HESSEQUA MUNICIPALITY

Annexure B13_ Development Charges Policy 2026 2027

Council Approval: 28 February 2026

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1 INTRODUCTION

1.1 The Hessequa Municipality welcomes all new developments as it has a positive impact on employment opportunities and the Municipality`s financial sustainability as it contributes to the expansion of the income base. Development cannot be sustainable if the Municipality has to carry the impact on the demand for essential engineering services such as water, sewerage, stormwater, roads, transport, solid waste and electricity, and other community services such as social services, clinics, schools, and public amenities.

1.2 For sustainable development to be successful and to enhance economic development, both the public and private sector needs to invest in infrastructure. Development charges should enable the municipality to recover a fair and rational amount from developers to fund the construction of the capacity units allocated to the development. The developers must account for the total cost of bulk infrastructure for developments so far as the developments impacts on the existing infrastructure.

1.3 The present Hessequa Capital contributions reflects within the yearly Tariff structure and escalates per annum. These contributions are fixed amounts for water, sewage and electricity only. To date developers were asked to pay these capital contributions per erf, per flat, per townhouse, per 1000 m^2 of business premises. Contributions were paid when clearance on an erf was requested or when a building plan was submitted in respect of a newly created erf.

1.4 The objective of this policy shall be to generate funds to ensure the timeous augmentation of the municipal engineering services infrastructure within the jurisdiction of the Municipality, to ensure sustainable development.

2 DEFINITIONS

In this policy, unless the context indicates otherwise-

2.1 "**Application for land use change**" means an application in terms of any planning law for the Planning Tribunal approval to develop or change existing development rights. Applications include, but are not limited to, rezoning, subdivision, consent use, departure, change of land use, township establishment and site development plan approval.

2.2 **''Capacity''** means the maximum demand for engineering service, that the associated capital infrastructure assets can satisfy;

2.3 **''Capital infrastructure''** means any immovable asset such as land, property or buildings, including plant and equipment that accede thereto, which is required for the provision of a municipal service;"

2.4 **"Condition of approval"** means a condition prescribed by the Council and approved by the joint Municipal Planning Tribunal with regards to the approval of a development application in terms of applicable land use planning legislation;

2.5 **"Consent"** means special permission granted by the Council and joint Municipal Planning Tribunal, after due consideration of all relevant facts and after following the lawful process, in terms of which a specific type of land use or activity is permitted, in addition to the primary uses applicable to the property concerned;

2.6 **"Consent use"** means the secondary use right that is permitted in terms of the provisions pertaining to a particular zone, only with the consent of the Council;

2.7 "**Council**" means the Council of the Hessequa Local Municipality

2.8 **"CRT"** means a certificate of registered title;

2.9 **"Customer''** means any existing owner, tenant or operator on a property that requires a larger capacity demand from any or all engineering services whether it be a household, commercial business and industrial activity due to an increase in the expected demand due to their day-to-day activities;

2.10 **"Developer"** means an applicant, as defined in the Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013), whose land development application is approved, in whole or in part, by the person or body authorized to do so in terms of applicable legislation, including an organ of state, which may or may not be the owner of the land, applying for permission to develop or change the use of land;

2.11 **"Development"** means the changing of use and/or of cadastral boundaries in order to increase the use of land;

2.12 **"Development Charge''** means a once-off charge as contemplated in Section 83 of the Hessequa Municipality Land Use Planning By-Law (2015), to be imposed by the Municipality on all application for infrastructure capacity allocations:

a) To a developer on a property

b) for the access to a higher capacity allocation due to a rezoning application

c) for a higher capacity allocation due to the increase in business, industrial and/or any other activity

d) for the accommodation of a second dwelling

e) or as a condition of approval of a land use and development application in order to cover the cost of municipal engineering services required as a result of an intensification of land use;

2.13 **"Dwelling unit"** means a self-contained, inter-leading group of rooms or a compound building configuration designed in accordance with a particular style approved by the Municipality –

a) with not more than one kitchen, used for the living accommodation and housing of one family, together with such outbuildings as are ordinarily used with a dwelling unit; and

b) does not include tourist accommodation or accommodation used as part of a hotel;

2.14 **"Economic infrastructure"** means infrastructure serving high income and commercial and industrial consumers;

2.15 **"Engineering services"** means the infrastructure with design capacity required to supply water, sewerage, electricity, municipal roads, stormwater drainage and solid waste collection and removal required for the purpose of land development;

2.16 **"Engineering Services Agreement"** means an agreement concluded between the developer for the recording of their detailed and specific respective rights and obligations regarding the provision and installation of new external engineering services and internal engineering services required for approved land development and matters ancillary thereto where in the Municipality indicates the agreed capacity allocation or the impact on the existing infrastructure. The agreement will also stipulate the contributions to be paid for the required capacity allocation (entitlement).

In the event where the developer will construct or install bulk engineering services instead of the payment of a Development Charge, it will also describe which infrastructure cost may be discounted against the contribution charges and in which the parties agree to their respective roles in the construction, installation and financing of infrastructure, and Services Agreement has the same meaning;

2.17 **"External engineering service"** means an external engineering service as defined in the SPLUMA (Act No. 16 of 2013);

This is municipal engineering services infrastructure external to the development site boundary and includes both:

(a) Bulk engineering services, which means bulk backbone municipal services infrastructure external to the development, including land, required to provide engineering services to users/property within the boundaries of the municipality; and

(b) Bulk link engineering services, which means municipal services infrastructure external to the development site boundary, including land, is required to connect internal engineering services within the proposed development to existing or proposed bulk engineering services. This part of the service will also indicate where the municipal responsibility end (Point of Supply) and where and how the usage of the service will be monitored and metered for billing purposes.

2.18 **"Hessequa Planning By-Law"** means the Land Use and Planning By-Law for Hessequa Municipality as promulgated in the Provincial Gazette 7472 on 21 August 2015;

2.19 **"LUPA"** means the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014);

2.20 **"LUPO"** means the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985);

2.21 **"Master plans"** means high level infrastructure plans prepared for the Municipality to cater for possible future development. For example: Bulk Water and Sanitation Master Plans;

2.22 **"Municipal spatial development framework"** means a municipal spatial development framework adopted by the Municipality in terms of Chapter 5 of the Municipal Systems Act;

2.23 **"Municipality"** means Hessequa Local Municipality established by Establishment Notice PN 493/2000 in Provincial Gazette 5591 of 22 September 2000 issued in terms of the Local Government: Municipal Structures Act, 1998 (Act 117 of 1998), and where the context so requires, includes –

a) the Council;
b) any committee or a political office bearer of the Municipality, authorised or delegated to perform a function or exercise a power in terms of this By-Law;
c) the Municipal Manager; and
d) an authorised employee or official carrying out any duty or function, or exercising any power in terms of an applicable By-law or delegated authority;

2.24 "**Owner**" means:

(a) a person or legal entity in whose name ownership of the property is registered, excluding the Municipality;

(b) in a case where the person in whom the legal title is vested is insolvent or dead, or is under any form of legal disability, the person in whom the administration of and control of such property is vested as curator, trustee, executor, administrator, judicial manager, liquidator or other legal representative;

2.25 "**Property**" means immovable property situated within the area of jurisdiction of the Municipality and registered in the name of an Owner;

2.26 **"Services Agreement"** means an arrangement between the Municipality and the developer in cases where the developer constructs or installs bulk engineering services in lieu of the payment of a Development Charge (full or in part) and in which the parties agree on their different roles in the construction, installation and financing of infrastructure;

2.27 **"Spatial development framework"** refers to a provincial spatial development framework, a provincial regional spatial development framework, or a municipal spatial development framework or municipal local spatial development framework;

2.28 **“SPLUMA”** means the Spatial Planning and Land Use Management Act (Act 16 of 2013) for RSA;

2.29 **“Storm water system”** means constructed and natural facilities, including pipes, culverts and water courses, used or required for the management, collection, conveyance, temporary storage, use or disposal of storm water;

2.30 **“Systems Act”** means the Local Government: Municipal Systems Act, 2000 (Act 32 of 2000).

2.31 **“Zoning”** means the base zoning and overlay zoning in terms of the Zoning Scheme of the Municipality;

2.32 **“Zoning scheme of the Municipality”** means Hessequa Integrated Zoning Scheme By Law, 2018, to regulate and control municipal zoning.

3 LEGAL FRAMEWORK

3.1 The LUPO (1985) empowered local authorities when approving applications under the ordinance, to impose conditions relating, amongst other things, to the payment of money in respect of engineering services.

3.2 Section 48 of the LUPA (2014) empowers municipalities to require a Development Charge. The Municipality Development Charges policy (this document) needs to align with the regulations set out in the Act.

3.3 The Hessequa Planning By-Law was developed in line with the new legislative framework under LUPA and in conjunction with SPLUMA, which regulates aspects of land and building development management, including the provision of engineering services for land development and the raising of Development Charges.

The Hessequa Planning By-Law supplements the Hessequa Zoning Scheme Regulations.

3.4 **Section 82: Responsibility for provision of engineering services** of the Hessequa Planning By-Law states inter alia that –

“(*1*) *An applicant is responsible for the provision, installation and costs of internal engineering services required for a development once an application is approved.*

(2) The Municipality is responsible for the provision and installation of external engineering services.

(3) If the Municipality is not the provider of an engineering service, the applicant must satisfy the Municipality that adequate arrangements have been made with the relevant service provider for the provision of that service.

(4) The Municipality may enter into a written agreement with an applicant to provide that—

(a) *the applicant is responsible for the provision, installation and costs of external engineering service instead of paying the applicable development charges; or*

(b) the applicant is responsible for the provision, installation and costs of external engineering service and that the fair and reasonable costs of the external engineering service may be set off against the development charges payable by the applicant."

3.5 **Section 83: Development charges** of the Hessequa Planning By-Law states that-

(1) The applicant must pay development charges to the Municipality in respect of the provision and installation of external engineering services.
(2) These external engineering services for which development charges are payable must be set out in a policy adopted and annually reviewed by the Municipality.
(3) The amount of the development charges payable by an applicant must be calculated in accordance with the policy adopted by the Municipality.
(4) The date by which development charges must be paid and the means of payment must be specified in the conditions of approval.
(5) The development charges imposed are subject to escalation at the rate calculated in accordance with the policy on development charges.
(6) The Municipality must annually submit a report to the Council on the development charges paid to the Municipality, together with a statement of the expenditure of the amount and the purpose of the expenditure.

The Municipality at present has an Electricity Supply Development Charge Policy (approved by Council 2018) in place, hence the electrical bulk service is excluded from this policy.

4 COMPONENTS OF DEVELOPMENT CHARGES DEFINED

4.1 External engineering services include bulk- and link engineering services. The Development Charge includes both, but different rules apply to them. Developers are required to pay a Development Charge consisting of both of these components:

a) a pro rata share of the cost of bulk engineering services to the development; and
b) the full costs of any link engineering services required for the development.

4.2 Unless bulk engineering services are provided by the developer in lieu of Development Charges, the developer shall be responsible for both of the above.

4.3 Only the provision of infrastructure for which the municipality is responsible is covered by the Development Charge. The cost of required Provincial and national infrastructure is therefore not covered by the Development Charge. These costs may have to be paid by the developer, but the process will be managed by the authority in charge of providing the specific service. For example: Provincial Government Western Cape or Provincial Roads.

4.4 Excluded from the Development Charge is the provision and installation of internal engineering services, which is the responsibility of the developer.

4.5 Link external engineering services may be vital to link the proposed development's internal engineering services to external engineering services to keep up functionality of the overall network where development takes place ahead of planned infrastructure provision, or where development takes place outside the specific master planning area.

4.6 In terms of section 49 of the SPLUMA (2013), the Municipality is responsible to provide all bulk engineering services. However, the responsibility on the Municipality to provide external engineering services is not unqualified. The Municipality is not obliged to provide infrastructure where it is not in line with the relevant master plans and capital budgets.

4.7 In order to maintain the functionality of the Municipality's engineering service network according to master planning, the Municipality may require that the developer install services with greater capacity than required for the specific development. The cost of the additional link engineering services capacity can then be set off against the developer's overall Development Charge.

5 LAND DEVELOPMENT CHANGES THAT GIVE RISE TO DEVELOPMENT CHARGES

Changes in land use normally associated with subdivisions and rezoning give rise to a Development Charge where there is intensified utilisation of the land and resultant increase in loading on the infrastructure. The current infrastructure was designed and implemented for the primary (as of) rights and secondary (additional) land use rights were not accommodated in the infrastructure design.

Therefore, where the Municipality must approve a development application in terms of the relevant land use or planning legislation and where such use other than the primary use, results in an additional infra-structure demand, this additional demand must be catered for in the future provision of infrastructure.

Development Charges will be imposed on all land use intensification that will or potentially may result in an additional demand on the infrastructure that were not accommodated for in the initial provision of the services. The costs will be determined by the Departement of Engineering services.

<u>Development Charges will be applicable to the following application types</u>:

5.1 Rezoning applications:

(a) Rezoning to sub divisional area applications which enable rezoning together with subdivision of the land;

(b) Rezoning of land from one zone to another in order to change the allowable land uses;

(c) Rezoning from one subzone to another in order to increase the allowable floor space.

5.2 Subdivision applications where the number of dwelling units/erven increases because of the subdivision, or where the subdivision application causes the increase of floor space or GLA. A 10% increase or decrease in erf size when subdivided will be taken into consideration when determining the development charge.

5.3 Departure applications:

(a) Applications to increase the allowable Floor Space, GLA, number of occupants or rooms;

(b) Applications to increase allowable Coverage;

(c) Applications to depart from parking requirements.

5.4 Consent use applications (in terms of the Zoning Scheme) where the change in land use is deemed by the Municipality to result in additional use of infrastructure when additional dwelling units are approved on single residential erven. Additional residential units can be erected without a land use application (only building plan needed to be submitted) if the building are smaller than $40m^2$ no development charge will be applicable , if larger than $40m^2$ but less than $60m^2$ the development charge will be half of the costs as indicated in the tariff book , if more than $60m^2$ the full amount, as stipulated in the tariffs book (4.5.1.10). In both the latter two cases, a land use application must be submitted.

5.5 Any application for the revision of conditions of a previous approval where the condition restricted the land use, Floor Space, GLA or Coverage.

Development Charges will not apply where development applications will have no significant impact on external engineering services:

5.6 Rezoning applications from one zone to another with a similar or lesser impact on all engineering services.

5.7 Subdivision applications which do not result in additional impact on engineering services.

5.8 Permanent departure applications for building lines, height or other similar factors, which do not produce an intensification of land use.

5.9 Temporary departure applications where rights are approved on a temporary basis. These applications may however only be granted if the impact on the infrastructure is similar or less than the existing use. Should the municipality not have adequate spare capacity available, the temporary departure cannot be approved.

5.10 Consolidation applications not accompanied by rezoning or additional rights applications, which do not produce an intensification of land use.

5.11 Consent use applications if the impact on the infrastructure is similar or less than previous rights applicable to the property, which do not produce an intensification of land use.

5.12 Applications from registered Non-Profit organistations for the erection of schools, creches ,churches and old age homes.

5.13 A self-catering unit can be erected on a single residential stand without a land use application, only through a building plan, up to a maximum of $40m^2$ (including kitchenette and bathroom). No capital contributions are levied for this, and the owner is not separately charged for the self-catering unit.

<u>Development Charges will not apply where development applications are done by or on behalf of National or Provincial Government housing schemes:</u>

5.12 Where the bulk infrastructure capacity required for the additional services generated, is funded by the relevant authority.

6 DETERMINATION OF APPLICABLE DEVELOPMENT CHARGES

6.1 <u>The key principles</u> which forms the basis of Development Charges in South Africa are:

(a) Equity.
Everyone should pay their fair share on the same basis and according to the same rules. The same land uses should be treated the same. Exceptions should be avoided, but subsidies to ensure universal access to basic services should be supported.

(b) Fairness.
The “benefit principle” of public finance is that only those who benefit from a product or service should pay for it, and in proportion to the value, they derive from it. Existing residents should not benefit from new development at the cost of a developer, and a developer or new residents should not unduly benefit at the cost of the existing resident.

(c) Reasonableness

A rational connection between the charge, the cost of bulk services and the relative impact of a development on that bulk services. Charges should be calculated based on the estimated cost of infrastructure to support growth, apportioned to each unit of growth relative to the benefit that each derives. The Municipality need to demonstrate that the proposed Development Charge tariffs are informed by appropriate available evidence. The charges must recover the infrastructure costs incurred or to be incurred due to additional land development and are thus a form of cost recovery rather than taxation.

(d) Predictability

Development charges should be a predictable, legally certain and reliable source of revenue to the municipality for providing external engineering services, as well as a predictable cost to developers. The method in which the DC is calculated should be clear and transparent, such that developers should be able to, within an acceptable degree of accuracy, predict the value of a Development Charge for any proposed development. Properties that are zoned as Single Residential Zone III normally contain RDP houses and self-help dwellings resulting from housing schemes in the past. These dwellings are mostly occupied by indigent households and should an reduced rate on development charges or no rate imply.

6.2 A development application which will impact on spare capacity of present engineering services or require additional engineering services, must contribute to the future development cost of new infrastructure through a development charge.

6.3 The Municipality consists of a number of towns, each with a different number of users and its own rate of growth and demand for new development applications. Each town has its unique layout of bulk engineering services with varying spare capacities available. The rate at which existing spare capacities in engineering services will become fully utilised and the associated timeframes required to upgrade capacities and to provide new engineering services, therefore differs in each town.

6.4 The unit costs applicable to develop new engineering services for water, sewerage, solid waste, storm water and roads will however be similar when this is derived from a common unit cost basis. The basis to be applied is the present-day capital cost of engineering services required for a hypothetical “town of 2000 erven”. Engineering services are sized and costs estimated and the unit costs per erf for each new erf determined. This methodology is further detailed in Section 8.

7 ADMINISTRATIVE PROCESSES

In order to implement this policy, the following procedures will apply:

7.1 **Application Procedure**

(a) Land development applications must be submitted to the relevant departments of the Municipality for approval.
(b) A Department may impose conditions relating to the development and, conditions relating to Development Charges. This must include conditions relating to the time within which payment must be made.
(c) If a developer wishes to obtain additional development rights in the future over the rights already approved, a new application will be necessary in terms of the relevant planning legislation and the Development Charges must be recalculated.
(d) The final Development Charges must form part of the conditions to be approved and must be reflected in the calculation.
(e) The final approval of the conditions will be binding in terms of the relevant land use or planning legislation. Section 51 of SPLUMA makes provision for appeals against the decisions of a municipality in relation to Development Charges which should be referred to the Municipal Manager.

7.2. **Payment of Development Charge**

(a) The conditions which must be included with a land development application must set out the payment requirements and must specifically indicate:

i. the total to be paid and include provisions for escalation over time; and
ii. the date when the Development Charge is payable and in the case of phased developments, may include more than one payment date.

(b) Payment shall be made as follows, unless the conditions of approval Indicate otherwise:
i. prior to the issuing of a subdivision clearance certificate which would allow the transfer of the first unit.
ii. prior to approval of building plans in the case of an application with no subdivision required.
iii. prior to commencement of any activity on site in accordance with the application where no subdivision or building plans approval is required.

(c) Where a developer has not conformed with his/her Development Charge liability, the Municipality may deny any approval in terms of planning or building control legislation.

(d) Where the development involves subdivision of land, no transfer of a certificate of registered title may be concluded of any portion of land until the Development Charge has been paid.

(e) The Municipality must withhold the certificate of occupation until the Development Charge has been paid.

(f) If a developer continues with exercising his or her rights without the paying of Development Charges in agreement with the conditions of approval, no transfer of that erf, or registration of a certificate of registered title, may be processed or approved until the Development Charge has been paid.

(g) The Municipality must impose a condition that confirms that the land use becomes unlawful in the case of non-payment of the required Development Charge, enabling the Municipality to invoke its enforcement measures with regards to unlawful land use.

(h) The Municipality may approve a development in phases in more complex projects which will allow the developer to pay Development Charges at the beginning of each approved phase.

(i) The Municipality may agree to a postponed payment of a Development Charge where external engineering services are provided in lieu of Development Charges by the developer. A Services Agreement between the Municipality and the developer should be signed and a written guarantee from a registered financial services provider should be provided by the developer to cover any risk to the Municipality.

7.3 Infrastructure in lieu of Development Charge

In agreement with the Municipality, a developer may install bulk engineering services in lieu of Development Charges. The Municipality may deduct the cost of the bulk infrastructure to be installed from the Development Charges for that specific development, provided that:

(a) a written Services Agreement is entered into between the developer and the Municipality. The Services Agreement must specify the infrastructure to be provided in lieu of Development Charges and the standards to which the infrastructure is to be built. It should further specify the cost of the infrastructure and the assets to be transferred to the Municipality;

(b) the developer and the Municipality sign the Services Agreement prior to commencement of the works to be provided in lieu of Development Charges;

(c) the implementation programme and expected transfer date is documented;

(d) in terms of local government legislation, the Municipality may not issue any clearance otherwise outstanding to the developer or approve a building plan in relation to the particular development prior to the fulfilment of the commitment and provision of a guarantee;

(e) procurement of a service provider/s by a developer to build and install the infrastructure specified in the Services Agreement shall comply to the following:

i. The process followed by the developer for calling for bids from infrastructure providers must be fair and competitive. The developer should appoint the bidder offering the most cost-effective bid;
ii. the Municipality reserves the right to participate as an observer in the bidding process in order to ensure that it is fair and a sensible selection is made;
iii. the developer shall keep accurate records of payment to verify final payment certificates.
iv. the Municipality may have access to all applicable records relating to the construction process;

(f) The final value of the assets transferred must be checked in correlation with the original Development Charges and any balance due by the developer must be paid in full.

8 METHODOLOGY TO CALCULATE UNIT COSTS FOR DEVELOPMENT CHARGES

The municipal Development Charge is calculated to determine as closely as practical the pro rata share of the actual, capital costs of related municipal infrastructure needed to service a particular development. The determination of costs is based on estimated unit costs for each service, which are based on the following principles and calculated in the following manner:

8.1 When a development application is approved, the spare capacity in each engineering service in each town will be utilised and where no spare capacity is available, increased or additional infrastructure will be required. To determine the development charge per service is cumbersome and not accurate in many ways.

The spare capacities to be utilised by a new development, have been created by infrastructure development paid for by present rate payers and/or subsidies received. The principle to be followed, is that once spare capacity has been utilised, new or additional capacity must be created to accommodate future developments. Hence it is fair and reasonable that a new development application which will make partly or fully use of such spare capacities, shall pay proportionally towards the creation of the new future engineering services, based on present day costs.

8.2 The bulk engineering services (water, sewerage, solid waste, storm water and roads) required to service a hypothetical “new town of 2000 erven”, will be quantified and costs calculated from present day construction costs making use of tender prices for infrastructure in recent time. These costs will include land acquisition costs, environmental and design costs, supervision and construction costs. The “2000” erven may seem to be excessive for smaller towns, but these towns will benefit from the larger scale of costs used for determination of the unit costs for development applications. The total bulk engineering services cost for each service, will be the cost to be used for the calculation of proportional development charges by application of the following formula:

$$W = K\,(n/t)$$

Where: W = the development contribution payable by the developer for that particular type of bulk service;

K = the current (2023) cost of the particular type of bulk service for a hypothetical town of 2000 erven;

n = the total number of units of consumption, flow or usage regarding the new development and with respect to that particular type of engineering service (e.g. kl/day, trips/day, etc.)

t = the total number of potential units of consumption, flow or usage that need to be provided for that particular type of bulk service for a town of 2000 erven.

For clarification, assume that:

- The total capital cost for a "town" of 2000 erven, for bulk potable water, has a current cost R 20 million;
- The bulk water system required for that "town" has a total water supply capacity of 1,800 Kl/d;
- The estimated water demand by the proposed development (mixed uses taken into account) is 340 Kl/d;

The development charge for the bulk water service is then calculated as follows:

W = R20,000,000 (340 / 1,800) = R 3,777,778.

8.3 The demand from this future development on each of the bulk engineering services is calculated using average unit demands for each land use category, based on demand factors from the

(i) Guidelines for Human Settlement Planning and Design (CSIR and Construction Technology, 2000),

(ii) SANS 10252-1:2016 – Water Supply and Drainage for Buildings Part 1:

(iii) the South African Road Trip Generation Manual (Department of Transport, 1995)

TMH 17 South African Trip Data Manual Version 1.01 2013

(iv) and professional engineering experience.

8.4 In order to calculate the cost of bulk services, the following thresholds are applicable:

(i) Roads: Municipal Class 4b and higher as classified in the South African Road Classification and Access Management (TCAM) document;

(ii) Sewerage system: Sewerage works, main pump station and rising main, main sewers of 160mm diameter and larger;

(iii) Water supply: Water treatment works, reservoir, pump station, main feeder main 160mm diameter or larger;

(iv) Storm water system: Outfall culverts and canal, storm water detention pond and pipes of 600mm diameter and larger;

(v) Solid waste: Landfill sites, transfer stations and refuse truck(s).

8.5 Notwithstanding 8.2, the unit cost for a specific development application, may be calculated by the Director: Technical Services for Council approval (for example –

i. where a development application falls outside the approved urban edge, which may incur additional infrastructure costs;

ii. where government subsidies does not fully pay for a GAP housing project)

9 CALCULATION OF STANDARD UNIT IMPACTS FOR LAND USES

The standard amount/unit impact for each of the defined land uses needs to be determined. These units need to have a rational basis in order to be justifiable. This information is published in this Development Charges policy to be readily available to developers. Unit impacts should not vary in space for any one land use, i.e. the same unit impact per service, per land use, will apply across the entire municipal area.

The measurement units to be used per engineering service are provided in **Table __** below.

Engineering Service	Factor(s)	Measure	Measurement Unit of impact
Roads	Additional municipal road capacity required	Vehicle trip generation per day	Vehicle trips/day
Sewage	Additional sewage treatment and transfer capacity required	Average Annual Dry Weather Flow	kL/day
Solid waste	Landfill airspace required and transfer station/truck capacity	Solid Waste Generation Rate	Removal per week
Storm water	Overall volume and peak flow rate of surface	Run-off coefficient	C factor
		Overall area of development	Ha

Water	Additional water demand required	Average Annual Daily Demand	kL/day

10 APROPRIATION OF DEVELOPMENT CHARGE FUNDS

10.1 A dedicated, separate fund for the water, sewerage, solid waste, roads and storm water services infrastructure shall be established for the purpose of providing new infrastructure to accommodate land use change. Such fund should provide for fast-tracking and roll-out of infrastructure where proposed developments comply with the Municipa0lity's objectives.

10.2 All development charges income shall be dedicated to the provision of new service infrastructure to accommodate land use change, but shall not necessarily be applied for the provision of such infrastructure in relation to the land development against which the charge was raised.