

# Financial Contributions (Headworks) Policy

*Adopted – Council 18 May 2001*

*Amended – Council 14 December 2001*

*(inclusion of Lake Hayes Financial Contributions (Headworks))*

## **Purpose**

To implement charges for water supply, wastewater and stormwater that are imposed on residential subdivisions and developments and to implement differentials to be applied to non-residential land uses (e.g. retail/commercial, industrial, restaurants, visitor accommodation).

The Financial Contributions Policy is to be adopted under the transitional provisions of the Resource Management Act. Sections 407 and 409 of the Resource Management Act allow charges to be imposed on resource consents for subdivisions and developments under Section 283 of the Local Government Act where a District Plan is not operative.

## **Financial Contributions**

The charges are shown in Column 1 of Table 1 on the next page..

## **Differentials**

The differentials to be applied to non-residential land uses are attached. The differentials allow land uses such as retail/commercial, industrial, restaurants and visitor accommodation to be expressed as dwelling equivalents. The charges shown in Column 1 of Table 1 can then be applied to these non-residential land uses.

## **Effective Date**

This policy becomes effective on 01 June 2001 and replaces all previous headworks charges.

Charges for Lake Hayes became effective from 14 December 2001

**Table 1 – Summary Of Water Supply, Wastewater And Stormwater Charges**

**Water Supply Financial Contributions – per residential property or dwelling equivalent**

<u>Contributing Area</u>	<b>Column 1 Current Charge (inc GST)</b>
Queenstown	<b>\$1,255</b>
Arrowtown	<b>\$3,275</b>
Glenorchy	<b>\$2,720</b>
Lake Hayes	<b>Still to be Set</b>
Arthurs Point - east of Shotover River	<b>\$2225*</b>
Arthurs Point - west of Shotover River	<b>No change</b>
Quail Rise / Tuckers Beach / Glenda Dr.	<b>\$1,895</b>
Wanaka	<b>\$1,960</b>
Hawea	<b>\$2,575</b>
Albert Town	<b>\$2,285</b>
Luggate	<b>\$3,685</b>
Anderson Road Rural Residential Zone	<b>\$2,655*</b>
<b>Lake Hayes</b>	<b>\$3,681.35</b>

**Wastewater Financial Contributions – per residential property or dwelling equivalent**

<u>Contributing Area</u>	<b>Column 1 Current Charge (inc GST)</b>
Queenstown	<b>\$1,850</b>
Arrowtown	<b>\$2,510</b>
Glenorchy	<b>Not Available</b>
Lake Hayes	<b>Still to be Set</b>
Arthurs Point – east of Shotover River	<b>\$2,486</b>
Arthurs Point - west of Shotover River	<b>No change</b>
Quail Rise / Tuckers Beach	<b>\$1,425</b>
Wanaka	<b>\$2,350</b>
Hawea	<b>\$2,195</b>
Albert Town	<b>\$2,120</b>
<b>Lake Hayes</b>	<b>\$3,049.63</b>

**Stormwater Financial Contributions – per residential property or dwelling equivalent**

<u>Contributing Area</u>	<b>Column 1 Current Charge (inc GST)</b>
Queenstown	<b>\$335</b>
Arrowtown	<b>\$715</b>
Glenorchy	<b>\$1,250</b>
Wanaka	<b>\$545</b>
Hawea	<b>\$355</b>
Albert Town	<b>\$1,300</b>

The inclusion of a community scheme in the above table does not necessarily indicate that the service is immediately available. Council may impose a charge where there is an intent to construct a service within the next 5 years. This applies to Arthurs Point Water east of the Shotover River, Anderson Road Rural Residential Zone (Wanaka) water supply, Tuckers Beach Road water and sewerage and some parts of all of the communities for stormwater.