

Development Contributions Policy

Policy No.	Version	Effective date	Review date
GOV-DVC-POL-001	1.0	1 July 2026	1 July 2027

Part 1: Introduction

The Selwyn District (the District) has experienced strong population growth since the early 1990s. Since the year 2000, the district grew from around 27,600 to around 79,300 in 2022. The District is expected to grow at or above the national population averages according to projections of Statistics New Zealand.

To ensure that the projected population growth does not adversely affect existing and new residents of the District, Selwyn Water will need to undertake a significant number of asset and infrastructural upgrades and works to meet the demands of this growth.

Selwyn Water is a Council Controlled Organisation established by Selwyn District Council to provide wastewater and drinking water services to the Selwyn communities. Under the Local Government (Water Services) Act 2025 (the LG(WS)A), Selwyn Water may require contributions where the effect of development is to require new assets, additional assets, or assets of increased capacity for the purposes of providing water services and as a result Selwyn Water is required to incur (or has incurred in anticipation of the development) capital expenditure to provide appropriately for water services infrastructure. These contributions are referred to as development contributions.

Selwyn District Council will administer parts of this Development Contributions policy for Selwyn Water under LG(WS)A. In particular, Selwyn District Council administers the assessment of applications for development contributions on behalf of Selwyn Water and issues development contribution assessment notices. Selwyn Water invoices and collects development contributions.

Selwyn Water is continuing to require that development contributions are collected in respect of drinking water and wastewater assets as we consider that they are an appropriate tool to fund some of the capital expenditure incurred in providing new assets, additional assets, and assets of increased capacity needed to sufficiently and fairly fund the necessary network infrastructure (water supplies, sewerage systems etc), across the District.

This policy should be read in conjunction with the most recent Water Services Strategy, Infrastructure Delivery Plan (IDP), Asset Management Plans (AMPs) and Strategic Asset Management Plans (SAMPs).

To comply with the legal requirements of the Act, Selwyn Water can collect development contributions to fund capital expenditure on new or additional assets or assets of increased capacity to accommodate growth requirements. As such, development contributions cannot



be collected or used to fund maintenance of assets. This growth component has been calculated using models and other justifiable assessment techniques based on industry standards, information and evidence.

Any development contributions must also only be used for the purpose for which they were required in accordance with this policy. This means they cannot be transferred between different asset groups or to fund other unrelated works.¹ In some cases, development contributions may be collected for both more general district wide contributions and any specific local development area within the district's townships, as referred to in this policy. In requiring a development contribution, Selwyn Water must take into account the principles set out in section 112(2) of the LG(WS)A.

Development contributions may be required when Resource Consent or Building Consent is granted, or when an approval for a service connection is granted. Selwyn Water can provide information and advice regarding whether development contributions are applicable based on a proposed activity needing new water connections or otherwise to those who wish to enquire.

Section 119(2) of the LG(WS)A provides that this policy must not be inconsistent with the principles set out in the Preamble to Te Ture Whenua Māori Act 1993.

These principles include that:

- it is desirable to recognise that land is a taonga tuku iho of special significance to Māori people, and for that reason, to promote the retention of that land in the hands of its owners, their whānau, and their hapū, and to protect wāhi tapu; and
- to facilitate the occupation, development, and utilisation of that land for the benefit of its owners, their whānau, and their hapū.

Adoption, application and review of the policy

The Policy comes into effect on 1 July 2026 and replaces those aspects of Selwyn District Council's Development Contributions Policy relating to drinking water and wastewater in accordance with the LG(WS)A.

This policy will be reviewed and updated prior to 1 July 2027 and thereafter at least once every 3 years.

¹ Development contributions may also be used for or towards assets other than those set out in the schedule of assets if, at the time the development contribution is required, the assets are for the same general function and purpose as those which are set out in the schedule and the schedule will be amended when this Development Contributions Policy is next reviewed.



Purpose of development contributions

The purpose of development contributions is to enable Selwyn Water to recover from those persons undertaking development a fair, equitable, and proportionate portion of the total cost of capital expenditure necessary to service an additional or increased demand on water services infrastructure over the long term.

Part 2: Administering the policy

What activities attract development contributions?

Development contributions may be sought by Selwyn Water in accordance with a development contributions policy adopted in accordance with Part 3, Subpart 2 of the LG(WS)A. The current Development Contributions methodology as set out in this policy applies to Water and Sewerage infrastructure. Development contributions apply to developments within the areas shown in the Catchment Maps in Part 5.

When and how development contributions are levied

Once an application for a resource consent, building consent, certificate of acceptance, or service connection has been made with all the required information, the usual steps for assessing and requiring payment of development contributions are:

Phases	Step within the phase	Owner
Trigger SDC assesses the development for development contributions	Consent lodged	SDC
	Assessment	SDC
	Assessment advice	SDC → SWL
Notice SDC provides notice for the requirement of development contributions	Notice issued	SDC
	Reconsideration	SDC
Invoice Selwyn Water issues the invoice requiring payment.	Invoice issued	SWL
Payment Development contributions are paid.	Payment received	SWL
	Confirmation to SDC	SWL
	s224(c) / CCC release	SDC



Trigger

Under section 113 of the LG(WS)A, payment of development contributions is required upon the granting of:

- a resource consent;
- a building consent;
- a certificate of acceptance under the Building Act 2004, if development contributions would have been required if a building consent had been granted for that building work; or
- an approval for a water or wastewater services connection.

Assessment

On advice from Selwyn District Council that it has received an application for Resource Consent, Building Consent, Certificate of Acceptance, or upon Selwyn Water receiving an application for a Water and/or Wastewater Service Connection, Selwyn District Council will check that:

- a. the development generates a demand for network infrastructure; and
- b. the effect of that development (together with other developments) is to require new or additional assets or assets of increased capacity; and
- c. whether Selwyn Water has incurred or will incur capital expenditure to provide appropriately for those assets. This includes capital expenditure already incurred by Council and/or Selwyn Water in anticipation of development.

Section 113(3) of the LG(WS)A requires development contributions to be assessed under the development contribution policy in force at the time the consent/approval application was submitted, accompanied by all required information.

If required information is missing when the application is first lodged, then the development contributions policy that applies will be the one in force when the missing information is provided - or a new, complete application - is submitted.

If an application is withdrawn and a new application subsequently submitted, it is the development contributions policy in force at the time the subsequent application is submitted (with all required information) that applies.

The sections below set out the consent/authorisation application that the Council has chosen as the trigger to undertake the assessment for development contributions, noting that this is not necessarily the first consent/authorisation application for the development.



Residential development (excludes Commercial and Seasonal Accommodation)

For purely residential developments, Selwyn Water will work with Selwyn District Council to assess the entire development contribution under the policy in place at the time at which the subdivision consent application is lodged with all required information. Any residential development that does not require a subdivision consent (e.g., development on comprehensive/super lots, second residential units or additional residential units) shall be assessed under the policy in place at the time the relevant building consent application is lodged with all required information.

Non-residential development (includes Commercial and Seasonal Accommodation)

For a non-residential subdivision, Selwyn District Council to assess whether the underlying subdivision is a non-residential development under the policy in place at the time the subdivision consent is lodged with all required information. If it is, the development contributions for the proposed non-residential development on each lot shall be assessed when the relevant building consent is lodged with all required information.

This assessment will be undertaken by reference to the development contributions policy in place at the time, with contributions assessed based on the activity proposed to take place on site (including any proposed residential activity). This provides the most accurate assessment once the final plans, gross floor areas and land use category of the development are confirmed.

Land use resource consents with no related building consents

In all cases, land use resource consents with no related building consents will be assessed under the development contributions policy in place at the time the land use resource consent is lodged.

Staged development

- Where a staged subdivision is undertaken under a single consent, each stage of the subdivision will be assessed under the policy in place at the time the first subdivision consent was lodged with all required information.
- Where a staged subdivision, including the further subdivision of comprehensive/super lots, is undertaken under multiple consents, each stage will be assessed under the policy in place at the time the subdivision consent is lodged with all required information.

All assessments for staged developments will recognise development contributions already assessed or paid under earlier stages of the development.



- For staged building development undertaken for a single building, the development contributions for each stage will be assessed using the policy in effect at the time the building consent for each stage is lodged with all required information.

Amended consents

Where a consent is amended, the amended consent is subject to the development contributions policy in force at the time the original consent was lodged with all required information. Any change in the demand (represented by a change in the number of household unit equivalents (HUEs) for one or more activities) should be recognised in a new assessment.

Extension of time for resource consents

If a resource consent holder applies for an extension of time to give effect to a subdivision or other resource consent, the extension of time consent application will be reassessed by applying any indexing based on the Producers Price Index (PPI) to the development contributions for the time between the original application and the point at which the extension of time consent is lodged with all required information.

Mixed use development

Where a development includes both residential and non-residential uses, these uses will be assessed separately under the policy at the time the consent was lodged with all the required information.

Limitations on the imposing of development contributions

Selwyn Water will not require a development contribution for network infrastructure in the following cases:

- where the developer will fund or otherwise provide for the same water services infrastructure; or
- where Selwyn Water or Selwyn District Council has already required and received a development contribution for the same purpose in respect of the same work, whether on the granting of a building consent or a certificate of acceptance; or
- where Selwyn Water or Selwyn District Council has received or will receive funding from a third party for the same purpose.

Selwyn Water developments are subject to applicable development contributions except for any required for the same activity as the development itself. For example, a new wastewater facility is not required to pay development contributions for wastewater, but will pay all other applicable development contributions.



Notice

Under section 113 of the LG(WS)A, a development contributions assessment notice (notice) is normally issued upon granting of the relevant resource consent, building consent, certificate of acceptance, or approval for water services connection.

The development contributions assessment notice is an important step in the process as it outlines the activities and the number of HUEs assessed for development contributions, as well as the charges that will apply to the development. It also triggers rights to request a development contributions reconsideration or to lodge an objection (see the section on Review rights below).

In some cases, the development contributions assessment notice may be issued or re-issued later. For example, a development contributions assessment notice may be issued upon a resource consent, but upon further/more detailed information provided with a building consent application, a new notice would be issued. A new development contribution assessment may be issued upon an amended building consent application.

If multiple consents or authorisations are being issued for a development, a development contributions assessment notice may be issued for each consent or authorisation. However, where payments are made in relation to one of the notices, actual credits will be recognised for the remaining notices.

Development contributions assessment notices will be issued via email to the applicant. Development contribution obligations remain with the land and/or property in the event of a change of ownership.

Development contributions assessment notices do not constitute an invoice or an obligation to pay for the purposes of the Goods and Services Tax Act 1985.

Invoicing and payment

Development contributions specified in the schedules are exclusive of Goods and Services Tax. GST will need to be added to the final calculation.

Development contributions will be invoiced prior to,

- Certificate under section 224(c) of the Resource Management Act 1991;
- Code Compliance Certificate under section 95 of the Building Act 2004; or where no Code Compliance application is made, 2 years after the date on which the Building Consent for the work was granted to enable a decision under section 93 of the Building Act 2004; or



- Certificate of Acceptance under section 99 of the Building Act 2004 (if development contributions would have been required if a building consent had been granted for the building work); or
- Water services connection to the development.

Development contributions must be paid before:

- commencing a resource consent under the Resource Management Act 1991;
- the grant or issue of the relevant:
 - Certificate under section 224(c) of the Resource Management Act 1991;
 - Code Compliance Certificate under section 95 of the Building Act 2004;
 - certificate of acceptance under section 99 of the Building Act 2004;
 - water services connection to the development.

If a development is subject to more than one assessment only one development contribution payment is required in relation to each HUE and each activity. For example, where a building and subdivision consent are submitted simultaneously for a non-residential development, a development contributions assessment notice may be issued in respect of each application.

Payment of the contribution will be required at the earlier of application for the Code Compliance certificate or the certificate under section 224(c) of the RMA. Once paid, 'actual credits' will be recognised on the remaining application. This may negate any further development contributions requirement.

Despite the provisions set out above, if a development contribution is not invoiced at the specified time as a result of an error or omission on the part of Selwyn Water or Selwyn District Council, the invoice will be issued when the error or omission is identified. The development contributions remain payable.

Payment of development contributions is due within 21 working days after the invoice date.

The development contributions invoiced will, as a general rule, correspond with the development contributions assessed during the initial development contributions assessment.

However, in certain circumstances, Selwyn Water will reassess the development contributions due prior to invoicing.

Further assessment of development contributions

Development contributions will be assessed further by Selwyn Water:



- If the time between the Initial Development Contribution Assessment and time at which Selwyn Water would normally invoice for those development contributions is more than 24 months, Selwyn Water will apply any PPI indexing to the development contributions between the time of the original application and the time of payment.
- If a development changes in scale or intensity from the time that the original contribution was required, Selwyn Water may require a further development contribution for the same purpose, under section 116(2) of the LG(WS)A.

Waivers and reductions

Development contributions may be waived or reduced if:

- a resource consent or building consent does not generate additional demand for any network infrastructure (such as a minor boundary adjustment); or
- one of the circumstances outlined in the section Limitations on Imposing Development Contributions applies; or
- credits apply as outlined in the Credits section.

Non-payment of development contributions

Until the development contributions have been paid in full, Selwyn Water may:

- Request that Selwyn District Council prevent the commencement of a resource consent.
- Request that Selwyn District Council withhold a certificate under section 224(c) of the RMA.
- Request that Selwyn District Council withhold a Code Compliance certificate under section 95 of the Building Act 2004.
- Withhold approval of a service connection to the development.
- Request that Selwyn District Council withhold a Certificate of Acceptance under section 99 of the Building Act 2004.
- Register the development contribution under the Land Transfer Act 2017, as a charge on the land in respect of which the development contribution was required.

Where invoices remain unpaid beyond the payment terms set out in the Policy, Selwyn Water will start debt collection proceedings, which may involve the use of a credit recovery agent. Selwyn Water may also register the development contribution under the Land Transfer Act 2017, as a charge on the land in respect of which the development contribution was required.



Part 3: The Charges

Overview of calculation methodology

Development contributions are calculated in accordance with the methodology outlined below. Details of the calculation for each development contribution is available from Selwyn Water for public inspection at:

- Selwyn District Council Headquarters. 2 Norman Kirk Drive Rolleston.

The current Development Contributions methodology applies to Water and Sewerage. The calculation approach is to:

- identify the total (whole of life¹) cost of capital expenditure identified in the Water Services Strategy, or identified under clause 1(2) of Schedule 13 of the Act that Selwyn Water expects to incur to meet the increased demand for water services infrastructure resulting from growth (CAPEX);
- multiply the CAPEX by the proportion of the CAPEX that Selwyn Water has determined (after conducting its analysis of the considerations in section 101(3) of the Local Government Act) should be funded by development contributions within the analysis period (DC FUNDED CAPEX); and

1 For these purposes, whole of life includes the cost of borrowing to acquire

- divide the DC FUNDED CAPEX by the number of new HUEs as the selected unit of demand – see formula below

This can be represented by the following formula. Development contribution (per HUE) = DC FUNDED CAPEX / Sum of projected new HUEs in analysis period.

While capital expenditure will predominantly be for work within the 10 years of the Water Services Strategy, some expenditure outside the 10 years as well as previously incurred expenditure may also be included. Where expenditure is included outside the Water Services Strategy period this will be separately disclosed within this policy.



Household unit equivalent

The household unit equivalent (HUE) is the average demand a normal residential household of 2.9 persons based on the community average, places on Council infrastructure.

Table 1 summarises the demand characteristics of each HUE.

Activity	Base unity measure	Demand per HUE
Water supply	Litres per day	545 litres per day
Wastewater	Litres per day	545 litres per day

Schedule Of Development Contributions

The related charges per Household Unit Equivalent (HUE) for each activity are in Table 2. See the Determining infrastructure impact section below for an explanation of a HUE.

For each infrastructure activity for which development contributions are required, the development contribution payable is calculated by multiplying the number of HUEs generated through the development by the charge for that activity. This is then aggregated for all activities to give the total charge.

For example, subject to any credits that may apply for the original lot, a three-lot residential development in a catchment area will pay three times the water and wastewater charges.

These charges may be adjusted for inflation annually in line with the Producers Price Index Outputs for Construction, as permitted by sections 126 (2)(b) of the LG(WS)A. The latest charges will be published on Selwyn Water's website.

Table 2 charges per Household Unit Equivalent (HUE) for each activity

Water	Charge per HUE plus GST
Prebbleton	\$11,603
Rolleston	\$5,692
Southbridge	\$3,148
Lincoln	\$6,046
Darfield	\$10,089
Kirwee	\$10,559
Leeston	\$9,616



Water	Charge per HUE plus GST
West Melton	\$7,837
Rural water charge (connecting to Darfield, Malvern or Hororātā rural water supply)	\$7,896
Wastewater	
Tai Tapu	No capacity
Selwyn Sewerage Scheme (applied to Darfield, Doyleston, Kirwee, Leeston, Lincoln, Prebbleton, Rolleston, Southbridge, Springston and West Melton)	\$13,484

Assessment of residential development

For resource consent (subdivision) applications where Selwyn District Council has determined that the likely development will be residential or of a rural residential nature, it is assumed that every additional lot created will contain one HUE.

For the majority of development in the District, one residential allotment in a subdivision or one connection to the relevant network infrastructure will equate to, and be assessed as, one HUE. However, it is recognised that certain types of residential development will have different demand profiles. A conversion calculation is required to assess the demand from these developments in HUE terms. (See Table 3).

If more than one residential unit is developed on a lot, a development contribution assessment is undertaken for each additional residential unit.

A lot will be assessed as containing more than one residential unit if it contains more than one kitchen. In these cases, the lot/unit will be assessed at a rate of 1 HUE per kitchen where that kitchen is capable of creating a self contained residential unit.

Assessment of non- residential development

Non-residential subdivisions, land uses, or building developments are more complicated as they do not usually conform with typical household demands for each service.

In these cases, Selwyn District Council makes a HUE “equivalent” assessment based on the characteristics of the development and demand loadings likely to be placed on the services. To provide consistency, the demand measures in Table 4 have been converted for assessing non-residential developments based on gross floor area, or GFA, or other measures as



specified. These rates will then be used in determining HUEs for non-residential developments for water and wastewater infrastructure.

If there is no suitable property use listed on which to make a fair assessment, the non-residential assessment of units of demand set out in Table 4 may be departed from in the following circumstances.

Self Assessment

An applicant may apply for a self-assessment of the number of HUEs which would otherwise be assessed for a particular development as follows:

- Application must be made in writing before any development contributions payment in respect of the development becomes due.
- The assessment must relate to all matters for which development contributions are payable under this policy. The applicant must demonstrate that the actual increased demand created by the development is different from that assessed by the calculations in the Table 4 below. For these purposes, actual increased demand means the demand created by the most intensive non-residential use or uses likely to become established in the development within ten years from the date of application.
- Selwyn Water may determine an application made under this section at its discretion. In doing so Selwyn Water will take into account everything presented to it by way of written application and may take into account other matters which it considers relevant.

Special Assessment

If Selwyn Water believes on reasonable grounds that the increased demand assessed for a particular development by applying the non-residential unit of demand calculated in accordance with Table 3 below is more or less than the actual increased demand created by the development, it may require a special assessment to determine the number of HUEs equivalent demand created by the development as follows:

- A special assessment must be initiated before any development contributions payable in respect of the development becomes due.
- The assessment must relate to all matters for which development contributions are payable under this policy.
- Selwyn Water, or Selwyn District Council on its behalf, may request information from the applicant to establish the actual increased demand.
- Selwyn Water must bear its own costs.



- Everything Selwyn Water intends to take into account in making a special assessment must be provided to the applicant for a written reply at least 10 working days before the assessment is determined.
- Selwyn Water may determine a special assessment at its discretion. In doing so, Selwyn Water will take into account everything presented to it by way of a written reply and may take into account any other matters which are considered relevant.

Without limiting Selwyn Water's discretion, when determining an application for either a self-assessment or special assessment initiated by Selwyn Water, Selwyn Water will be guided by the usage measures set out in Table 4 below and where appropriate reference to Wastewater Engineering Treatment and Reuse 5th edition by Metcalf and Eddy. Selwyn Water may reference to HUE equivalents as adopted by other water organisations and councils.

Development agreements

The LG(WS)A provides (in sections 138 to 143) for a water organisation and a developer to enter into specific arrangements for the provision of cash, land, or infrastructure instead of development contributions payable under this development contributions policy. This may be appropriate where a development requires a special level of service or is of a type or scale which is not readily assessed in terms of an equivalent household unit of demand. Developer agreements must expressly state that development contributions are not required for this policy to not apply.

Criteria for taking land instead of cash

A subdivider/developer may offer Selwyn Water land, in lieu of, or in addition to cash. The decision to accept or refuse land a subdivider/developer offers is at Selwyn Water's sole discretion, but it will be made in discussion with the subdivider/ developer at the time the application is lodged or earlier if Selwyn Water is notified of the owner's intention to offer land. Not all land will be considered by Selwyn Water as being suitable for taking as a development contribution.

Discussions over the suitability of the particular land to be acquired by Selwyn Water will need to be held as early as possible, because one piece of land may be superior to another within the same development. To determine the suitability of the land, Selwyn Water will use the following criteria together with, any other information that Selwyn Water, in its discretion, considers is relevant, in considering the particular development:

- Selwyn Water's need for the land
- the proximity of the land to land held by Selwyn Water



- Selwyn Water’s capacity to pay for maintenance and improvements to any land acquired by it
- size, location and accessibility
- frontage to a roading network
- suitability of the land to be developed for the required purpose
- soils, gradient and topography
- safety for users
- potential for enhancement
- absence of hazards and
- vulnerability to natural hazards, including, but not limited to, earthquake damage, inundation and sedimentation.

Determine any existing credits

Credits are a way of acknowledging that the lot, residential unit or business may already be connected to, or lawfully entitled to use, one or more water services provided by Selwyn Water, or a development contribution has been paid previously. Credits can reduce or even eliminate the need for a development contribution. Credits cannot be refunded and can only be used for development on the same site and for the same service for which they were created.

Credits will be determined in accordance with the table below:

	Water and Wastewater - lawfully connected
*Residential Unit or lot < 4ha	1 HUE
*Rural lot 4ha and greater or residential unit on rural lot 4ha and greater	1 HUE
Residential unit with GFA of less than 100m ² and Selwyn Water have evidence a small residential unit adjustment was made	The credit will reflect the adjustment applied at the time of initial development. If Selwyn Water or Selwyn District Council has no record of a small residential unit adjustment being applied at the time of initial development, a credit of 1 HUE per unit will apply.



	Water and Wastewater - lawfully connected
New non-residential development replaces a non-residential development	A 'before and after' assessment of demand, using a special assessment or the conversion factors set out in Table 4, will be undertaken to determine credits and any increase in demand on services. Credits will be assessed based on the previous use of the site using the highest level of actual or otherwise verifiable demand from the past 10 years

* Arrangements associated with consent notices, amalgamation, or amalgamation reversal - these will be taken into account

Life of existing demand credits

Existing demand credits expire 10 years after the previous development on a site last exerted demand on infrastructure. If, over the preceding 10-year period, a lot has not been used for either residential or non-residential purposes, the land will be regarded as undeveloped and deemed to have 1 HUE existing demand credit.

Review rights

Applicants are entitled under the LG(WS)A to request a reconsideration or lodge a formal objection if they believe Selwyn Water has made a mistake in assessing the level of development contributions for their development.

Reconsideration

The LG(WS)A provides that anyone who is required to pay a development contribution may request a reconsideration by Selwyn Water. Selwyn District Council is managing this process on behalf of Selwyn Water.

Within 10 working days of receiving a demand notice or invoice for the development contribution, an applicant may request a reconsideration by using the Selwyn District Council reconsideration form stating the grounds for seeking reconsideration and the relief sought.

Those grounds may be any one or more of the following:

- the development contribution was incorrectly calculated or assessed under this development contributions policy; or
- Selwyn Water incorrectly applied its development contributions policy;
- the information used to assess the person's development against the development contributions policy, or the way Selwyn Water has recorded or used it when requiring a development contribution, was incomplete or contained errors.



If the application for reconsideration is incomplete, Selwyn Water will request the missing information.

Applications will not be processed until Selwyn Water receives all required relevant information.

A decision in writing shall be given to the person who made the request within 15 working days after the date on which Selwyn Water receives all required information relating to a request.

A reconsideration cannot be requested if the applicant has already lodged an objection. If the applicant is not satisfied with the outcome of the reconsideration, they may lodge an objection as specified below.

Objections

Objections are a more formal process that allows developers to seek a review of Selwyn Water's decision regarding development contributions. Applicants have the right to pursue an objection regardless of if a reconsideration request has been made. A panel of up to three independent commissioners will consider the objection. The decision of the commissioners is binding on the developer and Selwyn Water, although either party may seek a judicial review of the decision. Objections may only be made on the grounds that Selwyn Water has:

- failed to properly take into account features of the development that, on their own or cumulatively with those of other developments, would substantially reduce the impact of the development on requirements for water services infrastructure in the District or parts of the District; or
- required a development contribution for water services infrastructure not required by, or related to, the development, whether on its own or cumulatively with other developments; or
- required a development contribution in breach of section 116 of the LG(WS)A; or
- incorrectly applied this policy to the development.

Section 135 of the LG(WS)A and schedule 13A of the Local Government Act 2002 set out the objection process. To pursue an objection, the developer must:

- lodge the request for an objection within 15 working days of receiving notice to pay a development contribution, or if the person has received notice of the outcome of a reconsideration, the 15 working day period begins on the day after the date on which the person receives notice of the outcome.



Objectors are liable for Selwyn Water’s actual and reasonable costs incurred in the objection process including staff arranging and administering the process, commissioner’s time, and other costs incurred by Selwyn Water associated with any hearings such as room hire and associated expenses, as provided by section 136 of the LG(WS)A. However, objectors are not liable for the fees and allowances costs associated with any Council witnesses.

Other matters

Remission of development contributions

A developer may request a remission of a development contribution required on a development. Selwyn Water will consider requests for remissions on a case-by case basis.

Remission (in whole or in part) of development contributions may be allowed where:

- Features of the developer’s development, on their own or cumulatively with those of other developments, substantially reduce the impact of the development on requirements for water services infrastructure in the District, or
- The development contributions, applicable to a particular development are manifestly excessive in that the cost of the new or additional assets or assets of increased capacity required by the development is demonstrably less than the development contribution which would otherwise be required by this policy.

Refund of development contributions

In accordance with section 145 of the LG(WS)A, Selwyn Water will refund development contributions or return land taken in lieu of development contributions if:

- the development or building does not proceed;
- the resource or building consent for the development lapses or is surrendered; or
- Selwyn Water does not provide the water services infrastructure for which the development contribution was collected

Any refunds will be issued to the consent holder (which Selwyn Water considers to be the registered proprietor of the property or properties to which the relevant consent relates at the time the refund is made) or his or her personal representative less any costs already incurred by Selwyn Water or Selwyn District Council in relation to the development or building and its discontinuance and will not be subject to any interest or inflationary adjustment.

Postponement of the payment of contributions

Selwyn Water will not normally permit postponed payment of development contributions but retains a discretion to do so in appropriate circumstances.



Any decision to postpone payment is at the entire discretion of Selwyn Water and will be conditional on the payment of the GST portion of the invoice by a specified date.

Where Selwyn Water agrees to allow the postponement of the payment of a development contribution, Selwyn Water will, in addition to its powers under section 144(1)(e) of the LG(WS)A, require the developer to agree to an encumbrance be registered against the certificates of title for each allotment in the subdivision.

Terms of any agreed postponement will also likely include requirements that:

- the developer pay interest at a rate determined by Selwyn Water on any outstanding development contributions;
- the development contribution is paid by a specified date; and
- the developer pays Selwyn Water's reasonable legal and administrative costs.



Table 3: Household Unit Equivalent Conversion Factors – Residential

	Wastewater			Water								
	Tai Tapui	Eastern Selwyn Sewerage Scheme	Darfield and Kīowhe Waste Water Scheme	Prebbleton	Rolleston	Southbridge	Lincoln	Darfield	Kīowhe	Leeston	West Melton	Rural Water Charge
Residential lot/unit	1 HUE per lot or residential unit			1 HUE per lot or residential unit								
Rural subdivision – lots 4Ha or greater	1 HUE per lot			1 HUE per lot								
Residential unit on rural lot 4 ha or greater	1 HUE per residential unit			1 HUE per residential unit								
Large residential unit	HUE increased by 0.25 per bathroom (including ensuites) greater than 3			HUE increased by 0.25 per bathroom (including ensuites) greater than 3								



	Wastewater			Water								
	Tai Tapu	Eastern Selwyn Sewerage Scheme	Darfield and Kiwhee Waste Water Scheme	Prebbleton	Rolleston	Southbridge	Lincoln	Darfield	Kiwhee	Leeston	West Meiton	Rural Water Charge
Attached residential units	HUE reduced by 0.1 up to (but no more than) 0.5			HUE reduced by 0.1 up to (but no more than) 0.5								
Detached Residential units with a total GFA less than 100m ² (including Tiny Homes and residential units on wheels)	HUE reduced by 0.1 up to (but no more than) 0.4			HUE reduced by 0.1 up to (but no more than) 0.4								
Retirement Village (Lifestyle and Comprehensive Care) – residential unit only	0.50 HUE per unit			0.50 HUE per unit								



	Wastewater			Water								
	Tai Tapui	Eastern Selwyn Sewerage Scheme	Darfield and Kinwee Waste Water Scheme	Prebbleton	Rolleston	Southbridge	Lincoln	Darfield	Kinwee	Leeston	West Melton	Rural Water Charge
Retirement Village (Lifestyle and Comprehensive Care) – aged care unit only	0.37 HUE per unit			0.37 HUE per unit								
Visitor Accommodation – Manager’s Unit only (Also see Table 4)	1.0 HUE			1.0 HUE								
Seasonal Worker Accommodation	1.0 HUE per unit			1.0 HUE per unit								



Table 4: Household Unit Equivalent Conversion Factors – Non-Residential

Land Use/Activity		Water and Wastewater	
		Measures	HUE Equivalent
Animal Shelter/kennels		Special Assessment	-
Place of Assembly	Place of Worship	Occupancy	0.02
	Cinemas, Theatres, Concert and Entertainment Venues	Occupancy	0.032
	Hall	Special Assessment	-
	Arts and Cultural Centres, Community Centres	Occupancy	0.032
	Conference Facilities, Private Function Facilities	Special Assessment	-
Visitor Accommodation	Camping ground facility/ travel trailer/ RV Parks	Occupancy: Fully Serviced	4.2
		No serviced/Recreation Area	0.12
	Hostel	Occupancy: Kitchenette and Bathroom No Kitchenette and Bathroom	0.42
	Motel/Bed and Breakfast		0.37
Hotel			
Commercial Activity	Barber shop, hairdresser, beauty salon	Occupancy per station/ booth	4.95
	Bar/ Tavern / Pub	Special Assessment	-

Commercial Activity	Bulk/Large format retail stores/home improvements	m ² GFA	0.0042
	Car wash facilities	Special Assessment	-



	Dairy/Bakery/Liquor Store/ Produce	Special Assessment	-
	Department Stores	m ₂ GFA	0.0037
	Discount	m ₂ GFA	0.0037
	Garden Centre/Plant Nurseries	m ₂ GFA	0.0037
	Laundry Service/ Laundromat	Special Assessment	-
	Market	Special Assessment	-
	Office	Occupancy	0.08
	Restaurant	Special Assessment	-
	Rural Sector Commercial Activity	m ₂ GFA	0.0037
	Service Business	Occupancy	0.08
	Service stations, with retail facilities/without	Special Assessment	-
	Shopping Centre (Medium <10000m ₂)	m ₂ GFA	0.0037
	Shopping Centre (Large > 10000m ₂)	m ₂ GFA	0.0037
	Shopping Centre (Medium)	m ₂ GFA	0.0037
	Shopping Centre (Large)	Special Assessment	-
	Supermarkets (Small)	Special Assessment	-

	Supermarkets (Medium)	Special Assessment	-
	Supermarkets (Large)	Special Assessment	-
	Take away/fast food/Drive-through facilities	Special Assessment	-



	Small retail, excluding consumables	m ₂ GFA	0.0042
	Trade Retail and Trade Suppliers	m ₂ GFA	0.0042
Educational Facility	Pre-school	Occupancy	0.038
	Primary	Occupancy	0.08
	Secondary	Special Assessment	-
	Tertiary	Special Assessment	-
Industrial Activity	Warehouse and Distribution	m ₂ GFA	0.0037
	Manufacturing/ Processing of goods	Special Assessment	-
	Rural Industry	Special Assessment	-
Medical	Health Care Facility	Pre Treatment Bay	0.5
	Hospital	Special Assessment	-
	Veterinary Facilities	Special Assessment	-
Public Toilet		Special Assessment	-
Sports and Recreation Facilities	Aquatic Centres	Special Assessment	-
	Sports Ground	Special Assessment	-
	Gymnasiums	Special Assessment	-
	Golf course with snack bar	Special Assessment	-
Primary Production	Quarry/Farm Quarry	Special Assessment	-
	Rural Production	Special Assessment	-
Public Parking Facilities not associated with a commercial activity		Special Assessment	-



Any other land use proposal	Special Assessment	-
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Interpretation of terms

Term	Description
Applicant	The person(s) applying for a resource consent, building consent, or service connection.
Attached Residential Unit	Means a residential unit (see interpretation of terms) which can be assessed internally from the main dwelling. This may be included as a separate part or wing of the main house. Not included under this guidance are: • Other attached dwellings (e.g. adjoined houses on separate lots with individual titles such as townhouses); and• Buildings on a single lot (e.g. unit titles such as apartments and retirement villages).
Bathroom	Means a domestic living space in which a bath and/or shower is installed (Residential Tenancies (Healthy Homes Standards) Regulations 2019).
Bedroom	Means any habitable space within a residential unit capable of being used for sleeping purposes and can be partitioned or closed for privacy including spaces such as a "games", "family", "recreation", "study", "office", "sewing", "den", or "works room" but excludes:• any kitchen or pantry;• bathroom or toilet;• laundry or clothes-drying room;• walk-in wardrobe;• corridor, hallway, or lobby;• garage; and• any other room smaller than 6m ² . Where a residential unit has any living or dining rooms that can be partitioned or closed for privacy, all such rooms except one shall be considered a bedroom.
Commercial Activity	Means any activity trading in goods, equipment or services. It includes any ancillary activity to the commercial activity (for example administrative or head offices).
Commercial Accommodation	Means land and/or buildings used for accommodating visitors, subject to a tariff being paid, and includes any ancillary activities.
Community Facilities	Means reserves, network infrastructure, or community infrastructure for which development contributions may be required in accordance with section 199 Local Government Act 2002.
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 and/or network infrastructure; but(b) does not include the pipes or lines of a network utility operator (Local Government Act 2002).
Gross Floor Area (GFA)	Means the sum of the total area of all floors of a building or buildings (including any void area in each of those floors, such as service shafts, lift wells or stairwells), measured:(a) where there are exterior walls, from the exterior faces of those exterior walls;(b) where there are walls separating two buildings, from the centre lines of the walls separating the two buildings;(c) where a wall or walls are lacking (for example, a mezzanine floor) and the edge of the floor is discernible, from the edge of the floor. PLUS The area of any part of the allotment used solely or principally for the storage,



	sale, display, movement or servicing of goods or the provision of services on an allotment.
Residential Unit	Means a self-contained building (or group of buildings, including accessory buildings) used for a residential activity by one or more persons who form a single household. For the purpose of this definition:• A building used for emergency or refuge accommodation shall be deemed to be used by a single household;• Where there is more than one kitchen on a site and where that kitchen is capable of creating a self-contained residential unit (other than a kitchen in a minor residential unit) there shall be deemed to be more than one residential unit (CCC).Where any buildings, building or part of a building on a site contains more than one set of bathroom facilities, kitchen facilities and a sleeping/living area such that they can be used as self-contained residences by different households, then each separate set of facilities shall be deemed to be one dwelling. A residential unit does not include any part of a farm building, business building or accessory building which contains bathroom or kitchen facilities which are used solely for the convenience of staff, or contract workers who reside off-site, or day visitors to the site; unless the building or part of a building is being used for overnight accommodation.
Retail Activity	Means a commercial activity that uses land and/or buildings for displaying or offering goods for sale. It includes supermarkets and department stores, but excludes food and beverage outlets, drive through facilities and trade retail and trade suppliers.
Retirement Village	Means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities.
Rural Industry	Means an industry or business undertaken in a rural environment that directly supports, services, or is dependent on primary (rural) production.
Unit of Demand	Means a household unit representing one standard/average residential unit.
Warehouse and Distribution	Means an industrial activity involving the storage and sorting of materials, goods or products pending distribution.



Part 4: Policy Details

Significant assumptions

Section 122(1)(e)(iii)(B) of the LG(WS)A requires this policy to set out the significant assumptions underlying the calculation of the schedule to the development contributions policy, including an estimate of the potential effects if there is a significant level of uncertainty as to the scope and nature of the effects. As Selwyn Water’s calculations are based on SDC’s approach, the assumptions are the same and it has replicated the significant assumptions underlying the policy as per below.

Assumption Area	Significant Assumptions	Estimate of Potential Effects	Level of Uncertainty
Population Change	Selwyn Water has adopted the population projections for growth in the District until 2054, based on the Selwyn Capacity for Growth Model. These projections are used as the basis for establishing the number of projected new household unit equivalents for the purposes of the financial model. Information on the projections is contained within the supporting planning documents prepared by Selwyn District Council and adopted by Selwyn Water for the purposes of this policy...	Plans for the management and expansion of infrastructure has been based on the population projections. Should growth occur at different rates, it can respond by accelerating, delaying, or revising planned capital works. The level of revenue from development contributions will vary from that forecast if actual growth differs from the projections, but any variation will tend to mirror the need for capital expenditure, thereby mitigating the risk to the Selwyn Water of any shortfall.	Moderate
Borrowing Costs	The cost of interest incurred as a financing cost until development contributions are received to fund water services infrastructure to meet the increased demand resulting from growth is included as part of the total cost of capital expenditure for the purposes of calculating this. The interest rate used for the 2024–2034 LTP is assumed to be 4.41% and the average interest rate for the 2024–54 period is assumed to be 4.80%.	If borrowing costs are greater than those assumed, Selwyn Water may need to increase development contribution charges, water charges or reduce expenditure. Conversely, lower borrowing costs may mean development contributions are lower than they would otherwise have been.	Moderate



Assumption Area	Significant Assumptions	Estimate of Potential Effects	Level of Uncertainty
Return on Investments	It is assumed that the Selwyn Water's cash investments will generate an average return of 1.5% p.a.	If investment returns are lower than those assumed, SWL may need to increase development contribution charges, rates or reduce expenditure. Conversely, higher investment returns mean development contributions may be lower than they would otherwise have been.	Moderate
Funding of Capital Expenditure	Development Contributions will remain available to fund water services infrastructure commensurate with growth forecasts.	If Development Contributions are less than assumed, the Selwyn Water may need to increase its charges to cover any shortfall or delay upgrade works.	Moderate
Inflation	The level of prices is assumed to increase over the planning period for each activity area as forecast by BERL. The level of increase assumed is set out in the WSS. The assumed increases include general prices, pay costs and construction costs.	Should the price level change differ from those assumed, expenditure, capital costs and revenues may differ from those forecast. This risk is mitigated by reviewing the Development Contributions Policy every three years.	Moderate
Timing and Level of Capital Expenditure	The timing and cost of capital projects and associated operating costs are based on the Water Services Strategy and associated asset management planning documents, which adopt the current planning assumptions developed by Selwyn District Council..	If projects do not occur as planned, capital expenditure in any year may differ from that forecast and delay may also change the cost of individual projects. SWL will reflect the impact of any change in its next review of the Development Contributions Policy.	High



Capital expenditure Selwyn Water expects to incur to meet additional or increased demand for water services infrastructure resulting from growth as well as schedule of development contributions

Table 5 below:

- summarises the total cost of capital expenditure identified in the Water Services Strategy that Selwyn Water expects to incur to meet the additional or increased demand for water services infrastructure resulting from growth;
- states the proportion of that total cost of capital expenditure Selwyn Water has determined (after considering the factors set out in section 101(3) of the Local Government Act 2002 as set out below) will be funded by:
 - development contributions: and
 - other sources.

The development contribution amounts are exclusive of GST and GST will need to be added to amount specified in Table 5. Where the Table 5 refers to 'various' under the % of total cost funded from Development Contributions, more information is provided in Appendix 1. Table 5 Summary of capital expenditure and schedule of development contribution

	Net Expenditure Incurred Pre 2024 \$	Expenditure Planned 2024-34 \$	Expenditure Post 2034 \$	Total Cost \$	% Of Total Cost Funded From Development Contributions	% Funded From Other Sources	Total Amount Of Funding To Be Sought By Development Contributions	Development Contributions per HEU (plus GST) \$
Darfield	74,666	12,016,823	11,186,966	23,278,455	100%	0%	16,783,829 \$	9,721
Kirwee	397,583	2,691,382	2,161,831	5,250,796	100%	0%	4,052,744 \$	10,188
Leeston	2,217,344	3,379,051	3,509,458	9,105,852	100%	0%	7,558,932 \$	9,235
Lincoln	2,760,053	9,803,522	27,619,519	40,183,093	100%	0%	33,950,560 \$	5,763
Prebbleton	544,331	13,034,506	8,519,375	22,098,212	100%	0%	16,722,230 \$	11,199
Rolleston	(1,573,847)	35,615,639	36,201,292	70,243,084	100%	0%	76,698,496 \$	5,398
Southbridge	(219,929)	1,314,480	402,029	1,496,579	100%	0%	1,410,604 \$	3,018
West Melton	343,418	10,227,003	5,523,223	16,093,644	100%	0%	12,057,059 \$	7,586
Sewerage								
Tai Tapu	-	-	-	-	0%	0%	- \$	-
Selwyn Sewerage Scheme	15,033,902	184,886,867	322,218,272	522,139,041	99%	1%	364,936,891 \$	12,917

*Tai Tapu Wastewater at capacity, options for providing capacity and charges to be assessed on application



Consideration of factors in section 101(3) of the Local Government Act 2002

How Selwyn Water determines the appropriate funding sources to meet the expected total capital cost of capital expenditure identified in Table 5.

Section 101(3) of the Local Government Act 2002 (as referenced in section 122(1)(c) of the LG(WS)A) requires that the following be considered:

The funding needs of Selwyn Water must be met from those sources that Selwyn Water determines to be appropriate, following consideration of:

in relation to each activity to be funded,-

- the community outcomes to which the activity primarily contributes; and
- the distribution of benefits between the community as a whole, any identifiable part of the community, and individuals; and
- the period in or over which those benefits are expected to occur; and
- the extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity; and
- the costs and benefits, including consequences for transparency and accountability, of funding the activity distinctly from other activities; and

the overall impact of any allocation of liability for revenue needs on the current and future social, economic, environmental, and cultural well-being of the community. Selwyn Water has followed the four steps outlined below in making the above assessment.

Step 1 - Considering community outcomes

For the purposes of this policy, activities have been grouped into

- Water supply, sewerage ,
- and
- Development Areas (DA).

This policy has been established to support these activities and help deliver the community outcomes to which each group of activities contributes as shown on the next page:

Community outcomes	Water and sewerage	Development Areas (DA)
A clean environment		



Quality innovative infrastructure		
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Step 2 – Benefits and Causation

The questions Selwyn Water must consider under section 101(3)(a) of the Local Government Act 2002 include:

- who benefits from the community facilities (section 101(3)(a)(ii));
- the period over what those benefits occur (section 101(3)(a)(iii)); and
- who creates the need for the community facilities (section 101(3)(a)(iv)).

Within the framework of Selwyn Water’s activities, and how the activities contribute to community outcomes, Selwyn Water develops a programme of infrastructural capital works and reserves purchases.

For each of the individual capital projects included in the programme, Selwyn Water assesses who created the need for that project, who will benefit from the asset that it creates and how long that benefit will last.

Selwyn Water has adopted Selwyn District Council’s approach that has:

- estimated the extent of growth within the District, translated this estimated growth into an expected number of developments; and
- identified the capital expenditure necessary to meet the needs of the growth community and these matters are summarised in Table 1.

Where the existing capacity of water services infrastructure is insufficient to provide the levels of service to new residential and non-residential users specified by Selwyn Water in the Water Services Strategy, those new users (the growth community) create the need for new water services infrastructure which requires Selwyn Water to incur capital expenditure. Selwyn Water also recognises that there may be capital expenditure necessary to increase the level of service for all, due to:

- Those paying water services charges wanting increased levels of service;
- Obligations on Selwyn Water to raise the levels of service to meet resource consent or statutory obligations and conditions; and
- Visitors to the District using the facilities.

The allocation of the benefits and the costs take these other factors into account.



For each of the individual projects that require capital expenditure to cater for growth, Selwyn Water makes a judgement about whether the asset being created will benefit the existing community or the growth community, or both of those groups.

In making this judgement, Selwyn Water will consider a number of factors, including:

The existing levels of comparable service derived from existing community facilities;

- The ongoing costs (such as operating costs, depreciation and any other relevant costs) of receiving the service from existing water services infrastructure and the water services infrastructure to be constructed as part of a relevant project – ongoing costs are not capital expenditure and might be considered in the nature of a “negative benefit”;
- the extent to which the relevant project will provide:
 - an increased level of service; or
 - a new service.

For each individual project that requires capital expenditure, Selwyn Water determines the length of time over which the asset created by that expenditure will provide a benefit to the community.

Step 3 – Costs and benefits of funding the activity distinctly from other activities

On an activity-by-activity basis, Selwyn Water considers the costs and benefits of funding each activity distinctly from other activities. The benefits of additional water services infrastructure capacity generally accrue to the improved or new properties generating demand for that capacity.

Selwyn Water considers that the use of development contributions to fund the cost of growth in water services infrastructure, in proportion to the benefit received by the growth community, provides the benefits of greater transparency, greater accountability and intergenerational equity. These benefits exceed the cost of using development contributions as a separate and distinct funding source.

Step 4 – Overall impact on wellbeing of community

Finally, Selwyn Water considers how funding each activity will impact on the well-being of the community. In general, Selwyn Water believes that the majority of the cost of assets being created or enhanced for the growth community should be paid for by the growth community through development contributions. Failing to fund growth in this manner would impose an unfair burden on the economic well-being of the existing community.



Water And Sewerage

Further section 101(3) analysis

Before making the decision to fund water and sewerage in the manner set out in Table 5

Selwyn Water gave consideration to:

- the general factors set out above, and
- the following specific factors, in accordance with the requirements of Section 101(3) of the Local Government Act 2002:

Section 101(3) Consideration	Assessment
<p>The community outcomes to which the activity primarily contributes</p>	<ul style="list-style-type: none"> • A clean environment • Quality and innovative infrastructure • Inclusive communities
<p>The distribution of benefits between the community as a whole, any identifiable part of the community, and individuals, in relation to the activity</p>	<p>Capital expenditure will provide network capacity and therefore benefit to:</p> <ul style="list-style-type: none"> • either the existing community or the growth community; or • both of these groups. <p>Selwyn Water intends to recover the cost of growth from the development community. Improving levels of service, historical catch up or asset renewal will be funded from other sources of revenue by the existing community. Most of the planned expenditure for water and sewerage is to provide additional capacity and will bring little or no benefit to the existing community. The connection of the Ellesmere Scheme and the towns of Darfield and Kirwee to the Eastern Selwyn Sewerage Scheme to create the Selwyn Sewerage Scheme will bring benefit to the existing communities. The proportionate cost of connecting these existing communities will be funded from other sources of revenue.</p>
<p>The period in or over which those benefits are expected to occur</p>	<p>Capital expenditure often has benefits extending beyond the planning period of the Water Services Strategy. For each of the individual capital expenditure</p>



	<p>projects the Selwyn Water determines the length of time over which the asset created by the expenditure will provide a benefit to the community.</p>
<p>The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity</p>	<p>New development occurring within parts of the District requires the Selwyn Water to have appropriate water and sewerage infrastructure in place. Selwyn Water has identified the capital expenditure necessary to provide the water and sewerage infrastructure needed by the growth community.</p>
<p>The costs and benefits, including consequences for transparency, of funding the activity distinctly from other activities</p>	<p>The benefits of additional water and sewerage capacity accrue to the new or improved properties generating demand for that capacity. The Selwyn Water's view is that the use of development contributions to partially or fully fund the cost of growth in demand for water and sewerage is best done in proportion to the benefit received by the growth community. The benefits of funding additional infrastructure capacity to meet demand from development include greater transparency and efficiency by requiring an appropriate share of the actual costs to be paid by developers. Selwyn Water has the appropriate systems in place to separately identify the charges and costs of this activity.</p>
<p>In addition to the factors above, the Selwyn Water has assessed the overall impact of the allocation of liability for the revenue needs of the community</p>	<p>The liability for revenue falls proportionately on the growth community. Selwyn Water has considered the negative impact of the allocation of liability for revenue on the growth community and considers that the level of development contributions is affordable.</p>



Development contributions areas

For a detailed breakdown of the capital works and the % attributable to growth on an asset-by-asset basis please refer to the schedule of assets attached to this policy.

Sewerage

Tai Tapu

This development has now reached capacity. Options for providing capacity and charges to be assessed on application.

Selwyn Sewerage Scheme

The Selwyn Sewerage Scheme emerged from the integration that connects the Malvern townships of Darfield and Kirwee with the existing Eastern Selwyn Sewerage Scheme, which currently serves the townships of Darfield, Doyleston, Kirwee, Leeston, Lincoln, Prebbleton, Rolleston, Southbridge, Springston and West Melton.

The scheme costs include:

- The existing deficit balance on the Eastern Selwyn Sewerage Scheme (this deficit reflects the remaining scheme capacity that will be absorbed into the expanded Selwyn Sewerage Scheme);
- the staged expansion of the wastewater treatment plant;
- the construction of pipelines, pump stations and associated works;
- the purchase of additional land for the expansion of the treatment site; and
- interest costs.

The proportionate cost of connecting the existing population to the expanded Selwyn Sewerage Scheme will be met from other sources of revenue including water charges and grant funding based on a cost allocation model.

Water

Selwyn District Council has engaged experienced consultants for developing and maintaining hydraulic models to ensure they are up to date, accurate, and in line with best practices. Selwyn Water has adopted these models. The infrastructure plans are reviewed on a 3-year cycle.

Darfield

A rural water supply provides on demand supply to urban customers in Darfield township and restricted supply to rural customers. One Water Modelling have reviewed and updated the computed hydraulic model to predict water future demand and capital upgrades based



on Selwyn District Council's growth predictions. Capital projects include new bores, reservoirs and associated pipework.

Lincoln

One Water Modelling have reviewed and updated the computed hydraulic model to predict water future demand and capital upgrades based on Selwyn District Council's growth predictions. Capital projects include new bores, reservoirs and associated pipework.

Prebbleton

One Water Modelling have reviewed and updated the computed hydraulic model to predict water future demand and capital upgrades based on Selwyn District Council's growth predictions. Capital projects include new bores, reservoirs and associated pipework.

Rolleston

One Water Modelling have reviewed and updated the computed hydraulic model to predict water future demand and capital upgrades based on Selwyn District Council's growth predictions. Capital projects include new bores, reservoirs and associated pipework.

Leeston

One Water Modelling have reviewed and updated the computed hydraulic model to predict water future demand and capital upgrades based on Selwyn District Council's growth predictions. Capital projects include a new bore, reservoir and associated pipework.

Kirwee

One Water Modelling have reviewed and updated the computed hydraulic model to predict water future demand and capital upgrades based on Selwyn District Council's growth predictions. Capital projects include a new bore, reservoir and associated pipework.

Southbridge

One Water Modelling have reviewed and updated the computed hydraulic model to predict water future demand and capital upgrades based on Selwyn District Council's growth predictions. Capital projects include a new bore, and associated pipework.

West Melton

One Water Modelling have reviewed and updated the computed hydraulic model to predict water future demand and capital upgrades based on Selwyn District Council's growth predictions. Capital projects include a new bore, reservoir upgrade and associated pipework.



4.3. Who gets charged

All new developments within the identified development contribution areas that are able to connect to the relevant sewerage or water scheme and will generate a demand for water services infrastructure, will be assessed for a development contribution in accordance with this policy.

Development areas – grouped assets

There are defined areas where Selwyn District Council has established Development Area (DA) in the District Plan that can co-ordinate the provision of infrastructure and the development of land in fragmented ownership. These areas can include Outline Development Plan (ODP) areas as well, and these should be considered in the same context as a DA. Within these types of areas this can involve the building of coordinated and connected network infrastructure to allow development to occur in an integrated fashion in keeping with community expectations for an urban area.

The cost of any water services infrastructure will be recouped from developers (who are the beneficiaries), by means of specific development contributions. Note that this policy applies only to new developments in the areas identified below and not to all DAs identified in the District Plan.

The payment of any of these specific development contributions in these areas and situations are in addition to the standard development contributions relating to the schemes applicable to Selwyn Water.

The main assessment in relation to Water and Sewerage infrastructure in accordance with the requirements of section 101(3) of the Local Government Act 2002 is also applicable to any activity and assets related to that infrastructure within the Development Areas that will follow below.

Who Gets Charged

The level of benefit has been assessed for each allotment in the area (as at 1 January 2010). Contributions will be levied according to this assessment on the subdivision of the allotment and any subsequent subdivision of child allotments.

What is being provided?

Selwyn Water will assume responsibility for the provision of the following infrastructure within the DA unless otherwise agreed with Developers.

Developers will be required to cover the proportion of costs indicated unless a credit is agreed as outlined in Development Contribution Credit Policy above.



- Water and sewer pipes along the road corridors shown (90%);

The balance of costs not funded from development contributions levied over this structure plan area will be funded by either the general water services charges. The level of this funding reflects Selwyn District Council's assessment of the distribution of benefits arising from the new infrastructure, which Selwyn Water has adopted.

Lincoln 4 Development Area

This Lincoln area is to the north of Lincoln bounded by Birchs and Tancreds Roads as shown in Part 5 of this policy (Lincoln 4 Development Area). It is a conventional residential development area in accordance with the Lincoln Structure Plan.

Who Gets Charged?

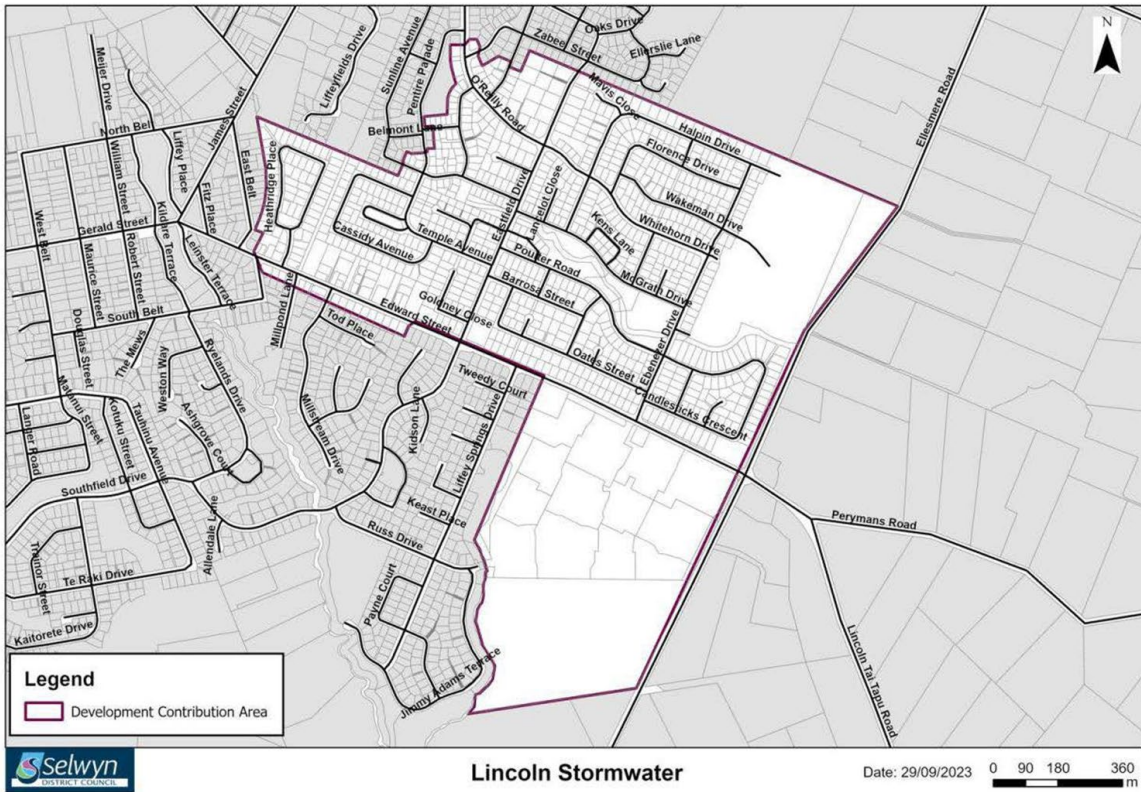
All new developments within the Lincoln 4 Development Area will be subject to the specific development contribution.

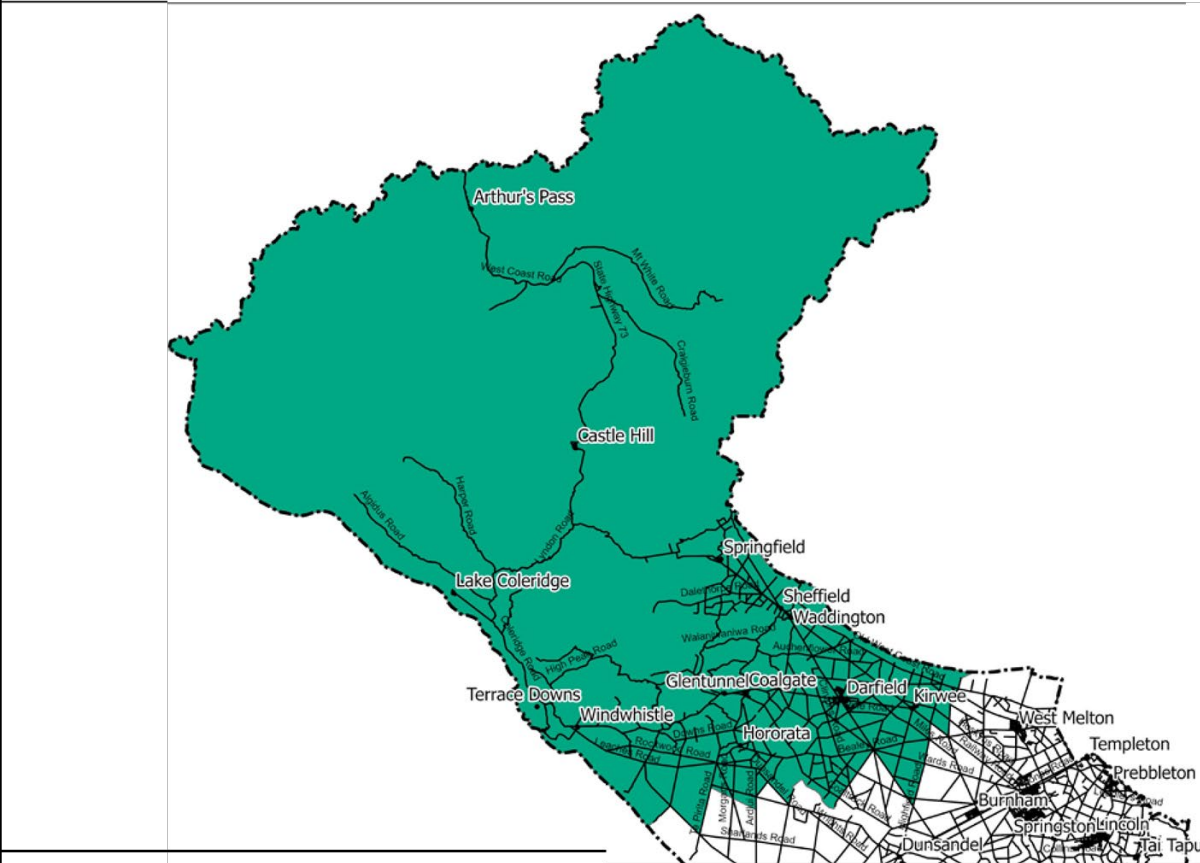
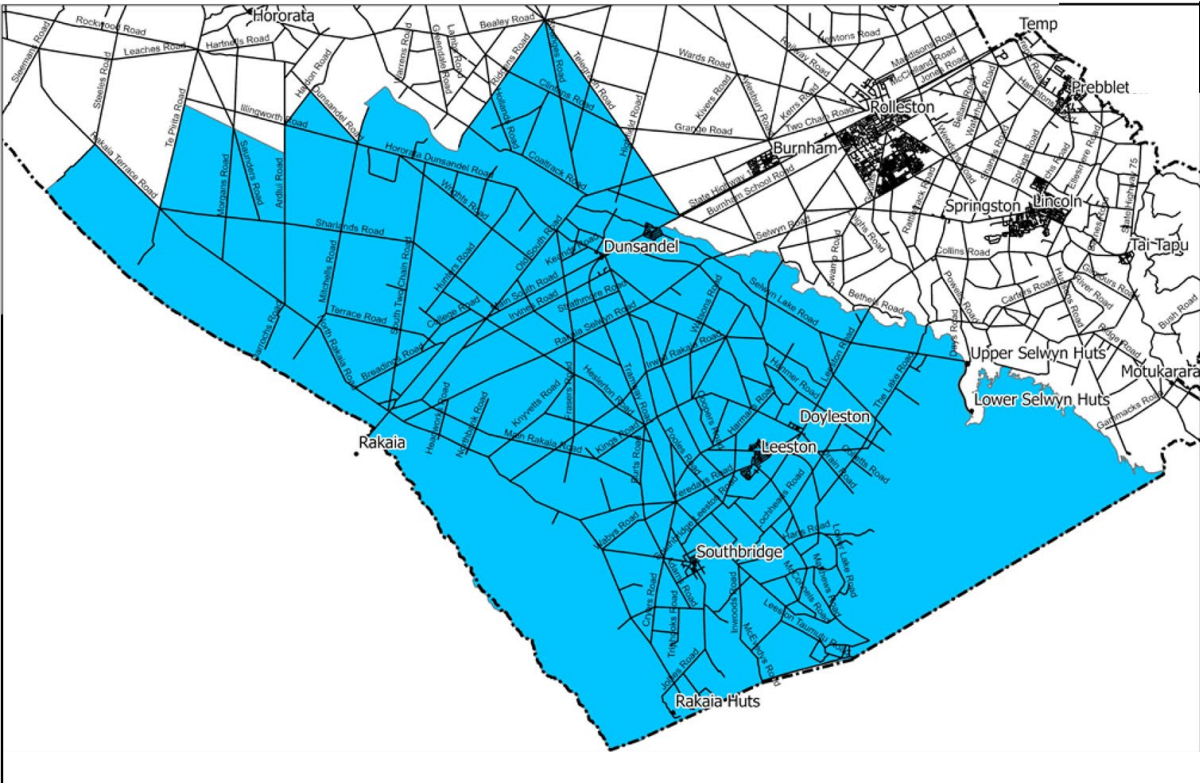
What is being provided?

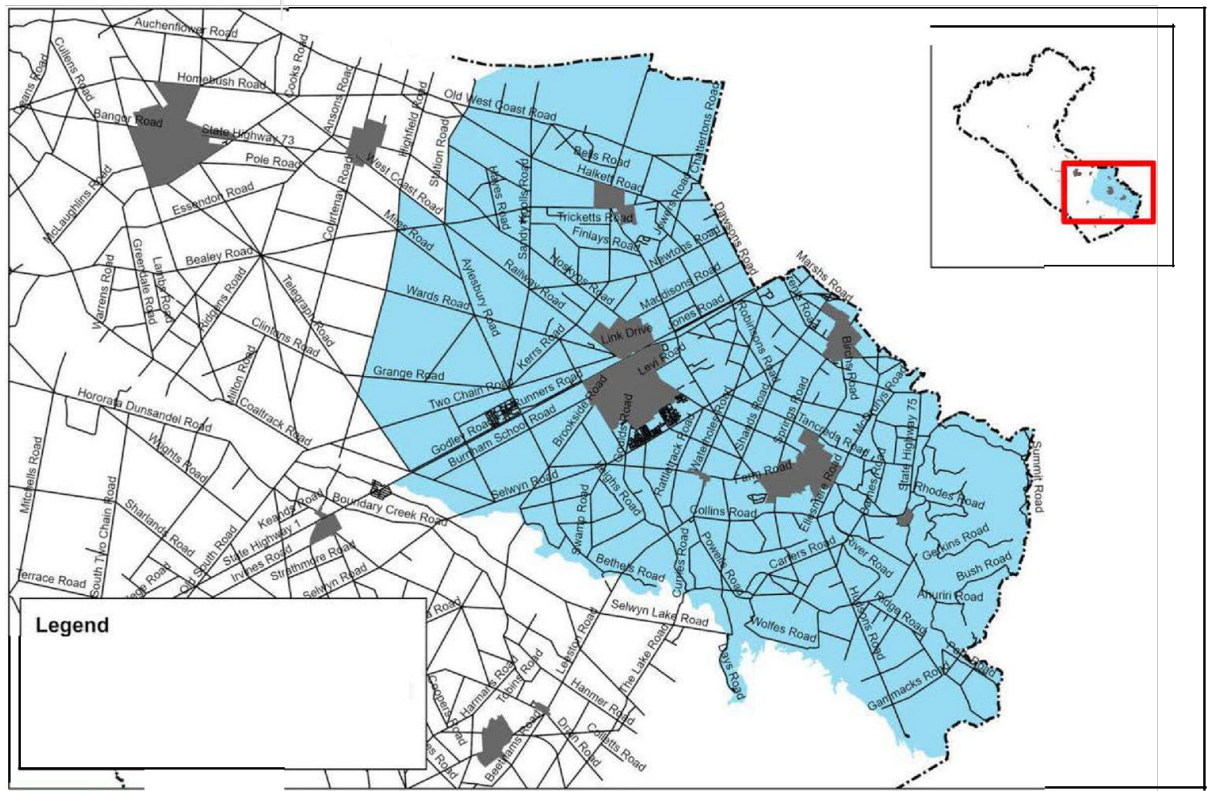
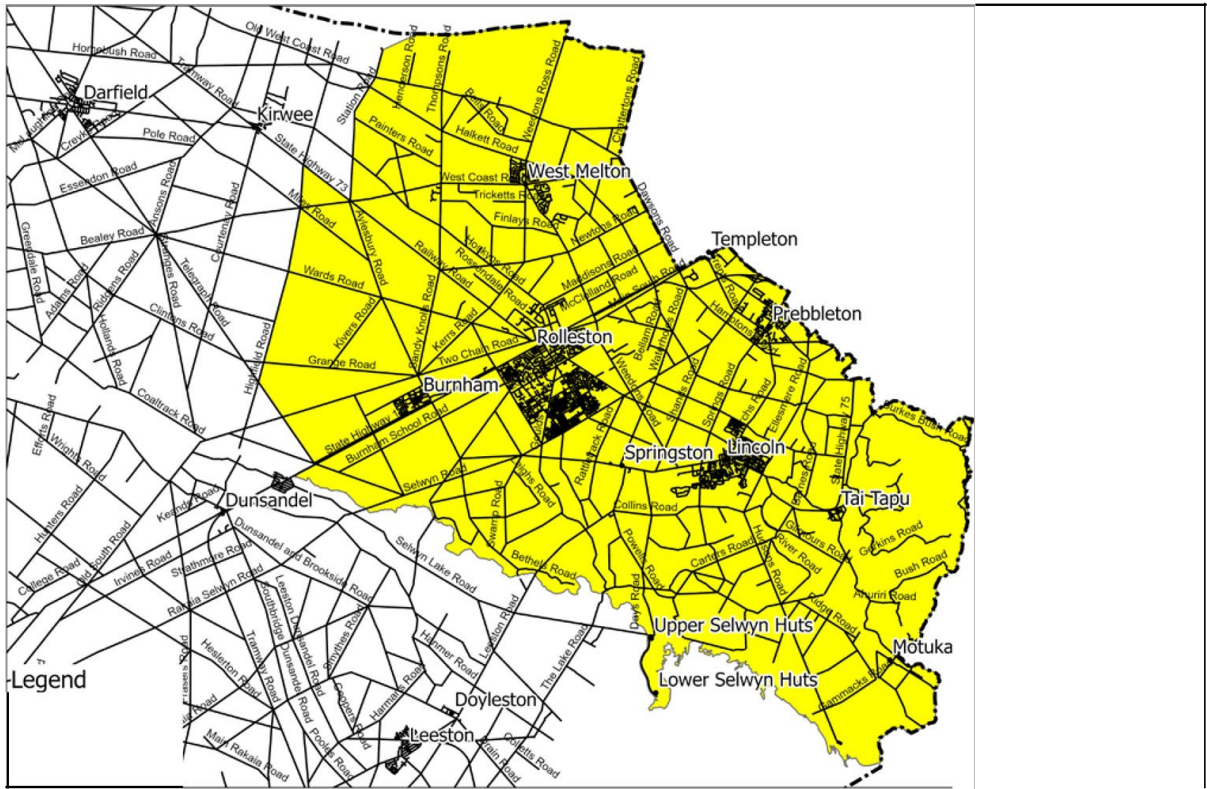
In order for the area to develop cohesively, Selwyn District Council determined that it needed to facilitate key infrastructure requirements to enable this to occur. This includes purchasing land and funding components of the services network needed to connect between separate subdivisions in the area and also to Birchs Road. A major sewer pump station for the area was also required.

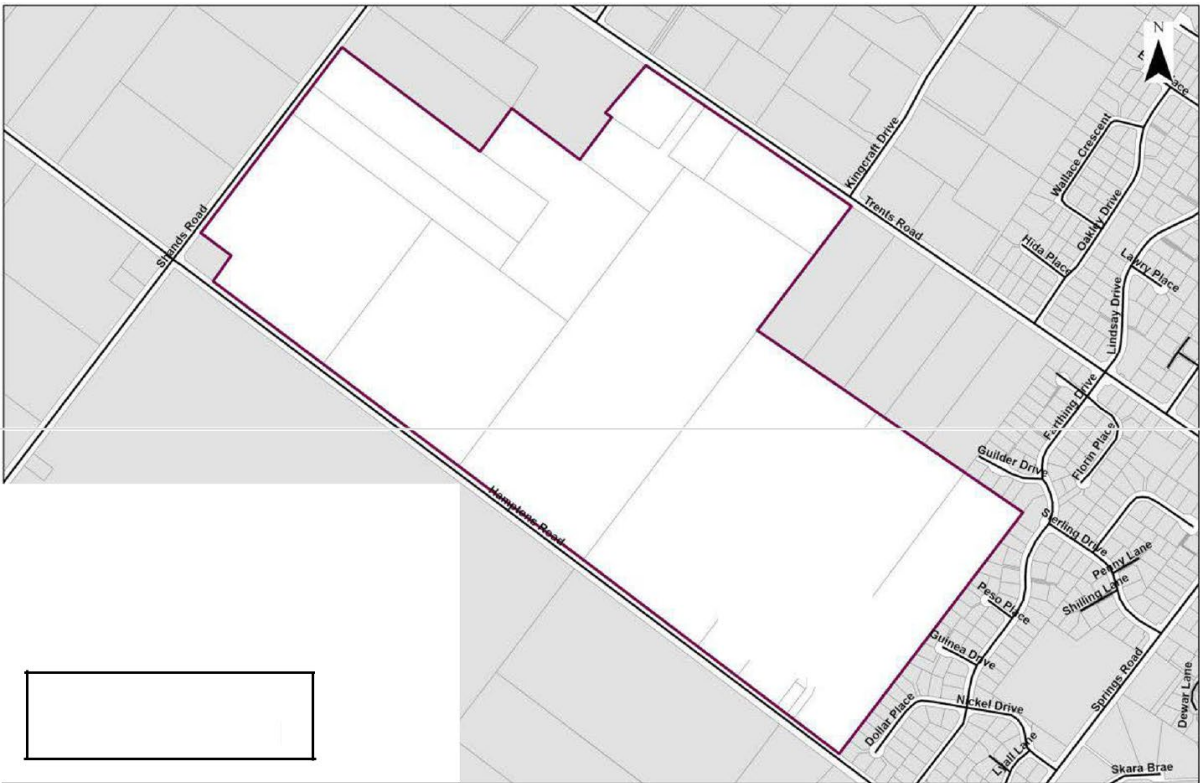
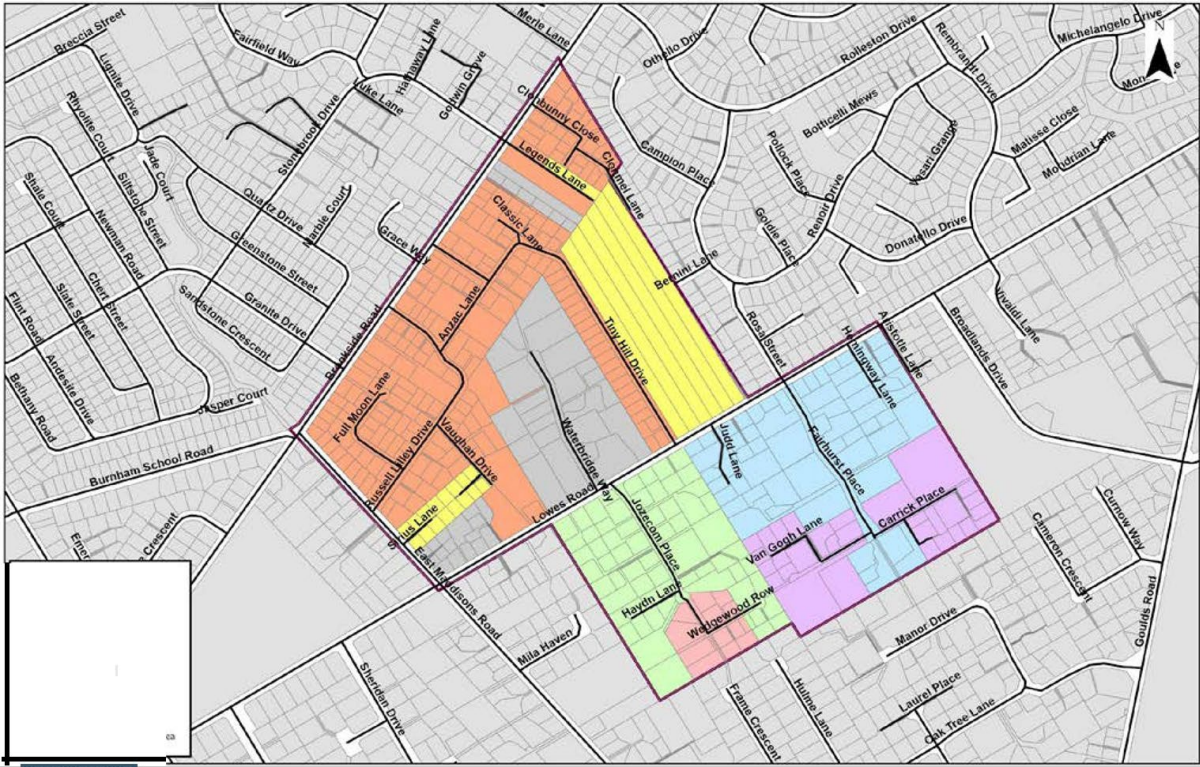


Part 5: Catchment Maps











Appendix 1: Schedule of Assets

	Net Expenditure Incurred Pre 2024	Expenditure Planned 2024- 24	Expenditure Post 2024	Total Cost	% of total cost funded from Development Contributions	% funded from other Sources
	\$	\$	\$	\$	%	%
Water						
Darfield Water						
Opening Balance	74,666	-	-	74,666		
Darfield Growth	-	9,539,197	4,026,724	13,565,921	100%	0%
Interest	-	2,477,626	7,960,242	9,637,868	100%	0%
	<u>74,666</u>	<u>12,016,823</u>	<u>11,986,966</u>	<u>23,278,455</u>		
Kivree Water						
Opening Balance	397,583	-	-	397,583		
Kivree Growth	-	1,951,623	389,418	2,341,241	100%	0%
Interest	-	739,559	1,772,413	2,511,972	100%	0%
	<u>397,583</u>	<u>2,691,202</u>	<u>2,161,831</u>	<u>5,250,736</u>		
Leeston Water						
Opening Balance	2,217,344	-	-	2,217,344		
Leeston Growth	-	2,362,346	924,654	3,207,000	100%	0%
Interest	-	1,076,705	2,584,804	3,661,509	100%	0%
	<u>2,217,344</u>	<u>3,379,051</u>	<u>3,509,458</u>	<u>9,105,852</u>		
Lincoln Water						
Opening Balance	2,760,053	-	-	2,760,053		
Lincoln Growth	-	8,498,413	19,573,231	28,071,644	100%	0%
Interest	-	1,305,109	8,046,288	9,351,396	100%	0%
	<u>2,760,053</u>	<u>9,803,522</u>	<u>27,619,519</u>	<u>40,183,083</u>		
Prebbleton Water						
Opening Balance	544,331	-	-	544,331		
Prebbleton Growth	-	9,917,525	1,123,251	11,046,776	100%	0%
Interest	-	3,176,361	7,330,124	10,507,105	100%	0%
	<u>544,331</u>	<u>13,034,506</u>	<u>8,579,375</u>	<u>22,098,212</u>		
Rolleston Water						
Opening Balance	(1,573,847)	-	-	(1,573,847)		
Rolleston Growth	-	32,722,723	27,295,899	60,018,622	100%	0%
Interest	-	2,892,396	8,905,393	11,798,309	100%	0%
	<u>(1,573,847)</u>	<u>35,615,639</u>	<u>36,201,292</u>	<u>70,243,084</u>		
Southbridge Water						
Opening Balance	(219,929)	-	-	(219,929)		
Southbridge Growth	-	1,124,265	-	1,124,265	100%	0%
Interest	-	130,214	402,023	532,243	100%	0%
	<u>(219,929)</u>	<u>1,254,479</u>	<u>402,023</u>	<u>1,436,579</u>		
West Melton Water						
Opening Balance	343,418	-	-	343,418		
West Melton Growth	-	8,035,775	-	8,035,775	100%	0%
Interest	-	2,191,228	5,523,223	7,714,451	100%	0%
	<u>343,418</u>	<u>10,227,003</u>	<u>5,523,223</u>	<u>16,093,644</u>		
Rural Water						
Opening Balance	1,015,665	-	-	1,015,665		
West Melton Growth	-	1,409,203	-	1,409,203	100%	0%
Interest	-	401,261	781,164	1,182,425	100%	0%
	<u>1,015,665</u>	<u>1,810,463</u>	<u>781,164</u>	<u>3,607,292</u>		
Sewerage						
Selwyn Sewerage Scheme						
Opening Balance	15,033,902	-	-	15,033,902		
Sewerage Treatment and Retention	-	165,636,301	132,170,104	357,814,405	99%	1%
Interest	-	19,250,586	130,040,368	149,290,734	100%	0%
	<u>15,033,902</u>	<u>184,886,887</u>	<u>322,210,272</u>	<u>522,139,041</u>		
Stormwater						
Selwyn Sewerage Scheme						
Opening Balance	841,586	-	-	841,586		
Interest	-	109,673	-	109,673	100%	0%
	<u>841,586</u>	<u>109,673</u>	<u>-</u>	<u>951,259</u>		



	Net Expenditure Invoiced Pre 2024	Expenditure Planned 2024- 24	Expenditure Post 2024	Total Cost	Funded from Development Contributions %	% funded From other Sources	
	\$	\$	\$	\$	%	%	
Transportation – Roading							
Eastern Selwyn Development Area							
Opening Balance	(14,447,000)	-	-	(14,447,000)			
Dunns Crossing & Burnham School Road Traffic Signals (SNP)	-	4,029,900	-	4,029,900	13.0%	86.1%	10%
Levi Road Widening	-	600,000	-	600,000	5.7%	94.3%	3%
Lincoln South Public Car Parks	-	1,668,040	-	1,668,040	17.9%	82.1%	20%
Gerald Street Eastern End Upgrade	-	7,820,855	-	7,820,855	7.4%	92.6%	13%
Ellesmere Road Seal Widening	-	3,071,760	-	3,071,760	12.6%	87.4%	16%
Markham Street Level Crossing Upgrade	-	300,000	-	300,000	0.0%	100.0%	12%
Weedons Ross Rd Seal Widening Stage 2	-	450,000	-	450,000	0.0%	100.0%	10%
Selwyn & Springston Rolleston Road Roundabout (SNP)	-	6,176,410	-	6,176,410	8.6%	91.4%	18%
School Safety Infrastructure Upgrades	-	1,447,600	-	1,447,600	6.2%	93.8%	31%
Birch Road Intersections Cycle Safety Upgrade	-	772,425	-	772,425	14.4%	85.6%	10%
Ellesmere Road Arterial Intersections Safety Upgrades	-	2,056,070	-	2,056,070	13.4%	86.6%	17%
Two Chain Road Widening Stage 1	-	1,541,060	-	1,541,060	10.4%	89.6%	12%
Hoskyns Road Widening Stage 1	-	3,673,700	-	3,673,700	0.0%	100.0%	16%
Walkers Road & Two Chain Road Roundabout	-	2,571,760	-	2,571,760	7.6%	92.4%	16%
Lincoln North Public Car Parks	-	1,621,333	-	1,621,333	21.1%	78.9%	32%
Meijer Drive Extension	-	3,268,938	-	3,268,938	19.6%	80.4%	28%
Springs & Hamptons Road Roundabout	-	5,205,090	-	5,205,090	12.9%	87.1%	13%
Hamptons Road Widening	-	772,425	-	772,425	7.5%	92.5%	8%
Hoskyns Road Arterial Intersections Safety Upgrades	-	1,232,890	-	1,232,890	0.0%	100.0%	8%
Rolleston Public Carpark 4 & Service Lane	-	1,173,590	-	1,173,590	26.4%	73.6%	23%
Selwyn & Dunns Crossing Roundabout (SNP)	-	6,295,065	-	6,295,065	8.0%	91.2%	17%
SH1 Dunns Crossing Road Cycle Underpass Pathways	-	1,563,675	-	1,563,675	14.4%	85.6%	10%
Dunns Crossing Road widening Stage 1	-	375,030	-	375,030	5.2%	94.8%	7%
Brookside Road & Rolleston Drive Roundabout	-	1,969,675	-	1,969,675	8.2%	91.8%	8%
Tennynson & Moore Street Roundabout	-	2,619,715	-	2,619,715	14.2%	85.8%	14%
Moore Street Extension	-	1,894,645	-	1,894,645	19.4%	81.6%	23%
Jones Road & Two Chain Road Realignment	-	3,669,615	-	3,669,615	7.9%	92.1%	18%
Gerald Street & Vernon Drive Traffic Signals (SNP)	-	3,672,125	-	3,672,125	7.5%	92.5%	15%
Gerald Street Transitional Section Upgrade	-	7,973,255	-	7,973,255	6.5%	93.5%	13%
Lincoln 'Park N Ride'	-	4,194,065	-	4,194,065	10.6%	89.4%	14%
Prebbleton to City Cycle Link	-	1,563,675	-	1,563,675	14.4%	85.6%	10%
Springs Road University Shared Pathway	-	214,640	-	214,640	14.4%	85.6%	10%
Templeton to Prebbleton Cycleway Stage 2	-	1,502,480	-	1,502,480	14.4%	85.6%	10%
Springs Road & Tossell Road Intersection Traffic Signals	-	3,219,600	-	3,219,600	28.7%	71.3%	27%
Ellesmere & Lincoln Tai Tapu Road Roundabout (SNP)	-	4,829,400	-	4,829,400	10.1%	89.9%	19%
Rolleston to Burnham Cycleway	-	3,219,600	-	3,219,600	14.4%	85.6%	10%
Gerald Street Western End Upgrade	-	3,671,324	-	3,671,324	7.2%	92.8%	15%
Springs & Gerald Street Traffic Signals	-	5,882,100	-	5,882,100	14.4%	85.6%	30%
Creyke Road Level Crossing Upgrade	-	268,300	-	268,300	0.0%	100.0%	12%
High Street & Market Street Roundabout	-	1,317,360	-	1,317,360	13.0%	87.0%	13%
Springs Road Prebbleton Speed Management Treatments (SNP)	-	1,976,340	-	1,976,340	17.0%	83.2%	10%
Levi Road and Weedons Road Cycleway	-	549,150	-	549,150	14.4%	85.6%	10%
Dunns Crossing Road widening Stage 2	-	768,870	-	768,870	13.5%	86.5%	16%
Rolleston Town Centre Carpark 8	-	1,757,280	-	1,757,280	24.3%	75.7%	27%
Springs Road Upgrade Stage 2	-	1,647,450	-	1,647,450	28.7%	71.3%	27%
Selwyn & Lincoln Rolleston Road Roundabout (SNP)	-	8,786,400	-	8,786,400	7.0%	93.0%	17%
Selwyn & Weedons Road Roundabout (SNP)	-	7,138,950	-	7,138,950	6.7%	93.3%	16%
Jones Road Cycleway	-	841,600	-	841,600	14.4%	85.6%	10%
Loaves & Dunns Crossing Roads Roundabout	-	2,006,000	-	2,006,000	13.1%	86.9%	17%
Jones Road West Shared path	-	336,720	-	336,720	14.4%	85.6%	10%
Kidman Street Park N Ride	-	5,050,000	-	5,050,000	3.7%	96.3%	17%
Gerald & Birch Road Traffic Signals	-	8,642,400	-	8,642,400	15.4%	84.6%	27%
Loaves Road & Broadlands Drive Traffic Signals	-	4,009,250	-	4,009,250	7.6%	92.4%	3%
Hoskyns Road Widening Stage 2	-	2,061,900	-	2,061,900	0.0%	100.0%	21%
North Terrace Level Crossing Upgrade	-	286,375	-	286,375	0.0%	100.0%	12%
Weedons Road Widening	-	1,789,050	-	1,789,050	13.9%	86.1%	22%
Rolleston 'Park N Ride'	-	6,558,850	-	6,558,850	9.7%	90.3%	17%
Springs & Birch Road Traffic Signals	-	4,090,100	-	4,090,100	26.7%	73.3%	27%
Horsdon Street North Level Crossing Upgrade	-	350,500	-	350,500	0.0%	100.0%	12%
Wakakiri Alpine to Sea Trail Stage 1	-	11,455,000	-	11,455,000	14.4%	85.6%	10%
Birch & Hamptons Road Roundabout	-	1,789,050	-	1,789,050	26.7%	73.3%	27%
Levi & Weedons Road Roundabout	-	4,770,000	-	4,770,000	11.3%	88.7%	16%
Loaves & East Maddisons Road Roundabout	-	3,039,500	-	3,039,500	8.4%	91.6%	10%
Edward Street & Southfield Drive Roundabout	-	3,578,100	-	3,578,100	13.6%	86.4%	23%
Feredays & Wills Road Rural Intersection Upgrade (SNP)	-	2,305,400	-	2,305,400	6.0%	94.0%	6%
Homebush Road level Crossing Upgrade	-	303,950	-	303,950	0.0%	100.0%	25%
Broadlands Drive Stage 3 Extension	-	3,647,400	-	3,647,400	29.9%	70.1%	36%
Broadlands & Brantworth Drive Roundabout	-	1,823,700	-	1,823,700	33.2%	66.8%	39%
Markham Way Parking Link	-	1,260,050	-	1,260,050	16.2%	83.8%	10%
Loaves Rd/Levi Dr/Masefield Dr/Lincoln Rolleston Rd Traffic S	-	2,104,000	-	2,104,000	11.2%	88.8%	14%
Ed Hillary Drive & Lincoln Rolleston Road Roundabout Rolleston	-	3,718,200	-	3,718,200	30.7%	69.3%	48%
Brantworth Drive & Lincoln Rolleston Road Roundabout Rolleston	-	3,750,200	-	3,750,200	27.7%	72.3%	35%
Springston Rolleston & Ed Hillary Drive Roundabout Rolleston	-	4,075,200	-	4,075,200	23.4%	76.6%	32%
Two Chain Road Widening Stage 2 Rolleston	-	2,781,800	-	2,781,800	10.1%	89.9%	18%
Burnham School Road Widening Rolleston	-	2,818,530	-	2,818,530	15.1%	84.9%	17%
Collins Road Extension Lincoln	-	4,075,200	-	4,075,200	62.9%	37.1%	74%
Ellesmere Road Widening Stage 2 Lincoln	-	803,040	-	803,040	3.7%	96.3%	16%
Camawson Drive & Flemington Primary Road Roundabout Lincoln	-	2,728,800	-	2,728,800	24.1%	75.9%	25%
Waterholes Road Seal Widening Prebbleton	-	5,053,600	-	5,053,600	12.9%	87.1%	13%
Brookside Road Upgrade & Cycleways Cycleways	-	6,197,000	-	6,197,000	14.4%	85.6%	10%
Leaches Road Seal Widening District	-	7,727,400	-	7,727,400	23.0%	77.0%	23%
High Street Leeaton Upgrade District	-	4,075,200	-	4,075,200	13.0%	87.0%	13%
High Street Southbridge Town Centre Upgrade District	-	6,000,000	-	6,000,000	17.0%	83.0%	17%
Interest	-	(2,198,330)	273,897	(1,924,433)	100%	0.0%	100%
	(14,447,000)	202,282,195	53,938,067	241,753,262			



	Net Expenditure Incurred Pre 2024	Expenditure Planned 2024- 24	Expenditure Post 2024	Total Cost	% of total cost funded from Development Contributions	% funded From other Sources
	\$	\$	\$	\$	%	%
Transportation – Roading						
Rest of District						
Opening Balance	-	-	-	-		
Dunns Crossing & Burnham School Road Traffic Signals (SNP)	-	4,029,900	-	4,029,900	4.1%	95.9%
Levi Road Widening	-	600,000	-	600,000	3.3%	96.7%
Lincoln South Public Car Parks	-	1,668,040	-	1,668,040	10.1%	89.9%
Gerald Street Eastern End Upgrade	-	7,820,855	-	7,820,855	5.6%	94.4%
Ellesmere Road Seal Widening	-	3,071,760	-	3,071,760	3.4%	96.6%
Mathias Street Level Crossing Upgrade	-	300,000	-	300,000	12.0%	88.0%
Weedons Ross Rd Seal Widening Stage 2	-	450,000	-	450,000	10.0%	90.0%
Selwyn & Springston Rolleston Road Roundabout (SNP)	-	6,176,410	-	6,176,410	9.4%	90.6%
School Safety Infrastructure Upgrades	-	1,447,600	-	1,447,600	24.8%	75.2%
Birchs Road Intersections Cycle Safety Upgrade	-	772,425	-	772,425	3.6%	96.4%
Ellesmere Road Arterial Intersections Safety Upgrades	-	2,056,810	-	2,056,810	3.6%	96.4%
Two Chain Road Widening Stage 1	-	1,541,860	-	1,541,860	1.6%	98.4%
Hoskyns Road Widening Stage 1	-	3,613,780	-	3,613,780	16.0%	84.0%
Walkers Road & Two Chain Road Roundabout	-	2,571,760	-	2,571,760	10.4%	89.6%
Lincoln North Public Car Parks	-	1,621,393	-	1,621,393	10.9%	89.1%
Meijer Drive Extension	-	3,268,338	-	3,268,338	8.4%	91.6%
Springs & Hamptons Road Roundabout	-	5,205,090	-	5,205,090	0.1%	99.9%
Hamptons Road Widening	-	772,425	-	772,425	0.5%	99.5%
Hoskyns Road Arterial Intersections Safety Upgrades	-	1,232,890	-	1,232,890	8.0%	92.0%
Rolleston Public Carpark 4 & Service Lane	-	1,173,590	-	1,173,590	2.6%	97.4%
Selwyn & Dunns Crossing Roundabout (SNP)	-	6,295,065	-	6,295,065	8.2%	91.8%
SH1 Dunns Crossing Road Cycle Underpass Pathways	-	1,569,615	-	1,569,615	3.6%	96.4%
Dunns Crossing Road widening Stage 1	-	315,030	-	315,030	1.8%	98.2%
Brookside Road & Rolleston Drive Roundabout	-	1,569,615	-	1,569,615	1.8%	98.2%
Tennyson & Moore Street Roundabout	-	2,619,715	-	2,619,715	3.8%	96.2%
Moore Street Extension	-	1,884,645	-	1,884,645	4.6%	95.4%
Jones Road & Two Chain Road Realignment	-	3,669,815	-	3,669,815	3.1%	96.9%
Gerald Street & Vernon Drive Traffic Signals (SNP)	-	3,672,125	-	3,672,125	7.5%	92.5%
Gerald Street Transitional Section Upgrade	-	7,973,255	-	7,973,255	6.5%	93.5%
Lincoln 'Park N Ride'	-	4,194,865	-	4,194,865	3.4%	96.6%
Prebbleton to City Cycle Link	-	1,569,615	-	1,569,615	3.6%	96.4%
Springs Road University Shared Pathway	-	214,640	-	214,640	3.6%	96.4%
Templeton to Prebbleton Cycleway Stage 2	-	1,502,480	-	1,502,480	3.6%	96.4%
Springs Road & Tosswill Road Intersection Traffic Signals	-	3,219,600	-	3,219,600	0.3%	99.7%
Ellesmere & Lincoln Tai Tapu Road Roundabout (SNP)	-	4,829,400	-	4,829,400	8.9%	91.1%
Rolleston to Burnham Cycleway	-	3,219,600	-	3,219,600	3.6%	96.4%
Gerald Street Western End Upgrade	-	3,671,324	-	3,671,324	7.8%	92.2%
Spring & Gerald Street Traffic Signals	-	5,882,100	-	5,882,100	15.6%	84.4%
Creyke Road Level Crossing Upgrade	-	268,300	-	268,300	12.0%	88.0%
High Street & Market Street Roundabout	-	1,317,960	-	1,317,960	0.0%	100.0%



Springs Road Prebbleton Speed Management Treatments (SNP)	-	1,976,340	-	1,976,340	0.2%	99.8%
Levi Road and Weedons Road Cycleway	-	549,150	-	549,150	3.6%	96.4%
Dunns Crossing Road widening Stage 2	-	768,810	-	768,810	4.5%	95.5%
Rolleston Town Centre Carpark 8	-	1,757,280	-	1,757,280	2.7%	97.3%
Springs Road Upgrade Stage 2	-	1,647,450	-	1,647,450	0.3%	99.7%
Selwyn & Lincoln Rolleston Road Roundabout (SNP)	-	8,786,400	-	8,786,400	10.0%	90.0%
Selwyn & Weedons Road Roundabout (SNP)	-	7,138,950	-	7,138,950	11.3%	88.7%
Jones Road Cycleway	-	841,800	-	841,800	3.6%	96.4%
Loves & Dunns Crossing Roads Roundabout	-	2,806,000	-	2,806,000	3.9%	96.1%
Jones Road West Shared path	-	336,720	-	336,720	3.6%	96.4%
Kidman Street Park N Ride	-	5,050,800	-	5,050,800	7.3%	92.7%
Gerald & Birchs Road Traffic Signals	-	8,642,480	-	8,642,480	11.6%	88.4%
Loves Road & Broadlands Drive Traffic Signals	-	4,009,250	-	4,009,250	1.4%	98.6%
Hoskyns Road Widening Stage 2	-	2,061,900	-	2,061,900	21.0%	79.0%
North Terrace Level Crossing Upgrade	-	286,375	-	286,375	12.0%	88.0%
Weedons Road Widening	-	1,789,050	-	1,789,050	8.1%	91.9%
Rolleston 'Park N Ride'	-	6,553,850	-	6,553,850	7.3%	92.7%
Springs & Birchs Road Traffic Signals	-	4,090,100	-	4,090,100	0.3%	99.7%
Horndon Street North Level Crossing Upgrade	-	350,580	-	350,580	12.0%	88.0%
Waikikiwi Alpine to Sea Trail Stage 1	-	11,455,000	-	11,455,000	3.6%	96.4%
Birchs & Hamptons Road Roundabout	-	1,789,050	-	1,789,050	0.3%	99.7%
Levi & Weedons Road Roundabout	-	4,770,800	-	4,770,800	6.7%	93.3%
Loves & East Maddisons Road Roundabout	-	3,039,500	-	3,039,500	1.6%	98.4%
Edward Street & Southfield Drive Roundabout	-	3,578,100	-	3,578,100	15.4%	84.6%
Feredays & Willis Road Rural Intersection Upgrade (SNP)	-	2,385,400	-	2,385,400	0.0%	100.0%
Homebush Road level Crossing Upgrade	-	303,950	-	303,950	25.0%	75.0%
Broadlands Drive Stage 3 Extension	-	3,647,400	-	3,647,400	6.1%	93.9%
Broadlands & Branthwaite Drive Roundabout	-	1,823,700	-	1,823,700	5.9%	94.1%
Markham Way Parking Link	-	1,260,050	-	1,260,050	1.8%	98.2%
Loves Rd/Levi Dr/Masefield Dr/Lincoln Rolleston Rd Traffic S	-	2,104,000	-	2,104,000	2.8%	97.2%
Ed Hillary Drive & Lincoln Rolleston Road Roundabout Rolleston	-	-	3,718,200	3,718,200	17.3%	82.7%
Branthwaite Drive & Lincoln Rolleston Road Roundabout Rollest	-	-	3,790,200	3,790,200	11.3%	88.7%
Springston Rolleston & Ed Hillary Drive Roundabout Rolleston	-	-	4,015,200	4,015,200	8.6%	91.4%
Two Chain Road Widening Stage 2 Rolleston	-	-	2,781,800	2,781,800	7.9%	92.1%
Burnham School Road Widening Rolleston	-	-	2,818,530	2,818,530	1.9%	98.1%
Collins Road Extension Lincoln	-	-	4,015,200	4,015,200	11.1%	88.9%
Ellesmere Road Widening Stage 2 Lincoln	-	-	803,040	803,040	14.9%	85.1%
Carnaveron Drive & Flemington Primary Road Roundabout Linc	-	-	2,728,800	2,728,800	4.9%	95.1%
Waterholes Road Seal Widening Prebbleton	-	-	5,053,600	5,053,600	0.1%	99.9%
Brookside Road Upgrade & Cycleways Cycleways	-	-	6,197,000	6,197,000	3.6%	96.4%
Leaches Road Seal Widening District	-	-	7,727,400	7,727,400	0.0%	100.0%
High Street Leeston Upgrade District	-	-	4,015,200	4,015,200	0.0%	100.0%
High Street Southbridge Town Centre Upgrade District	-	-	6,000,000	6,000,000	0.0%	100.0%
Interest	-	1,597,507	1,580,747	3,178,254	100%	0.0%
	-	206,058,632	55,244,917	261,303,549		

	Net Expenditure Incurred Pre 2024	Expenditure Planned 2024- 34	Expenditure Post 2034	Total Cost	% of total cost funded from Development Contributions	% funded From other Sources
	\$	\$	\$	\$	%	%
Prebbleton 3 Development Area						
Opening Balance	-	-	-	-		
Cost	-	-	-	-		
Interest	-	-	-	-		
	-	-	-	-		
Lincoln ODP4						
Opening Balance	623,363	-	-	623,363		
Interest	-	-	-	-		
	623,363	-	-	623,363		
Broadlands Drive – Section 2 Title Plan S0494531						
Opening Balance	1,812,871	-	-	1,812,871		
Interest	-	-	-	-		
	1,812,871	-	-	1,812,871		
Loves Rd ODP Area						
Opening Balance	612,898	-	-	612,898		
Interest	-	-	-	-		
	612,898	-	-	612,898		



North West Selwyn Area					
Opening Balance	(1,954,239)	-	(1,954,239)		
Land Credits	-	2,999,700	2,999,700	100%	0.0%
Improvement Credits	-	282,000	282,000	100%	0.0%
Reserve Development - Hororata	-	1,084,358	1,084,358	24.0%	78.0%
Sports Field Irrigation	-	525,456	525,456	13.0%	97.0%
Sports field development - Darfield	-	810,154	810,154	59.0%	41.0%
Toilets - Coalgate	-	235,643	235,643	21.0%	79.0%
Reserve Development - Kinross	-	1,232,457	1,232,457	53.0%	41.0%
Cricket Training Nets - Shellfield	-	25,000	25,000	30.0%	62.0%
Sports Park Lighting Programme - Shellfield	-	205,420	205,420	13.1%	86.9%
North West Selwyn New Reserves Development	-	1,230,236	1,230,236	100.0%	0.0%
West View Park Upgrade	-	1,121,972	1,121,972	28.0%	72.0%
Playground Installation and Upgrading	-	1,000,657	1,000,657	12.0%	98.0%
Paths Installation and Upgrades	-	764,206	764,206	6.0%	94.0%
Interest	-	(183,523)	(183,523)	100%	0.0%
	(1,954,239)	11,521,055	9,567,076		
South West Selwyn Area					
Opening Balance	508,627	-	508,627		
Land Credits	-	1,137,435	1,137,435	100%	0.0%
Improvement Credits	-	197,685	197,685	100%	0.0%
Brookside Gravel Reserve Development	-	191,335	191,335	27.0%	73.0%
Sports Lighting - Osborne Park	-	60,000	60,000	12.1%	87.9%
Reserve Development - Coes Ford	-	131,032	131,032	30.0%	70.0%
Reserve Development - Leeston Park	-	3,473,415	3,473,415	28.6%	71.4%
Sports Park Lighting Programme	-	83,064	83,064	25.9%	74.1%
New Toilet Block - Leeston Park	-	284,392	284,392	23.0%	77.0%
Reserve Development - Southbridge Park	-	1,394,031	1,394,031	55.6%	44.4%
South West Selwyn New Reserves Development	-	616,279	616,279	100.0%	0.0%
Leeston Dog Park Lighting	-	84,831	84,831	23.0%	77.0%
Playground Installation and Upgrading	-	1,000,657	1,000,657	12.0%	98.0%
Paths Installation and Upgrades	-	704,206	704,206	6.0%	94.0%
Interest	-	(299,449)	(299,449)	100%	0.0%
	508,627	9,776,530	10,285,156		
Eastern Selwyn Area					
Opening Balance	(27,611,401)	-	(27,611,401)		
Land Credits	-	39,692,771	39,692,771	100%	0.0%
Improvement Credits	-	7,909,220	7,909,220	100%	0.0%
Natural Recreational Areas Land Purchase	-	4,564,400	4,564,400	88.0%	11.0%
Yare's Lagoon Development SDC	-	381,819	381,819	29.9%	70.1%
Recreational Walk/Dykeways	-	241,435	241,435	27.0%	73.0%
New Cricket Wicket - Greenpark	-	71,220	71,220	30.0%	70.0%
Reserve Development - Broadfield	-	1,881,725	1,881,725	87.0%	13.0%
Sports Park Lighting Programme - Lincoln	-	487,320	487,320	38.4%	61.6%
Reserve Development - Lincoln	-	4,738,551	4,738,551	87.0%	13.0%
Change Facility - Lincoln	-	1,117,900	1,117,900	79.3%	20.7%
Bike Park - Lincoln	-	50,000	50,000	41.0%	59.0%
Sports Park Lighting Programme - Prebbleton	-	465,320	465,320	38.4%	61.6%
Reserve Development - Kahaha Park	-	6,106,272	6,106,272	87.0%	13.0%
Sports Park Lighting Programme - Rhodes Park	-	495,164	495,164	30.7%	69.3%
New Toilet Facility - Rhodes Park	-	348,606	348,606	24.5%	75.5%
Tai Tapu Walkway	-	258,775	258,775	27.0%	73.0%
Athletics Track Extension - Brookside Park	-	509,450	509,450	39.0%	61.0%
Brookside Park Carpark	-	119,816	119,816	47.0%	53.0%
Rolleston Reserve Redevelopment	-	1,047,300	1,047,300	64.0%	36.0%
Foster Park Development	-	1,700,000	1,700,000	84.3%	15.7%
Car Park & Roadways - Foster Park	-	1,540,650	1,540,650	94.3%	5.7%
Sports Park Lighting Programme - Foster Park	-	1,050,055	1,050,055	84.3%	15.7%
District Park Development	-	28,861,554	28,861,554	87.0%	13.0%
Sports Park Lighting Programme - Springton	-	430,849	430,849	24.7%	75.3%
New Toilet Facility - Springton	-	272,102	272,102	44.0%	56.0%
Reserve Development - Waadons	-	322,842	322,842	86.0%	14.0%
Land for Extension - West Melton	-	2,328,600	2,328,600	94.0%	6.0%
Reserve Development - West Melton	-	1,474,637	1,474,637	87.0%	13.0%
Sports Park Lighting Programme - West Melton	-	595,750	595,750	35.4%	64.6%
New Change Facility - West Melton	-	447,816	447,816	19.3%	80.7%
New Toilet Block - West Melton	-	399,385	399,385	32.8%	67.2%
Eastern Selwyn New Reserves Development	-	5,375,062	5,375,062	100.0%	0.0%
Lincoln Town Centre Landscaping Development	-	145,172	145,172	23.0%	77.0%
Rolleston Town Centre Development	-	4,510,650	4,510,650	40.0%	60.0%
Sports Facilities - Foster Park	-	497,880	497,880	84.3%	15.7%
Playground Installation and Upgrading	-	1,000,657	1,000,657	6.0%	94.0%
Paths Installation and Upgrades	-	757,891	757,891	12.1%	87.9%
Interest	-	(3,218,106)	(3,218,106)	100.0%	0.0%
	(27,611,401)	173,465,247	51,053,046		



Community Infrastructure

North West Selwyn Area

Opening Balance	-	-	-	-		
New Indoor Courts- Malvern	-	12,218,951	-	12,218,951	42.6%	57.4%
Full Beam Installation	-	478,429	-	478,429	6.8%	93.2%
Ash Beam Installation	-	152,907	-	152,907	6.8%	93.2%
Interest	-	611,816	-	611,816	100%	0.0%
	-	13,462,103	-	13,462,103		

South West Selwyn Area

Opening Balance	-	-	-	-		
Leeston Library/community centre build	-	10,247,542	-	10,247,542	19.5%	80.5%
Full Beam Installation	-	478,429	-	478,429	5.1%	94.9%
Ash Beam Installation	-	152,907	-	152,907	5.1%	94.9%
Interest	-	422,025	-	422,025	100.0%	0.0%
	-	11,300,903	-	11,300,903		

Eastern Selwyn Area

Opening Balance	-	0	0	-		
Shands slip road	-	97,200.00	-	97,200	32%	0.678
Shands Road Cemetery Road Extension	-	244,293	-	244,293	32.2%	67.8%
New Community Centre - Prebbleton	-	8,637,724	-	8,637,724	51.4%	48.6%
New Community Facility - S/w Rolleston	-	7,086,834	-	7,086,834	60.4%	39.6%
Upgrade Rolleston Community Centre	-	9,721,543	-	9,721,543	17.2%	82.8%
Prebbleton Public Toilet	-	302,592	-	302,592	32.5%	67.5%
Faringdon Oval New Toilet	-	210,193	-	210,193	73.1%	26.9%
Rolleston Youth Space Toilet	-	206,139	-	206,139	53.8%	46.2%
New Toilet Facilities - Playgrounds	-	364,018	-	364,018	73.1%	26.9%
Public toilet installation - Cemeteries	-	358,884	-	358,884	32.1%	67.9%
Full Beam Installation	-	476,274	-	476,274	22.2%	77.8%
Ash Beam Installation	-	152,218	-	152,218	22.2%	77.8%
Interest	-	334,405	-	334,405	100.0%	0.0%
Interest	-	28,192,316	-	28,192,316		
Interest	-	334,405	-	334,405	100%	0.0%
	-	28,192,316	-	28,192,316		



Appendix 2: Agreement between Selwyn Water and Selwyn District Council to administer development contributions

Selwyn Water is a council-controlled organisation, being a wholly owned subsidiary of SDC, and was established to carry out SDC's role of delivering drinking water and wastewater services in the Selwyn district, pursuant to the Local Government (Water Services) Act 2025 (the **Act**).

- A. On 26 June 2026, the Board of Selwyn Water resolved, in accordance with section 120 of the Act, to adopt a development contributions policy, in substantially the same form as that previously adopted by SDC (the **Development Contributions Policy**).
- B. The Development Contributions Policy will come into force on 1 July 2026.

An agreement is entered into by the parties under section 127 of the Act, to provide for SDC to administer part of Selwyn Water's Development Contributions Policy on its behalf. This agreement is published on the Selwyn Water website as required.

Approved by (Chairperson)	26 June 2026
Endorsed by (Chief Executive)	26 June 2026
Date of Issue	1 July 2026
Next Review Date	1 July 2027

