$1,886                                 | \$5,895                                | \$228                                   | \$713   | \$204                                   | \$638   | \$1,749                                 | \$1,749                                 | \$0               | \$0                                    | \$0                                     | \$0                                     |
| L                             | \$1,886                                 | \$5,895                                | \$228                                   | \$713   | \$204                                   | \$638   | \$3,639                                 | \$3,639                                 | \$0               | \$0                                    | \$0                                     | \$0                                     |
| M                             | \$1,886                                 | \$5,895                                | \$228                                   | \$713   | \$204                                   | \$638   | \$26,280                                | \$26,280                                | \$0               | \$0                                    | \$0                                     | \$0                                     |

|   |         |         |         |         |       |         |         |         |     |     |     |     |
|---|---------|---------|---------|---------|-------|---------|---------|---------|-----|-----|-----|-----|
| N | \$1,886 | \$5,895 | \$228   | \$713   | \$204 | \$638   | \$0     | \$0     | \$0 | \$0 | \$0 | \$0 |
| O | \$1,886 | \$5,895 | \$228   | \$713   | \$204 | \$638   | \$3,263 | \$3,263 | \$0 | \$0 | \$0 | \$0 |
| P | \$1,886 | \$5,895 | \$228   | \$713   | \$204 | \$638   | \$0     | \$0     | \$0 | \$0 | \$0 | \$0 |
| Q | \$1,886 | \$5,895 | \$80    | \$251   | \$204 | \$638   | \$0     | \$0     | \$0 | \$0 | \$0 | \$0 |
| R | \$1,886 | \$5,895 | \$1,533 | \$4,792 | \$418 | \$1,305 | \$4,169 | \$4,169 | \$0 | \$0 | \$0 | \$0 |
| S | \$1,886 | \$5,895 | \$228   | \$713   | \$204 | \$638   | \$0     | \$0     | \$0 | \$0 | \$0 | \$0 |
| T | \$1,886 | \$5,895 | \$228   | \$713   | \$204 | \$638   | \$9,943 | \$9,943 | \$0 | \$0 | \$0 | \$0 |
| U | \$1,886 | \$5,895 | \$228   | \$713   | \$204 | \$638   | \$0     | \$0     | \$0 | \$0 | \$0 | \$0 |

### [9] How to Work Out Development Contribution Payable

**[STEP 1]** Go to Appendix A, Map 1 and check what development contribution area your development lies within.

**[STEP 2]** Establish what type of development it is i.e. residential, rural or non- residential.

Determine the stage of development i.e. subdivision, building consent or service connection.

**[STEP 3]** Check clause 6.6.4 Measuring Units of Demand – Specific Guidance and Notes.

Check the relevant Development Contribution Flowchart Contained in section 7 to ensure Development Contributions Fees are applicable.

Using the Unit of Demand (Table 4) in Section 6.6.3 establish how many units of demand your development will create for each of the community facilities.

**[STEP 4]** Go to the relevant Development Contributions Schedule of Fees in Section 8 and identify the fees payable per unit of demand for your development contribution area.

**[STEP 5]** Apply the Units of Demand to your development i.e. multiply the charges by the number of units of demand applicable.

Calculate your total development contribution by summing the individual community facilities charges established in steps 1-4 and add GST.

### [EXAMPLES]

In Section 10.1-10.6 working examples of steps 1 through to 5 are provided to help you work out your development contribution payable.

### [10] EXAMPLES

The examples below are intended as a simple illustration of the calculation process associated with the development contributions policy.

The figures used exclude GST.

#### [10.1] Development Contributions Calculation – Example 1 (Residential):

Consider the example of a proposed residential subdivision as shown in diagram 1 and 2. The proposed subdivision is for an original lot size of 4000m<sup>2</sup>. The proposed subdivision will result in the creation of 3 new additional allotments each consisting of an area of 1000m<sup>2</sup>. The Development Contributions applied will be worked out in relation to the new units of demand being created (3 additional allotments) that will contain a total area of 3000m<sup>2</sup>. An example to work out the appropriate contribution is set out below.

**Step1 What Development Contribution Area is the development in?**

Area H (Residential Activity)

**Step 2 What is the demand for each Community Facility being created for the proposed development?**

| <b>Formula: Row 1 – Row 2 = Row 3</b>            |       |       |            |         |               |
|--|-------|-------|------------|---------|---------------|
|  |       | Water | Wastewater | Roading | City Reserves |
| How many final units of demand will there be?    | Row 1 | 4     | 4          | 4       | 4             |
| How many existing units of demand are there?     | Row 2 | 1     | 1          | 1       | 1             |
| TOTAL demand created for each community facility | Row 3 | 3     | 3          | 3       | 3             |

(Note: An existing unit of demand is determined by either an existing equivalent residential unit on the site such as a dwelling or a past contribution has been paid in respect to that development. Refer to Section 11.2 for guidance)

**Step 3: Calculate the Area Based Charges**



Stormwater:  $3000\text{m}^2/700\text{m}^2 = 4.2$

Local Reserves:  $3000\text{m}^2/700\text{m}^2 = 4.2$

These contributions are based on the total land area being developed (less area in road/s) i.e. the measure of a unit of demand is per  $700\text{m}^2$ .

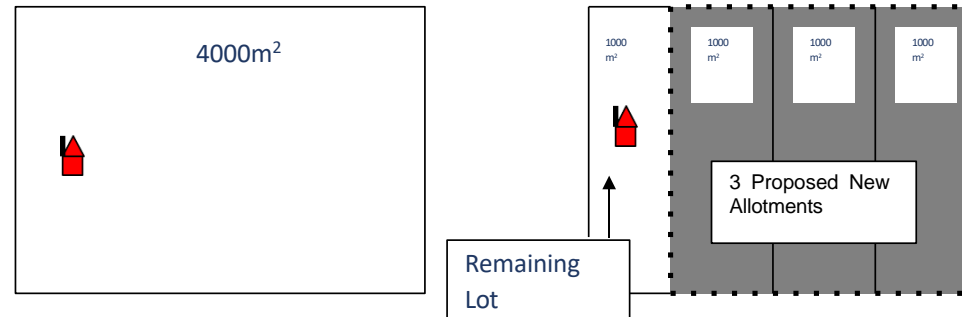
**Step 4: Calculate Final Development Contributions Payable**

|  |  |   |         |   |                 |
|--|--|---|---------|---|-----------------|
| Water:   | 3 (additional allotments)                | x | \$3,905 | = | \$11,715        |
| Wastewater:                                    | 3 (additional allotments)                | x | \$2,399 | = | \$7,197         |
| Stormwater:                                    | 4.2 ( $3000\text{ m}^2/700\text{ m}^2$ ) | x | \$5,962 | = | \$25,040        |
| Roading:                                       | 3 (additional allotments)                | x | \$5,895 | = | \$17,685        |
| City Reserves:                                 | 3 (additional allotments)                | x | \$687   | = | \$2,061         |
| Local Reserves:                                | 4.2 ( $3000\text{ m}^2/700\text{ m}^2$ ) | x | \$0     | = | \$0             |
| <b>TOTAL DEVELOPMENT CONTRIBUTIONS PAYABLE</b> |  |   |         |   | <b>\$63,698</b> |

Notes: The remaining lot of  $1000\text{m}^2$  as shown in diagram 2 may also create a unit of demand and could be subject to a development contribution. If the remaining lot has a dwelling on it connected to all City services, then it will not be subject to a further development contribution levy as it is assumed it has an existing unit of demand. If the remaining lot does not have a dwelling on it and has not paid a past contribution, or it has a dwelling that is not fully connected to infrastructure services then Council officers will assess this at the time of processing the consent for development and will advise applicants if additional contributions are required as a result of additional units of demand being assessed.

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**Diagram 1 – Original Lot Size    Diagram 2 – Proposed new allotments for original lot**



**[10.2] Development Contributions Calculation – Example 2 (Rural)**

Consider the example of a proposed rural subdivision as shown in diagram 3 and 4. The proposed subdivision is for an original lot size of 16ha. The proposed subdivision will result in the creation of 3 new additional allotments each consisting of an area of 4ha. The Development Contributions applied will be worked out in relation to the new units of demand being created (3 additional allotments) that will contain a total area of 12ha. An example to work out the appropriate contribution is set out below.

**Step 1: What Development Contribution Area is the development in?**

**Area A (Rural Activity)**

**Step 2: What is the demand for each Community Facility being created for the proposed development?**

| <b>Formula: Row 1 – Row 2 = Row 3</b>                   |              |              |                   |                |                      |
|---|--------------|--------------|-------------------|----------------|----------------------|
|   |              | <b>Water</b> | <b>Wastewater</b> | <b>Roading</b> | <b>City Reserves</b> |
| <b>How many final units of demand will there be?</b>    | <b>Row 1</b> | <b>N/A</b>   | <b>N/A</b>        | <b>4</b>       | <b>4</b>             |
| <b>How many existing units of demand are there?</b>     | <b>Row 2</b> | <b>N/A</b>   | <b>N/A</b>        | <b>1</b>       | <b>1</b>             |
| <b>TOTAL demand created for each community facility</b> | <b>Row 3</b> | <b>N/A</b>   | <b>N/A</b>        | <b>3</b>       | <b>3</b>             |

(Note: An existing unit of demand is determined by either an existing equivalent residential unit on the site such as a dwelling or a past contribution has been paid in respect to that development. Refer to Section 11.2 for guidance)

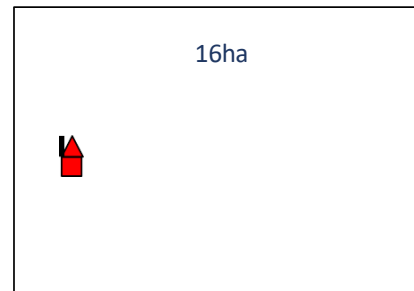
**Step 3: Calculate the Area Based Charges**

Not applicable

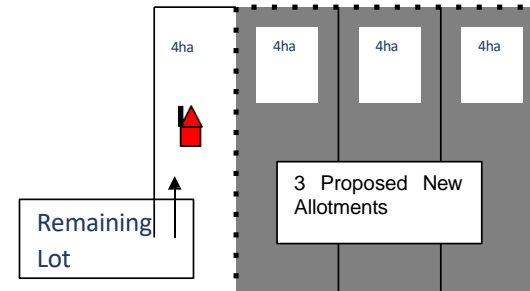
**Step 4: Calculate Final Development Contributions Payable**

|   |   |         |   |                 |
|---|---|---------|---|-----------------|
| Roading: 3 (additional allotments)              | x | \$5,895 | = | \$17,685        |
| City Reserves: 3 (additional allotments)        | x | \$633   | = | \$2,061         |
| <b>TOTAL DEVELOPMENT CONTRIBUTIONS PAYABLE:</b> |   |         |   | <b>\$19,746</b> |

**Diagram 3 – Original Lot Size**



**Diagram 4 – Proposed new allotments for original lot**



**[10.3] Development Contributions Calculation – Example 3 (Non- Residential):**

Consider the example of a proposed non-residential subdivision.

The proposed subdivision is for an original lot size of 10,000m<sup>2</sup> that has not paid any development contributions in the past at the subdivision stage. The original lot has an existing non-residential building located on it that was established prior to 1 July 2004. The proposed development does not meet the definition of a non- residential brownfield redevelopment. The proposed subdivision will result in the creation of 3 additional allotments each consisting of an area of 2000m<sup>2</sup>, leaving a 4000m<sup>2</sup> remaining lot that will provide for the existing building. The development contributions applied will be worked out in relation to the 3 new allotments that will contain a total area of 6000m<sup>2</sup>. The remaining lot of 4000m<sup>2</sup> with the existing building established prior to 1 July 2004 is excluded from the allotment area calculation.

**Step 1: What Development Contribution Area is the development in?**

**Area B (Non-Residential Activity)**

**Step 2: What is the demand for each Community Facility being created for the proposed development?**

| Formula: Row 1 – Row 2 = Row 3                   |       |                      |                      |                      |               |
|--|-------|----------------------|----------------------|----------------------|---------------|
|  |       | Water                | Wastewater           | Roading              | City Reserves |
| How many final units of demand will there be?    | Row 1 | 10,000m <sup>2</sup> | 10,000m <sup>2</sup> | 10,000m <sup>2</sup> | N/A           |
| How many existing units of demand are there?     | Row 2 | 4,000m <sup>2</sup>  | 4,000m <sup>2</sup>  | 4,000m <sup>2</sup>  | N/A           |
| TOTAL demand created for each community facility | Row 3 | 6,000m <sup>2</sup>  | 6,000m <sup>2</sup>  | 6,000m <sup>2</sup>  | N/A           |

**Step 3: Calculate the Area Based Charges**

Not applicable

**Step 4: Calculate Final Development Contributions Payable**

|  |   |  |   |         |   |                  |
|--|---|--|---|---------|---|------------------|
| Water: (6000/100)                              | = | 60 Units of Demand (100m <sup>2</sup> of Allotment Area) | x | \$228   | = | \$13,680         |
| Wastewater: (6000/100)                         | = | 60 Units of Demand (100m <sup>2</sup> of Allotment Area) |   | \$204   | = | \$12,240         |
| Roading: (6000/100)                            | = | 60 Units of Demand (100m <sup>2</sup> of Allotment Area) | x | \$1,886 | = | \$113,160        |
| <b>TOTAL DEVELOPMENT CONTRIBUTIONS PAYABLE</b> |   |  |   |         |   | <b>\$139,080</b> |

**[10.4] Development Contributions Calculation – Example 4 (Non- Residential):**

Consider the example of a proposed non-residential subdivision. The proposed subdivision is for an original lot size of 8,000m<sup>2</sup> that has not paid any development contributions in the past at the subdivision stage. The original lot has an existing non-residential building located on it that was established after 1 July 2004. The proposed development does not meet the definition of a non- residential brownfield redevelopment. The proposed subdivision will result in the creation of 3 additional allotments each consisting of an area of 1500m<sup>2</sup>, leaving a 3500m<sup>2</sup> remaining lot that will provide for the existing building. The development contribution applied will be worked out in relation to the 3 additional allotments that will contain a total area of 4500m<sup>2</sup>. The remaining lot of 3500m<sup>2</sup> with the existing building established after 1 July 2004 is not included in the allotment area calculation.

**Step1 What Development Contribution Area is the development in? Area B (Non-Residential Activity)**

**Step 2 What is the demand for each Community Facility being created for the proposed development?**

| Formula: Row 1 – Row 2 = Row 3                   |       |                     |                     |                     |               |
|--|-------|---------------------|---------------------|---------------------|---------------|
|  |       | Water               | Wastewater          | Roading             | City Reserves |
| How many final units of demand will there be?    | Row 1 | 8,000m <sup>2</sup> | 8,000m <sup>2</sup> | 8,000m <sup>2</sup> | N/A           |
| How many existing units of demand are there?     | Row 2 | 3500m <sup>2</sup>  | 3500m <sup>2</sup>  | 3500m <sup>2</sup>  | N/A           |
| TOTAL demand created for each community facility | Row 3 | 4,500m <sup>2</sup> | 4,500m <sup>2</sup> | 4,500m <sup>2</sup> | N/A           |

**Step 3: Calculate the Area Based Charges**

Not applicable

**Step 4: Calculate Final Development Contributions Payable**

|   |            |   |  |   |                |   |                         |
|---|------------|---|--|---|----------------|---|-------------------------|
| Water:  | (4500/100) | = | 45 Units of Demand (100m <sup>2</sup> of Allotment Area) | x | <u>\$228</u>   | = | <u>\$10,260</u>         |
| Wastewater:                                     | (4500/100) | = | 45 Units of Demand (100m <sup>2</sup> of Allotment Area) | x | <u>\$204</u>   | = | <u>\$9,180</u>          |
| Roading:  | (4500/100) | = | 45 Units of Demand (100m <sup>2</sup> of Allotment Area) | x | <u>\$1,886</u> | = | <u>\$84,870</u>         |
| <b>TOTAL DEVELOPMENT CONTRIBUTIONS PAYABLE:</b> |            |   |  |   |                |   | <b><u>\$104,310</u></b> |

**[10.5] Development Contributions Calculation – Example 5 (Non- Residential):**

Consider the example of a proposed extension to an existing non- residential building. The existing 5000m<sup>2</sup> building is located on an allotment which has not paid any development contributions in the past at the subdivision stage. The existing building was established after 1 July 2004. The proposed development does not meet the definition of a non-residential brownfield redevelopment. The proposed extension will add 2000m<sup>2</sup> to the building. The development contributions applied will be worked out in relation to the 2000m<sup>2</sup> extension only.

**Step1 What Development Contribution Area is the development in?** Area B (Non-Residential Activity)

**Step 2 What is the demand for each Community Facility being created for the proposed development?**

| Formula: Row 1 – Row 2 = Row 3                   |       |                     |                     |                     |               |
|--|-------|---------------------|---------------------|---------------------|---------------|
|  |       | Water               | Wastewater          | Roading             | City Reserves |
| How many final units of demand will there be?    | Row 1 | 7,000m <sup>2</sup> | 7,000m <sup>2</sup> | 7,000m <sup>2</sup> | N/A           |
| How many existing units of demand are there?     | Row 2 | 5,000m <sup>2</sup> | 5,000m <sup>2</sup> | 5,000m <sup>2</sup> | N/A           |
| TOTAL demand created for each community facility | Row 3 | 2,000m <sup>2</sup> | 2,000m <sup>2</sup> | 2,000m <sup>2</sup> | N/A           |

**Step 3: Calculate the Area Based Charges**

Not applicable

**Step 4: Calculate Final Development Contributions Payable**

|   |            |   |  |   |         |   |                  |
|---|------------|---|--|---|---------|---|------------------|
| Water:  | (2000/100) | = | 20 Units of Demand (100m <sup>2</sup> GFA) | x | \$713   | = | \$14,260         |
| Wastewater:                                     | (2000/100) | = | 20 Units of Demand (100m <sup>2</sup> GFA) | x | \$638   | = | \$12,760         |
| Roading:  | (2000/100) | = | 20 Units of Demand (100m <sup>2</sup> GFA) | x | \$5,895 | = | \$117,900        |
| <b>TOTAL DEVELOPMENT CONTRIBUTIONS PAYABLE:</b> |            |   |  |   |         |   | <b>\$144,920</b> |

Notes:

It is assumed for this example the activity is not a special circumstance.

If the underlying allotment in the above example had paid development contributions in the past, then the GFA fees would not be applied.

**[10.6] Development Contributions Calculation – Example 6 (Non-Residential):**

Consider the example of a proposed new non-residential building. The new building is to be located on a vacant allotment which has not paid any development contributions in the past. The proposed development does not meet the definition of a non-residential brownfield redevelopment. The new building will have a GFA of 9,000m<sup>2</sup>. The Development Contributions applied will be worked out in relation to the GFA of 9,000m<sup>2</sup>.

**Step1 What Development Contribution Area is the development in?**

Area B (Non-Residential Activity)

**Step 2 What is the demand for each Community Facility being created for the proposed development?**

| Formula: Row 1 – Row 2 = Row 3                   |       |                     |                     |                     |               |
|--|-------|---------------------|---------------------|---------------------|---------------|
|  |       | Water               | Wastewater          | Roading             | City Reserves |
| How many final units of demand will there be?    | Row 1 | 9,000m <sup>2</sup> | 9,000m <sup>2</sup> | 9,000m <sup>2</sup> | N/A           |
| How many existing units of demand are there?     | Row 2 | 0m <sup>2</sup>     | 0m <sup>2</sup>     | 0m <sup>2</sup>     | N/A           |
| TOTAL demand created for each community facility | Row 3 | 9,000m <sup>2</sup> | 9,000m <sup>2</sup> | 9,000m <sup>2</sup> | N/A           |

**Step 3: Calculate the Area Based Charges**

Not applicable

**Step 4: Calculate Final Development Contributions Payable**

|   |            |   |  |   |         |   |                  |
|---|------------|---|--|---|---------|---|------------------|
| Water:  | (9000/100) | = | 90 Units of Demand (100m <sup>2</sup> GFA) | x | \$713   | = | \$64,170         |
| Wastewater:                                     | (9000/100) | = | 90 Units of Demand (100m <sup>2</sup> GFA) | x | \$638   | = | \$57,420         |
| Roading:  | (9000/100) | = | 90 Units of Demand (100m <sup>2</sup> GFA) | x | \$5,895 | = | \$530,550        |
| <b>TOTAL DEVELOPMENT CONTRIBUTIONS PAYABLE:</b> |            |   |  |   |         |   | <b>\$652,140</b> |

Notes:

It is assumed for this example the activity is not a special circumstance. If the underlying allotment in the above example had paid development contributions in the past, then the GFA fees would not be applied.

**[10.7] Development Contributions Calculation – Example 7 (Non- Residential):**

Consider the example of a proposed redevelopment involving the demolition of four existing non-residential buildings established prior to 1 July 2004 and the construction of one new non-residential building. The proposed redevelopment is located in an established area and meets the definition of non-residential brownfield redevelopment. Non-residential brownfield redevelopment generally places negligible increased demand on the capacity of the network infrastructure and therefore does not create additional units of demand.

**TOTAL DEVELOPMENT CONTRIBUTIONS PAYABLE:** \$0.

**[10.8] Development Contributions Calculation – Example 8 (Non- Residential):**

Consider the example of a proposed new 500m<sup>2</sup> non-residential contribution will be payable. The new building is to be located a recently subdivided 1500m<sup>2</sup> allotment that paid development contributions based on allotment area at the time of subdivision under the 2007 Development Contributions Policy. The proposed new 500m<sup>2</sup> building does not create any additional units of demand.

**TOTAL DEVELOPMENT CONTRIBUTIONS PAYABLE:** \$0.

**[11] Guidance Notes**

**[11.1] Boundary Adjustments/Amalgamations**

- .1 The Policy does not exempt boundary adjustments or amalgamations from being assessed for development contributions. Boundary adjustments and amalgamations create new lots, but not necessarily additional lots or additional allotment area, through subdivision. Where the new lot and the characteristics of that new lot are determined to create additional units of demand then a development contribution will be payable. Each circumstance will be assessed on a case by case basis.
- .2 One example is where a boundary adjustment or an amalgamation includes land where all or part of that land has not had contributions previously paid on it. Council will, in this instance, assess the contributions payable related to the specific development application.
- .3 The measure of a non-residential unit of demand for water, wastewater and roading is per 100m<sup>2</sup> of allotment area at subdivision or per 100m<sup>2</sup> GFA at building consent. In determining whether a non-residential boundary adjustment or amalgamation creates additional units of demand, the following matters will be taken into account:
  - a) Previous contributions paid;
  - b) Whether or not the existing allotment(s) meet the definition of non-residential brownfield redevelopment;
  - c) Whether or not the proposed allotment(s) meet the definition of non-residential brownfield redevelopment;
  - d) The current or previous level of demand placed on the network infrastructure, reserves and community facilities;
  - e) The level of demand the proposed boundary adjustment or amalgamation may place on the network infrastructure, reserves and community facilities;



- f) Whether or not it is more appropriate to levy development contributions at the building consent stage; and
- g) Any other matters Council considers relevant.

**[11.2] Past Contributions and Determining an Existing Unit of Demand**

- .1 Past contributions will be taken into account in assessing new units of demand. It is incumbent on the applicant to provide the necessary information, where possible, to show contributions have been paid on a particular development. Where past contributions can be validated, what these cover in terms of units of demand under the new Policy, and how they apply to new developments, will depend on the original intent of the contribution or agreement at that time. As the new Policy is different in methodology and application to the previous policy there will need to be an assessment made by Council officers on a case-by-case basis.
- .2 Where it is proven a past contribution has not been paid on a proposed development, and that development creates a unit of demand as defined in the Policy, then a development contribution will be assessed accordingly.
- .3 One example is where no past contribution has been paid on a vacant lot and where an applicant now proposes to build a house or further subdivide the lot. An existing vacant lot does not necessarily mean that there is an existing unit of demand. A determination, by staff on the application, will assess if past contributions were paid and what they covered, and if they were not paid what units of demand the particular proposed development now creates, if any.
- .4 Where a site is deemed to have existing units of demand:
  - a) Only present or past site coverage or equivalent household units legally established under the RMA or and or the Building Act will be counted as an existing unit(s) of demand; and
  - b) Only site coverage or equivalent household units currently connected, or connected in the past, to Council's integrated network will be counted towards units of demand for water or wastewater.

**[11.3] Granting consents does not assume that final contributions payment has been made**

A development contribution can be levied either at the subdivision, building or service connection consent stage. Having a development contribution levied upon the granting of consent does not assume final payment. Under the Policy, payment of contributions is required prior to the issue of either: the 224 certificate (for subdivision), the code compliance certificate or certificate of acceptance (for building consent), or service connection. As such, full and final payment of development contribution charges on a specific development will not be assumed until one of these criteria has been met

**[11.4] Development contributions on overlapping consents and future subdivision applications**

In the case where two or more overlapping consent applications are being processed simultaneously in the same development area, full contributions (under whatever contribution regime existed at that time) will be levied on both applications until full payment has been received for one or the other as explained above. Once payment has been received for one of the two consents concerned, all contributions applicable to future subdivision applications will be revised to include those contributions already paid.

## **[12] Glossary of Terms**

**Accommodation Motel** has the same meaning as Accommodation Motel in the Palmerston North City District Plan “means land and/or buildings used for transient residential accommodation and includes the provision of playgrounds, spa pools and swimming pools. It does not include restaurants, bars or conference facilities”.

**Accessory Building** has the same meaning as accessory building in the Palmerston North City District Plan: “means a building not being part of the principal building, the use of which is incidental to that of any other building or buildings on the site. In the case of a site on which no building has been erected, it is a building incidental to the use of the principal building permitted on the site. This includes a garage, carport, tool shed, playroom, recreation room, glasshouse, shipping container, swimming pool, spa pool and sleepout.”

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

- (a) the provision of facilities and amenities; and
- (b) the making of grants; and
- (c) 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, and for the purposes of the development contributions policy only, excludes allotments to be vested with Council as roads.

**Allotment Area** is the total land area of an allotment, and for the purposes of the development contributions policy only, excludes ‘limited development land’ as defined in the Palmerston North City District Plan when applying units of demand to stormwater and local reserves only. It does include ‘limited development land’ where resource consent or building consent is obtained to develop ‘limited development land’.

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

**Asset Management Plan** means Council documents that outline how the Council will manage and provide infrastructure assets.

**Balance Lot** means a remaining allotment not yet intended for development that will be developed at a later date.

**Brownfield Redevelopment** means further development of sites that are developed at or over 40% site coverage, or were at some time in the past, provided the buildings located on the site were established prior to 1 July 2004, and specifically includes:

- further subdivision of the site;
- alterations and additions to existing buildings; and
- the demolition of existing buildings and construction of new buildings.

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

**Capital Expenditure** means the cost council expect to incur to provide infrastructure assets for the running of network infrastructure, reserves and community infrastructure.

**Community Facilities** means reserves, network infrastructure, or community infrastructure for which development contributions may be required in accordance with section 199 of the Local Government Act 2002.

**Community Infrastructure** means the following assets when owned, operated, or controlled by a territorial authority:

- (a) community centres or halls for the use of a local community or neighbourhood, and the land on which they are or will be situated;
- (b) play equipment that is located on a neighbourhood reserve; and
- (c) toilets for use by the public.

**Community Outcomes**, in relation to a district or region, — means the outcomes that a local authority aims to achieve in meeting the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions.

**Connected Equivalent Household Unit** means an equivalent household unit with an existing unit of demand with direct access to a service connection.

**Consent Holder** is the person/persons that are the applicants to which resource consent, building consent or service connection was granted.

**Development** means

- (a) any subdivision, building (as defined in section 8 of the Building Act 2004), land use, or work that generates a demand for reserves, network infrastructure, or community infrastructure; but

- (b) does not include the pipes or lines of a network utility operator.

**Development agreement** means a voluntary contractual agreement made under sections 207A to 207F between 1 or more developers and 1 or more territorial authorities for the provision, supply, or exchange of infrastructure, land, or money to provide network infrastructure, community infrastructure, or reserves in 1 or more districts or a part of a district.

**Development Contribution** means a contribution -

- (a) provided for in a development contribution policy of a territorial authority; and
- (b) calculated in accordance with the methodology; and
- (c) comprising-
  - (i) money; or
  - (ii) land, including a reserve or esplanade reserve (other than in relation to a subdivision consent), but excluding Maori land within the meaning of Te Ture Whenua Maori Act 1993, unless that Act provides otherwise; or
  - (iii) both.

**Development Contribution Areas** relate to defined indicative geographical areas to which a development contribution is applicable in relation to the service catchments within those areas for network infrastructure, community infrastructure and reserves.

**Development contribution objection** means an objection lodged under clause 1 of Schedule 13A of the LGA02 against a requirement to make a development contribution.

**Development Contribution Policy** means the policy on development contributions adopted under section 102(1) of the LGA02.

**District** means the district of a territorial authority.

**Equivalent Household Unit** has the same meaning as Dwelling and Dwelling Unit in the Palmerston North City Council District Plan. “means any self-contained building or structure, or part thereof, that is used (or intended to be used) for a single household, and which is generally not available for public use”.

**Financial Contribution** has the same meaning as financial contributions in s108(9)(a)-(c) of the Resource Management Act 1991.

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

**Greenfield Areas** are defined as those areas where building capacity exists on the perimeter of the city. Where land is zoned residential

or industrial and has capacity to provide for future development it is considered a Greenfield site. Three defined Greenfield areas for the purposes of Development Contributions Policy are Kelvin Grove (including the Whakarongo and Napier Road Residential Areas) Aokautere and North East Industrial Zone areas.

**Gross Floor Area (GFA)** has the same meaning as Gross Floor Area in the Palmerston North City District Plan: “Is the sum of the gross area of all floors of all buildings on a site, measured from the exterior faces of the exterior walls, or from the centre lines of walls separating two buildings.

In particular, gross floor area includes:

- (a) Elevator shafts, stairwells, and lobbies at each floor;
- (b) Floor space in interior balconies and mezzanines;
- (c) All other floor space not specifically excluded.

The gross floor area of a building shall not include:

- (1) Uncovered stairways;
- (2) Floor space in terraces (open or roofed), external balconies, breezeways, porches;
- (3) Roof vehicle parking, lift towers and machinery rooms on the roof, having a floor area of not more than 200 m<sup>2</sup>;
- (4) Public thoroughfare areas in malls (this does not include food- court areas);
- (5) Areas used exclusively for fire egress;
- (6) Switchboard areas / Plant rooms;
- (7) Public Toilets”.

**LGA02** means the Local Government Act 2002 or any legislation substituted for the same.

**Limited Development Land** has the same meaning as Limited Development Land in the Palmerston North City District Plan: “means any land in Aokautere which is not identified as developable land in Map 10.1 of the District Plan.”

**Local Authority** means a regional council or territorial authority.

**Massey University – Turitea Campus** means land that is occupied by Massey University whether leasehold or freehold that is zoned Institutional within the Palmerston North City District Plan.

**Methodology** has the same meaning as methodology in s197 of the Local Government Act 2002.

**Communal Residential Development** means any form of residential development that does not meet the definition of an equivalent household unit.

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

**Non-Residential Development** means any activity in a non- residentially zoned area, excluding the rural zone, or where the predominant activity is not residential or rural.

**Prepared Food & Beverage Outlet** means a business primarily engaged in the preparation and serving of food and beverages for immediate consumption and without limiting the generality of this term includes takeaway food outlets and restaurants.

**Remaining Lot** means an allotment created as part of a new subdivision that remains with or provides for an existing building located on the original allotment.

**Residential Development** means any activity in a residentially zoned area or where the predominant activity is not non-residential or rural.

**Retirement Village** has the same meaning as Retirement Village in the Palmerston North City District Plan: “means a comprehensive development which may include housing, recreational, welfare, and medical facilities which is intended principally or solely for retired persons or people with disabilities”.

**RMA 1991** means the Resource Management Act 1991.

**Rural Development** means any activity in a rural zoned area or where the predominant activity is not non-residential or residential.

**Schedule of Development Contributions** means the schedule to the council’s development contributions policy required by section 201 of the LGA02 and setting out the information required by section 202, namely;

- the contributions payable in each district in respect of reserves, network infrastructure and community infrastructure
- the events giving rise to the requirement for development contribution
- specified by district and by activity.

**Service Catchment** means a catchment defined by reference to the characteristics of the service and the common characteristics of the geographical area (for example stormwater catchments).

**Service Connection** means a physical connection to a service provided by, or on behalf of, a territorial authority.

**Service Station** has the same meaning as Service Station in the Palmerston North City District Plan. “means a business primarily engaged in the fueling of motor vehicles. This may also include mechanical repairs and servicing of motor vehicles. Retail sales for the convenience of the traveling public may also be included, provided such sales remain incidental and ancillary to the principal use of fueling motor vehicles.”

**Site Coverage** has the same meaning as Site Coverage in the Palmerston North City District Plan:

“means that portion of the net site area, expressed as a percentage, which may be covered by all buildings and storage space, including eaves, balconies and verandas in excess of 0.6 of a metre in width, but excluding uncovered swimming pools, decks of 0.5 of a metre in height or less, and ramps of 0.5 of a metre in height or less with handrails of an additional 0.9 of a metre in height or less. Where no garage is shown at the construction of a dwelling, an allowance for a garage of 18 m<sup>2</sup> will be added to the total building coverage.”

**Subdivision** has the same meaning as Section 218 of the Resource Management Act 1991.

**Third Party Funds** means funding or subsidy, either in full or in part, from a third party.

**Unit of Demand** means measure of demand for community facilities.

**Wet Industry** means any activity which seeks to use water or discharge wastewater at a rate exceeding 25m<sup>3</sup> /ha/day (or per area equivalent).

**Wind Farm** means wind turbines (other than a Domestic Wind Turbine and Microscale wind turbine) used to generate energy from the wind, and includes:

- turbines, including support pylons or towers
- ancillary buildings and structure including substations, maintenance building and communications equipment

A Wind Farm excludes transmission lines and infrastructure associated with transmission lines.





[13] Schedule of Assets for Which Development Contributions Will Be Used (Planned programmes)

| Programme  | Growth Activity / Area        | 2024/<br>25 | 2025/<br>26 | 2026/<br>27 | 2027/<br>28 | 2028/<br>29 | 2029/<br>30 | 2030/<br>31 | 2031/<br>32 | 2032/<br>33 | 2033/<br>34 | 2034/<br>35 | 2035/<br>36 | 2036/<br>37 | 2037/<br>38 | 2038/<br>39 | 2039/<br>40 | 2040/<br>41 | 2041/<br>42 | 2042/<br>43 | 2043/<br>44 | Grand<br>Total | A    | B   |
|--|-------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|----------------|------|-----|
| 51 - Urban Growth - Development Contributions - Stormwater                 | Stormwater - Citywide         | 250         | 300         | 300         | 300         | 300         | 350         | 350         | 350         | 350         | 350         | 350         | 350         | 350         | 350         | 350         | 350         | 350         | 350         | 350         | 350         | 6,700          | 100% | 0%  |
| 73 - Urban Growth - Development Contributions - Wastewater                 | Wastewater - City-wide        | 104         | 150         | 150         | 200         | 200         | 200         | 200         | 250         | 250         | 250         | 250         | 250         | 250         | 250         | 250         | 250         | 250         | 250         | 250         | 250         | 4,454          | 100% | 0%  |
| 132 - City-wide - Water Supply Resilience - Trunk Mains                    | Water - City-wide             | 600         | 1,214       | 1,214       | 114         | 1,000       | 1,000       |             |             |             |             | 400         | 1,500       | 1,500       | 400         | 2,000       | 2,000       | 450         | 2,000       | 2,000       | 450         | 17,842         | 10%  | 90% |
| 135 - Urban Growth - Bunnythorpe Extension - Water Supply                  | Water Q - Bunnythorpe         |             |             |             |             |             |             | 75          | 450         |             |             |             |             |             |             |             |             |             |             |             |             | 525            | 90%  | 10% |
| 197 - Urban Growth - NEIZ - Stormwater                                     | Stormwater O                  |             |             |             | 152         | 948         | 948         |             |             |             |             |             |             |             |             |             |             |             |             |             |             | 2,048          | 100% | 0%  |
| 201 - Urban Growth - Transport - Development Contributions Top-up          | Roads – City Wide             | 220         | 220         | 220         | 220         | 220         | 220         | 220         | 220         | 220         | 220         | 220         | 220         | 220         | 220         | 220         | 220         | 220         | 220         | 220         | 220         | 4,400          | 100% | 0%  |
| 210 - Urban Growth - NEIZ - Wastewater                                     | Wastewater - City Wide        |             |             |             | 517         | 1,200       | 2,500       | 2,000       |             |             |             |             |             |             |             |             |             |             |             |             |             | 6,217          | 100% | 0%  |
| 246 - Urban Growth - Development Contributions - Water Supply              | Water - City Wide             | 260         | 300         | 300         | 350         | 350         | 350         | 350         | 400         | 400         | 400         | 400         | 400         | 400         | 400         | 400         | 400         | 400         | 400         | 400         | 400         | 7,460          | 100% | 0%  |
| 1000 - Urban Growth - Whakarongo - Wastewater                              | Wastewater – City Wide        |             |             |             | 350         | 2,000       | 2,000       |             |             |             |             |             |             |             |             |             |             |             |             | 200         |             | 4,550          | 100% | 0%  |
| 1001 - Urban Growth - Whakarongo - Stormwater                              | Stormwater M - Whakarongo     | 2,500       |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             | 2,500          | 75%  | 25% |
| 1003 - Whakarongo - Intersection - Safety Improvements                     | Roads – City Wide             | 1,200       | 500         | 5,500       |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             | 7,200          | 25%  | 75% |
| 1004 - Urban Growth - Whakarongo - Water Supply                            | Water – City Wide             | 200         | 700         | 1,290       | 2,450       | 2,960       | 1,600       |             |             |             |             |             |             |             |             |             |             |             |             |             |             | 9,200          | 90%  | 10% |
| 1005 - Urban Growth - NEIZ - Water Supply                                  | Water – City Wide             |             |             |             | 300         | 700         | 2,200       | 2,700       | 2,600       |             |             |             |             |             |             |             |             |             |             |             |             | 8,500          | 50%  | 50% |
| 1130 - Urban Growth - Kakatangiata - New Community Centre                  | Local Reserves N - Matangi    |             |             |             |             |             |             |             |             |             |             |             | 2,000       |             |             |             |             |             |             |             |             | 2,000          | 32%  | 68% |
| 1681 - Urban Growth - Kikiwhenua - Transport                               | Roads – City Wide             | 3,000       | 3,000       |             |             |             |             |             |             |             | 800         | 10,000      | 10,000      |             |             |             |             |             |             |             |             | 26,800         | 75%  | 25% |
| 1704 - Urban Growth - Aokautere - Stormwater                               | Stormwater E                  | 1,052       | 2,979       | 3,038       | 742         | 2,001       | 4,213       | 4,333       |             |             |             |             |             |             |             |             |             |             |             |             |             | 18,356         | 100% | 0%  |
| 1846 - City Reserves - Walkway Extensions - Capital New                    | Reserves – City Wide          | 184         | 185         | 202         | 301         | 301         | 186         | 422         | 422         | 186         | 186         | 186         | 186         | 186         | 186         | 186         | 186         | 186         | 186         | 186         | 186         | 4,440          | 34%  | 66% |
| 1856 - City Reserves - Manawatu River Park - Roxburgh Entrance Development | Reserves – City Wide          |             | 150         |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             | 150            | 34%  | 66% |
| 1859 - Urban Growth - Whakarongo - Reserves Purchase and Development       | Local Reserves M - Whakarongo |             |             | 1,613       | 375         | 188         | 22          | 666         | 311         | 155         |             |             |             |             |             |             |             |             |             |             |             | 3,329          | 100% | 0%  |
| 1861 - Urban Growth - Matangi - Whiskey Creek - Reserves Purchase and      | Local Reserves N - Matangi    |             |             |             |             |             | 21          | 383         | 154         |             |             |             |             |             |             |             |             |             |             |             |             | 558            | 100% | 0%  |

|   |                                  |       |       |       |       |       |       |       |       |        |        |       |       |        |        |        |        |        |  |  |         |      |     |
|---|----------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|--------|--------|-------|-------|--------|--------|--------|--------|--------|--|--|---------|------|-----|
| Development   |                                  |       |       |       |       |       |       |       |       |        |        |       |       |        |        |        |        |        |  |  |         |      |     |
| 1861 - Urban Growth - Matangi - Whiskey Creek - Reserves Purchase and Development           | Local Reserves N - Matangi       |       |       |       | 225   |       |       |       |       |        |        |       |       |        |        |        |        |        |  |  | 225     | 100% | 0%  |
| 2013 - PNITI – Strategic Transport Corridor Improvements                                    | Roads – City Wide                |       |       |       |       |       |       |       |       | 28,000 | 30,000 |       |       | 10,000 | 20,000 | 20,000 | 20,000 | 20,000 |  |  | 148,000 | 25%  | 75% |
| 2035 - Urban Growth - Napier Rd Extension - Stormwater                                      | Stormwater T                     | 150   | 400   |       |       |       |       |       |       |        |        |       |       |        |        |        |        |        |  |  | 550     | 90%  | 10% |
| 2043 - Urban Growth - Napier Road Extension - Reserve and walkways purchase and development | Local Reserves T                 |       |       |       | 310   |       | 6     | 251   |       |        |        |       |       |        |        |        |        |        |  |  | 567     | 100% | 0%  |
| 2058 - Urban Growth - NEIZ - New Roads  | Roads – City Wide                |       |       |       |       |       | 4,500 | 5,600 | 5,600 | 5,600  |        |       |       |        |        |        |        |        |  |  | 21,300  | 75%  | 25% |
| 2226 - Urban Growth - Terrace End Bore  | Water – City Wide                |       |       |       |       |       |       |       |       |        |        |       |       |        |        |        |        |        |  |  |         | 100% | 0%  |
| 2297 - Urban Growth - Napier Road Bore (City East)  | Water – City Wide                | 1,000 |       | 1,500 |       | 200   | 2,500 | 2,500 | 500   |        |        |       |       |        |        |        |        |        |  |  | 8,200   | 60%  | 40% |
| 2299 - Urban Growth - New Northern Water Supply Bore (Milson Line)                          | Water – City Wide                | 1,000 | 1,500 | 2,500 | 2,500 | 200   |       |       |       |        |        |       |       |        |        |        |        |        |  |  | 7,700   | 60%  | 40% |
| 2300 - Urban Growth - New South Eastern Water Supply Bore (Ngahere Park)                    | Water – City Wide                |       |       |       |       |       |       |       |       |        | 500    | 3,000 | 5,000 | 2,000  |        |        |        |        |  |  | 10,500  | 60%  | 40% |
| 2301 - Urban Growth - New Longburn Water Supply Bore  | Water R - Longburn               | 259   | 1,394 | 1,394 | 1,953 | 1,135 |       |       |       |        |        |       |       |        |        |        |        |        |  |  | 6,134   | 60%  | 40% |
| 2312 - Industrial Growth - Longburn Stormwater  | Stormwater R - Longburn          |       |       | 100   | 600   | 650   |       |       |       |        |        |       |       |        |        |        |        |        |  |  | 1,350   | 90%  | 10% |
| 2324 - Urban Growth - Stormwater Roxborough Crescent Infill                                 | Stormwater V - Roxburgh Crescent | 293   | 137   |       | 1,678 | 723   |       |       |       |        |        |       |       |        |        |        |        |        |  |  | 2,831   | 100% | 0%  |
| 2347 - Wastewater Trunk Main - Infill Upgrades  | Wastewater – City Wide           | 250   | 500   | 700   | 275   | 600   | 750   | 295   | 650   | 789    | 310    |       |       |        |        |        |        |        |  |  | 5,119   | 10%  | 90% |
| 2359 - PNITI - Bunnythorpe - Bridge Replacements  | Roads – City Wide                |       |       | 1,000 | 7,000 | 7,000 |       |       |       |        |        |       |       |        |        |        |        |        |  |  | 15,000  | 25%  | 75% |
| 2389 - Urban Growth - Aokautere - Transport Improvements                                    | Roads – City Wide                |       |       |       |       | 4,000 | 4,000 | 4,000 | 4,000 | 4,000  | 4,000  | 4,000 |       |        |        |        |        |        |  |  | 28,000  | 49%  | 51% |
| 2445 - Urban Growth - Kikiwhenua - Reserves Purchase and Development                        | Local Reserves U                 |       |       |       |       |       |       | 270   | 264   |        |        |       |       |        |        |        |        |        |  |  | 533     | 100% | 0%  |
| 2445 - Urban Growth - Kikiwhenua - Reserves Purchase and Development                        | Local Reserves U                 |       |       |       | 1,250 |       |       |       |       |        |        |       |       |        |        |        |        |        |  |  | 1,250   | 100% | 0%  |
| 2511 - Urban Growth - Kikiwhenua - Wastewater   | Wastewater – City Wide           |       | 300   | 3,000 | 2,000 | 2,000 |       |       |       |        |        |       |       |        |        |        |        |        |  |  | 7,300   | 100% | 0%  |
| 2512 - Urban Growth - Kikiwhenua - Water Supply   | Water – City Wide                | 1,300 |       |       |       |       |       |       |       |        |        |       |       |        |        |        |        |        |  |  | 1,300   | 100% | 0%  |
| 2527 - Urban Growth - Aokautere - Reserves Development                                      | Local Reserves Aokautere         | 89    | 180   | 180   | 213   | 969   | 189   | 386   | 180   | 180    | 180    | 91    |       |        |        |        |        |        |  |  | 2,838   | 100% | 0%  |

**Notes:**

- 1. Column A - The proportion of capital cost the Council seeks to recover through the DC PolicyColumn B - The proportion of capital cost the Council proposed to recover from other sources, i.e. rates or third-party funding such as NZTA or community trust grants etc.
- 2. Planned programmes means capital works that are yet to take place
- 3. All figures are rounded to the nearest thousand dollars and are exclusive of GST

**Schedule of Assets for Which Development Contributions Will Be Used (Back works)**

|   | 2004/<br>2005 | 2005/<br>2006 | 2006/<br>2007 | 2007/<br>2008 | 2008/<br>2009 | 2009/<br>2010 | 2010/<br>2011 | 2011/<br>2012 | 2012/<br>2013 | 2013/<br>2014 | 2014/<br>2015 | 2015/<br>2016 | 2016/<br>2017 | 2017/<br>2018 | 2018/<br>2019 | 2019/<br>2020 | 2020/<br>2021 | 2021/<br>2022 | 2022/<br>2023 | 2023/<br>2024 |
|---|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| 1000-Urban Growth - Whakarongo - Installation of Wastewater Systems                                     |               |               |               |               |               |               |               |               |               |               | 16            |               |               | 213           | 104           | 408           |               | 348           | -2            |               |
| 1001-Urban Growth - Whakarongo - Installation of Stormwater Systems                                     |               |               |               |               |               |               |               |               |               |               |               |               |               | 334           | 233           | 7             | 170           | 234           | 4,745         |               |
| 1003-Urban Growth - Whakarongo - Intersection Upgrades  |               |               |               |               |               |               |               |               |               |               |               |               |               | 81            | 99            | 101           |               |               | 56            |               |
| 1004-Urban Growth - Whakarongo - Installation of Water Supply Systems                                   |               |               |               |               |               |               |               |               |               |               |               |               |               | 123           | 299           |               |               | 44            |               |               |
| 1005-Industrial Growth - Installation of Water Supply Systems to an Expanded North East Industrial Zone |               |               |               |               |               |               |               |               |               |               |               |               |               | 16            | 321           |               |               | 27            | 1,300         |               |
| 1007-Urban Growth - Whakarongo - Internal Roads   |               |               |               |               |               |               |               |               |               |               |               |               |               |               | 17            |               |               |               |               |               |
| 107-Kelvin Grove Cemetery - Burial (Including Children's Area) and Ash Plot Developments                |               |               |               |               |               | 17            | 5             |               |               |               |               |               |               |               |               |               |               |               |               |               |
| 107-Kelvin Grove Cemetery - Burial (Including Children's Area) and Ash Plot Developments                |               |               |               |               |               |               |               | 12            |               |               |               |               |               |               |               |               |               |               |               |               |
| 127-Turitea Valley Road / Pacific Drive - Water Supply Link   |               |               |               |               |               |               |               | 1             | 13            |               |               |               |               |               |               |               |               |               |               |               |
| 134-Missoula Reserve - Site Development   |               |               |               |               |               |               | 333           |               |               |               |               |               |               |               |               |               |               |               |               |               |
| 147-Kelvin Grove Cemetery - New Burial Berms (Main Lawn Area)   |               |               |               |               |               |               | 51            |               |               |               |               |               |               |               |               |               |               |               |               |               |
| 161-Public Toilets - Citywide programme   |               |               |               |               |               |               |               |               |               |               | 11            | 3             | 3             | 32            | 11            | 74            | 15            |               |               |               |
| 167-James Line - Reconstruction to Meet Urban Roding Standards (several sections)                       |               |               |               |               |               |               | 80            | 101           | 3             |               |               |               |               |               |               |               |               |               |               |               |
| 167-Urban Growth - Whakarongo - James Line Upgrade - Stage 3  |               |               |               |               |               |               |               |               |               |               |               | 68            | 57            |               |               |               |               |               |               |               |
| 167-Urban Growth - Whakarongo - James Line Upgrade - Stage 4  |               |               |               |               |               |               |               |               |               |               |               |               |               | 875           | 532           | 108           | 20            |               | 341           | 76            |

|  | 2004/<br>2005 | 2005/<br>2006 | 2006/<br>2007 | 2007/<br>2008 | 2008/<br>2009 | 2009/<br>2010 | 2010/<br>2011 | 2011/<br>2012 | 2012/<br>2013 | 2013/<br>2014 | 2014/<br>2015 | 2015/<br>2016 | 2016/<br>2017 | 2017/<br>2018 | 2018/<br>2019 | 2019/<br>2020 | 2020/<br>2021 | 2021/<br>2022 | 2022/<br>2023 | 2023/<br>2024 |
|--|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| 168-Future Urban Growth Area "A" (yet to be identified) - New Supporting Roads                       |               |               |               |               |               |               | 337           |               |               |               |               |               |               |               |               |               |               |               |               |               |
| 187-Manawatu River - Te Matai/Staces Road Bridge   |               |               | 297           |               | 34            | 7             | 9             | -46           |               |               |               |               |               |               |               |               |               |               |               |               |
| 201-City Wide - Roding Subdivision Contributions   | 17            | 85            | -44           | 442           | 217           | 60            | 59            | 41            | 30            |               |               |               |               |               |               |               |               |               |               |               |
| 201-City-wide - Roding Subdivision Contributions   |               |               |               |               |               |               |               |               |               |               | 14            | 156           | 106           | 244           | 38            | 1             | 336           | 198           | 197           |               |
| 210-Urban Growth - Installation of Wastewater Systems for New Industrial Areas - NEIZ Extension Area |               |               |               |               |               |               |               |               |               |               |               |               |               | 35            | 143           | 5             |               | 1             | 640           |               |
| 223-Railway Road (from the Overbridge to El Prado Drive) - Road Reconstruction                       |               |               |               | 28            | 110           | 1,580         |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| 246-City-wide - Water Subdivision Contributions  |               |               |               |               |               | 22            | 81            | 27            |               | 6             | 234           | 255           | 29            | 39            | 27            | 22            |               |               |               |               |
| 307-Ferguson Street (Linton Street to Pitt Street) - Road Widening and Traffic Signal Installation   |               |               |               |               |               | 6             | 182           | -12           |               |               |               |               |               |               |               |               |               |               |               |               |
| 314-Ferguson / Ruahine Street Intersection - Roundabout Installation                                 |               |               |               |               |               |               | 11            |               | 4             |               |               |               |               |               |               |               |               |               |               |               |
| 323-Grey / Albert Streets - Roundabout Installation  |               |               |               |               |               |               | 50            | 2             |               |               |               |               |               |               |               |               |               |               |               |               |
| 375-Awapuni Landfill - Commercial Lease Site Development   |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| 392-C/Forward - Recreation Hub Development   |               |               |               | 54            | 129           | 26            |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| 394-C/Forward - Sports Facilities Development  |               |               |               |               | 277           | 124           |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| 400-C/Forward - Active Transport Implementation  |               |               | 17            |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| 434-Parnell Heights Linkage  |               |               |               |               | 1             | 45            | 30            |               |               |               |               |               |               |               |               |               |               |               |               |               |
| 51-City Wide - Stormwater Subdivision Contributions  |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| 51-City-wide - Stormwater Subdivision Contributions  |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| 570-Totara Road Wastewater Treatment Plant - Replacement of Inlet Screens (Growth)                   |               |               |               |               |               |               |               |               |               |               |               |               |               | 547           |               |               |               |               |               |               |

|   | 2004/<br>2005 | 2005/<br>2006 | 2006/<br>2007 | 2007/<br>2008 | 2008/<br>2009 | 2009/<br>2010 | 2010/<br>2011 | 2011/<br>2012 | 2012/<br>2013 | 2013/<br>2014 | 2014/<br>2015 | 2015/<br>2016 | 2016/<br>2017 | 2017/<br>2018 | 2018/<br>2019 | 2019/<br>2020 | 2020/<br>2021 | 2021/<br>2022 | 2022/<br>2023 | 2023/<br>2024 |
|---|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| 572-Totara Road Wastewater Treatment Plant - Replacement of Grit Removal Systems (Growth)   |               |               |               |               |               |               |               |               |               |               |               |               |               | 3             |               |               |               |               |               |               |
| 578-Tremaine Avenue/North Street - Traffic Signal Installation  |               |               |               |               |               |               |               |               |               |               | 5             | 2             |               |               |               |               |               |               |               |               |
| 610-Turitea Valley Road/Pacific Drive - New Water Supply Link Pipe and Reservoir  |               |               |               |               |               |               |               |               |               | 18            | 58            | 350           | 307           | 75            |               |               |               |               |               |               |
| 611-Albert Street (Te Awe Awe Street to Featherston Street) - Construction of New Water Supply Pipeline                                   |               |               |               |               |               |               |               |               |               |               |               | 1             |               |               |               |               |               |               |               |               |
| 624-Urban Growth - North East Industrial Zone - Downstream Wastewater Network Upgrade - McGregor Street to Rennie Avenue to Peters Avenue |               |               |               |               |               |               |               |               |               | 428           |               |               |               |               |               |               |               |               |               |               |
| 672-Ngahere Park Road - Strengthening of One-Lane Bridge  |               |               |               |               |               |               |               |               |               |               |               |               | 31            |               |               |               |               |               |               |               |
| 69-Manawatu Riverbank (Fitzherbert Avenue to Brightwater Terrace) - Construction of New Water Supply Pipeline                             |               |               |               |               |               | 166           | 176           | 14            | 108           |               |               |               |               |               |               |               |               |               |               |               |
| 73-City Wide - Wastewater Subdivision Contributions   |               |               |               |               |               | 54            | 105           | 49            |               | 6             | 4             |               |               |               |               |               |               |               |               |               |
| 73-City-wide - Wastewater Subdivision Contributions   |               |               |               |               |               |               |               |               |               |               |               | 21            | 14            | 21            | 24            | 12            |               |               |               |               |
| 87-Albert Street (Manawatu River to Ferguson Street) - Construction of New Water Supply Pipeline  |               |               |               |               |               |               | 52            | 10            |               |               |               |               |               |               |               |               |               |               |               |               |
| 906-Bunnythorpe Wastewater Connection to Palmerston North   |               |               |               |               |               |               |               |               |               |               | 4             | 5             |               |               |               |               |               |               |               |               |
| 94-City Wide - Purchase of Land to Extend Walkways Network  |               |               |               |               | 125           |               | 2             | 21            | 5             | 20            |               |               |               |               |               |               |               |               |               |               |
| 94-City-wide - Purchase of Land to Extend Walkways Network  |               |               |               |               |               |               |               |               |               |               |               | 6             | 9             |               |               |               |               |               |               |               |
| 94-Walkways and Shared Path - Purchase of Land to Extend Network  |               |               |               |               |               |               |               |               |               |               |               |               |               | 4             | 3             | 19            | 9             |               |               |               |
| 95-City Wide - Construction of Walkways   |               |               |               |               | 33            | 14            | 14            | 5             | 20            | 8             |               |               |               |               |               |               |               |               |               |               |

|  | 2004/<br>2005 | 2005/<br>2006 | 2006/<br>2007 | 2007/<br>2008 | 2008/<br>2009 | 2009/<br>2010 | 2010/<br>2011 | 2011/<br>2012 | 2012/<br>2013 | 2013/<br>2014 | 2014/<br>2015 | 2015/<br>2016 | 2016/<br>2017 | 2017/<br>2018 | 2018/<br>2019 | 2019/<br>2020 | 2020/<br>2021 | 2021/<br>2022 | 2022/<br>2023 | 2023/<br>2024 |
|--|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| 95-City-wide - Construction of Walkways                        |               |               |               |               |               |               |               |               |               |               | 2             | 2             | 2             |               |               |               |               |               |               |               |
| 95-Walkways and Shared Path - Construction                     |               |               |               |               |               |               |               |               |               |               |               |               |               | 17            | 2             | 12            | 10            |               |               |               |
| 96-City Wide - Public Access to Rivers and Streams             |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| 985-Kelvin Grove Water Supply Zone - New Bore                  |               |               |               |               |               |               |               |               |               |               | 6             | 24            | 44            | 27            | 21            |               |               |               |               |               |
| arena strategic plan   |               |               |               | 173           | 85            |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| Capacity upgrade   | 56            | 17            | -3            |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| Contribution Foodstuffs  |               |               | -56           |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| Contribution Neil  |               | -23           |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| Manawatu Riverbank (Fitz ave to Brightwater tce)               |               |               |               | 62            | 139           | 259           | 228           | 24            |               |               |               |               |               |               |               |               |               |               |               |               |
| Manawatu Riverbank (Fitz - Ferguson)                           |               |               |               | 224           | 53            |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| Manawatu Riverbank Capacity Upgrade                            |               |               |               | 44            | 84            |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| P8661.04 Reserves Basic Capital Development-establishment - KG |               |               | 169           |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| P8661.07 Local Reserves land purchase -AOK                     | 426           |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| P8661.07 Local Reserves land purchase -KG                      |               | 711           | 1,130         |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| P8661.46 New Local Reserves Amenity Developments -AOK          |               |               |               | 128           | 62            |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| P8663.01 New Public Toilet Developments                        |               | 12            |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| P8666.02 New Community Centres                                 |               |               | 4             |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| P8667.03 Sportsfields Drainage.                                | 4             | 37            | 47            | 33            |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| P8667.13 Car parking sports fields                             | 17            | 12            | 67            | 39            |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| P8667.14 Sport facilities development                          | 48            | 23            | 118           | 91            |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| P8674.05 Walkway Development                                   | 44            | 23            | 31            | 32            |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| P8674.11 General City Reserves Development                     |               |               |               | 16            |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| P8701.05 Aokautere Road Construction                           |               | 299           |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| P8701.22Church/Cook Roundabout                                 | 11            | 14            | 40            |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |

|   | 2004/<br>2005 | 2005/<br>2006 | 2006/<br>2007 | 2007/<br>2008 | 2008/<br>2009 | 2009/<br>2010 | 2010/<br>2011 | 2011/<br>2012 | 2012/<br>2013 | 2013/<br>2014 | 2014/<br>2015 | 2015/<br>2016 | 2016/<br>2017 | 2017/<br>2018 | 2018/<br>2019 | 2019/<br>2020 | 2020/<br>2021 | 2021/<br>2022 | 2022/<br>2023 | 2023/<br>2024 |
|---|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| P8701.33 Mihaere Drive Extension                                      | 9             | 325           | 36            |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| P8701.49 Rangitikei Street Central Business Zoning (CBZ)              | 1             | 3             | 12            |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| P8701.52 James Line Rosalie Intersection                              |               |               | 1             |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| P8701.53 James Line Brooklyn Heights Intersection                     |               |               | 109           |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| P8701.56 James Line Upgrade   |               | 11            | 36            |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| P8701.74 CF Ferguson Street Widening                                  | 41            | 5             | 9             | 166           | 3             | 63            |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| P8704.01 CBD Median Parking   | 4             |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| P8705.07 Cuba Street Upgrade  | 2             |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| P8705.17 CF Bike Plan Implementation                                  | 1             |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| P8706.01 Local Area Traffic Management - Roading                      |               |               | 60            |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| P8706.04 Fitzherbert Intersections                                    | 14            | 10            |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| P8706.06 Misc Traffic Management Facilities                           |               | 1             |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| P8706.08 Tremaine/Vogel Intersection Upgrade                          | 1             | 67            | 125           |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| P8706.10 Traffic Signals Upgrade                                      |               |               | 27            |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| Road - TBA  | 30            | 13            |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| Settlers to El Prado  | 48            | 86            | 114           | 305           | 360           |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| Subdivision Extension   |               |               | 5,657         |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| WW2006  | 6             | 9             | 58            | 704           | 31            | 31            |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| 324-Park Road / Cook Street - Intersection Upgrade                    |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               | 104           |               |               |               |
| 684-Longburn Rongotea Road/No. 1 Line Intersection - Safety Upgrade   |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               | 7             |               |               |               |               |
| 1183-Stoney Creek Road (School) Safety Upgrade                        |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               | 429           |               |               |               |               |
| 1454-City Reserves - Victoria Esplanade Development Plan              |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               | 2             |               |               |               |               |
| 708-Urban Growth - Aokautere - Reserves Land Purchase                 |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               | 285           |               |               |               |               |
| 140-Neighbourhood Reserves-Aokautere - Peace Tree Reserve Development |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               | 130           |               |               |               |



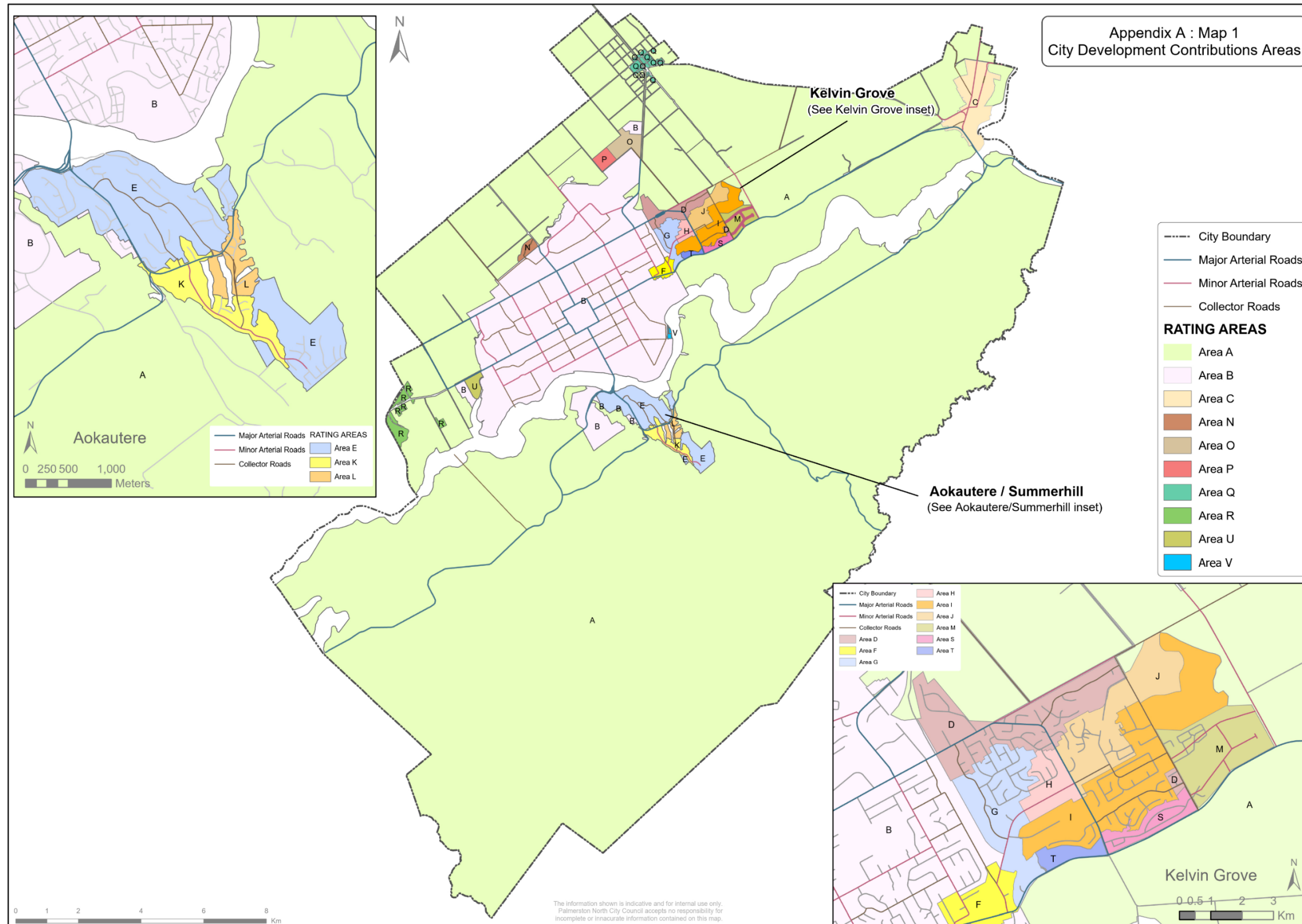
|   | 2004/<br>2005 | 2005/<br>2006 | 2006/<br>2007 | 2007/<br>2008 | 2008/<br>2009 | 2009/<br>2010 | 2010/<br>2011 | 2011/<br>2012 | 2012/<br>2013 | 2013/<br>2014 | 2014/<br>2015 | 2015/<br>2016 | 2016/<br>2017 | 2017/<br>2018 | 2018/<br>2019 | 2019/<br>2020 | 2020/<br>2021 | 2021/<br>2022 | 2022/<br>2023 | 2023/<br>2024 |
|---|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| 144-Urban Growth - Whakarongo - Reserves Land Purchases   |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               | 10            |               |               |               |
| 716-Urban Growth - Whakarongo - Walkways Land Purchases   |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               | 1             |               |               |               |
| 752-City Reserves - Manawatu River - Framework Implementation   |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               | 156           |               |               |               |
| 910-Ferguson Street (Linton Street to Pitt Street) - Road Widening and Traffic Signal Installation          |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               | 68            |               |               |               |
| 1846-City Growth - City Reserves - Walkway Extensions - Capital New   |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               | 118           | 73            |               |
| 1847-City Growth - City Reserves - Victoria Esplanade - Capital New   |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               | 74            |               | 145           |
| 1848-City Growth - City Reserves - Linklater Reserve - Capital New  |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               | 25            | 43            |               |
| 1850-City Growth - City Reserves - Memorial Park - Capital New  |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               | 94            | 15            | 3             |
| 1856-Urban Growth - Hokowhitu - Reserves - Purchase and Development   |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               | 17            | 214           |               |
| 1435-City Reserves - Manawatu River Park - Waterfront Precinct Lighting                                     |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               | 26            |               |               |
| 1844-City Growth - City Reserves - Manawatu River Park - Capital New  |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               | 508           |               | 68            |
| 1894-City Growth - City Reserves - Manawatu River Park - Marae Tarata Development Plan - Implementation     |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               | 1             |               | 37            |
| 1895-City Growth - City Reserves - Manawatu River Park - Te Motu o Poutoa Development Plan - Implementation |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               | 11            |               |               |
| 1695-PNITI – Intersection & bridge improvements   |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               | 1             |               |               |
| 2058-Urban Growth - NEIZ - Transport  |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               | 134           | 3,042         |               |

|   | 2004/<br>2005 | 2005/<br>2006 | 2006/<br>2007 | 2007/<br>2008 | 2008/<br>2009 | 2009/<br>2010 | 2010/<br>2011 | 2011/<br>2012 | 2012/<br>2013 | 2013/<br>2014 | 2014/<br>2015 | 2015/<br>2016 | 2016/<br>2017 | 2017/<br>2018 | 2018/<br>2019 | 2019/<br>2020 | 2020/<br>2021 | 2021/<br>2022 | 2022/<br>2023 | 2023/<br>2024 |
|---|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| 2065-Urban Growth -<br>Whakarongo - Transport   |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               | 536           |               |               |
| 2124-Urban Growth - Ashhurst -<br>Transport   |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               | 14            | 238           | 1,841         |
| 1055-Urban Growth -<br>Kakatangiata - Wastewater  |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               | 25            |               |               |
| 1711-Industrial Growth -<br>Longburn Industrial Park -<br>Wastewater                                |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               | 5             |               |               |
| 1857-Urban Growth -<br>Kākātangiata - Kikiwhenua -<br>Reserves - Purchase and<br>Development        |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| 1892-City Growth - City Reserves<br>- Manawatu River Park -<br>Hokowhitu Lagoon Development<br>Plan |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               | 12            |
| 2013-PNITI – Strategic Transport<br>Corridor Improvements   |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               | 26            |               |
| 2034-Urban Growth - Ashhurst -<br>Stormwater  |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               | 708           |
| 1841-Urban Growth - Ashhurst -<br>Water Supply  |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               | 680           |
| 1384-City-wide - Water Supply<br>Resilience - Additional<br>Reservoirs                              |               |               |               |               |               |               |               |               |               |               |               |               |               |               | 277           | 50            | 237           | 265           | 154           |               |
| 51 - Urban Growth -<br>Development Contributions -<br>Stormwater                                    |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| 73 - Urban Growth -<br>Development Contributions -<br>Wastewater                                    |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               | 108           |
| 201 - Urban Growth - Transport -<br>Development Contributions Top-<br>up                            |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               | 217           |
| 246 - Urban Growth -<br>Development Contributions -<br>Water Supply                                 |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               | 271           |
| 708 - UG - Aokautere - Reserves<br>Land Purchase  |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               | 34            |
| 1001 - Urban Growth -<br>Whakarongo - Stormwater  |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               | 1,875         |
| 1003 - Whakarongo -<br>Intersection - Safety<br>Improvements  |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               | 50            |

|   | 2004/<br>2005 | 2005/<br>2006 | 2006/<br>2007 | 2007/<br>2008 | 2008/<br>2009 | 2009/<br>2010 | 2010/<br>2011 | 2011/<br>2012 | 2012/<br>2013 | 2013/<br>2014 | 2014/<br>2015 | 2015/<br>2016 | 2016/<br>2017 | 2017/<br>2018 | 2018/<br>2019 | 2019/<br>2020 | 2020/<br>2021 | 2021/<br>2022 | 2022/<br>2023 | 2023/<br>2024 |
|---|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| 1170-Urban Growth -<br>Kakatangiata - Water Supply                            |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               | 73            |
| 1711 - Industrial Growth -<br>Longburn Industrial Park - WW                   |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               | 651           |
| 1838-City Growth - City Reserves<br>- Victoria Esplanade - Exotic<br>Aviaries |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               | 37            |
| 1846 - City Reserves - Walkway<br>Extensions - Capital New                    |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               | 73            |
| 2058 - Urban Growth - NEIZ -<br>New Roads                                     |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               | 2,921         |
| 2226 - Urban Growth - Terrace<br>End Bore                                     |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               | 200           |

[13] Appendices

Appendix A: Map 1 City Development Contributions Area



## **Appendix B      Refund of development contributions**

### ***209 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 52 of the Building Act 2004; 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.

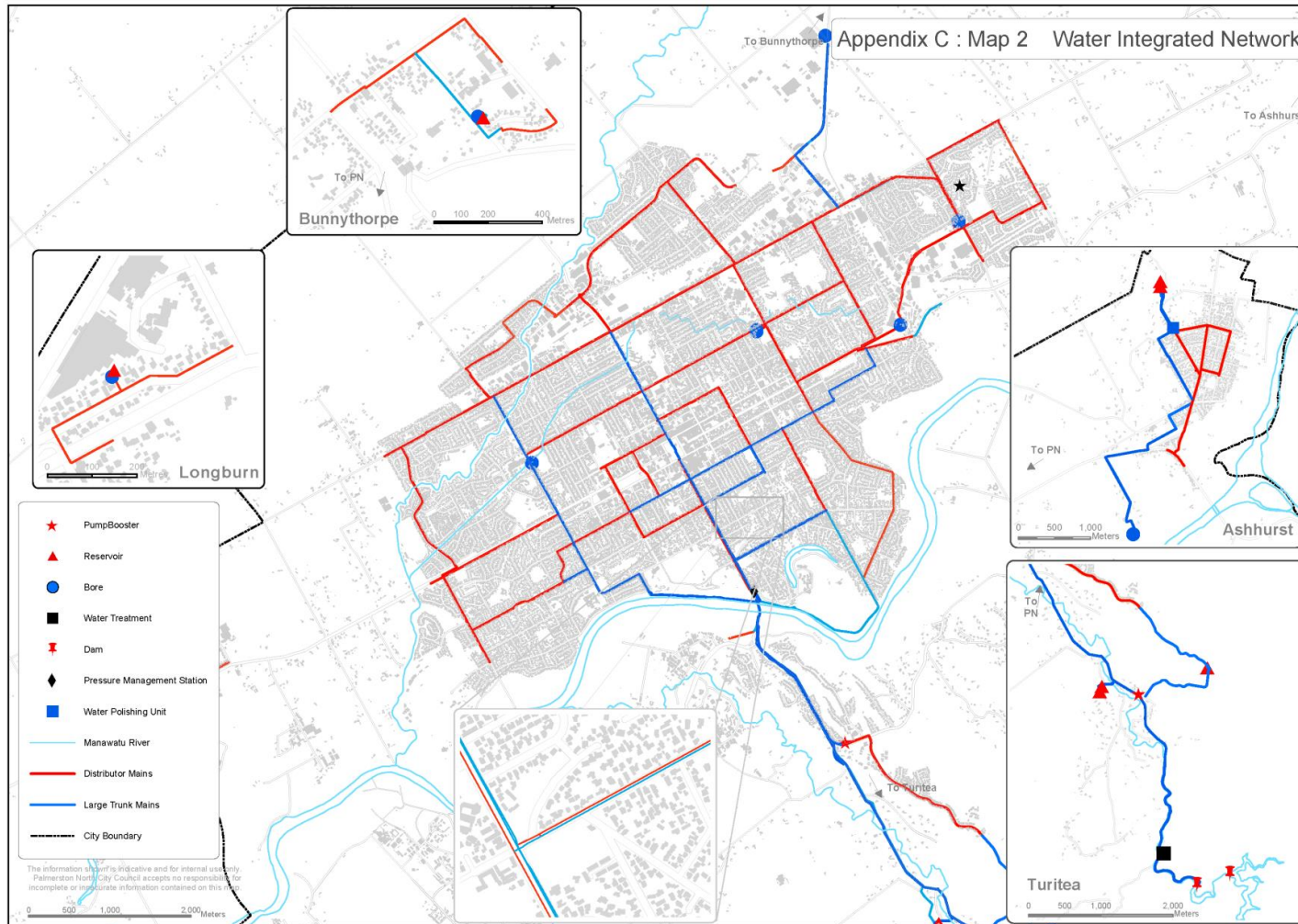
### ***210 Refund of money or return of land if not applied to specified reserve purposes***

[1] If a development contribution has been required for a specified reserve purpose, a territorial authority must—

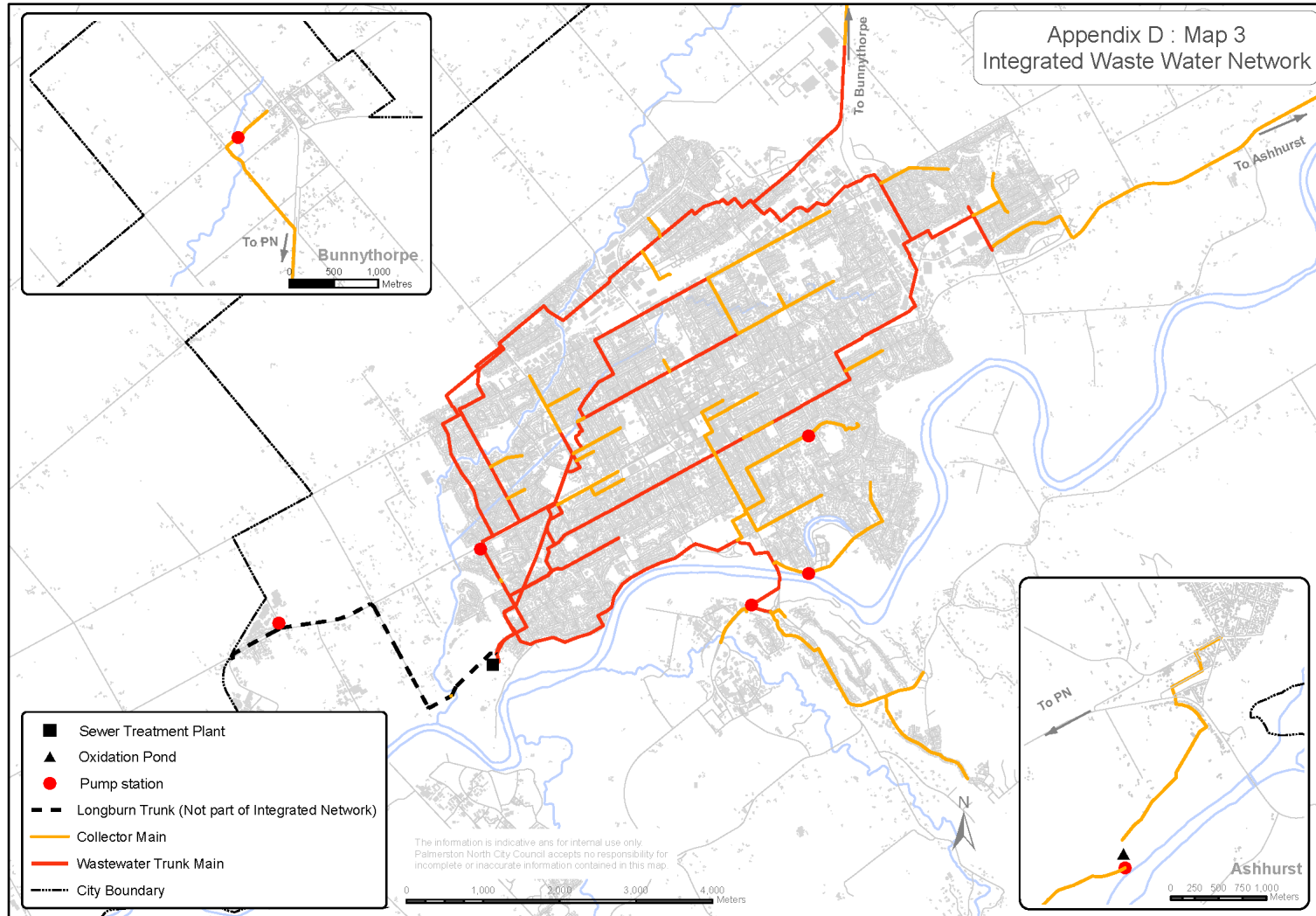
- (a) refund money received for that purpose, if the money is not applied to that purpose within 10 years after the authority receives the money or other period specified in the development contribution policy; or
- (b) return land acquired for the specified reserve purpose, if the authority does not 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.

## Appendix C: Map 2 Water Integrated Network

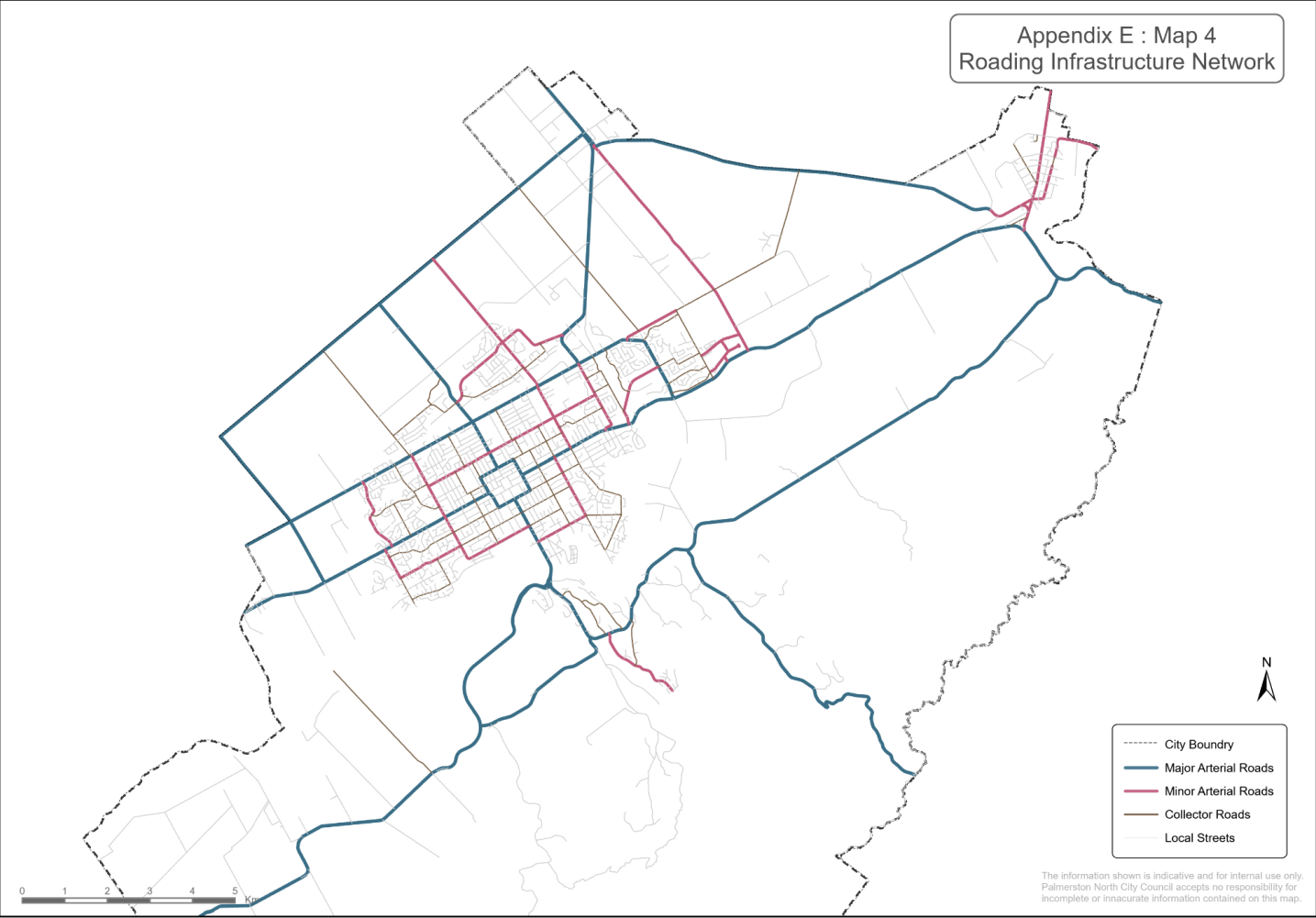


# Appendix D: Map 3 Integrated Wastewater Network



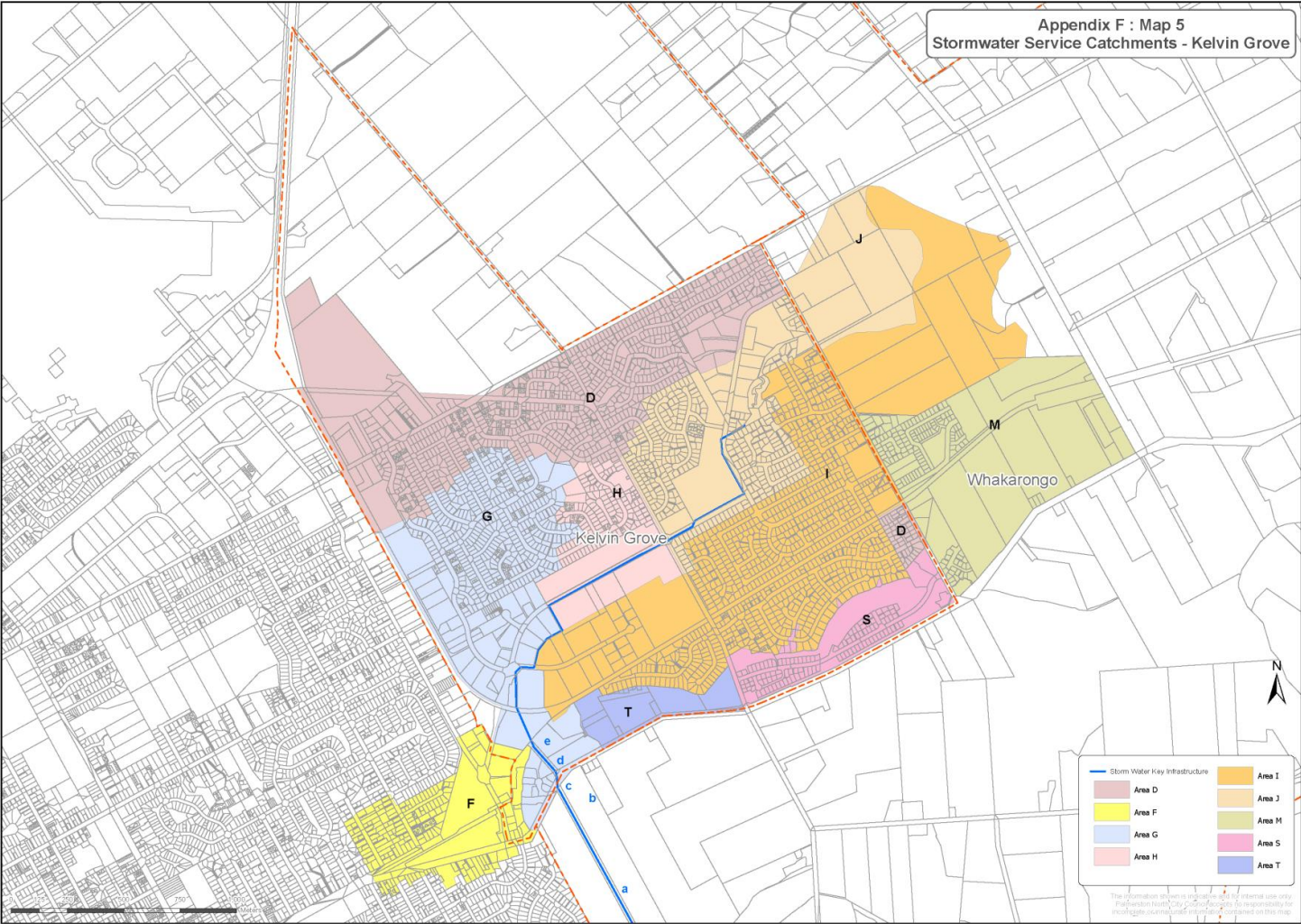


Appendix E: Map 4 Roding Infrastructure Network

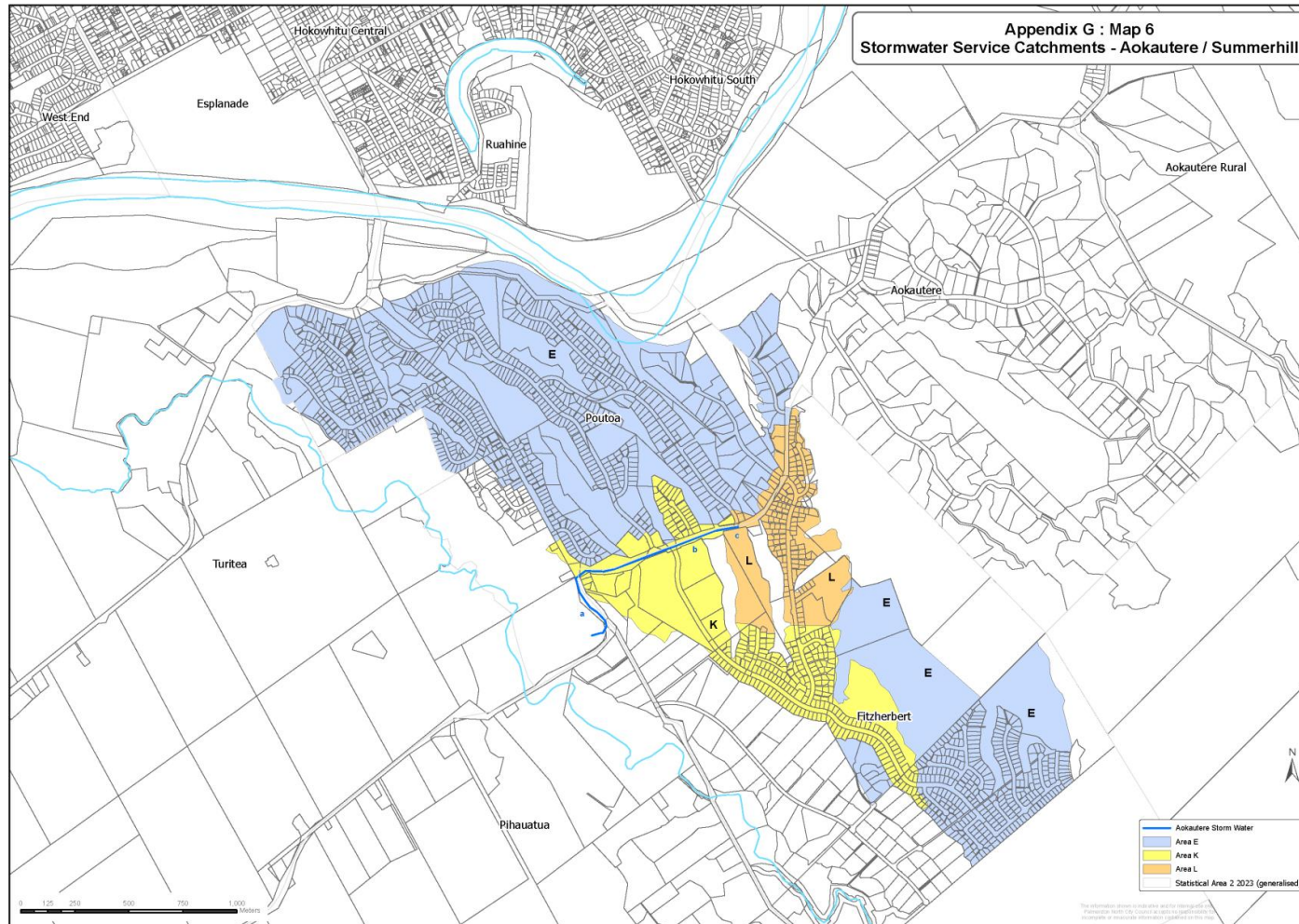




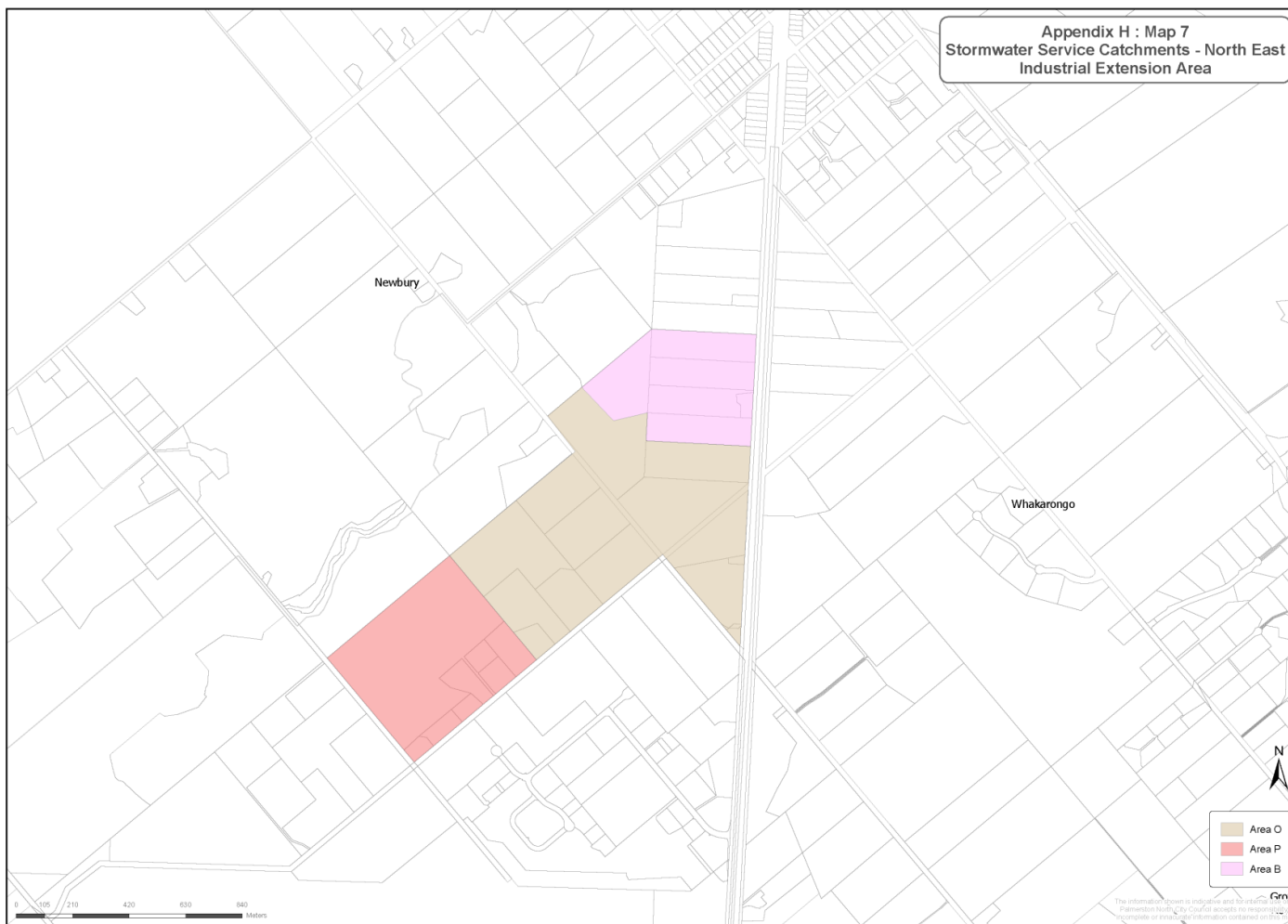
Appendix F: Map 5 Stormwater Service Catchments – Kelvin Grove



**Appendix G: Map 6 Stormwater Service Catchments – Aokautere/Summerhill**



**Appendix H: Map 7 Stormwater Service Catchments – North East Industrial Extension Area**

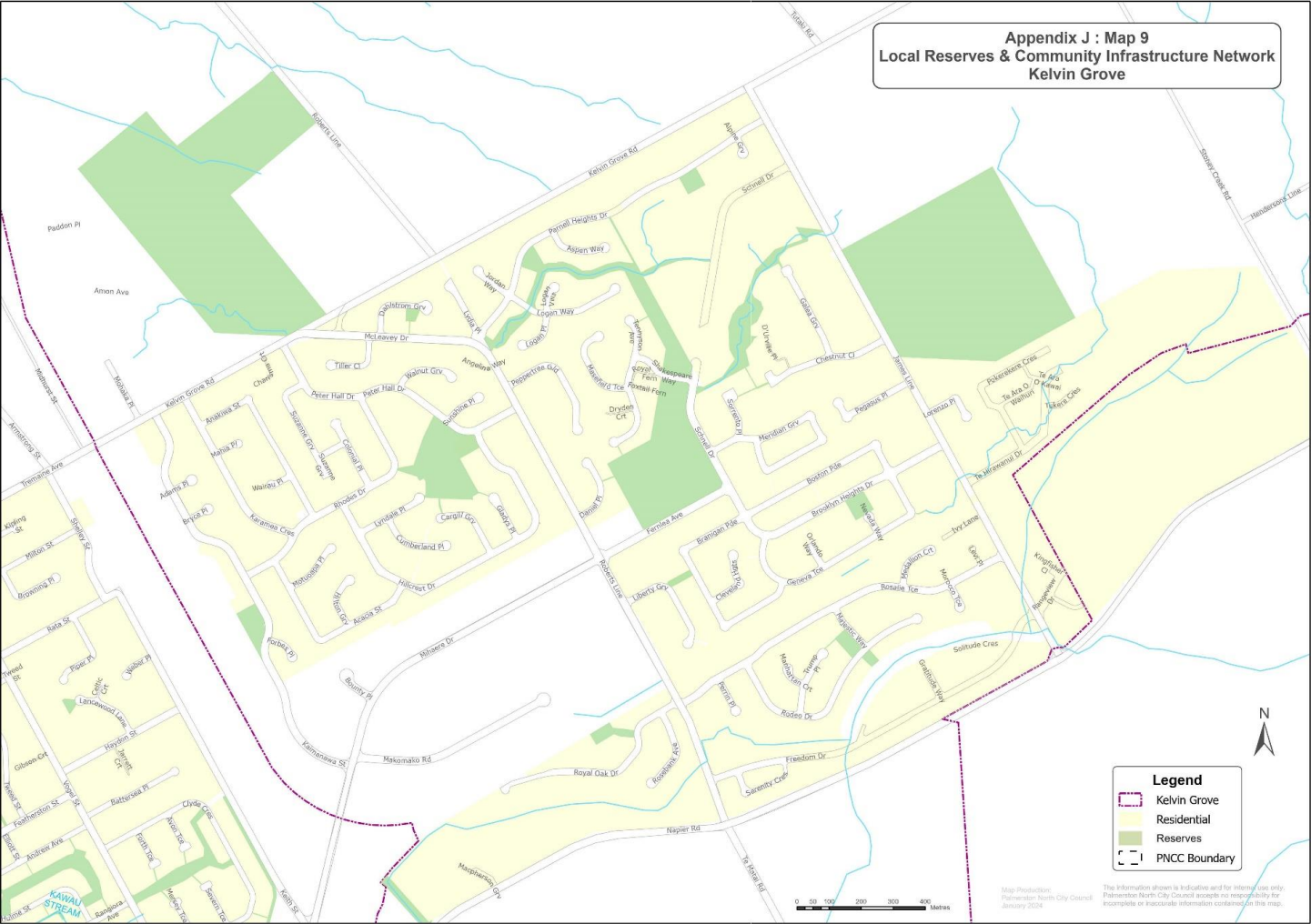




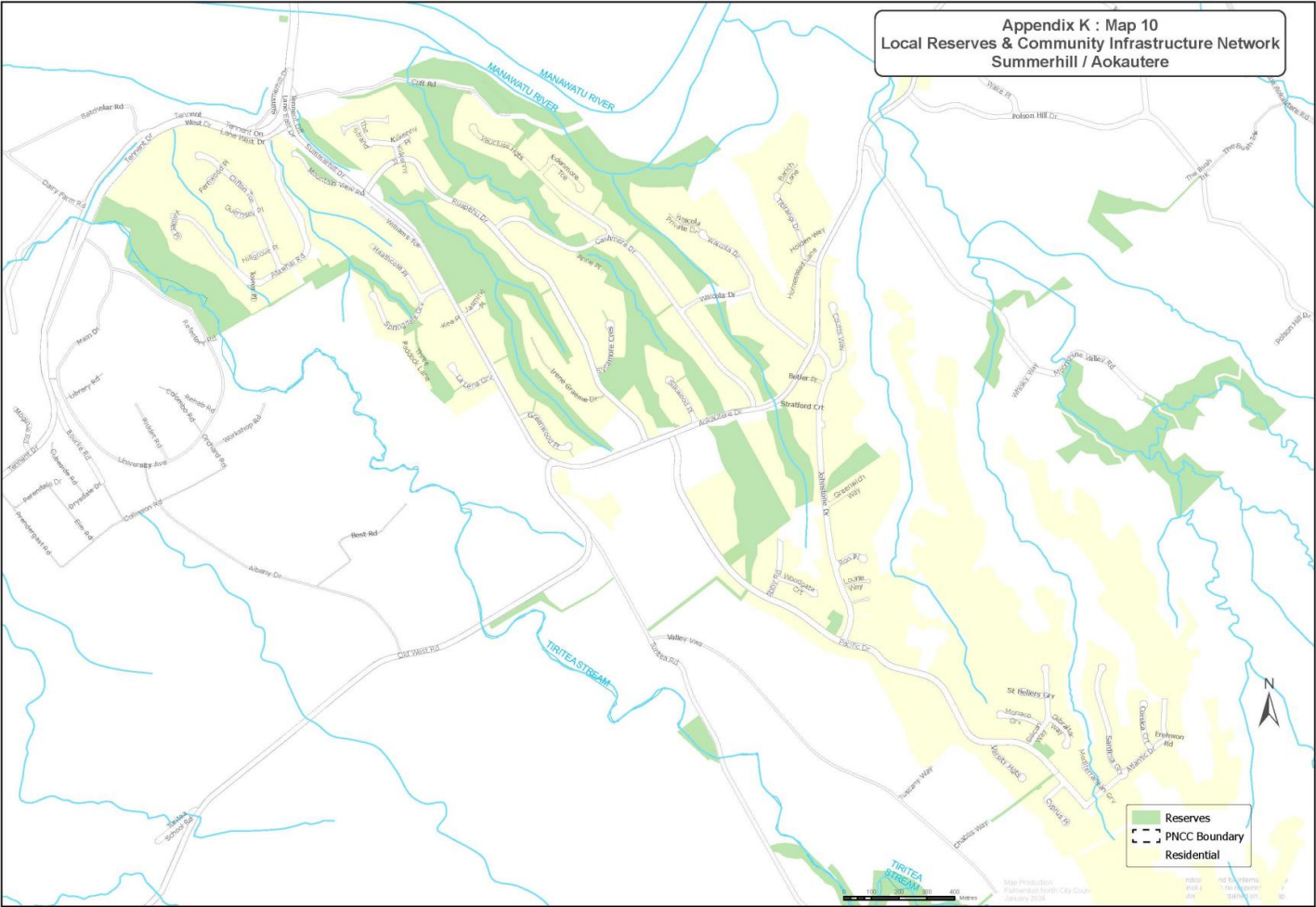
## Appendix I: Map 8 Reserves and Community Infrastructure



Appendix J: Map 9 Local Reserves & Community Infrastructure Network Kelvin Grove



**Appendix K: Map 10 Local Reserves & Community Infrastructure Network Summerhill/Aokautere**



## MEMORANDUM

**TO:** Council

**MEETING DATE:** 26 June 2024

**TITLE:** Resolutions to Authorise Borrowing

**PRESENTED BY:** Steve Paterson, Strategy Manager - Finance

**APPROVED BY:** Cameron McKay, Chief Financial Officer

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### RECOMMENDATIONS TO COUNCIL

1. That Council authorise the Chief Executive to borrow, in accordance with delegated authority, up to \$54 million ("the Borrowing") of additional term debt by way of bank loan or loans or credit facilities or other facilities or the issue of stock for the Borrowing secured by the Debenture Trust Deed.
  2. That Council note that the purpose of the Borrowing is the carrying out or continuing of programmes identified in the 2024-34 Long-term Plan for the 2024/25 year.
  3. That Council note that any sums raised and subsequently on-lent to Palmerston North Airport Limited pursuant to the loan agreement between the Council and the Company will be in addition to the sums to be raised for the Council's own funding purposes as authorised above.
  4. That Council note that the security for the Borrowing may be the charge over rates under the Debenture Trust Deed if the Chief Executive considers appropriate.
  5. That Council note that the benefits of the Borrowing are that it will enable the Council to carry out the programmes identified in the long-term Plan while spreading the costs for those programmes over time to recognise future benefits. The risk is that interest rates may vary in the future resulting in higher debt servicing costs to the Council.
  6. That Council approve that having regard to the Council's financial strategy, it is prudent and reasonable to enter into the proposed borrowing for the reasons set out in this report.
  7. That Council note that the raising of the Borrowing will comply with the Council's Liability Management Policy.
  8. That Council note that the decision to borrow up to \$54 million is a significant decision within the parameters of the Local Government Act 2002 and is satisfied that there has been compliance with the decision-making and consultation requirements of the Act.
-

## 1. ISSUE

- 1.1 Council's 2024-34 Long-term Plan incorporates provision for raising \$53.3m of additional debt during the 2024/25 year based on an assumption that the total debt outstanding as at 1 July 2024 will be \$256m, that there will be capital expenditure (new) of \$62.4m undertaken during 2024/25, and that costs of two digital programmes will be funded from rates over seven years. It assumes existing and new debt will be serviced at an average of 5.0% per annum and that new borrowings will be raised progressively during the year.
- 1.2 Council's borrowing is governed by the Local Government Act 2002 (the "Act") and the Liability Management Policy Council has adopted. Previous legislation required the Council to specifically resolve if it wished to borrow. The Act is silent on these matters except that clause 32 of Schedule 7 provides that the Council may not delegate the power to borrow money other than in accordance with the Long-term Plan. It is considered prudent to have Council specifically authorise the proposed borrowings each year by way of resolution and the Council's Liability Management Policy provides that such a resolution is required. From time to time during the year it will also be necessary to re-finance present borrowings.

## 2. BACKGROUND

- 2.1 In preparing Council's long-term Plan, Council's long- and short-term expenditure and funding requirements have been considered and the Council has adopted a Financial Strategy and a Liability Management Policy regarding borrowing to meet its funding requirements.
- 2.2 Council has entered into a Debenture Trust Deed which provides a charge on Council's rates and rates revenue in favour of Covenant Trustee Services Ltd as trustee for the various lenders who may be granted security under it by the Council.
- 2.3 Council's 2024-25 Long-term Plan provides for the following:
  - Forecast term liabilities of \$256m as at 1 July 2024
  - Additional debt of \$53.3m being raised during 2024/25
  - Forecast total term liabilities of \$309.4m as at 30 June 2025
  - Total capital expenditure of \$95m during 2024/25 (\$62m of which is new capital work (including that for growth))
- 2.4 Additional debt is raised only as required and will be dependent on a number of key factors such as progress with the capital expenditure programme and the digital programmes, timing of receipt of income from the sale of residential subdivision and the timing of the receipt of subsidies, grants and development contributions.



- 2.5 To enable the approved capital programme to be funded it is important that officers have clear delegated authority to raise the approved sums when appropriate.
- 2.6 Council's Liability Management Policy prescribes that Council considers the following to be prudent borrowing limits:
- Net debt as a percentage of total assets not exceeding 20%.
  - Net debt as a percentage of total revenue not exceeding 250%
  - Net interest as a percentage of total revenue not exceeding 15%
  - Net interest as a percentage of annual rates income not exceeding 20%.
- 2.7 As part of the process of deciding whether to approve borrowings which would result in the ratios being exceeded, Council will have particular regard for the principles of financial management contained in the Act.
- 2.8 The proposed borrowing, if obtained within the range of rates currently available to Council, will be within the target limits contained within the Financial Strategy. After raising the Borrowing, and assuming an average interest rate of 5.0% for additional borrowing is achieved, the following estimates of borrowing ratios will apply for the 2024/25 year:

|                                   | <b>Limits</b> | <b>Projection for 2024/25</b> |
|-----------------------------------|---------------|-------------------------------|
| Net Debt: Total Assets            | < 20%         | 12.6%                         |
| Net Debt: Total Revenue           | < 250%        | 169.7%                        |
| Net Interest: Total Revenue       | < 15%         | 7.9%                          |
| Net Interest: Annual Rates Income | < 20%         | 10.5%                         |

The ratios are within the limits provided for in the policy.

- 2.9 Provision is made for a total interest expense of \$14.5m during 2024/25 approximately \$1.3m of which relates to the additional debt. The full year servicing cost of the additional debt (at 5.0% pa) would be \$2.6m.
- 2.10 It should be noted Council has also approved, separately, an arrangement whereby Council will borrow sums and on-lend to Palmerston North Airport Limited pursuant to a loan facility agreement between the two parties. Any sums raised for this purpose will be in addition to the sums outlined in this report.

### 3. NEXT STEPS

- 3.1 After considering the issue it is recommended Council formally approve the borrowings to enable the capital expenditure plans approved for 2024/25 in the 2024-34 Long-term Plan funded. The recommendation is to approve additional borrowings of up to \$54m (ie \$53.3m rounded up).

### 4. COMPLIANCE AND ADMINISTRATION

|  |   |
|--|---|
| Does the Council have delegated authority to decide?   | <b>Yes</b>  |
| Are the decisions significant?   | <b>Yes</b>  |
| If they are significant do they affect land or a body of water?                                    | <b>No</b>   |
| Can this decision only be made through a 10 Year Plan?   | <b>No</b>   |
| Does this decision require consultation through the Special Consultative procedure?                | <b>No</b>   |
| Is there funding in the current Annual Plan for these actions?                                     | <b>Yes</b>  |
| Are the recommendations inconsistent with any of Council's policies or plans?                      | <b>No</b>   |
| The recommendations contribute to Goal 5: A Driven and Enabling Council                            |   |
| The recommendations contribute to the outcomes of the Driven and Enabling Council Strategy         |   |
| The recommendations contribute to the achievement of action/actions in<br>The action is: n/a       |   |
| Contribution to strategic direction and to social, economic, environmental and cultural well-being | The recommendations are a procedural pre-requisite to enable all capital development plans to be undertaken |

### ATTACHMENTS

NIL

## MEMORANDUM

**TO:** Council

**MEETING DATE:** 26 June 2024

**TITLE:** Setting Rates for 2024/25

**PRESENTED BY:** Steve Paterson, Strategy Manager - Finance

**APPROVED BY:** Cameron McKay, Chief Financial Officer

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### RECOMMENDATIONS TO COUNCIL

1. That Council adopt the resolution to set the rates for the 2024/25 year (Attachment 1).
  2. That Council note that the setting of rates is a significant decision within the parameters of the Local Government Act 2002 and that it is satisfied there has been compliance with the decision-making and consultation requirements of the Act.
- 

#### 1. ISSUE

- 1.1 Section 23 of the Local Government (Rating) Act 2002 prescribes that the rates must be set by resolution of the Council and be in accordance with the relevant provisions of the Funding Impact Statement (contained within the Long-term Plan or Annual Plan) for the year.
- 1.2 Rates are the Council's principal source of revenue. It is important that rates be set in the timeframes outlined so that Council will have the ability to fund its approved budget. The rates outlined in the attached resolution are calculated to generate the rates revenue for 2024/25 as outlined in the Council's 2024-34 Long-term Plan to be formally adopted on 26 June 2024.
- 1.3 The recommendations assume the Council will have adopted the Long-term Plan earlier in the meeting.

#### 2. BACKGROUND

- 2.1 It is assumed the Council will adopt the 2024-34 Long-term Plan (LTP) on 26 June. The LTP determines the net revenue to be sought from ratepayers to fund operations and new programmes for the 2024/25 year.

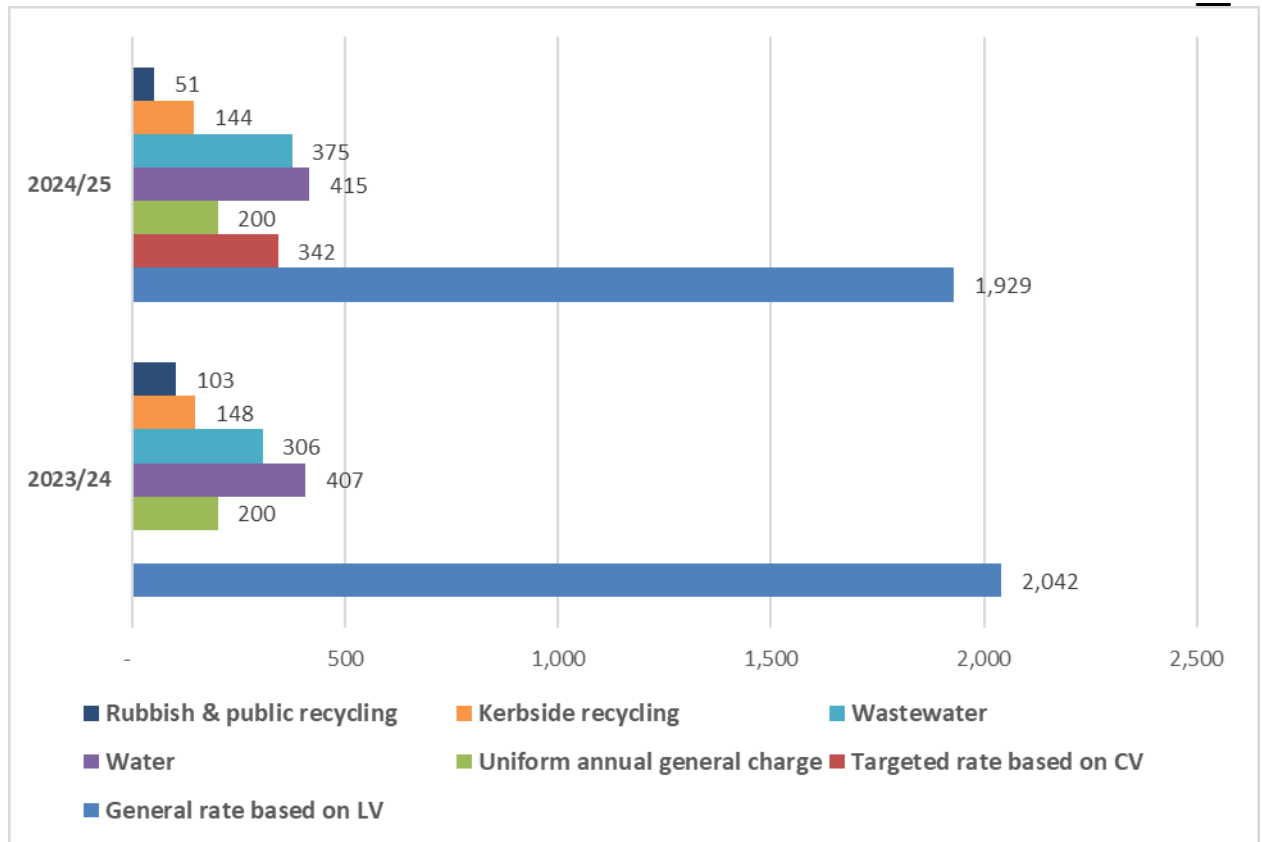
- 2.2 The rates to be set are designed to cover a net sum of external income for Council of \$136.85 million (plus GST) plus a sum to cover rates for Council owned properties as approved by the adoption of the LTP.
- 2.3 The resolution (**Attachment 1**) outlines the details of the rates to be set. Rates throughout the report and the resolution are GST inclusive unless stated otherwise.
- 2.4 The following table demonstrates the changes for the Uniform Annual General Charge (UAGC) and the fixed amounts for services:

|                                   | 2023/24<br>GST incl. | 2024/25<br>GST incl. |
|-----------------------------------|----------------------|----------------------|
| Uniform Annual General Charge     | \$200                | \$200                |
| Water Supply                      | \$407                | \$415                |
| Kerbside Recycling                | \$148                | \$144                |
| Rubbish & Public Recycling        | \$103                | \$51                 |
| Wastewater disposal               | \$306                | \$375                |
| Wastewater pan charge             | \$306                | \$375                |
| Metered water charge (p cu metre) | \$1.65313            | \$1.78538            |

- 2.5 The budgeted revenue from the UAGC plus the Rubbish & Recycling fixed charges represents 8.4% of total rates revenue (including metered water charges) compared with 10.5% in 2023/24, 10.5% in 2022/23, 18.1% in 2021/22, 19.3% in 2020/21, 19.8% in 2019/20 and a band of 25 to 26% over the previous five years and the legislative maxima of 30%.
- 2.6 The resolution incorporates the Council's decisions (as outlined in the Revenue & Financing Policy and the LTP) that in 2024/25 there will be a new targeted rate to fund those activities that are primarily focused on achieving Council's innovative and growing city goal (i.e. transport, economic development, urban design and housing) and that the rate will be based on the capital value.
- 2.7 The resolution makes no mention of the Council's decision that the capital value based component of the rates will be progressively increased over the next three years and the land value based component will be reduced. This is because the resolution is a formal one that is focused solely on the rates for the 2024/25 year.
- 2.8 Examples of the rates which will be assessed are shown below:

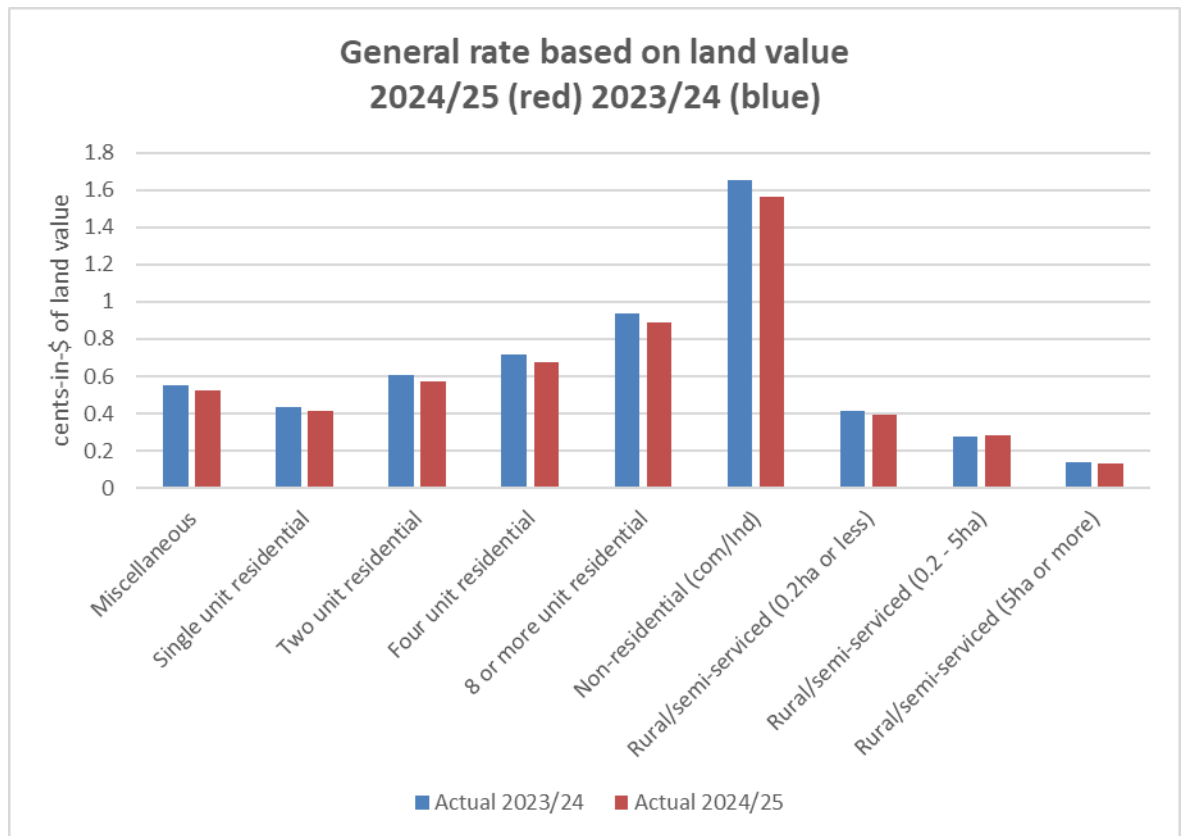
|  | Land Value | Capital Value | Actual Rates<br>2023/24 | Proposed Rates<br>2024/25 |
|--|------------|---------------|-------------------------|---------------------------|
| <b>Single unit residential</b>                           |            |               |                         |                           |
| Average  | 468,000    | 2,973         | 3,206                   | 3,456                     |
| Median   | 455,000    | 2,920         | 3,149                   | 3,380                     |
| Quartile 1   | 360,000    | 2,530         | 2,735                   | 2,942                     |
| Quartile 3   | 540,000    | 3,269         | 3,520                   | 3,799                     |
| <b>Two unit residential</b>                              |            |               |                         |                           |
| Average  | 561,000    | 5,109         | 5,532                   | 5,985                     |
| Median   | 525,000    | 4,904         | 5,313                   | 5,736                     |
| Quartile 1   | 450,000    | 4,476         | 4,858                   | 5,237                     |
| Quartile 3   | 625,000    | 5,475         | 5,920                   | 6,417                     |
| <b>Non-residential</b>                                   |            |               |                         |                           |
| Average  | 1,022,000  | 16,492        | 17,518                  | 19,783                    |
| Median   | 620,000    | 10,231        | 10,867                  | 11,687                    |
| Quartile 1   | 385,000    | 6,572         | 6,979                   | 7,456                     |
| Quartile 3   | 1,110,000  | 17,862        | 18,974                  | 21,020                    |
| <b>Rural &amp; semi-serviced (5ha or more)</b>           |            |               |                         |                           |
| Average  | 1,373,000  | 2,074         | 2,196                   | 2,374                     |
| Median   | 730,000    | 1,240         | 1,310                   | 1,434                     |
| Quartile 1   | 520,000    | 967           | 1,020                   | 1,045                     |
| Quartile 3   | 1,218,000  | 1,873         | 1,983                   | 2,189                     |
| <b>Rural &amp; semi-serviced (between 0.2 &amp; 5ha)</b> |            |               |                         |                           |
| Average  | 549,000    | 1,717         | 1,817                   | 2,222                     |
| Median   | 520,000    | 1,642         | 1,737                   | 2,131                     |
| Quartile 1   | 435,000    | 1,421         | 1,503                   | 1,812                     |
| Quartile 3   | 590,000    | 1,824         | 1,930                   | 2,401                     |
| <b>Miscellaneous</b>                                     |            |               |                         |                           |
| Average  | 916,000    | 5,047         | 5,355                   | 6,074                     |
| Median   | 550,000    | 3,147         | 3,336                   | 3,551                     |
| Quartile 1   | 295,000    | 1,823         | 1,930                   | 2,030                     |
| Quartile 3   | 965,000    | 5,301         | 5,625                   | 6,150                     |

- 2.9 The following graph demonstrates the breakdown of the average single unit rates for 2024/25 compared with 2023/24.

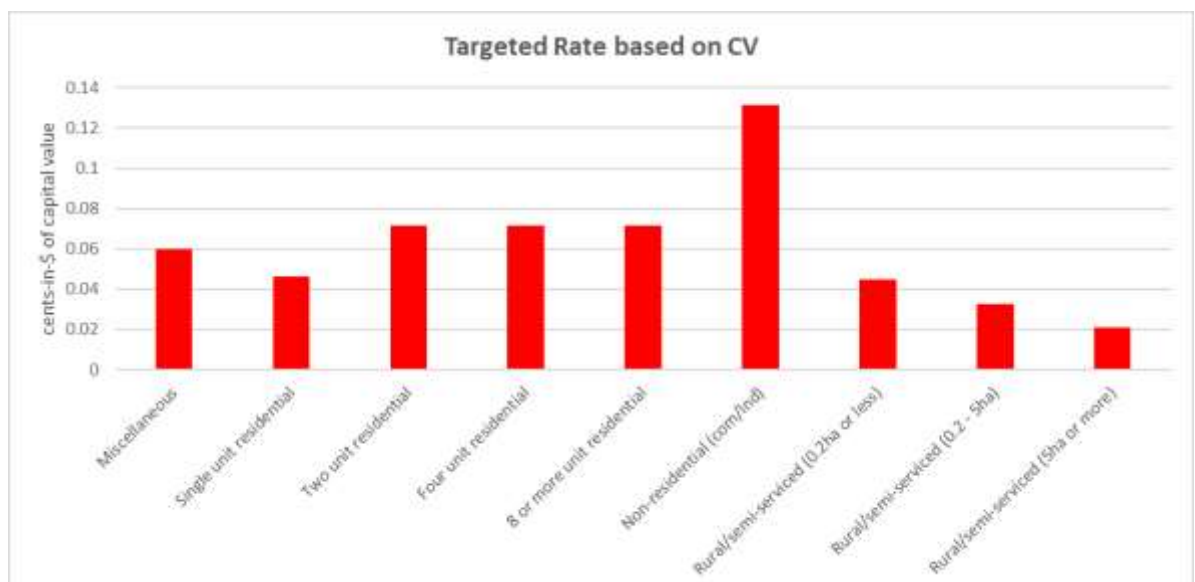


- 2.10 The City was revalued for rating purposes in September 2021 and these values will remain the base for setting and assessing general rates and the new targeted rate for 2024/25.

- 2.11 The following graph shows the rate-in-the-\$ for the general rate for 2024/25 compared with 2023/24. It demonstrates that the rate-in-the-\$ for 2024/25 will be lower than for 2023/24 for all differential groups except those in the rural/semi-serviced group (0.2 to 5ha) - this reflect the decision that in 2024/25 they will pay 55% of the miscellaneous rate (compared with 50% in 2023/24).



2.12 The following graph shows the rates-in-the-\$ for the new targeted rate to fund activities primarily associated with delivering goal 1 outcomes and based on the capital value.



- 2.13 Council's decisions regarding the rating system effectively mean this targeted rate will double in 2025/26 and treble in 2026/27 and be compensated for by commensurate reductions in the general rate. However, these decisions could be further influenced by the 2024 city revaluation as these new values will become the base for setting rates from 2025/26.
- 2.14 The Government's rates rebates scheme for residential homeowners on lower incomes has provided much needed assistance. 2,100 city ratepayers have received a total of \$1.53 million from the scheme during 2023/24 to date – an average of \$729. Each year the Government updates the qualifying criteria for the scheme by a CPI adjustment.

### 3. NEXT STEPS

- 3.1 The recommended actions in this report are of an administrative nature to implement the decisions incorporated in the Long-term Plan. Although procedural, they are significant and must be passed in the form outlined.
- 3.2 Once adopted Council officers will complete the administrative actions necessary to assess rates on individual properties then deliver rates assessments and invoices for the first instalment from 1 August 2024. As usual a ratepayer newsletter will be produced and distributed as part of the rates package. This will include a summary of the Council's decisions in relation to changes to the rating system. Publicity will be given to the availability of the rates rebate scheme.


### 4. COMPLIANCE AND ADMINISTRATION

|  |  |
|--|--|
| Does the Council have delegated authority to decide?                                       | <b>Yes</b>   |
| Are the decisions significant?   | <b>Yes</b>   |
| If they are significant do they affect land or a body of water?                            | <b>No</b>  |
| Can this decision only be made through a Long-term Plan?                                   | <b>No</b>  |
| Does this decision require consultation through the Special Consultative procedure?        | <b>No</b>  |
| Is there funding in the current Annual Plan for these actions?                             | <b>Yes</b>   |
| Are the recommendations inconsistent with any of Council's policies or plans?              | <b>No</b>  |
| The recommendations contribute to Goal 5: A Driven and Enabling Council                    |  |
| The recommendations contribute to the outcomes of the Driven and Enabling Council Strategy |  |
| The recommendations contribute to the achievement of action/actions in Not Applicable      |  |
| Contribution to strategic direction and to social,   | Setting the rates for the year is an administrative pre-requisite to being able to fund the delivery of all of the |



|   |  |
|---|--|
| economic, environmental and cultural well-being | actions in Council plans that contribute to the strategic direction. |
|---|--|

### **ATTACHMENTS**

1. Resolution to set rates for 2024/25 [↓](#) 

## Palmerston North City Council

**Resolution to Set Rates for the 2024/2025 year**

The Palmerston North City Council resolves to set rates for the financial year commencing on 1 July 2024 and ending on 30 June 2025 in accordance with the Rating Policies and Funding Impact Statement contained in its 2024-34 Long-term Plan for 2024/25 as follows:

**1 Details of rates to be set****Notes**

- All rates and charges shown are inclusive of Goods and Services Tax.
- References to the 'Act' relate to the Local Government (Rating) Act 2002.

**1.1 Uniform Annual General Charge**

A Uniform Annual General Charge of \$200 on each rating unit pursuant to section 15 of the Act.

**1.2 General Rate (based on land value)**

A general rate pursuant to section 13 of the Act set on all rateable land on the basis of land value and assessed differentially (based on land use) against each property group code at the rate of cents in the dollar set down in the following schedule:

| Differential Group |   | Differential Factor<br>(expressed as % of<br>Group Code MS) | Rate<br>(cents in \$ of LV) |
|--------------------|---|---|-----------------------------|
| Code               | Brief Description                             |   |                             |
| R1                 | Single unit residential                       | Balance (approx.79)   | 0.4122                      |
| R2                 | Two unit residential                          | 110   | 0.5742                      |
| R3                 | Three unit residential                        | 120   | 0.6264                      |
| R4                 | Four unit residential                         | 130   | 0.6786                      |
| R5                 | Five unit residential                         | 140   | 0.7308                      |
| R6                 | Six unit residential                          | 150   | 0.7830                      |
| R7                 | Seven unit residential                        | 160   | 0.8352                      |
| R8                 | Eight or more unit<br>residential             | 170   | 0.8874                      |
| MS                 | Miscellaneous                                 | 100   | 0.5220                      |
| CI                 | Non-residential<br>(Commercial/Industrial)    | 300   | 1.5660                      |
| FL                 | Rural & Semi-serviced<br>(5 hectares or more) | 25  | 0.1305                      |

ID: 17093671 Rates Resolution 2024-255

|    |   |    |        |
|----|---|----|--------|
| FS | Rural & Semi-serviced<br>(0.2 hectares or less)     | 75 | 0.3915 |
| FM | Rural & Semi-serviced<br>(between 0.2 & 5 hectares) | 55 | 0.2871 |

### 1.3 Capital Value targeted rate

A targeted rate to fund the costs of the goal one (innovative and growing city) activities including transport, economic development, housing and urban design, set under section 16 of the Act on all rateable land on the basis of the capital value, and assessed differentially (based on land use <sup>1</sup>) against each property group code at the rate of cents in the dollar set down in the following schedule:

| Differential Group |   | Differential Factor<br>(expressed as % of<br>Group Code MS) | Rate<br>(cents in \$ of CV) |
|--------------------|---|---|-----------------------------|
| Code               | Brief Description                                 |   |                             |
| R1                 | Single unit residential                           | Balance (approx. 78)  | 0.04625                     |
| R2                 | Two unit residential                              | 120   | 0.07158                     |
| R3                 | Three unit residential                            | 120   | 0.07158                     |
| R4                 | Four unit residential                             | 120   | 0.07158                     |
| R5                 | Five unit residential                             | 120   | 0.07158                     |
| R6                 | Six unit residential                              | 120   | 0.07158                     |
| R7                 | Seven unit residential                            | 120   | 0.07158                     |
| R8                 | Eight or more unit<br>residential                 | 120   | 0.07158                     |
| MS                 | Miscellaneous                                     | 100   | 0.05965                     |
| CI                 | Non-residential<br>(Commercial/Industrial)        | 220   | 0.13123                     |
| FL                 | Rural/Semi-serviced<br>(5 hectares or more)       | 35  | 0.02088                     |
| FS                 | Rural/Semi-serviced<br>(0.2 hectares or less)     | 75  | 0.04474                     |
| FM                 | Rural/Semi-serviced<br>(between 0.2 & 5 hectares) | 55  | 0.03281                     |

<sup>1</sup> Note – for the purposes of this targeted rate vacant serviced property where non-residential use is a permitted activity under the city's District Plan will be categorised as non-residential, whereas it is categorised as miscellaneous for the purposes of the general rate.



## MEMORANDUM

**TO:** Council

**MEETING DATE:** 26 June 2024

**TITLE:** Adoption of the Waste Management and Minimisation Plan 2024

**PRESENTED BY:** Peter Ridge - Senior Policy Analyst, and Natasha Hickmott - Activities Manager - Resource Recovery and Sustainability Infrastructure

**APPROVED BY:** David Murphy, Chief Planning Officer  
Chris Dyhrberg, Chief Infrastructure Officer

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### RECOMMENDATION TO COUNCIL

1. That Council adopt the Waste Management and Minimisation Plan 2024 (Attachment 1).
- 

#### 1. ISSUE

- 1.1 The Council has completed public consultation on the draft Waste Management and Minimisation Plan (WMMP). Written and oral submissions were considered by the Council on 29 May 2024. The Council agreed to amend actions 3.6 and 3.7 in response to feedback from the community. The draft WMMP is included as Attachment 1.
- 1.2 We recommend that the Council adopt the draft WMMP, replacing the existing WMMP from 1 July 2024.

#### 2. BACKGROUND

- 2.1 The Council is required by the Waste Minimisation Act 2008 to review its WMMP at least once every six years. The Council adopted the current WMMP in 2019, just before the development of the 2021-31 Long-Term Plan (LTP).
- 2.2 On 13 March 2024, the Sustainability Committee considered the draft WMMP and approved it for public consultation concurrent with the draft 2024-34 LTP consultation. The draft WMMP was developed based on:
  - the Council's Waste Assessment completed in 2022/23,
  - the draft Resource Recovery Plan, which was developed through the Council's strategic framework and in accordance with the vision and goals, and the identified objectives for Resource Recovery.

- 2.3 The written submission period was open from 8 April until 9 May 2024. Between 15-17 May the Council heard oral submission on the draft WMMP as part of the hearings for oral submissions on the draft LTP.
- 2.4 The Council deliberated on the written and oral submissions on 29 May 2024. That [report](#) recommended two changes: to amend actions 3.6 and 3.7 (which related to the proposed kerbside collection service for food scraps) to include green waste as well as food scraps in the proposed kerbside collection. The Council agreed to both these changes. The WMMP (Attachment 1) includes these changed actions.

### 3. ANALYSIS

- 3.1 The analysis of issues raised by submitters was presented to Council on 29 May 2024 and is contained in the link above. That analysis addressed the range of issues, which included:
- the costs of providing services, especially new waste collection services.
  - the complexity for residents navigating the requirements for recycling and waste disposal.
  - the importance of education to support waste minimisation efforts; and
  - opportunities to improve recycling options, especially for soft plastics.
- 3.2 The Council agreed to make the recommended changes to actions 3.6 and 3.7, as described in paragraph 2.4 above. No other changes were recommended, although the report on 29 May 2024 noted that many of the issues raised by submitters will be addressed in other ways. For instance, some actions are already underway (such as making recycling mandatory at events through the drafting of the replacement Waste Management and Minimisation Bylaw). We are also giving effect to some of the issues raised by submitters within the actions proposed in the draft WMMP, such as considering Manawātū District Council's suggestion of partnership or collaboration when we undertake the service delivery review. Consequently, we are not recommending any further changes to the draft WMMP.

#### Additional information

- 3.3 Concurrent with the Council's deliberations on 29 May, the Hon Penny Simmonds, Minister for the Environment, delivered a speech to the WasteMINZ conference where she outlined the Government's priorities in the waste minimisation sector. In this speech the Minister indicated:
- The Government is considering whether to continue as planned the previous Government's policies on introducing a mandatory kerbside food scraps collection in all urban areas by 2030. If the decision is taken to continue with this policy, then the Government will also consider whether the deadline for implementation will be extended.

- The Cabinet has agreed to prioritise investment towards waste infrastructure, including new or expanded resource recovery and processing facilities, transfer stations and recycling and processing facilities. These investments will focus on dealing with the most problematic waste streams, including construction and demolition, organic waste, plastic, and kerbside recyclables. Managing construction waste in a cost-effective way will be a priority for the Government.
  - The Government will be progressing contaminated site remediation, particularly landfills vulnerable to severe weather events.
  - The Government is considering what role waste-to-energy proposals will play in New Zealand. The Minister is currently considering two waste-to-energy proposals (one in Te Awamutu and one in Waimate), with updates to come in the months ahead.
  - The Government intends to continue with the reform of the Waste Minimisation Act 2008 and Litter Act 1979 as begun by the previous Government. However, options and timings for the new legislation are still being developed by Ministry officials.
- 3.4 The signals in the Minister's speech do not constitute a basis for revising any aspects of the draft WMMP at this stage. However, there are some potential impacts to note:
- The Council's proposal to introduce a kerbside organic (food scraps and green waste) collection by 2028 is unaffected by a government decision on whether to make this service mandatory. However, any changes to the legislation or regulation may give the Council more flexibility in the design of that service. We will continue to monitor decisions by the Government throughout the development of the new service and will provide updates to the Sustainability Committee, as necessary.
  - The priority areas identified by the Minister (such as construction and demolition waste) indicate potential opportunities for the Council to seek funding for initiatives within Palmerston North. We will continue to engage with the Ministry for the Environment about any such opportunities as they arise.
- 3.5 The Government has not indicated whether it intends to continue with the proposed waste minimisation performance standards (which were used as the basis for our waste minimisation targets). We advise that the proposed targets remain in the WMMP. However, given the potential change in waste minimisation legislation over the next 12-24 months, it may be advisable to consider an amendment to the WMMP before the next LTP to accommodate any significant changes in legislation or regulation, including whether the waste minimisation targets remain suitable.
- 3.6 The waste levy rate (which is a charge on all waste disposed to class 1 "municipal" landfills) is increasing to \$60 per tonne from 1 July 2024. In late May 2024, the Government announced that the waste levy would also increase by \$5 per tonne for each year from 1 July 2025 until 1 July 2027. This

is likely to increase the amount of waste levy funding which is received by the Council in the short term. However, the Government has also signalled changes to how the waste levy funding is distributed, which may affect the amount of funding we receive in future years. This may provide a reason to consider amending the WMMP before its next scheduled review in 2030.

#### 4. NEXT STEPS

- 4.1 If the Council adopts the WMMP, then we will publish the final document using the same design as we included in the consultation document.
- 4.2 We will write to all submitters and outline the decisions that Council has made.
- 4.3 From 1 July 2024, we will begin implementing the WMMP.

#### 5. COMPLIANCE AND ADMINISTRATION

|   |   |
|---|---|
| Does the Committee have delegated authority to decide?  | Yes   |
| Are the decisions significant?  | No  |
| If they are significant do, they affect land or a body of water?                                    | No  |
| Can this decision only be made through a 10 Year Plan?  | No  |
| Does this decision require consultation through the Special Consultative procedure?                 | No  |
| Is there funding in the current Annual Plan for these actions?                                      | Yes   |
| Are the recommendations inconsistent with any of Council's policies or plans?                       | No  |
| The recommendations contribute to Goal 4: An Eco City   |   |
| The recommendations contribute to the achievement of action/actions in Resource Recovery            |   |
| The action is: Review the Waste Management and Minimisation Plan.                                   |   |
| Contribution to strategic direction and to social, economic, environmental, and cultural well-being | This decision concludes the planned review of the Waste Management and Minimisation Plan. The adoption of the new Plan sets out the actions that the Council will take over the next six years to improve waste minimisation efforts in our city, contributing to community wellbeing, in particular environmental wellbeing. |

#### ATTACHMENTS

- 1. Waste Management and Minimisation Plan 2024 [↓](#) 



Palmerston North Waste Management  
and Minimisation Plan 2024

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## 1. Introduction

This is our Waste Management and Minimisation Plan (WMMP), which sets out how we will work towards minimising and managing waste in our city. The WMMP is a document we are required to develop under the Waste Minimisation Act 2008 and review every six years.

We last reviewed our WMMP in 2019.

We've reviewed our WMMP early so that the actions we are proposing are aligned to the strategic direction and budgets we've set out in our ~~draft~~ Long-Term Plan.

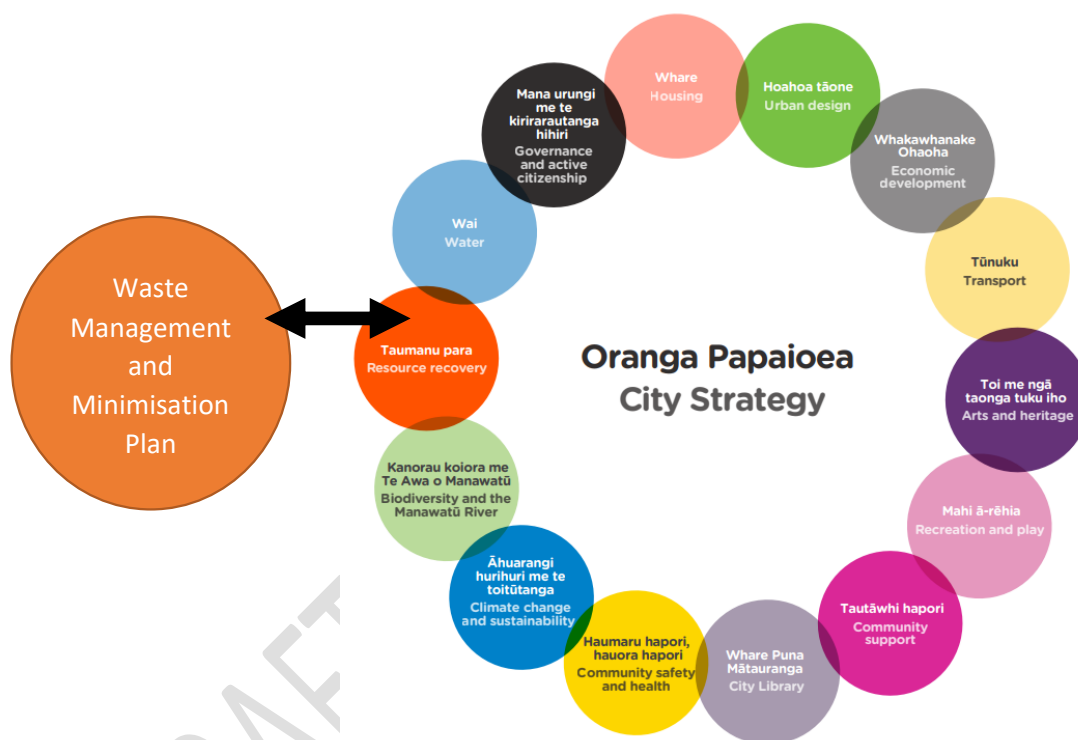


Figure 1 - The Waste Management and Minimisation Plan supports the Resource Recovery Plan within our City Strategy (to be updated with revised diagram to reflect separated Arts and Heritage plans)

### 1.1. What's happening with our waste

- We sent nearly 55,000 tonnes of waste to landfill in 2022.
- The amount of waste per capita sent to landfill has increased from 544kgs in 2017 to 607kgs in 2022.
- Nearly 46% of this waste could potentially have been composed, reused or recycled. This has improved, dropping from 66% in 2017.
- Kerbside rubbish accounts for nearly a third of the city's waste, with construction and demolition, industrial and commercial operators accounting for the rest.

- Council provides a user-pays rubbish bag collection service but many households use a private waste collection service with a wheelie bin.
- Residents who use privately-provided 240L wheelie bins send far more material to landfill that could have been reused/repurposed or recycled/composted than those who use bags and/or smaller bins.

Most of the things we do, buy, and consume generate some form of waste. This not only costs money when we throw things away but, if we don't manage the waste properly, it can cause problems with the environment and with people's health.

In the development of our WMMP we have considered all solid waste and diverted material in the city, including hazardous waste like chemicals and the solid waste outputs of our wastewater treatment plant. We have considered the entire waste stream, whether it is collected or managed by us, or by private waste collectors. While the Council may only have direct responsibility for a small part of the overall waste stream, we have an obligation to consider how the city as a whole can minimise its waste. This could include suggesting areas where other groups, such as businesses or householders, could take action themselves.

## 2. Context

### 2.1 Strategic context

We have a statutory requirement under the Waste Minimisation Act 2008 (WMA) to promote effective and efficient waste management and minimisation within Palmerston North. We do this by adopting a WMMP. We also have obligations under the Health Act 1956 to ensure that our waste management systems protect public health.

The WMMP is the plan which sets out how we will deliver waste management and minimisation activities in our city. While it is our local plan, it sits within a wider strategic framework, both locally and nationally.

#### Local strategic context

This WMMP aligns with our Resource Recovery Plan, which sits under Oranga Papaioea City Strategy. The WMMP will contribute to outcomes we want for our community under at least two of our strategic goals.

Goal 1 of the Oranga Papaioea City Strategy is 'An innovative and growing city', and includes the outcomes:

- an economy that employs innovation and new ideas and uses resources sustainably
- a resilient, low-carbon economy

Goal 4 of this strategy is 'A sustainable and resilient city', and includes the outcomes:

- a sustainable and low-emissions city
- a circular economy with more resource recovery and less waste
- access to relevant information and education to support more sustainable choices

This strategy and the plans which underpin the strategy form the foundation for our Long-Term Plan (LTP). The LTP provides the basis for our planned activities and budgets for the next 10 years.

#### National strategic context

The WMMP is also aligned with the New Zealand Waste Strategy 2023 *Te Rautaki Para*. The Government strategy for waste provides a substantially different approach to the previous 2002 strategy. The vision of *Te Rautaki Para* is:

*"By 2050, Aotearoa New Zealand is a low-emissions, low-waste society, built upon a circular economy."*

*We cherish our inseparable connection with the natural environment and look after the planet's finite resources with care and responsibility."*

The Ministry for the Environment (MfE) has the responsibility to implement *Te Rautaki Para* and to develop action and investment plans. MfE is in the process of drafting new legislation to replace the current Waste Minimisation Act and the Litter Act.

Under the WMA, our WMMP needs to be reviewed at least every six years. With new waste minimisation legislation likely to be passed before the next scheduled review of the WMMP, we may review this WMMP before it is due to be reviewed in 2030.

## **2.2 We partner with Rangitāne o Manawātū**

We have a strong relationship with our Te Tiriti o Waitangi partner and tangata whenua, Rangitāne o Manawātū. A partnership agreement was signed in 2019, formally acknowledging Rangitāne as mana whenua, and ensures that Rangitāne values and perspectives have significant weight in decision making.

Our staff and management meet regularly with iwi leaders regarding a very broad set of projects and programmes. In particular, a monthly hui called Te Whiri Kōkō is held covering a range of activities that are relevant to iwi. We provide capacity funding to support this engagement and acknowledge the significant contribution that mana whenua bring to the City, including the specific Treaty-based legislative responsibilities that must be led by local government.

## **2.3 A new approach to waste minimisation**

The New Zealand Waste Strategy 2023 *Te Rautaki Para* places a new emphasis on creating a circular economy. A circular economy is one that focusses on reducing waste generation and redesigning or rethinking our approaches to minimise the amount of resources used to produce and package the things we buy and use. By producing less waste at the outset, the need to recycle or recover materials is similarly reduced. This can have a positive impact on our emissions and can generate cost savings throughout the life cycle of a product.

This new emphasis is captured in the revised waste hierarchy (see Figure 2), which prioritises reduce/rethink/redesign at the top, and reuse/repair/repurpose at the second level – representing the circular economy. Subsequent steps identify the order of preference for recovering, with treatment and disposal being the least preferred/last resort.

# The waste hierarchy

This hierarchy sets our agenda for reducing waste, and that throwing things out is the last resort.

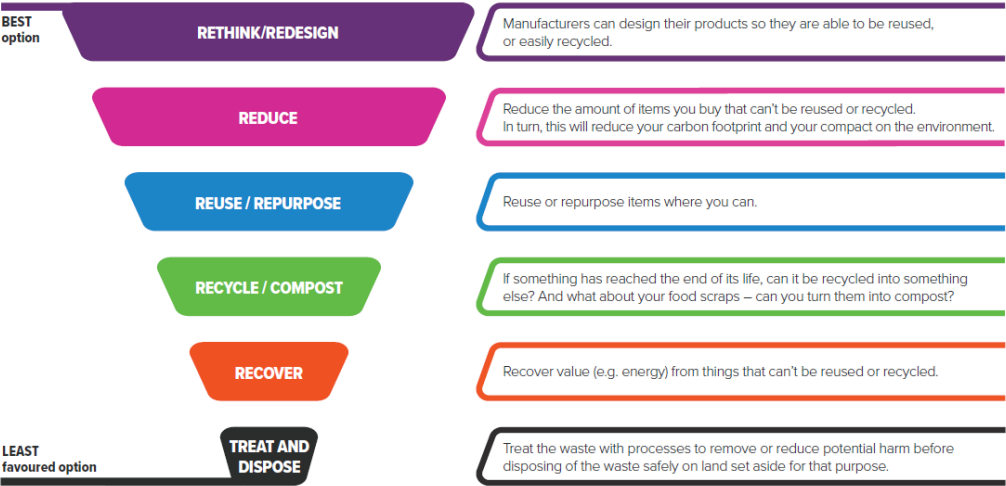


Figure 2 - The revised Waste Hierarchy

### 3. The waste situation

The past three years has seen significant changes in the waste sector at the national level. The range of plastics which we accept in our kerbside recycling collection was narrowed in 2021, in response to changes in the market for mixed plastics and amendments to the Basel Convention<sup>1</sup>. In 2023, the Government adopted a new NZ Waste Strategy *Te Rautaki Para* which emphasised a shift to a circular economy. Collectively, these and other changes in the resource recovery area have placed additional expectations for how we approach waste minimisation.

#### 3.1 The NZ situation

The NZ Waste Strategy 2023 *Te Rautaki Para* sets out a new direction for waste minimisation, emphasising the need to transition to a circular economy. One of the first steps has been the requirement for all local authorities to offer a standardised kerbside recycling service. We aligned our kerbside recycling collection service with the new requirements on 1 February 2024, removing aerosol cans, and plastic caps and lids from the list of permitted items in our recycling collection.

Under the new strategy, all local authorities will need to offer a food scraps collection service by 2030. This will address the high volume of organic material which is included in rubbish bags and bins. Removing this material from landfill and composting it instead will also contribute to emissions reduction goals and our outcomes under Goal 4 of the Oranga Papaioea City Strategy to become a sustainable and low-emissions city.

#### 3.2 How we manage our waste in Palmy

We have a range of options in our city to manage our waste:



We provide a weekly user-pays kerbside collection for rubbish bags. Private companies offer wheelie bin waste collection services.



We provide a weekly kerbside recycling collection service, alternating between general recycling (wheelie bins) and glass (crates); and also have recycling drop-off points around the city.



We provide a food-scrap collection for commercial customers.

<sup>1</sup> The Basel Convention on the Control of Transboundary Movements of Hazardous Wastes and Their Disposal, signed in 1989, governs the international export of plastic waste material.





We provide a drop-off point for green waste and other organic waste.



Along with some private companies, we provide drop-off points for e-waste.



There are also some specialised providers in Palmy who collect and treat medical waste.

#### Where does our waste come from?

In 2022 we sent just under 55,000 tonnes of waste to landfill. Of this, 46% was potentially divertible – it could have been reused, recovered, recycled or composted. This 55,000 tonnes comes from household kerbside waste collections, the construction and demolition sector, industrial or commercial activities, and residents taking bulk loads to the transfer stations.

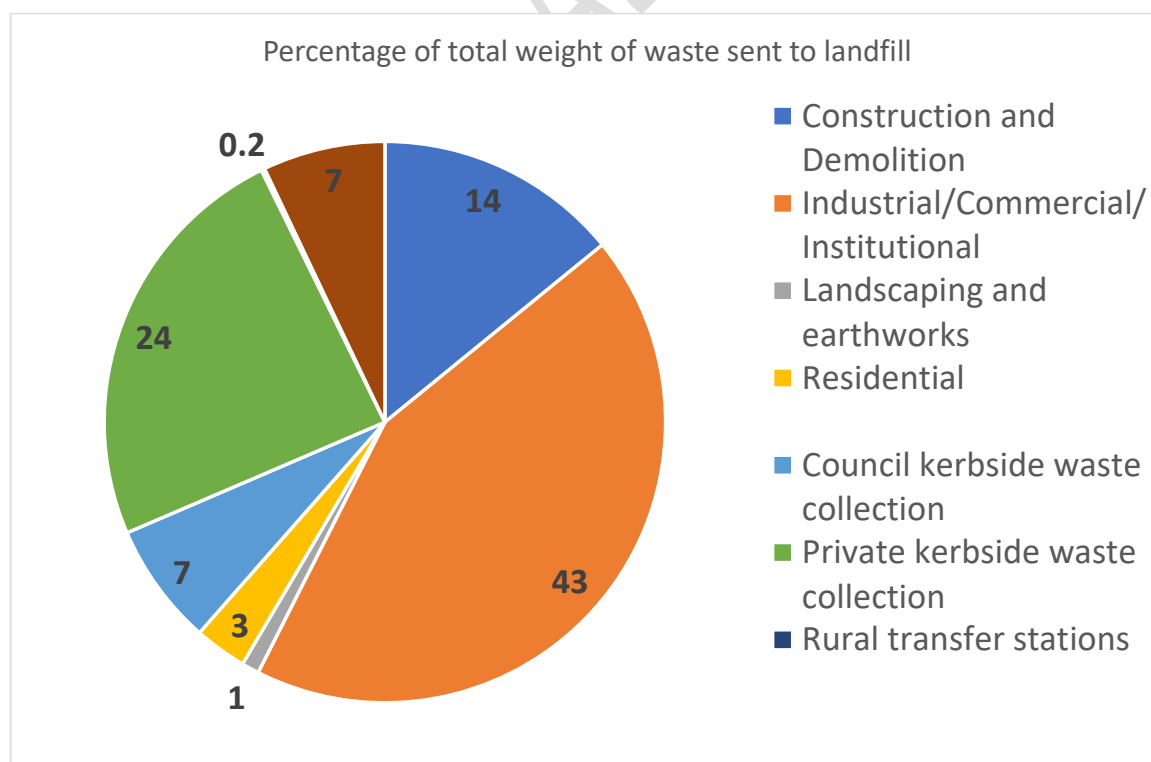


Figure 3 - proportion of waste sent to landfill by source of the waste

Around 31% (17,000 tonnes) of the waste going to landfill was collected at the kerbside, an increase from 2017 (see figure 3). Many households use wheeled-bin services provided by private companies for their waste collection. Only around 22% of kerbside waste is put into the Council's rubbish bag collection.

The remaining 38,000 tonnes of the waste going to landfill includes waste from construction and demolition, industrial and commercial sources, and waste taken to the transfer stations by city residents.

#### Potential for diversion

A significant proportion of the material in kerbside waste collections (both Council and privately-operated collections) could be diverted from going to landfill – nearly 69% (see figure 4). This is a combination of recyclable materials (such as plastics, cardboard and paper, and recyclable metals like cans), and compostable material such as food scraps or organic waste.

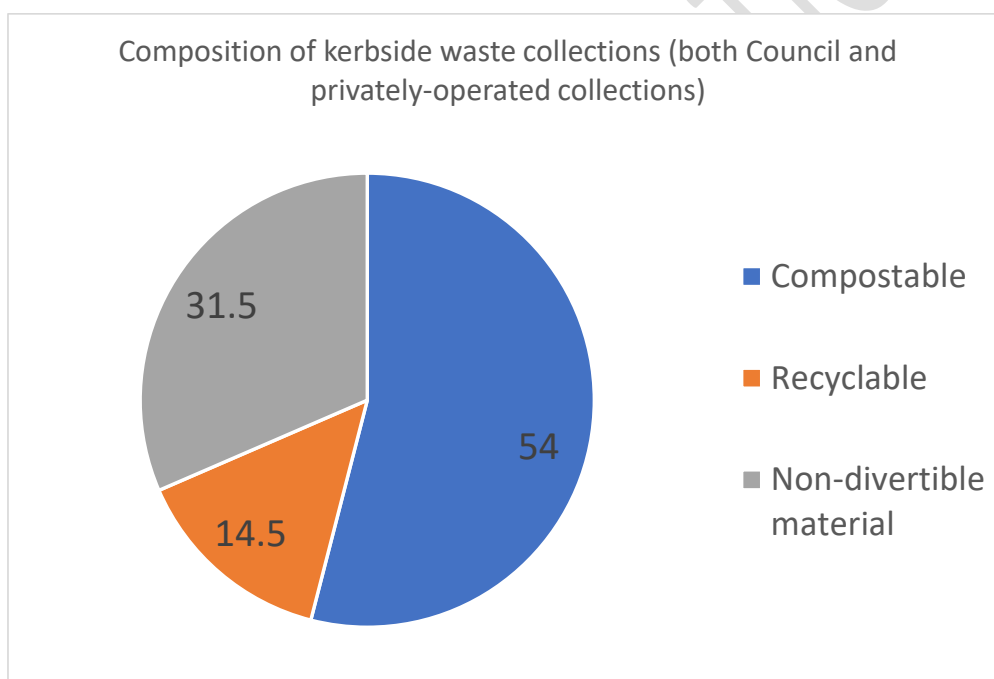


Figure 4 - Percentage of divertible material in kerbside collections

The proportions of divertible material in waste deposited directly at transfer stations is lower, comprising just under a third of waste (see figure 5).

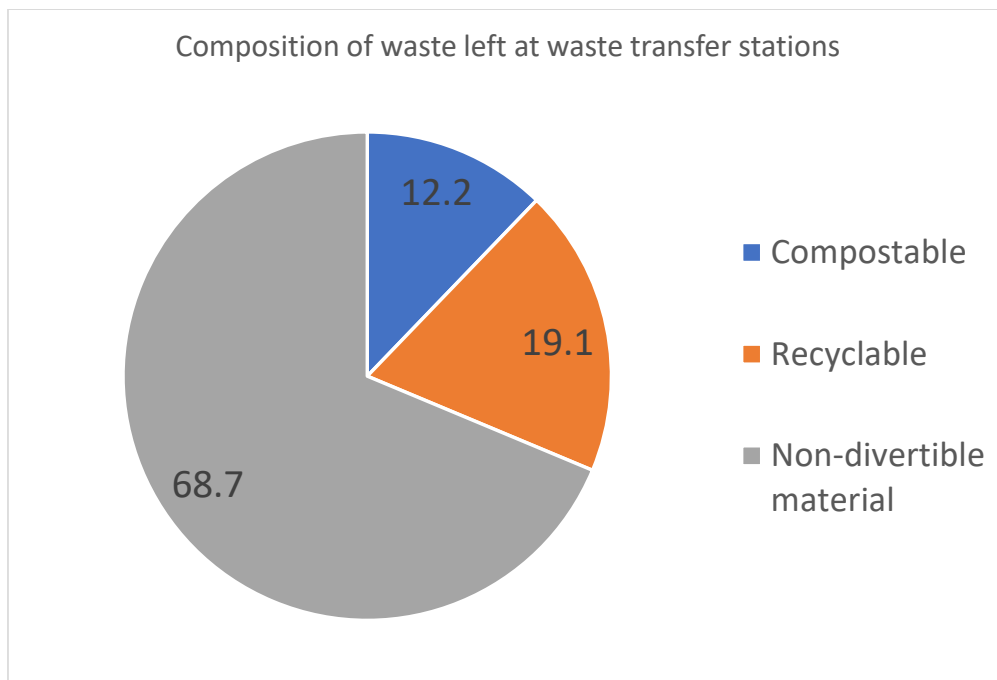


Figure 5 - Percentage of divertible material deposited at transfer stations

The kerbside waste collection represents a significant opportunity for diverting material from landfill, with just over 10% more divertible material in the kerbside collections alone than deposited at transfer stations from all other sources every week (see figure 6).

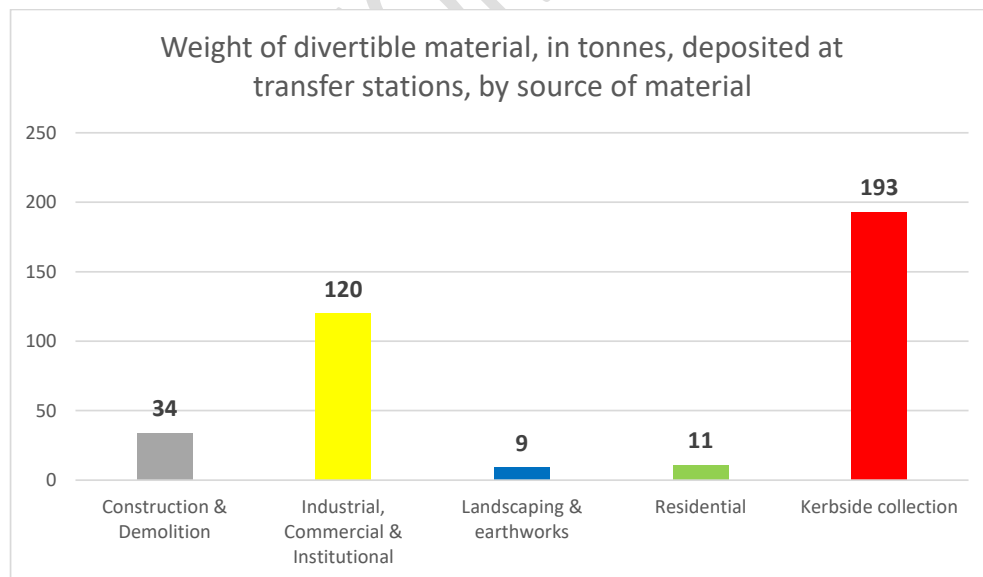


Figure 6 - Weight of divertible material found in kerbside waste collections and waste deposited at transfer stations - in tonnes per week

Within the kerbside collections, we found that the proportion of divertible material is significantly higher (71.6%) in larger waste bins than in smaller bins or bags (see figure 7).

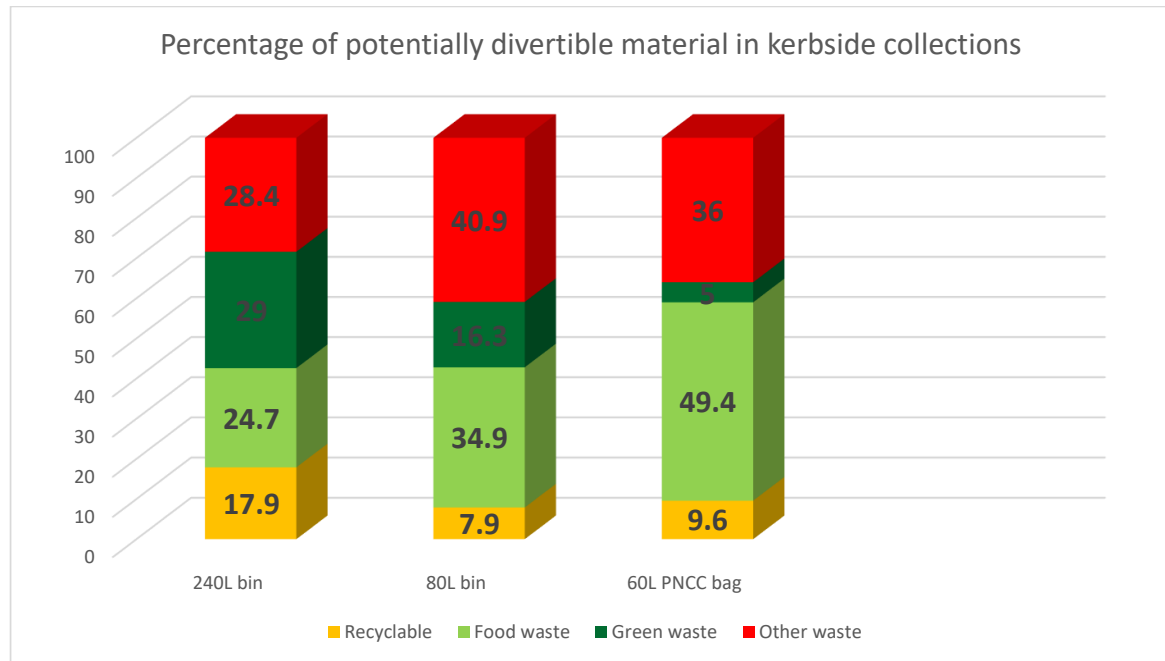


Figure 7 - Proportions of material type in kerbside collections

We found that the volume of food and green waste in particular was significantly higher in larger (240L) wheelie bins than in smaller (80L) bins. Food waste in the 60L PNCC bags was very high, at 3.39kgs per week (see figure 8).

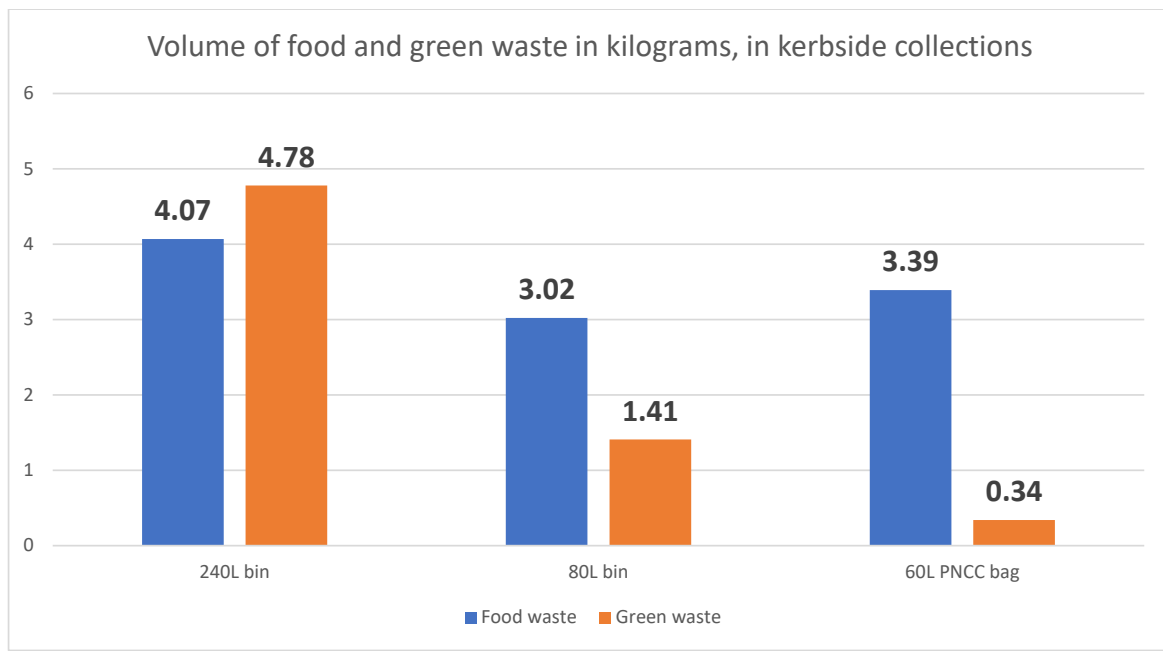


Figure 8 - Total volume of food and green waste in kerbside collections per week

What type of materials are going to landfill that could have been diverted?

When we look at the divertible material going to landfill, we find that more than half of the recoverable materials are food scraps and green waste. Nearly a third is made of material which could be recycled through the kerbside recycling collection (see figure 9). This represents a very high potential for recovering materials that are going to landfill.

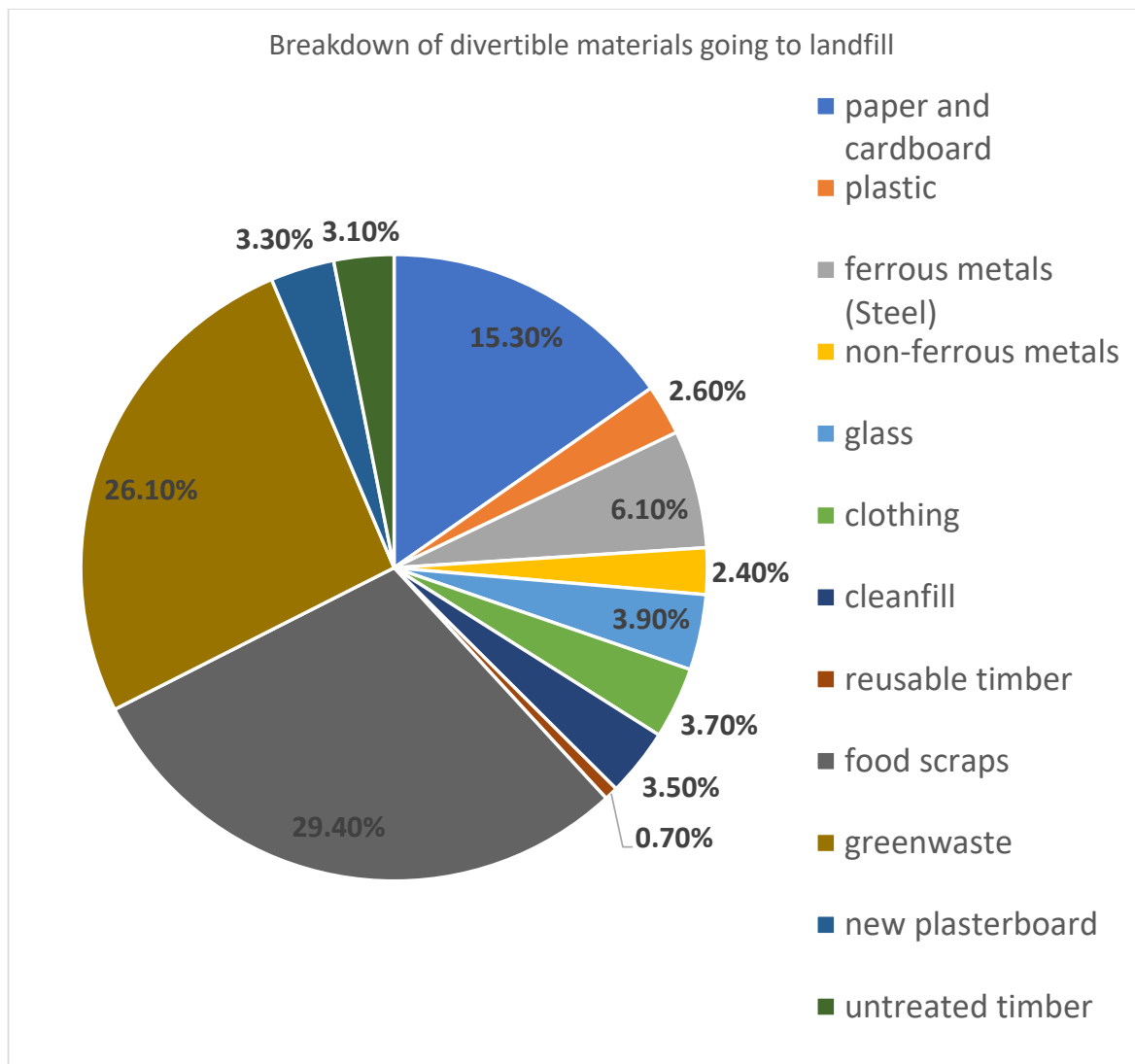


Figure 9 - Proportion of divertible materials sent to landfill

#### What are the opportunities for improvement?

Based on the evidence in the Waste Assessment, we think the following areas are the best opportunities for achieving our objectives and meeting the targets set in the NZ Waste Strategy 2023:

##### *Food scraps and organic material*

Just over half of the potentially divertible material in our waste is food scraps or compostable green waste. Over three-quarters of these food scraps and green waste is found in the kerbside collections.

If all food scraps and green waste were diverted from waste bins and bags into some form of composting service, this would reduce the amount of waste to landfill by around 50%. This approach is also aligned to the new government requirement to implement a kerbside food scraps collection service by 2030.

We have included actions to work towards this objective, beginning with an in-depth analysis of the current situation including available infrastructure (such as food scraps processing facilities within the wider region). The implementation of the service is forecast for 2028/29.

*Reviewing our services and the wider waste management sector in our City*

Palmerston North is an outlier within local government, being the only local authority that provides a kerbside waste collection service “in-house”. Other local authorities either contract out the service to a third-party, or leave it to residents to make their own arrangements with private providers.

Despite this, only 22% of kerbside waste is collected by our kerbside waste collection. Most households use a private waste collection service, which use larger wheelie bins instead of the 60L plastic bags that we provide. The Waste Assessment shows that the larger wheelie bins provided by private waste collectors contain a significantly higher proportion of recyclable and organic and green waste material.

The variety of waste collection services means there is some duplication of service provision which may be inefficient. Additionally, the competition amongst providers for customers may be driving down the cost for waste disposal, and the convenience of cheap waste disposal may make it more attractive to simply dispose of waste rather than to recycle, reuse or compost material.

Therefore, our action plan includes an action to undertake a comprehensive review of the services available in the city. This will also include analysis of whether the current arrangements are the most effective and efficient for achieving our waste minimisation outcomes. We will use the findings of this analysis to provide advice to the Council on whether we need to make changes to the waste management and minimisation services that we offer.

*Improve education about minimising waste*

Education about waste minimisation can be a powerful tool to use alongside other options, like service provision, and regulation to reduce the amount of waste generated and sent to landfill. We already undertake a range of education and communication initiatives that support our waste minimisation objectives,. We also provide funding support to community groups for waste minimisation projects.

As the Waste Assessment shows, there is a significant proportion of divertible materials in waste – both in the kerbside collections and in the industrial, commercial and institutional sector. While we have included actions that will be working towards a new collection service for food scraps or organic waste, there is an opportunity for education initiatives to drive behavioural change in the short term. We have therefore included actions that use education and funding support to promote waste reduction, and to encourage the recovery, reduce and repurpose of material that would otherwise be sent to landfill.

## 4. Our response

This section sets out our response to the issues identified through the Waste Assessment. It takes account of the local and national strategic context and has regard to the new emphasis in the NZ Waste Strategy 2023 *Te Rautaki Para* on transitioning to a circular economy.

### 4.1 Our Waste Minimisation Vision

***“We want to minimise all waste and its impact on the environment”***

Our Resource Recovery Plan has this outcome statement: “We want to minimize all waste and its impact on the environment.” We have used this outcome statement as the vision for the WMMP to show how our WMMP is working towards achieving the outcome set out in our Resource Recovery Plan. Adopting this vision statement for the WMMP recognises that waste minimisation is not confined to the resource recovery activity but has a wider impact on the environment and therefore need to be a consideration within all Council activities.

### 4.2 Our objectives

We will realise our vision by working to achieve the objectives set out below. These objectives are from our Resource Recovery Plan. The Action Plan on pages 18-20 of the WMMP identifies the steps we will take to achieve these objectives.

| Objectives  | What will this mean?  |
|---|---|
| 1. Promote waste reduction  | People have easy access to clear information about how to reduce waste and the impact of change.  |
| 2. Provide support to for-purpose organisations and local communities to recover, reuse, repurpose or regenerate products         | Community groups have access to funding to develop and implement initiatives that divert waste from landfill.   |
| 3. Divert waste from landfill   | We have high-quality information about waste, and we implement the most effective waste diversion initiatives.  |
| 4. Provide waste collection services, including kerbside collection, the Ashhurst transfer station, and public space rubbish bins | There is a weekly kerbside waste collection service for all households in the urban area. There are public space rubbish bins throughout the city.  |
| 5. Provide recycling collection services, including kerbside recycling, drop-off centres, and public space recycling bins         | There is a weekly kerbside recycling collection service for all households in the urban area, alternating between general recycling (wheelie bins) and glass (crates). There are public space recycling bins throughout the city and recycling drop-off centres in Ashhurst, Awapuni and Terrace End. |



|  |   |
|--|---|
| 6. Monitor and manage the closed landfills | The closed landfills are compliant with regulatory requirements. The adverse environmental effects of the two closed landfills are well-understood and effectively managed. |
|--|---|

#### 4.3 Waste minimisation target

In September 2023 the Ministry for the Environment announced policy decisions designed to improve household recycling and food scraps collections. These changes included setting performance standards for local authorities for household kerbside waste diverted from landfill.

While these performance standards are not yet in effect<sup>2</sup>, we will adopt these performance standards as interim waste minimisation targets. If the performance standards are not brought into effect, or if they are amended or delayed, then we may amend our WMMP to reflect changes to the performance standards.

#### *Our target*

“We will increase the percentage of household kerbside waste diverted from landfill over the next six years:

- 30 per cent by July 2026
- 40 percent by July 2028
- 50 percent by July 2030.”

The actions set out in our Action Plan will make a significant contribution towards achieving these targets. However, the methodology and timing for assessing compliance with these targets is still to be confirmed by Ministry for the Environment.

<sup>2</sup> Under section 49 of the Waste Minimisation Act 2008, the Minister for the Environment may set performance standards for territorial authorities, which are published by *Gazette* notice.

## 5. Our action plan: what are we going to do?

The action plan sets out the specific things that we will do to achieve the objectives in our Resource Recovery Plan and WMMP. We intend to carry out these actions out over the six-year life of the WMMP.

In some cases, further research might be required to work out the costs and feasibility of some projects in this action plan. This might change how, when, or if they are implemented. Completing some other actions might depend on changing contractual arrangements with providers or setting up new contracts. These types of contracts can be unpredictable and this also might impact the nature, timing or costs of these projects.

| Action   | New or existing action | Timeframe and funding                                 |
|--|------------------------|---|
| <b>Objective 1: Promote waste reduction</b>  |                        |   |
| 1.1 Provide information and education about waste minimisation and recycling   | Existing               | Ongoing<br>Rates funded                               |
| 1.2 Enforce litter and illegal dumping regulations   | Existing               | Ongoing<br>Rates and income from infringement notices |
| <b>Objective 2: provide support to for-purpose organisations and local communities</b>   |                        |   |
| 2.1 Provide funding to for-purpose groups to undertake innovative recycling and reuse programmes through the Resource Recovery Fund  | Existing               | Annually<br>Waste Levy                                |
| 2.2 Provide informal support for community initiatives (e.g. Repair Café and community clean-up events)  | Existing               | Ongoing<br>Rates funded                               |
| 2.3 Provide funding to for-purpose organisations, local communities and communities of interest through Strategic Priority Grants  | Existing               | 2024/25<br>Rates funded                               |
| <b>Objective 3: divert waste from landfill</b>   |                        |   |
| 3.1 Investigate opportunities for services for “hard-to-recycle” materials   | New                    | Ongoing<br>Rates Funded                               |
| 3.2 Undertake data collection and analysis, to support monitoring and to identify areas for targeted waste reduction or new collection services. This includes undertaking a SWAP assessment and Waste Assessment. | New                    | 2025/26<br>Waste Levy and rates funded                |
| 3.3 License waste collectors   | New                    | 2026/27<br>Rates funded                               |

| Action   | New or existing action | Timeframe and funding   |
|--|------------------------|---|
| 3.4 Develop and implement a construction site waste management plan  | New                    | 2025/26<br>Rates funded   |
| 3.5 Develop and implement an event waste management plan   | New                    | 2025/26<br>Rates funded   |
| 3.6 Develop a city-wide kerbside food scraps <del>and green waste</del> collection service <del>and investigate the inclusion of a kerbside green waste collection service</del> | New                    | 2024/25 – 2025/26<br>Rates funded   |
| 3.7 Introduce residential food scraps <del>and green waste</del> collection and processing   | New                    | 2028/2029<br>Rates Funded and Waste Levy Funded                             |
| 3.8 Investigate the need for a new site for a green waste and recycling drop-off facility to support city growth   | New                    | 2024/25<br>Rates Funded   |
| <b>Objective 4: provide waste collection services, including kerbside collection, the Ashhurst transfer station, and public space rubbish bins</b>                               |                        |   |
| 4.1 Provide residential kerbside rubbish collection  | Existing               | Ongoing<br>User Charges   |
| 4.2 Provide public space rubbish bins  | Existing               | Ongoing<br>Rates Funded   |
| 4.3 Operate the Ashhurst Transfer Station  | Existing               | Ongoing<br>Rates Funded and User Charges                                    |
| 4.4 Investigate models for kerbside waste collection service delivery <sup>3</sup>   | New                    | 2024/25<br>Rates Funded   |
| <b>Objective 5: provide recycling collection services, including kerbside recycling, drop-off centres, and public space recycling bins</b>                                       |                        |   |
| 5.1 Provide residential kerbside recycling collection and processing   | Existing               | Ongoing<br>Rates Funded, Waste Levy Funded and Revenue from Commodity Sales |
| 5.2 Provide non-residential kerbside recycling collection  | Existing               | Ongoing   |

<sup>3</sup> This review will consider alternatives, such as contracting another provider to deliver the kerbside collection service, or changing how we regulate waste collectors.

| Action   | New or existing action | Timeframe and funding                        |
|--|------------------------|--|
|  |                        | Rates Funded and User Charges                |
| 5.3 Provide public space recycling bins  | Existing               | Ongoing<br>Rates Funded                      |
| 5.4 Provide a biennial “hazardous materials” collection weekend                                      | Existing               | Every two years from 2025/26<br>Rates Funded |
| 5.5 Provide recycling drop-off points and the Awapuni Resource Recovery Park                         | Existing               | Ongoing<br>Rates Funded and User Charges     |
| 5.6 Replace the Materials Recovery Facility (MRF)  | New                    | 2025/26<br>Rates Funded                      |
| <b>Objective 6: monitor and manage the closed landfills</b>  |                        |  |
| 6.1 Monitor and manage the two closed landfills in accordance with relevant regulations and consents | Existing               | Ongoing<br>Rates Funded                      |

The actions in this action plan will be reviewed and updated as necessary, such as when the Council adopts a new Long-Term Plan in 2027. Also, the Government is planning to introduce new legislation to replace the Waste Minimisation Act 2008 in 2024/25. We may also need to make changes to the WMMP and/or the Action Plan to respond to any legislative change.

## 6. Our funding plan

The Waste Minimisation Act 2008 requires that we include information about how the implementation of the WMMP will be funded, as well as information about any grants made and expenditure of waste levy funds.

### 6.1 Funding options

There are a range of options available to local councils to fund the activities set out in this plan. These include:

- Uniform Annual General Charge (UAGC) - a charge that is paid by all ratepayers.
- User Charges - includes charges for user-pays collections as well as transfer station gate fees.<sup>4</sup>
- Targeted rates - a charge applied to those properties receiving a particular council service
- Waste Levy funding - The Government redistributes funds from the waste disposal levy<sup>5</sup> to local authorities on a per capita basis. Half of the money collected is distributed to councils. TAs must spend the levy to promote or achieve waste minimisation and in accordance with their WMMPs. WMMPs prepared by each TA set out how the levy will be used.
- Waste Minimisation Fund (WMF) - Most of the remaining 50% of the levy money collected is redistributed to specific projects approved by the Ministry for the Environment. Anyone can apply to the WMF for funding for projects.
- Sale of recovered materials - The sale of recovered materials can be used to help offset the cost of some initiatives.
- Private sector funding - The private sector may undertake to fund/supply certain waste minimisation activities, for example in order to generate income from the sale of recovered materials. We may work with private sector service providers where this will assist in achieving the WMMP goals.

When choosing which of these funding sources to apply to the actions in this WMMP, we will consider the following factors:

- Giving priority to managing harmful wastes;
- Minimising waste and the reduction of residual waste to landfill;
- Taking account of full-cost pricing – e.g. ‘polluter pays’;
- Weighing the public good vs. private good component of a particular service;
- Ensuring that the environmental effects of production, distribution, consumption and disposal of goods and services should be consistently costed, and charged as closely as possible to the point they occur to ensure that price incentives cover all costs;
- Recognising the importance of protecting public health;
- The affordability of the funding source; and

<sup>4</sup> Most councils in the region own transfer stations and or landfills and are able to set the fees at these facilities and can derive income from these activities. In accordance with s46 (2) of the Act, councils can charge fees for a facility that are higher or lower than required to recover the costs to provide the service, providing the incentives or disincentives will promote waste minimisation.

<sup>5</sup> The waste levy, currently \$50 for class 1 landfills, will increase to \$60 in July 2025. Since 2021, the waste levy has incrementally been increasing, and expanded to cover other classes of landfill such as construction and demolition. For more information, visit <https://environment.govt.nz/what-government-is-doing/areas-of-work/waste/waste-disposal-levy/expansion/>

- Cost effectiveness.

The proposed sources of funding for each of the actions are noted in the tables on pages 18-20. Budgets to deliver the activities set out in this plan are included in our [draft Long-Term Plan 2024-34](#).

## 6.2 Waste levy funding

We receive, based on our population, a share of national waste levy funds from the Ministry for the Environment. It is estimated that at the current rate our total share of waste levy funding will be approximately \$1.47M in 23/24.

The Waste Minimisation Act 2008 requires that all waste levy funding received by Councils must be “spent on matters to promote waste minimisation and in accordance with their WMMP”.

Waste levy funds can be spent on ongoing waste minimisation services, new services, or an expansion of existing services. The funding can be used on education and communication, services, policy research and reporting, to provide grants, to support contract costs, or as infrastructure capital.

We intend to use our waste levy funds for a range of waste minimisation activities and services as set out in the Action Plan.

In addition, we may make an application for contestable waste levy funds from the Waste Minimisation Fund, either separately, with other Councils, or with another party. This Fund provides additional waste levy funds for waste minimisation activities.

## 6.3 Funding business and community actions

We have the ability under the Waste Minimisation Act 2008 to provide grants and advances of money to any person, organisation or group for the purposes of promoting or achieving waste management and minimisation, as long as this is authorised by the WMMP.

Our Support and Funding Policy sets out how we will provide funding for projects that align with the objectives of our WMMP. The following is a summary of the policy:

|             |  |
|-------------|--|
| Eligibility | Open to eligible legal entities with a proposal that will be implemented in Palmerston North for the benefit of local residents.   |
| Exclusions  | The following applicants and expenditure will not be eligible for funding: <ul style="list-style-type: none"> <li>• Large corporations;</li> <li>• Ongoing operational costs beyond the life of the initiative; or</li> <li>• Recipients of central government’s ‘waste minimisation fund’.</li> </ul>   |
| Priorities  | New or upscaling an existing project, activity or service that will contribute to one of the following outcomes: <ul style="list-style-type: none"> <li>• reduction in the amount of waste being created;</li> <li>• reuse or upcycle of end of life material;</li> <li>• recycling waste material; or</li> <li>• alignment with actions in the Waste Management and Minimisation Plan.</li> </ul> |

|            |  |
|------------|--|
|            | <p>In addition to the above, proposals will receive a higher rating if the applicant is either a:</p> <ul style="list-style-type: none"> <li>• local community;</li> <li>• for-purpose group; or</li> <li>• locally-owned small business.</li> </ul> |
| Allocation | <p>There will be one funding round per financial year. Assessment and allocation decisions will be made by staff. Funding allocations may range from \$2,500 to \$15,000.</p>  |

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### 7. Monitoring, evaluating and reporting progress

We will continue to monitor and evaluate progress against the actions in the Action Plan. We will report to the appropriate Council committee annually on that progress.

### 8. Supporting information

The Palmerston North City Council Waste Assessment 2023 can be found on our website [www.pncc.govt.nz](http://www.pncc.govt.nz)

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## 9. Glossary of terms

|                   |   |
|-------------------|---|
| Disposal          | Final deposit of waste into or onto land, or incineration   |
| Diverted material | Anything that is no longer required for its original purpose and, but for commercial or other waste minimisation activities, would be disposed of or discarded.   |
| Food scraps       | Any unused food including from preparing meals, leftovers, scraps, spoiled food, and coffee grounds   |
| Green waste       | Waste largely from the garden such as hedge clippings, tree/bush prunings, lawn clippings   |
| Hazardous waste   | Waste that can cause harm or damage, to people or the environment, like strong chemicals. Shouldn't go into landfills.  |
| Landfill          | Tip or dump. A disposal facility as defined in S.7 of the Waste Minimisation Act 2008, excluding incineration. Includes, by definition in the WMA, only those facilities that accept 'household waste'. Properly referred to as a Class 1 landfill  |
| LTP               | Long-Term Plan  |
| MfE               | Ministry for the Environment  |
| Recovery          | <ul style="list-style-type: none"> <li>a) extraction of materials or energy from waste or diverted material for further use or processing; and</li> <li>b) includes making waste or diverted material into compost</li> </ul>   |
| Reuse             | The further use of waste or diverted material in its existing form for the original purpose of the materials or products that constitute the waste or diverted material, or for a similar purpose   |
| Transfer station  | Where waste can be sorted for recycling or reprocessing, or is dumped and put in to larger trucks for transport to landfill   |
| Treatment         | <ul style="list-style-type: none"> <li>a) means subjecting waste to any physical, biological, or chemical process to change its volume or character so that it may be disposed of with no or reduced adverse effect on the environment; but</li> <li>b) does not include dilution of waste</li> </ul>   |
| Waste             | <p>Means, according to the WMA:</p> <ul style="list-style-type: none"> <li>a) Anything disposed of or discarded, and</li> <li>b) Includes a type of waste that is defined by its composition or source (for example, organic waste, electronic waste, or construction and demolition waste); and</li> <li>c) To avoid doubt, includes any component or element of diverted material, if the component or element is disposed or discarded.</li> </ul> |
| Waste Assessment  | A document summarising the current situation of waste management in a locality, with facts and figures, and required under the Waste Minimisation Act.  |
| Waste Hierarchy   | A list of waste management options with decreasing priority   |
| WMA               | Waste Minimisation Act (2008)   |
| WMMP              | A Waste Management and Minimisation Plan as defined by s43 of the Waste Minimisation Act 2008   |



|               |   |
|---------------|---|
| Report        |   |
| TO:           | Council   |
| MEETING DATE: | 26 June 2024  |
| TITLE:        | Adoption of the Palmerston North Dog Control Bylaw 2024 |
| PRESENTED BY: | Stacey Solomon, Policy Analyst                          |
| APPROVED BY:  | David Murphy, Chief Planning Officer                    |

## RECOMMENDATIONS TO COUNCIL

1. That Council confirm:
  - a. The Palmerston North Dog Control Bylaw 2024 is the most appropriate means of addressing perceived problems related to dog control within Palmerston North;
  - b. The form of the Bylaw is the most appropriate form of Bylaw; and
  - c. The Bylaw does not give rise to any implications under the New Zealand Bill of Rights Act 1990.
2. That the Council adopt the Palmerston North Dog Control Bylaw 2024, Attachment 1 of this report.

## SUMMARY OF OPTIONS ANALYSIS FOR ADOPTING THE DRAFT PALMERSTON NORTH DOG CONTROL BYLAW 2024

|                               |  |
|-------------------------------|--|
| <b>Problem or Opportunity</b> | <p>The Dog Control Act 1996 (DCA) requires every territorial authority in Aotearoa New Zealand to have a Dog Control Policy (s.10(1)). The DCA further requires that every territorial authority gives effect to that policy by making a bylaw which meets the requirements of Local Government Act 2002 (LGA; s. 155, 158 or 159).</p> <p>The Council has reviewed the Palmerston North Dog Control Policy 2024 and must now make a bylaw which implements that Policy.</p> |
| <b>OPTION 1:</b>              | <b>Adopt the Draft Palmerston North Dog Control Bylaw 2024</b>   |
| Community Views               | Community views are known following the review of the Policy. The Bylaw has been revised to match the direction given in the Policy.   |
| Benefits                      | Adopting the Bylaw means that the Council is able to enforce its Policy.   |
| Risks                         | There are no risks to note.  |

|                  |  |
|------------------|--|
| Financial        | There are no financial considerations to note.   |
| <b>OPTION 2:</b> | <b>Not adopt the Draft Palmerston North Dog Control Bylaw 2024</b>   |
| Community Views  | Council sought community views through the review of the Policy and revised that Policy accordingly. Not adopting the Bylaw means that the Policy will not be able to be enforced.                             |
| Benefits         | There are no benefits to note.   |
| Risks            | The Council is required by legislation to make a Bylaw that enforces its Policy within 60 days of that Policy being adopted. Not adopting the Bylaw means that the Council risks not meeting this requirement. |
| Financial        | There are no financial considerations to note.   |

## 1. OVERVIEW OF THE PROBLEM OR OPPORTUNITY

- 1.1 The Council revised and then adopted the Palmerston North Dog Control Policy 2024 (the Policy) at its meeting on 5 June 2024, following a community consultation process. The Dog Control Act 1996 (DCA) now requires the Council to give effect to its Policy by making a bylaw within 60 days of adopting that Policy (s. 10(6)(b)).
- 1.2 This report presents the revised Palmerston North Dog Control Bylaw 2024 to the Council, for adoption.

## 2. BACKGROUND AND PREVIOUS COUNCIL DECISIONS

### Previous decisions

- 2.1 The Council provides a regulatory response to the community for the management of the 9,636 dogs registered in Palmerston North.<sup>2</sup> The Council operationalises its preferred regulatory approach set out in its Policy by making and adopting a bylaw (s.20 DCA).
- 2.2 The Dog Control Bylaw 2018 requires review within five years of it being made (s.158 LGA). If it is not reviewed before this date, it automatically revokes on the date seven years after it was made. The Council last completed a full review of the Policy and the Bylaw in 2018, so the Policy and Bylaw were due for review in 2023.

---

<sup>2</sup> Council reports annually on its administration of the Policy and the Bylaw, as required by s.10A of the DCA. The Report includes fees, complaints and dog registration numbers, and compares dog control statistics with the previous year. [The Dog Control Report for the year 2022/23](#) is available for reference on the Council website.

- 2.3 In May 2023, the Strategy and Finance Committee received a report which detailed the proposed review process for the Policy and the Bylaw.<sup>3</sup> A revised Policy was prepared and approved for consultation in December 2023.<sup>4</sup> Submissions were invited from 10 January 2024 to 12 February 2024.
- 2.4 A total of 79 submissions were received, and six submitters spoke at hearings held on 21 February 2024 and 10 April 2024. The Strategy and Finance Committee deliberated on 8 May 2024, recommending the Council adopt the revised Policy.<sup>5</sup> At its 5 June 2024 meeting, the Council adopted the Palmerston North Dog Control Policy 2024.
- 2.5 Adopting the revised Bylaw will be the final legislative requirement for the current review process.

#### Legislative considerations

- 2.6 The relationship between the DCA, the Policy, and the Bylaw is described in *Figure 1* (below).

---

<sup>3</sup> Review of the Palmerston North Dog Control Policy 2018 and the Palmerston North Dog Control Bylaw 2018, [agenda of the Strategy & Finance Committee 10 May 2023](#)

<sup>4</sup> Proposed Palmerston North Dog Control Policy 2024 - Approval for Consultation, [agenda of the Council 06 December 2023](#)

<sup>5</sup> Draft Palmerston North Dog Control Policy 2024 – Deliberations, [agenda of the Strategy & Finance Committee 8 May 2024](#)

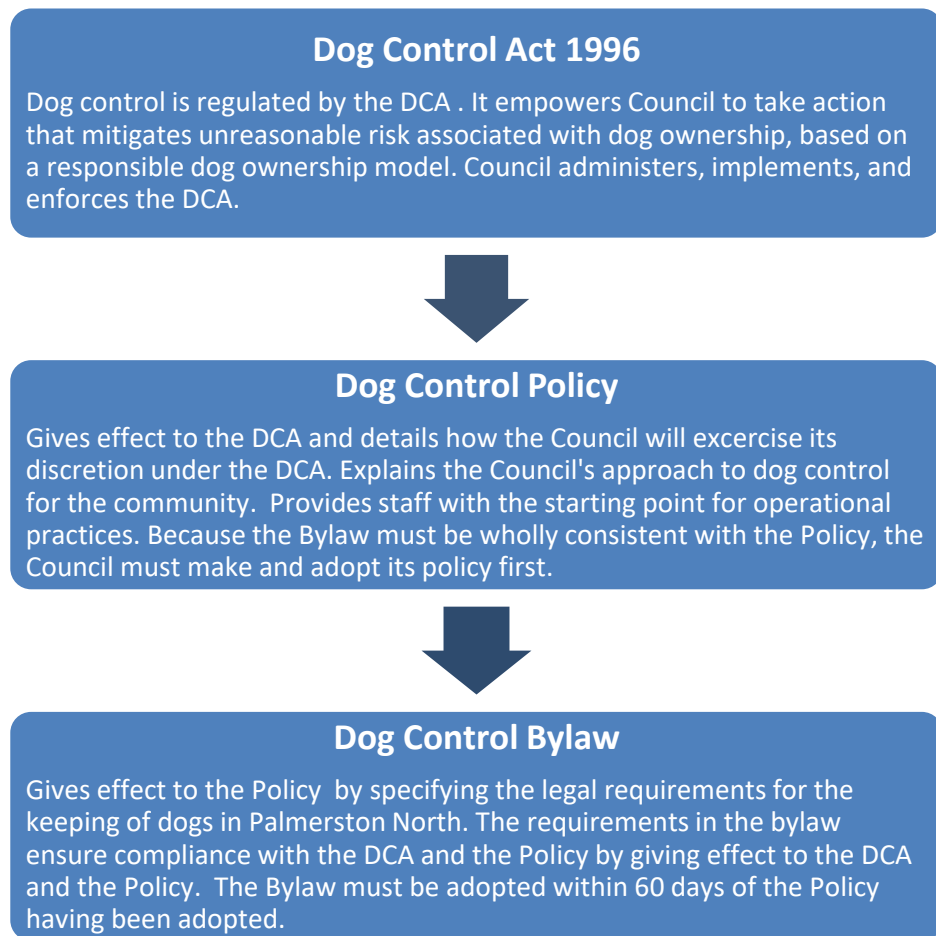


Figure 1: summary of relationship between the DCA, Policy, and Bylaw.

- 2.7 The DCA manages the inherent risk of harm, injury and nuisance associated with dog ownership in the community. This is done (in part) by allocating the responsibility and obligations for managing and mitigating this risk to Council.
- 2.8 Council fulfils its obligation to manage and mitigate risk by developing and adopting a policy for dogs. The Policy explains the obligations of dog owners, and provides the basis for how Council exercises its discretionary functions under the DCA with regard to s.10(4), including:
- Minimising danger, distress, and nuisance to the community;
  - Avoiding the inherent danger in allowing dogs to have uncontrolled access to public places that are frequented by children, whether or not the children are accompanied by adults;
  - Enabling the public (to the extent that is practicable), including families, to use streets and public amenities without fear of attack or intimidation by dogs; and
  - The exercise and recreational needs of dogs and their owners.

2.9 The Bylaw Council makes provides the regulatory mechanism for the control of dogs in public places, as well as requirements for the keeping of dogs on private properties. The Council makes a dog control bylaw for several reasons in accordance with s. 20 of the DCA, including:

- Exempting certain types of dogs from the specified control areas (working dogs, disability assistance dogs);
- Stating where dogs are prohibited, permitted while on a leash, and permitted to be off leash in public spaces;
- Stating why a dog might be seized if it is in a public space in breach of a Bylaw;
- Limiting the numbers of dogs which may be kept on private premises and the occasions on which a reduction of dog numbers on a property may be required;
- Setting the requirements for housing of dogs a minimum distance from adjoining property boundaries;
- Requiring owners to provide adequate exercise, shelter, and nutrition for their dogs; and
- When a dog may be required to be neutered.

### 3. ANALYSIS OF OPTIONS

3.1 The Council now has two options, which are explained in this section:

- **Option 1:** adopt the Bylaw, included as Attachment 1 to this report.
- **Option 2:** not adopt the Bylaw.

3.2 **Option 1: adopt the Bylaw, included as attachment 1 to this report.**

3.3 The Bylaw has been revised to reflect the changes made to the Policy. Other minor changes include updating of references and titles and improving the readability and interpretation of the language in the Bylaw. The attached Bylaw has all revisions noted in **RED**.

3.4 It is not necessary to consult with the community on the draft Bylaw in this instance. The practice of Council is to review its Policy, consult and then adopt it. The Council then revises and adopts a Bylaw without public consultation, to ensure the required consistency with the Policy is achieved. The review of the Policy and Bylaw is completed in this sequence for two reasons:

- an amendment that is made to the Bylaw may require amendment to the Policy to ensure consistency. This is impractical, therefore only the Policy is consulted on.

- because the Bylaw must be wholly consistent with the Policy, there are no reasonably practicable options for the Bylaw available for the community to provide feedback or submission on. Without reasonable options to consider, consultation does not offer further insight for decision-making.

3.5 Provided that the Council has followed the required consultation procedure for the review of the Policy, and is confident that the feedback of the community is represented in that Policy, no further consultation is required to adopt the Bylaw. As the special consultative procedure (s. 83 LGA) was used to revise and adopt the Policy, and because the revised Bylaw is consistent with the Policy, the Council can adopt the draft Bylaw without further community consultation (s. 10(8)(a) DCA).

3.6 There are advantages to this option. Because of the reasons noted above, Option 1 is recommended.

3.7 **Option 2: not adopt the Bylaw.**

3.8 This option has no clear advantages or benefits.

3.9 As the Council adopted the Policy on 5 June 2024, it is necessary to adopt the Bylaw by 5 August 2024. A decision not to adopt the Bylaw leaves the Council with no ability to enforce the guidelines set out in its Policy. It also puts the Council at risk of being in breach of its legislative requirement to adopt the Bylaw within 60 days of the Policy being adopted. This is because the Council does not have another meeting scheduled until 7 August 2024, which is 62 days after the adoption of the Policy.

3.10 If the Council wishes to pursue any significant change to the Bylaw, and therefore the Policy, staff advise the Council to adopt the Bylaw as attached, and then instruct staff to initiate further revisions.

3.11 Because of the reasons noted above, Option 2 is not recommended.

#### 4. CONCLUSION

4.1 Repealing the Palmerston North Dog Control Bylaw 2018 and adopting the Palmerston North Dog Control Bylaw 2024 concludes the legislative requirements of this review. Adopting the Bylaw means enforcement of the Council's Policy can continue.

4.2 Unless brought forward for amendment or other changes, the Policy and Bylaw will next be reviewed in 2029.

#### 5. NEXT ACTIONS

5.1 If the Council adopts the Bylaw as recommended, the current Bylaw will be replaced.



- 5.2 Public notices will be placed that advise of the adoption. The Bylaw will be published on the Council's website, other relevant updates to information on the website (including control area maps) will be made, with physical copies available permanently in the Customer Service Centre, and also on request.
- 5.3 Submitters to the consultation on the Policy will be notified of the subsequent changes to the Bylaw.
- 5.4 As per the 8 May 2024 resolution of the Strategy and Finance Committee, work on possibly designating on-leash areas at Linklater Reserve will be reported back to the Committee in future. This work is separate to this review of the Policy and Bylaw.

## COMPLIANCE AND ADMINISTRATION

|  |   |
|--|---|
| Does the Council have delegated authority to decide?   | <b>Yes</b>  |
| Are the decisions significant?   | <b>No</b>   |
| If they are significant do they affect land or a body of water?  | <b>No</b>   |
| Can this decision only be made through a 10 Year Plan?   | <b>No</b>   |
| Does this decision require consultation through the Special Consultative procedure?  | <b>No</b>   |
| Is there funding in the current Annual Plan for these actions?   | <b>Yes</b>  |
| Are the recommendations inconsistent with any of Council's policies or plans?  | <b>No</b>   |
| The recommendations contribute to Goal 3: A Connected and Safe Community   |   |
| The recommendations contribute to the achievement of action/actions in Safe Communities Plan.  |   |
| The action is:   |   |
| <ul style="list-style-type: none"> <li>• Provide regulatory services, including Implement the Dog Control Policy and Bylaw.</li> <li>• Review the Dog Control Policy and Bylaw.</li> </ul> |   |
| Contribution to strategic direction and to social, economic, environmental and cultural well-being   | <p>The Council recognises that there are many benefits for people associated with the ownership of dogs.</p> <p>The Council also recognises that there is a need to balance these benefits with the inherent risk that comes with allowing dogs to be in public spaces, and to be kept on private properties.</p> <p>Revising and replacing the Dog Control Bylaw means that the Council can continue to meet its roles and responsibilities prescribed in legislation.</p> |

## ATTACHMENTS

1. Palmerston North Dog Control Bylaw 2024 [↓](#) 



PALMERSTON NORTH CITY

**DRAFT PALMERSTON NORTH  
DOG CONTROL BYLAW 20242018**

*(incorporating amendments as at 23 September 2019)*

DRAFT Palmerston North Dog Control Bylaw 2024 2018 (adopted 13 August 2018 and amended 23 September 2019)

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# Palmerston North Dog Control Bylaw ~~2018~~2024

## PART 1

### INTRODUCTION

In exercise of the powers vested in it by the Local Government Act 2002 (LGA), the Dog Control Act 1996 (the Act), ~~and the Impounding Act 1955~~, together with every power and authority conferred on it, the Palmerston North City Council makes this Bylaw:

#### 1. TITLE

- 1.1. The title of this Bylaw is the Palmerston North Dog Control Bylaw ~~2018-2024~~.

#### 2. PURPOSE

- 2.1. The purpose of this Bylaw is to give effect to the Palmerston North Dog Control Policy ~~2018-2024~~ by specifying the requirements for owners that the keeping of dogs in Palmerston North. -The requirements of the Bylaw are deemed necessary to ensure compliance with the Dog Control Act 1996 and the Palmerston North Dog Control Policy ~~2018~~2024, and to give effect to the objectives of that Act and that Policy.

#### 3. COMMENCEMENT AND APPLICATION

- 3.1. This Bylaw commences on ~~23-August-2018~~ TBC.
- 3.2. This Bylaw applies to all of Palmerston North City.

#### 4. REPEAL

- 4.1. This Bylaw repeals the Palmerston North Dog Control Bylaw ~~2011-2018~~ on ~~23-August-2018~~ TBC.

#### 5. DEFINITIONS

- 5.1. In this Bylaw:

**Dog Control Act** means the Dog Control Act 1996.

**Animal Control Officer** means a person appointed by the Council and given delegated authority pursuant to section 11 of the Dog Control Act 1996 to carry out all or any

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DRAFT Palmerston North Dog Control Bylaw ~~2018 (adopted 13 August 2018 and amended 23 September 2019)~~2024

of the functions and powers of a Dog Control Officer under the Dog Control Act 1996.

**Bylaw**

means the Palmerston North Dog Control Bylaw ~~2024-2018~~.

**Central Business District**

means from the mid-line of the road reserve for the roads that form the Inner Ring Road, namely the area bounded by and including from the intersection of Grey and Princess St along Princess Street, to the intersection with Ferguson Street, along Ferguson Street to the intersection with Pitt Street, along Pitt Street and Bourke Street to the intersection of Bourke and Walding Streets, along Walding Street and Grey Street to the intersection with Grey and Princess Streets.

**Council**

means the Palmerston North City Council and includes any person authorised to act on its behalf.

**Disability assist dog**

means a dog ~~certified defined~~ as a disability assist dog ~~by one of the organisations listed in Schedule 5 of under~~ the Dog Control Act 1996 ~~and specifically includes a dog certified by one of the following organisations as being a dog that has been~~ trained to assist (or ~~as is~~ being ~~a dog in~~ trained) to assist) a person with a disability.:-

~~(a) Hearing Dogs for Deaf People New Zealand~~

~~(b) Mobility Assistance Dogs Trust~~

~~(c) New Zealand Epilepsy Assist Dogs Trust~~

~~(d) Royal New Zealand Foundation of the Blind~~

~~(e) An organisation specified in an Order in Council made under section 78D of the Dog Control Act 1996.~~

**District**

means the area within the territorial boundary of the Palmerston North City Council.

**Dog Exercise Area**

means a public place identified as a Dog Exercise Area in Schedule 3 of this Bylaw where dogs may be exercised at large without being controlled on a leash. Dogs must still be under control within Dog Exercise Areas.

|                          |  |
|--------------------------|--|
| <b>Dog on Leash Area</b> | means an area identified as a Dog on Leash Area in Schedule 2 of the Bylaw where dogs must be controlled on a leash.   |
| <b>Dog Ranger</b>        | means a person appointed as a dog ranger under section 12 of the Dog Control Act.  |
| <b>Leash</b>             | means a lead which is capable of restraining the dog.  |
| <b>Nuisance</b>          | means anything which interferes with or threatens the health or enjoyment of people, and in this context may involve things such as barking, causing distress via intimidating behaviour (such as aggressive barking or rushing), or attacking people, wildlife or other animals.                  |
| <b>Owner</b>             | <u>has the same meaning as under the Dog Control Act 1996 and includes every person who owns a dog or has a dog in his or her possession, or the parent or guardian of a person under the age of 16 years who owns a dog.</u>  |
|                          | <del>means every person who:</del>   |
|                          | <del>(a) Owns the dog; or</del>  |
|                          | <del>(b) Has the dog in his or her possession, whether the dog is at large or in confinement, otherwise than for a period not exceeding 72 hours for the purpose of preventing the dog causing injury, damage, or distress, or for the sole purpose of restoring a lost dog to its owner; or</del> |
|                          | <del>(c) Is the parent or guardian of a person under the age of 16 years who—</del>  |
|                          | <del>(i) Is the owner of the dog pursuant to paragraph (a) or paragraph (b) of this definition; and</del>  |
|                          | <del>(ii) Is a member of the parent or guardian's household living with and dependent on the parent or guardian;</del>   |
|                          | <del>but does not include any person who has seized or taken custody of a dog under the Dog Control Act 1996 or any animal under the Animal Welfare Act 1999 or the National Parks Act 1980 or the Conservation Act 1987, or any order made under that Act, or the Animal Welfare Act 1999.</del>  |

|                                  |   |
|----------------------------------|---|
| <b>Policy</b>                    | means the Palmerston North Dog Control Policy <del>2024</del> <del>2018</del> .   |
| <b>Premises</b>                  | includes any recreation ground, yard, building or enclosed space whether separately occupied or not and whether public or private.  |
| <b><u>Probationary Owner</u></b> | <u>means an owner classified as probationary under Section 21 of the Dog Control Act 1996.</u>  |
| <b>Prohibited Public Place</b>   | means a public place identified as a Prohibited Public Place in Schedule 1 of this Bylaw where dogs are prohibited, except as provided for in this Bylaw or the Policy or the Act.  |
| <b>Public Place</b>              | has the same meaning as in section 2 of the Dog Control Act 1996, and generally means a place that is open to the public whether or not it is private property.   |
| <b>Under control</b>             | means, when referring to a dog, either controlled on a leash, or controlled by voice command where the dog obeys the commands of its controller without hesitation. Keeping a dog under control includes the obligation to ensure that the dog does not stray onto private property.  |
| <b>Working Dog</b>               | <p>means a dog defined as a working dog under the Dog Control Act 1996, <u>For clarity, working dog includes any disability assist dog, as defined in the Act, and specifically includes:</u></p> <p>(a) <del>any disability assist dog;</del></p> <p>(b) <del>Any dog—</del></p> <p>(i) <del>Kept by the Police or any constable, the Customs department, the Ministry of Agriculture, the Ministry of Fisheries or the Ministry of Defence, or any officer or employee of any such Department of State solely or principally for the purposes of carrying out the functions, powers, and duties of the Police or the Department of State or that constable, officer, or employee; or</del></p> <p>(ii) <del>Kept solely or principally for the purposes of herding or driving stock; or</del></p> <p>(iii) <del>Kept by the Department of Conservation or any officer or employee of that</del></p> |

~~DRAFT~~ Palmerston North Dog Control Bylaw ~~2024~~ ~~2018~~ (adopted 13 August 2018 and amended 23 September 2019)



Department solely or principally for the purposes of carrying out the functions, duties, and powers of that Department; or

~~(iv) Kept solely or principally for the purposes of destroying pests or pest agents under any pest management strategy under the Biosecurity Act 1993; or~~

~~(v) Kept by the Department of Corrections or any officer or employee of that Department solely or principally for the purposes of carrying out the functions, duties, and powers of that Department; or~~

~~(vi) Kept by the Aviation Security Service established under section 72B(2)(ca) of the Civil Aviation Act 1990, or any officer or employee of that Service solely or principally for the purposes of carrying out the functions, duties, and powers of that Service; or~~

~~(vii) Certified for use by the Director of Civil Defence Emergency Management for the purposes of carrying out the functions, duties, and powers conferred by the Civil Defence Emergency Management Act 2002; or~~

~~(viii) Owned by a security guard as defined in section 4 of the Private Investigators and Security Guards Act 1974 and kept solely or principally for the purposes of carrying on the business of a security guard; or~~

~~(ix)(i) Declared by a resolution of the territorial authority to be a working dog for the purposes of this Act, or any dog of a class so declared by the authority, being a dog owned by any class of persons specified in the resolution and kept solely or principally for the purposes specified in the resolution.~~

## PART 2

## DOGS IN PUBLIC PLACES

## 6. GENERAL CONTROLS

6.1. Subject to the exceptions described in clauses ~~6.2~~, 6.3 and 6.4, ~~no the~~ owner of ~~any~~ dog shall ~~not~~ allow the dog on any prohibited public place, including those areas listed in Schedule 1 of this Bylaw.

6.1.6.2. ~~The owner of a dog shall not allow the dog on any public place, including those areas listed in Schedule 2 of this Bylaw, unless the dog is kept under control on a leash.~~

6.2.6.3. ~~Where the only pedestrian access to either the owner's residence, or a dog groomer's place of business, or a dog day-care facility, or a veterinary surgery, is through a prohibited public place, the owner may lead the dog through the prohibited public place provided that:~~

- (a) The owner and dog take the most direct route across the prohibited public place, and
- (b) The dog is controlled on a leash.

6.3.6.4. ~~Where a dog is being exercised in a dog exercise area (listed in Schedule 3) that borders a prohibited public place, the owner may lead the dog through the prohibited public place provided that:~~

- (a) There is no reasonable alternative access; and
- (b) The owner and dog take the most direct route across the prohibited public place; and
- (c) The dog is controlled on a leash.

6.4.6.5. ~~Within a dog exercise area, including those areas listed in Schedule 3 of this Bylaw, the owner of a dog shall ensure that the dog is under control but shall not be obliged to keep the dog on a leash.~~

6.5.6.6. ~~A dog may only be allowed within the Turitea Controlled Water Catchment Area if it is registered and under the control of a person holding a valid Hunting Permit for the Turitea Water Catchment Reserve issued by the Council, and subject to conditions the Council may apply to that Hunting Permit.~~

~~6.6. No owner of any dog shall allow the dog on any public place (not being a prohibited public place or dog exercise area), including those areas listed in Schedule 2 of this Bylaw, unless the dog is kept under control on a leash.~~

~~6.7. Within a dog exercise area, including those areas listed in Schedule 3 of this Bylaw, the owner of a dog shall ensure that the dog is under control but shall not be obliged to keep the dog on a leash.~~

## **7. EXEMPTION FOR WORKING DOGS**

7.1. Clauses 6.1 and 6.~~25~~ do not apply to any working dog that is working at the time it is in a prohibited public place.

## **8. DISABILITY ASSIST DOGS**

8.1. ~~Notwithstanding anything in the Bylaw any~~ A disability assist dog accompanying and assisting a person with a disability or any person genuinely engaged in the dog's training may enter and remain:

(a) In any premises registered under regulations made pursuant to section 120 of the Health Act 1956; or

(b) In any public place:

subject to compliance with any reasonable condition imposed by the occupier or person having control of the premises or public place, ~~as the case may be.~~

## PART 3

### KEEPING OF DOGS

#### 9. NUMBER OF DOGS ON PREMISES

- 9.1. ~~Notwithstanding clause 9.2 and clause 11, No~~ more than two dogs may be kept on any premises less than 2,000m<sup>2</sup>, including not more than one unspayed bitch.
- 9.2. Clause 9.1 does not apply to ~~any~~ dogs under the age of three months.

#### 10. DOGS TO BE KEPT MINIMUM DISTANCE FROM BOUNDARY

- 10.1. ~~Notwithstanding clause 11, no~~The owner of ~~any~~ dog shall ~~not~~ permit or allow the dog to be housed, confined or restrained within 1.8 metres of a boundary fence, or where the dog is likely to cause nuisance.

#### 11. EXEMPTIONS TO CLAUSES 9 AND 10

- 11.1. An owner may apply to the Council for an exemption from the requirements of clauses 9 (multiple dog permit) and 10 (housing permit).
- 11.2. The Council may grant an exemption for specified duration under clause 11.1 provided that:
- (a) There is insufficient space on the property to house, confine or restrain the dog in accordance with clause 10.1; and
  - (b) The neighbor whose boundary adjoins the proposed area for housing, restraining or confining the dog does not object on reasonable grounds to the granting of an exemption.
- 11.3. The Council may impose ~~such~~ conditions on any exemption granted under this clause ~~as may be necessary~~ to ensure compliance with this Bylaw, the Dog Control Policy 2018~~2024~~, ~~and~~ the Dog Control Act 1996, and for the avoidance of nuisance.

#### 12. REQUIREMENT TO PROVIDE EXERCISE

- 12.1. ~~The owner of any dog~~Owners must provide the~~ir~~ dog with adequate exercise.

#### 13. STANDARDS FOR THE HOUSING ~~ACCOMMODATION~~ OF DOGS

- 13.1. ~~The owner of any~~Owners must ~~dog must~~ provide their dog with adequate accommodation. ~~for the dog.~~

13.2. The accommodation must be:~~If a dog kennel is provided, it must be sited on a hard surface~~

- (a) –large enough in size for the dog to stand, turn, and lie down in a natural position;
- (b) on a hard surface;
- (c) raised off of the ground;
- (d) dry and water is prevented from entering;
- (e) ventilated;
- (f) allows the dog to access water for drinking;
- (g) suitable to protect the dog from excessive heat or excessive cold;
- (h) allows the dog to urinate or defecate in an areas away from its lying area; and
- (i) kept free of faeces and urine so that it does not accumulate in the area where the dog is kept.

~~13.2.13.3.~~ If a kennel, as described in 13.2 is not provided, dogs must have access to the interior of a building with an adequate sleeping area provided at night. time.

#### **14. BITCH IN SEASON TO BE CONFINED**

~~14.1. The owner of any bitch shall keep the dog confined but adequately exercised while such dog is in season.~~An in-season bitch must be confined but adequately exercised.

#### **15. RESPONSIBILITY TO REMOVE FAECES**

~~15.1. Owners must immediately remove their dog's faeces from public land or premises other than that occupied by the owner.~~The owner of any dog that defecates in a public place, or on land or premises other than that occupied by the owner, shall immediately remove the faeces and properly dispose of dog faeces in Council provided rubbish bins, or at the owner's premises.

~~15.1.15.2.~~ Owners must ensure that their private premises are kept free from excessive dog faeces that may be hazardous or injurious to health, or cause nuisance.

#### **16. DISEASED DOGS**

~~16.1. Dogs suffering from an infectious disease must not be taken.~~The owner of any dog suffering from an infectious disease or condition shall not take that dog into any public place or be allowed to wander free.

## 17. DOGS BECOMING A NUISANCE OR INJURIOUS TO HEALTH

17.1. If in the opinion of ~~an any~~ animal control officer, the keeping of ~~any~~ dog or dogs on a premises is, or is likely to become, a nuisance or injurious or hazardous to health, property or safety, the animal control officer may ~~give written notice by notice in writing requiring~~ the owner or occupier of the premises, within the time specified in ~~the such~~ notice not being less than 14 days, to do all or any of the following:

- (a) To reduce the number of dogs kept on the premises;
- (b) To alter, reconstruct or ~~otherwise~~ improve the accommodation for dogs;
- (c) To require ~~such~~ dogs to be tied up or ~~otherwise~~ confined;
- (d) To take other ~~such~~ precautions as may be considered necessary.

## 18. DOG NOT KEPT UNDER PROPER CONTROL

18.1. ~~The owner of any dog~~ Owners of dogs not kept under proper control may be served notice by the Council requiring the owner to:

- (a) Have the dog neutered; or
- (b) Complete a dog obedience course approved by the Council.

18.2. ~~Clause 18.1 is applicable. It shall not be a requirement of this clause that even if the owner of the dog has not been convicted under section 53 of the Act, the owner shall be required to keep a dog under control against section 53 of the Act.~~

## 19. DOGS CLASSIFIED AS MENACING MUST BE NEUTERED

19.1. Dogs classified by the Council as menacing under sections 33A or 33C of the Dog Control Act 1996, or any dog classified as menacing which is transferring to Palmerston North City Council, is required to must be neutered.

19.2. Dogs classified as menacing by another territorial authority that are transferring to Palmerston North City Council must be neutered.

## 20. NOTICE OF NEUTERING SHALL BE GIVEN

20.1. The owner of a dog required to be neutered under clause 18 or 19 of this Bylaw will be notified in writing of the requirement. Where a dog is required to be neutered under clause 18 or 19 of this Bylaw,

20.2. the owner shall be notified in writing of the requirement. The notice shall will specify the date by which the dog shall must be neutered.

being not less than 14 days from the issue of the notice. The notice shall be served in accordance with the Act.

## 21. DOG AND OWNER EDUCATION

- 21.1. ~~The Council may, F~~from time to time the Council by resolution, may approve education programmes for dogs and dog owners.
- 21.2. ~~If a person is classified as a probationary owner in accordance with the Act, t~~The Council will require ~~the person~~probationary owners to undertake a dog owner education programme or a dog obedience course approved by Council, at ~~his or her~~their own expense in accordance with the Policy.
- 21.3. ~~Any person~~Owners required to undertake dog owner education or dog obedience course will be notified in writing of the obligation.
- 21.4. A probationary owner may apply to the Council for early termination of ~~his or her~~their classification as a probationary owner six months after they were classified as a probationary owner provided that: completion of the dog owner education programmes or dog obedience course provided that:
  - (a) ~~they can~~ The owner supplies satisfactory evidence of completion of the dog owner education programme or dog obedience course demonstrate the offending will not continue; and
  - (b) the owner has not committed any further offences or infringements to which under section 21 of the Act ~~applies.~~
- 21.5. The Council will consider an application under clause 21.4 of this Bylaw and may grant the application after taking into account all reasonable circumstances, including sections 4 and 5 of the Act.

## PART 4

### ENFORCEMENT

#### 22. SEIZURE OF DOGS IN PUBLIC PLACES THAT ARE IN CONTRAVENTION OF THE BYLAW

- 22.1. An animal control officer or a dog ranger may seize and impound any dog at large in a public place in contravention of this Bylaw, whether or not the dog is wearing a collar ~~with~~ having the proper label or disc attached ~~indicating that~~ showing the dog is currently registered.

#### 23. OFFENCES AND PENALTIES

- 23.1. ~~Notwithstanding and in addition to the provisions of the Impounding Act 1955 and any fees or charges incurred under that Act, A~~every person who commits a breach of any of the provisions of this Bylaw, or acts contrary to the terms, conditions or restrictions of any notice or exemption duly issued under this Bylaw, commits an offence and may be liable:
- (a) ~~either on summary conviction to a fine as specified in section 242 of the LGA. On summary conviction to a fine of up to \$20,000 as prescribed by section 242 of the Local Government Act 2002; or~~
  - (b) ~~or A~~Alternatively, ~~every a~~ person who ~~commits a breach of any of the provisions of clauses 6 to 21 of~~ fails to comply with any provision ~~of~~ this Bylaw may be served with an infringement notice in accordance with section 65 and section 66 of the ~~Dog Control Act 1996 and all its amendments~~ and shall be liable to the infringement fee prescribed in ~~the First Schedule~~ Schedule 1 ~~of~~ that Act.



## SCHEDULE 1

### PROHIBITED PUBLIC PLACES

- ~~Any swimming pool, aqua play features or splashpads, paddling pool, or aquatic facility owned or controlled by the Council, including all areas within the fenced boundary of the swimming pool~~Any swimming pool or aquatic facility owned or controlled by the Council, including all areas within the fenced boundary of the swimming pool;
- Within 30 metres of any child's play equipment or play area or paddling pool in any park or reserve, or of any aviary in any park or reserve;
- Palmerston North Holiday Park (the camping grounds);
- Any marked grass playing surface or artificial sports surfaces of sports grounds or sports-fields owned or controlled by the Council;
- ~~All public places within the Central Business District (NB: between 23 August 2018 and 22 August 2019 this area is subject to a 12-month trial as a Dog On Leash Area subject to review by Council);~~
- The Council Crematorium and all Council Cemetery grounds;
- Memorial Park;
- The Ashhurst Domain Playground and adjacent picnic area;
- The Ashhurst Domain Wetlands Conservation Area;
- ~~The Central Victoria Esplanade area (which includes the children's playground and paddling pool, the scenic railway station, Peter Black Conservatory, Central Energy Trust Wildbase Recovery Centre, aviary and the café, also known as Victoria House);~~
- The Junior Road Safety Park in the Victoria Esplanade;
- The walkway around the Awapuni racecourse between ~~4:30~~am and ~~10:30~~am daily;
- ~~Turitea Controlled Water Catchment Area, subject to clause 6.64 of this Bylaw;~~
- The Urban Eels platform
- ~~The Junior Road Safety Park in the Victoria Esplanade;~~
- ~~Central Energy Trust Arena~~ Manawatu;

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## SCHEDULE 2

### DOG ON LEASH AREAS

- All streets, roads and footpaths within the District except those within prohibited areas or dog exercise areas;
- All parks, reserves and walkways within the District except those within prohibited areas or dog exercise areas;
- The walkway around the Awapuni racecourse except for the prohibited time between ~~4:30~~5am and ~~10:30~~10am daily;
- Ashhurst Domain Camping Grounds;
- The Manawatū River Shared Pathway and adjoining reserve land (Manawatū Riverside Walkway and Bridle Track) between the Fitzherbert Bridge and the Palmerston North Holiday Park,
- He Ara Kotahi bridge;
- All public places within the Central Business District;
- Caccia Birch House.

### SCHEDULE 3

#### DOG EXERCISE AREAS

- Drainage Reserve area off Rugby Street;
- Ashhurst Terrace Walkway;
- Frederick Krull Reserve and Walkway;
- Schnell Wetland Walkway;
- Poutoa Walkway;
- Titoki Walkway;
- Manawatu Riverside Walkway and Bridle Track excluding the section between the Fitzherbert Bridge and the Palmerston North Holiday Park;
- Mangaone Stream Walkway (except where it passes around the Awapuni Racecourse);
- Pari Reserve and Walkway (previously known as Mangaotane);
- Upper Celaeno Park (between Frederick Krull Reserve and Shakespeare Way);
- The Ruamahanga Wilderness area;
- Edwards Pit Park;
- Ahimate Reserve (previously Waitoetoe Park);
- Durham Street Park;
- Linklater Reserve (only the part which is designated as a dog exercise area, and not within 30m of children's play equipment open to the public);
- Awatea Terrace Reserve;
- "Railway" land, bounded by Pitt Street, Church Street, Pioneer Highway, and Cook Street (excluding the Skate park that is defined as a play area in Schedule 1);
- Turitea Stream Esplanade Reserves (Green Corridors);
- The Upper Circuit of the Ashhurst Domain, except for those parts of the walkway which pass through Prohibited Public Places or Dog on Leash areas as listed in schedules 1 and 2 of this Bylaw;

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- Summerhill Reserve.

DRAFT FOR ADOPTION

## COMMITTEE WORK SCHEDULE

TO: Council

MEETING DATE: 26 June 2024

TITLE: Council Work Schedule

### RECOMMENDATION TO COUNCIL

1. That Council receive its Work Schedule dated 26 June 2024.

### COUNCIL WORK SCHEDULE 26 JUNE 2024

| # | Estimated Report Date   | Subject   | Officer Responsible                | Current Position | Date of Instruction & Clause                      |
|---|-------------------------|---|------------------------------------|------------------|---|
|   | <del>26 June 2024</del> | <del>Adopt Long Term Plan 2024-34</del>   | <del>Chief Executive</del>         |                  | <del>Terms of Reference</del>                     |
|   | <del>26 June 2024</del> | <del>Adopt Future Development (FDS) Strategy – Recs from Steering group.</del>            | <del>Chief Executive</del>         |                  | <del>Council 28 June 2023 Clause 109-23</del>     |
|   | <del>26 June 2024</del> | <del>Adopt Rating System. + Set the rates 2024-25.</del>                                  | <del>Chief Financial Officer</del> |                  | <del>Terms of Reference</del>                     |
|   | <del>26 June 2024</del> | <del>Adopt Revenue and Finance Policy and Rates Remission and Postponement Policies</del> | <del>Chief Financial Officer</del> |                  | <del>Terms of Reference</del>                     |
|   | <del>26 June 2024</del> | <del>Adopt the Development Contribution Policy</del>                                      | <del>Chief Planning Officer</del>  |                  | <del>Terms of Reference</del>                     |
|   | <del>26 June 2024</del> | <del>Adopt the Waste Management and Minimisation Plan (WMMP)</del>                        | <del>Chief Planning Officer</del>  |                  | <del>Sustainability Committee 13 March 2024</del> |
| 1 | 7 August 2024           | Appointment of Trustees on Council Controlled Organisations                               | CE Unit Manager                    |                  | Terms of Reference                                |
| 2 | 7 August 2024           | Civic and Cultural Precinct Master Plan Steering Group - 6-monthly update                 | Chief Planning Officer             |                  | Terms of Reference of the CCMP Steering Group     |
| 3 | 4 Sept 2024             | Delivery Model options for Property - CCO/ Trust to include Summerhays                    | Chief Infrastructure Officer/ CE   |                  | 1 May 2024 Clause 66.1                            |

| #  | Estimated Report Date | Subject   | Officer Responsible          | Current Position | Date of Instruction & Clause      |
|----|-----------------------|---|------------------------------|------------------|-----------------------------------|
|    |                       | Street.   | Unit Manager                 |                  |                                   |
| 4  | 4 Sept 2024           | Annual Review of Delegations Manual                                   | CE Unit Manager              |                  | 6 September 2023<br>Clause 147-23 |
| 5  | 2 Oct 2024            | Food HQ Innovation Limited - Director's company progress report.      | Chief Infrastructure Officer |                  | 6 September 2023<br>Clause 143-23 |
| 6  | 2 Oct 2024            | Appointment of members to the District Licensing Committee List.      | CE Unit Manager              |                  | 1 November 2023<br>Clause 190-23  |
| 7  | 30 Oct 2024           | Adopt Annual Report 2023-24   | Chief Financial Officer      |                  | Terms of Reference                |
| 8  | 27 Nov 2024           | Appointment of CEDA Directors   | CE Unit Manger               |                  | 6 March 2024<br>Clause 23 -24     |
| 9  | 27 Nov 2024           | Performing Arts Trust Annual Report 2023-2024                         | CE Unit Manger               |                  | Terms of Reference                |
| 10 | 11 Dec 2024           | Review of Fees and Charges 25/26                                      | Chief Financial Officer      |                  | Terms of Reference                |
| 11 | 11 Dec 2024           | Annual Budget 2025/26   | Chief Financial Officer      |                  | Terms of Reference                |
| 12 | 11 Dec 2024           | City Revaluation – impact on rates                                    | Chief Financial Officer      |                  | Terms of Reference                |
| 13 | TBC                   | Report back on Investment Options for PN Airport                      | Chief Financial Officer      |                  | 6 December 2023<br>Clause 197-23  |
| 14 | 1 March 2025          | Exemption of Manawatū Whanganui Disaster Relief Fund from being a CCO | CE Unit Manger               |                  | Terms of Reference                |
| 15 | March 2025            | Remits from PNCC for consideration                                    | CE Unit Manager              |                  |                                   |
| 16 | April 2025            | Hearings of the Annual Budget 2025/26                                 |                              |                  |                                   |
| 17 | May 2025              | Exemption of Palmerston North Performing Arts Trust                   | CE Unit Manager              |                  | Terms of Reference                |

| #  | Estimated Report Date | Subject  | Officer Responsible          | Current Position   | Date of Instruction & Clause                                     |
|----|-----------------------|--|------------------------------|--------------------|--|
| 18 | June 2025             | Remits received from other Territorial Authorities                       | CE Unit Manager              |                    | Terms of Reference   |
| 19 | May 2025              | Deliberations of the Annual Budget 25/26                                 | Chief Executive              |                    | Terms of Reference   |
| 20 | TBC                   | Summerhays Reports - Partnership Models Expressions of Interest          | Chief Infrastructure Manager | Lying on the Table | 1 May 2024<br>Clause 66-24 and 74 -24                            |
| 21 | TBC                   | Effectiveness of Civics Education Initiatives - Annual progress report - | TBC                          |                    | <a href="#">29 May 2024</a><br><a href="#">Clause 95.29 - 24</a> |
| 22 | TBC                   | Create a City Heritage Advisory or Reference Group - Terms of Reference  | Chief Planning Officer       |                    | <a href="#">29 May 2024</a><br><a href="#">Clause 95.40 - 24</a> |