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DEVELOPMENT CONTRIBUTIONS POLICY

2023/24

Hamilton City Council
Te kaunihera o Kirikiriroa

1. PURPOSE OF POLICY

1.1 The purpose of this Development Contributions Policy ("the Policy") is to:

a) Provide predictability and certainty about the role development contributions play in Council's overall funding and financial strategy;

b) Establish a policy framework for the calculation of development contributions and how they are to be applied to Council activities;

c) Enable the development community to understand how and in what proportions it pays for infrastructure which supports growth;

d) Set development contributions at a level which will assist Council in delivering on its role and purpose as defined under the Local Government Act 2002 (LGA).

2. QUICK REFERENCE GUIDE

2.1 The following table provides quick references to key sections of the Policy:

2.2 These are suggested as sections for first reference, but the Policy needs to be considered in its entirety. The full methodology and supporting information behind the Policy is also available from Council upon request.

2.3 The following summary information can be viewed by clicking the links below. They are for guidance and information only, and do not supersede anything in this Policy.

- Development contributions information sheet
- How to estimate a development contribution charge
- When do I need to pay a development contribution?

2.4 For further guidance and information please visit Council's development contributions website

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4. POLICY BACKGROUND

4.1 Hamilton has grown rapidly over the past few decades and although the rate of growth slowed down following the global financial crisis, economic activity has been strong for several years and ongoing growth is projected for Hamilton into the foreseeable future.

4.2 Council is required to ensure that this growth is efficiently managed and accommodated within the city so that growth benefits the entire community. The primary way that Council performs this function is by delivering infrastructure to support this growth in an efficient and cost-effective manner. That infrastructure includes reserves, community infrastructure, and network infrastructure such as roads, water, wastewater, and stormwater systems.

4.3 Council must plan for this future demand for infrastructure that comes from growth and establish a capital expenditure programme which provides for these activities over time. It must also determine how these activities are to be paid using the range of funding sources available to it, including rates, financial contributions under the Resource Management Act 1991, grants, and development contributions.

4.4 Council is required to determine how each activity is to be funded, including what activities should be funded wholly, or in part, by development contributions, which are a direct method of targeting the developer community as a funding source. The need for some infrastructure, for example, is brought about solely to meet additional demand created by development, and so it is fair that the developer community contributes significantly to these costs. However, new infrastructure may also benefit the wider community, and so it is appropriate that they also contribute to the costs. An appropriate balance must be struck, depending on the activity.

4.5 This Policy establishes a framework for determining what level of funding an activity will receive by way of development contributions, and assists developers in determining the level of development contributions payable by them on a development by development basis.

4.6 This Policy takes effect on 1 July 2023 and will apply to applications for consents or service connections submitted on or after that date where accompanied by all required information.

4.7 Applications for consents or authorisations submitted to Council prior to 1 July 2023 but not granted until after 1 July 2023 will be considered under the policy that was in force at the time that the application was submitted to Council accompanied by all required information.

5. WHAT IS A DEVELOPMENT CONTRIBUTION (S197AA, AB LGA)

5.1 A development contribution is a contribution made by a developer to Council which is provided for in this Policy and calculated in accordance with the methodology set out in this Policy and established by the LGA; it can comprise money, land or a combination of both.

5.2 The purpose of the development contribution provisions as stated in the LGA is to enable territorial authorities to recover from those persons undertaking development a fair, equitable, and proportionate portion of the total cost of capital expenditure necessary to service growth over the long term.

5.3 A development contribution may be required in relation to developments if the effect of the developments is to require new or additional assets or assets of increased capacity, and as a consequence, Council incurs capital expenditure to provide appropriately for community infrastructure, reserves or network infrastructure. Developments are considered in this context to be cumulative with other developments.

5.4 Council can require a development contribution to pay for capital expenditure already incurred by it in anticipation of the development.

5.5 Before any development contribution can be levied in respect of development, it must be demonstrated that the development, which can be any subdivision or other development, by itself or in combination with other developments, generates a demand for community infrastructure, reserves or network infrastructure. Network infrastructure means the provisions of roads and other transport, water, wastewater, and stormwater collection and management. Council can require a development contribution to be made to it upon the granting of resource consent under the Resource Management Act 1991, the granting of a building consent or certificate of acceptance under the Building Act (2004), or upon authorisation of service connection being granted.

5.6 A development contribution cannot be levied if Council has imposed a financial contribution condition under the Resource Management Act 1991 in respect of the same development for the same purpose, or if the developer will fund or otherwise provide for the same community infrastructure, reserve or network infrastructure, or Council has received or will receive funding from another source.

6. DEFINITIONS

6.1 **activity** means transport, water, wastewater, stormwater, community infrastructure or reserves.

6.2 **allotment** means:

a) any parcel of land under the Land Transfer Act 1952 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not:
   i. the subdivision shown on the survey plan has been allowed, or subdivision approval has been granted by Council.
   ii. a subdivision consent for the subdivision shown on the survey plan has been granted under the Act.
b) any parcel of land or building or part of a building that is shown or identified separately:
   i. on a survey plan.
   ii. on a licence within the meaning of Part 7A of the Land Transfer Act 1952.
c) any unit on a unit plan.
d) any parcel of land not subject to the Land Transfer Act 1952.

6.3 **ancillary activity** means any non-residential activity on the same site as another principal non-residential building or activity and whose use is incidental to the principal building or principal activity, and which occupies not more than 25% or 250m^2 of the activity's gross floor area on the site and associated premises (including any associated premises on an immediate adjoining site), whichever is the lesser.

6.4 **base charge** means the unmodified development contribution charge generated by the development contributions calculation model.

6.5 **bedroom** means an area of a residential unit that is not:

a) the kitchen, bathroom(s), laundry and toilet(s),
b) the dining room or living room (but not both) whether open plan with the kitchen or not,
c) entrance halls and passageways,
d) garage, and
e) any other room smaller than $6m^2$.

6.6 **capex** means capital expenditure.

6.7 **capped charge** means a development contribution charge manually adjusted to a level lower than the base charge (refer section 9: capped charges).

6.8 **catchment** means an area shown in Maps 1-9 (refer Schedule 7) within which a separately calculated and specified set of development contributions charges apply.

6.9 **CBD** means the Central Business District. An area defined as the Business Improvement District (BID) in Council's Rating Policy.

6.10 **citywide** means the catchment that covers the entire city. The citywide charge forms a component of all other development contribution charges.

6.11 **commercial development** means any development involving the use of premises (land and buildings) for administration or professional activities, leisure and recreation activities, community centres, places of worship, mobile accommodation, overnight accommodation, and all other activities not covered by the definitions of residential, retail, and industrial development.

6.12 **community infrastructure**

a) means land, or development assets on land, owned or controlled by the territorial authority for the purpose of providing public amenities; and

b) includes land that the territorial authority will acquire for that purpose

6.13 **Council** means the Hamilton City Council and includes any committee, subcommittee or person acting under delegated authority.

6.14 **Council's website** means www.hamilton.govt.nz/dc

6.15 **DC** means development contribution.

6.16 **developer** means any individual entity or group undertaking development.

6.17 **development** means any subdivision, building (as defined in section 8 of the Building Act 2004), land use, or work that generates a demand for community infrastructure, reserves or network infrastructure; but does not include the pipes or lines of a network utility operator.

6.18 **one bedroom dwelling** means a residential unit with not more than one bedroom in total.

6.19 **two bedroom dwelling** means a residential unit with not more than two bedrooms in total.

6.20 **standard residential dwelling** means a residential unit with not more than three bedrooms in total.

6.21 **large residential dwelling** means a residential unit with more than three bedrooms in total**.**

6.22 **granted** means the date that an application for a consent or service connection is approved by Council.

6.23 **greenfield** means any catchment other than the citywide and infill catchments.

6.24 **gross floor area (GFA)** means the sum of the area of all floors of all buildings on a site measured from the exterior faces of the exterior walls or from the centrelines of walls separating two buildings.

The measurement of gross floor area shall include:

a) elevator shafts, stairwells and lobbies at each floor and mezzanine floors and balconies
b) the floor area beneath permanent outdoor covered structures and canopies, including where existing floor area is covered for the first time; and
c) covered and uncovered areas of a site that provide carparking on a commercial basis.

The measurement of gross floor area shall exclude:

d) incidental or temporary loading and servicing areas and access thereto
e) building service rooms containing equipment such as lift machinery, tanks, air conditioning and heating plants
f) the area that provides for carparking to directly service the development
g) buildings and structures authorised by a relevant building consent or resource consent for the first time, which have a duration of two years or less; and
h) building eaves and overhangs which extend up to 1.0m from exterior walls.

6.25 **household unit equivalent (HUE)** means demand for Council services, equivalent to that produced by an average household.

6.26 **industrial development** means any development involving the use of premises (land and buildings) for manufacturing, processing, bulk storage, warehousing, servicing and repair activities, or if the use of premises is unknown, any development permitted or authorised by resource consent in an industrial zone.

6.27 **infrastructure** means network infrastructure, community infrastructure or reserves.

6.28 **Infrastructure Strategy** means the 30-Year Infrastructure Strategy adopted with Council's Long-Term Plan.

6.29 **lodgement date** means, in accordance with S 198 (2A) LGA 02, the date at which an application for building consent, resource consent or authorisation of service connection was submitted, accompanied by all required information.

6.30 **Long-Term Plan** means Council's adopted long-term plan in accordance with the LGA.

6.31 **lot** means allotment.

6.32 **LGA** means the Local Government Act 2002.

6.33 **network infrastructure** means the provision of roads and other transport, water, wastewater, and stormwater collection and management as defined by the LGA.

6.34 **residential activities** means the use of land and buildings on a site by people for living accommodation either alone, in families or groups.

6.35 **residential development** means new buildings or parts of buildings designed to be used as residential units. This includes but is not limited to apartments, semi-detached and detached houses, ancillary residential units, units, town-houses, private units within a retirement village, show homes, self-contained accommodation, and new allotments on land that is zoned residential.

6.36 **residential unit** means a building or group of buildings, or part of a building or group of buildings that are used, or intended to be used, only or mainly for residential activities.

6.37 **retail development** means any development involving the use of land or buildings where goods and services are offered or exposed to the general public for sale, hire or utilisation. For the purposes of this Policy, this definition shall include restaurants, licensed premises and food and refreshment facilities.

6.38 **Schedule of Assets** means the S201 LGA schedule available on Council's website.

6.39 **sector** means residential, industrial, commercial, retail, or wet industries

6.40 **self-contained accommodation** means a residential unit which has kitchen, toilet and bathroom facilities.

6.41 **site** means an area of land which is:

a) Comprised in a single certificate of title or in respect of which a single certificate of title could be issued without further consent from the Council.
b) Composed of two or more lots held together in one (or more) certificate(s) of title and where no single lot can be dealt with separately without the prior consent of the Council.
c) An area of land which has been defined for the purpose of transferring it from one certificate of title to another.
d) An area of land which is, or is to be, used or developed as one property whether or not that use, or development covers the whole or a part(s) of one or more lots.

6.42 **wet industries** means industrial developments that are assessed to or will utilise more than 15,000 litres of water per day.

7. GROWTH-RELATED CAPITAL EXPENDITURE (S101(3), S106(2), S197AB, S199(1), S201(1) LGA)

7.1 **Summary and explanation of growth-related capital expenditure (s106(2), (2)(a) s201A LGA)**

7.2 Based on demographic and economic data it is projected that Hamilton will continue to grow over the next few decades. Some of this growth can be supported by existing Council infrastructure, but Council has identified that there will also be a need for several new assets and an increase in the capacity of a number of existing assets.

7.3 Major growth-related infrastructure projects in Council's 30 Year Infrastructure Strategy include further extensions of the Hamilton Ring Road including a four-lane bridge into Peacocke, capacity increases relating to water and wastewater headworks, completion of existing and the provision of new sports parks, a stormwater floodway in Rotokauri, and extensions to water, wastewater, transport and stormwater infrastructure in Rototuna, Ruakura, Rotokauri, and Peacocke.

7.4 Not all growth-related projects can be funded from development contributions. A development contribution can only be levied where it can be demonstrated that the effect of the development, either alone or in combination with other developments, is to require new or additional assets or assets of increased capacity, and as a consequence, Council incurs capital expenditure to provide that infrastructure.

7.5 Where this criterion can be met, Council has chosen to recover some of the costs for these infrastructure projects from development contributions.

7.6 The Schedule of Assets sets out in detail information for each new asset or programme of works, including the estimated capital costs and the proportion proposed to be recovered through development contributions and through other funding sources.

7.7 **Development contribution components and proportion of growth-related capital expenditure funded by development contributions (s199(1), 106(2)(b) LGA)**

7.8 The growth-related capital expenditure that Council has incurred, and will incur over the Long-Term Plan period and for selected projects the 30 Year Infrastructure Strategy period, is allocated across a number of groups of activities that are impacted by increased demand, and will be funded from a mix of development contributions, rates, financial reserves, and NZTA subsidies as set out in the Schedule of Assets.

7.9 The development contribution charges for these groups of activities correspond to six development contribution charge accounts maintained by Council. The six development contribution accounts cover the three types of infrastructure for which Council takes development contributions, these being community infrastructure, reserves and network infrastructure. The latter is further divided for charging purposes into transport, water, wastewater and stormwater.

7.10 **Rationale for using development contributions as a funding source (s106(2)(c), 101(3) LGA)**

7.11 The proportion of costs that will be funded by development contributions has been determined using the following rationale.

7.12 <u>Community outcomes</u>

7.13 Council's growth-related capital expenditure primarily contributes to the following community outcome identified to guide city strategic planning: "*a city that embraces growth - our city has infrastructure that meets our current demands, supports growth and helps build a strong economy.*"

7.14 Council considers that this community outcome is best promoted by:

a) the timely provision of infrastructure to support growth in Hamilton, while protecting ratepayers from unacceptable annual rates increases by taking development contributions to fund an appropriate portion of growth-related capital expenditure;

b) using conservative assumptions to forecast growth or project development contribution revenue; and

c) allocating costs of growth-related expenditure to reflect the causes and benefits of growth infrastructure provision and hence encouraging sustainable development activity by ensuring that developers meet their fair and equitable share of the costs related to the infrastructure provided.

7.15 Additionally, in the process of allocating costs to development contributions, Council's outcomes and goals specific to each major project were identified and taken into consideration.

7.16 Causes and benefits

7.17 The LGA provides that cost allocations used to establish development contributions should be determined according to, and be proportional to, the persons who will benefit from the growth-related assets to be provided (including the community as a whole) as well as those who create the need for those assets.

7.18 It is Council's view that development is a major cause of the costs identified in the Schedule of Assets, and that this growth-related expenditure is necessary to enable the growth of the city to continue without reducing the current levels of service provided.

7.19 Developers will also derive benefit from this expenditure on infrastructure by Council, so it is fair and equitable that developers should pay for a reasonable portion of these costs through development contributions.

7.20 Extent to which development causes expenditure

7.21 In evaluating the extent to which development causes expenditure, some components of the total cost of growth-related capital projects will be excluded from charging, including growth caused from outside the city, growth that is caused and benefits only the general rating community, and level of service improvements. This portion will be funded separately from other sources including central government subsidies and general rates loans – recognising that some of the benefits derived from these assets accrue both to the existing community and to future ratepayers, and those outside the city.

7.22 Cost allocations are evaluated on a project-by-project basis or for groups of projects, and include consideration of:

- the project description and relevant information
- the purpose and key outcomes of the project
- related projects and project dependencies
- rationale for the choice of catchment
- multiple Levels of Service considerations
- growth benefits and growth causation rationale
- the duration of those benefits
- the exclusion of non-DC growth.

7.23 Projects considered to be of the greatest significance in terms of quantum of cost, complexity, or other matters, including community considerations, have been assessed in substantially more detail. Individual substantive engineering reports have been compiled and referred to for the purposes of allocating costs, including disaggregation of projects into component projects for finer grained analysis, and detailed project and asset metrics under guidance from an external asset management specialist.

7.24 These reports and the wider analysis intend to rigorously capture what is meant by level of service deficiencies and its different dimensions and significance, and to assess capital projects on the extent to which they are driven by these level of service deficiencies.

7.25 Costs by project have been allocated to development contributions by deriving a percentage figure to reflect both the extent to which the development community causes the need for the expenditure, and the extent to which developers benefit from the expenditure. The average of the two percentages is used as the final percentage of growth-related project costs for development contributions funding.

7.26 The percentage figure for developer causation has been derived by considering the extent to which the project would be needed if there was no development, by excluding the portion of each project that contributes to renewals, demand caused by development outside the city, and remedying existing level of service deficiencies (backlog).

7.27 Level of service assessments are derived by considering the breadth of level of service improvements addressed by provision of each project, and by the significance of the level of service improvements of each project in the context of the wider project or projects.

7.28 For transport projects for which NZTA subsidies are available, the amount of these subsidies is removed from the total cost prior to applying the development contributions allocation.

7.29 Significant assumptions in the cost allocation process are described under 10.71 below. Full details of methodology for cost allocations, causation and benefit analysis, and other related aspects for each individual project cost allocation are available on request.

7.30 <u>The distribution and timing of benefits</u>

7.31 The timing of profits accruing to developers and the need for the capital expenditure both align more closely with the timing of the consents required by developers than they do with the annual rates payments made by residents, so it is appropriate that a portion of the costs be imposed as development contributions through the consenting process.

7.32 For each project, consideration has also been given to the period over which the benefits are expected to occur or over which the capacity provided by the project will endure. Recovery of costs from development contributions has been timed to align with this period. The cost allocation percentage figure for growth benefits has been derived on the basis of assessed growth benefits accruing to new residents compared to existing residents, and by considering the rate of expected growth over the recovery period.

7.33 <u>Housing Infrastructure Fund (HIF)</u>

7.34 HIF is a government initiative to provide alternative funding sources for high growth councils that have financial challenges in providing growth infrastructure necessary to enable adequate housing supply is maintained.

7.35 HIF comprises two main funding elements for growth infrastructure being a 10 year interest free loan, and for applicable transport projects, a capital subsidy from NZ Transport Agency.

7.36 Council successfully applied to the Government for HIF funding of growth infrastructure projects that will enable stage two of the Peacocke area to be developed. The Government approved the HIF subject to final Council acceptance of loan agreement terms and on Council approving its 2018-28 Long-Term Plan (with the Peacocke growth infrastructure included) following the public engagement process.

7.37 Interest costs not incurred by Council on account of HIF interest free borrowing terms, which the calculation model would otherwise have included in its development contribution charge calculation, have been offset in the model. The effect of this is to prevent developers paying development contributions for interest that would never actually be incurred by Council. Likewise, NZTA subsidies have been excluded from recovery through development contributions.

7.38 If Council ceased to rely on the HIF facility then the interest free offset would not be used in the development contribution charge calculation.

7.39 Transparency and accountability

7.40 Growth costs and their funding source are identified separately and on a project-by-project basis which imposes significant administrative costs on Council, but these are outweighed by the benefits in terms of greater equity (user pays), transparency and accountability.

7.41 The full methodology and rationale that demonstrates how the calculations for the contributions were made, is available on Council's website.

7.42 Overall impact of allocation

7.43 In some catchments, and for some types of development, Council has taken the view that the development contribution charge resulting from the above allocations would have an adverse effect on the development community to an extent that it would hinder growth and development, with negative consequences for the community as a whole. In these cases, Council, with consideration to s101(3)b of the LGA, has opted to cap the charge and fund any resulting revenue impacts from rates. This approach is consistent with that described in Council's Revenue and Financing Policy in the section titled Funding Sources for Capital Costs.

7.44 Council considers that overall, the allocation of growth-related capital costs to development contributions set out in the Schedule of Assets and the resulting development contribution charges as specified in Schedule 1 of this Policy to be reasonable and consistent with the statutory framework.

7.45 Total amount of development contributions funding sought (s106(2)(d), s201(1), s197AB LGA)

7.46 The total amount sought from development contributions funding, including financing costs, is set out in Schedule 2 of this Policy.

8. EXPLANATION AND JUSTIFICATION FOR CALCULATION OF CHARGES (S201(1)(A) LGA S197AB)

8.1 **Development contribution catchments**

8.2 Different areas of the city ("catchments") have been allocated different amounts of growth-related capital expenditure as set out in the Schedule of Assets and are forecast to have different amounts of growth (see Schedule 6). Financing costs have been allocated to them in proportion to the balance of expenditure and growth within each area over time (see Schedule 2).

8.3 It is not practical to define catchments that precisely fit each individual growth project that Council undertakes. Taking this into account, Council considers that it is most equitable to divide the city into catchments as is shown in the maps displayed in Schedule 7.

8.4 Within each of these catchments, unless a remission, specific agreement or where credits apply, all developments will pay the same development contribution, regardless of their location within the catchment and regardless of their proximity to any particular projects that Council has undertaken or will undertake in that catchment.

8.5 This will ensure that the historical and future costs of growth-related capital works in that catchment are shared amongst all developments that benefit from them to the best practicable extent, whether directly or indirectly.

8.6 Some growth-related capital expenditure cannot adequately be confined to individual areas, and where appropriate will be recovered on an equal basis from all developments in the city, regardless of location.

8.7 Council's approach is supported by s197AB(1)(g) of the LGA which provides that when calculating and requiring development contributions, territorial authorities may group together certain developments by geographic area or categories of land use, provided that—

a) the grouping is done in a manner that balances practical and administrative efficiencies with considerations of fairness and equity; and

b) grouping by geographic area avoids grouping across an entire district wherever practical.

8.8 **Producer Price Index adjustments**

8.9 Council will at its sole discretion and in accordance with s106(2B-2C) LGA, will increase the capital component of development contribution charges annually based on the Producers Price Index Outputs for Construction rate provided by Statistics New Zealand.

8.10 **Calculation of charges (s203(2), Schedule 13 LGA)**

8.11 The formula used in Council's calculation model to calculate project-level charges is derived from the following equilibrium condition. It states that the net present value of money coming in from development contributions must equal the present value of money going out for growth-related project costs.

$$\sum_{t=1}^{N} \frac{HUE_t \ x \ DC_t}{(1+r)^{t-1}} = Growth \ x \left(\sum_{t=1}^{k} \frac{Cost_t}{(1+r)^{t-1}} + HC \right) - HR$$

8.12 It follows that the development contribution charge is as follows:

$$DC_1 = \frac{Growth \ x \left(\sum_{t=1}^{k} \frac{Cost_t}{(1+r)^{t-1}} + HC \right) - HR}{\sum_{t=1}^{N} HEU_t \ x \left(\frac{1}{1+r} \right)^{t-1}}$$

8.13 Where:

- t = time indicator

- $Cost_t$ = LTP Project Cost in year t
- $HEU_{t} = HUE_t$ = Household equivalent units of demand in year t
- $DC_t = DC_1$ = Development contribution per HUE in year t
- r = annual interest rate
- N = length of the cost recovery period in years.
- k = time over which future project costs will be recovered in years
- Σ = summation operator
- HC = Historic costs incurred prior to the LTP
- HR = Historic development contribution revenues allocated to this project
- Growth = share of project cost to be recovered from growth via development contributions

8.14 Capital expenditure and growth (which is proportional to revenue) for the purposes of generating the charge are expressed in present value terms in order to match planned costs with forecast growth for the purpose of determining revenue across the life of the model, consistent with accepted financial modelling practices.

8.15 For each development contributions account within each catchment, the charge is the sum of the charges for the individual expenditure items.

8.16 A worked example is provided in Schedule 3, illustrating the calculation of a specific charge in accordance with this formula.

8.17 More detail on the mathematics in the model is available from Council on request.

9. CAPPED AND PHASED CHARGES (S101(3)B, S198(2A) LGA)

9.1 Some development contribution charges calculated by the calculation model have been capped at a specific level, or phased in, to take account of considerations outside the scope of the development contribution model parameters.

9.2 The calculation model produces mathematically and legally justifiable development contribution charges “base charges” but whether these base charges are to be levied is required to be tested in accordance with s101(3)b of the LGA, which is a critical filter through which all proposed development contributions must pass.

9.3 Council has considered the base charges in light of the critical filter set out in s101(3)b and concluded that if the base charges were adopted, in some cases this would represent an allocation of liability for revenue needs which would not deliver the most advantageous impacts on the community. Accordingly, Council has decided to reduce certain base charges as set out below.

9.4 Capped and phased development contribution charges in this section represent a manual adjustment to a base charge. Capped and phased charges are a discretion of Council and should not be considered charges in their own right.

9.5 For the purposes of disclosure on fees advice letters, capped individual activity charges are generated by scaling the base activity charges by the ratio of the total capped charge and the total base charge. Phased charges are an incremental annual increase to the 2019/20 Policy charges as set out in section 9.11 below.

9.6 **Council's decision to modify charges under S101(3)b**

9.7 Council considers that its decision to cap or phase charges represents a proper exercise of its discretion under s101(3). Council's decision in respect of these capped and phased charges has not impacted on its decision making in respect of the balance of this Policy. To that extent, Council would have adopted the balance of this Policy regardless of whether it capped or phased these charges.

9.8 **Capped non-residential charges**

9.9 Development contribution charges for industrial, commercial, or retail development (or part of a development) will pay no more than $20,000, $30,000, or $40,000 respectively (exclusive of GST) per 100m^2 of gross floor area for the total of water, wastewater and transport activities, and correspondingly for stormwater on a site area basis.

9.10 Where the base charge is less than that amount, the base charge will apply.

9.11 **Phased residential charges**

9.12 Development contribution charges for residential development in the Peacocke 1, Peacocke 2, Rotokauri, Rototuna and Ruakura general catchments will be phased in annually between 1 July 2021 and 30 June 2023.

9.13 The incremental phased increases in development contributions are as follows:

(i) where the lodgement date is between 1 July 2021 and 30 June 2022, residential developments in the above catchments pay the 2019/20 Policy charges plus 1/3rd of the difference between the 2019/20 Policy and the 2021/22 Policy charges.

(ii) where the lodgement date is between 1 July 2022 and 30 June 2023, residential developments in the above catchments pay the 2019/20 Policy charges plus 2/3rd of the difference between the 2019/20 Policy and the 2021/22 Policy charges.

(iii) Where the lodgement date is between 1 July 2023 and 30 June 2024, residential developments in the above catchments pay the full 2021/22 Policy charges set out in Schedule 1B (base charges).

9.14 Phased charges are calculated using aggregated 2019/20 Policy and base charges, and apportioned using the activity proportions of the base charges.

9.15 See Schedule 1A for a table of these phased charges and Schedule 1B for the base charges.

9.16 Schedule 1A will be updated annually to reflect the next phase of charges as outlined in 9.14 above.

9.17 These phased charges are intended to provide greater certainty of the level of development contributions charges payable by developers, but Council reserves the right to review its policy and corresponding charges at any time.

9.18 **Rationale**

9.19 Base non-residential charges in some catchments are significantly higher than comparable areas in other parts of the city, largely due to higher investment by Council in its strategic growth capital programme in those areas.

9.20 Due to increasing costs of providing growth infrastructure and the scale of infrastructure required, development contribution charges are materially higher in this policy than in previous policies, which creates financial planning difficulties for developers and those purchasing property. To address this, residential development in the Peacocke 1, Peacocke 2, Rotokauri, Rototuna and Ruakura general catchments are phased in by one third each year over three years.

9.21 Council has made substantial infrastructure investments based on long-term city growth planning and land use strategies, which, if materially compromised due to low uptake, could reduce the realisation of expected benefits from Council's investment in infrastructure, and lead to lower levels of development and loss of jobs and industry to other regions.

9.22 Under those circumstances, allocation of liability for revenue needs according to the base charges may have an adverse impact on the community and to avoid this impact, the base charges for some non-residential charges has been capped and some residential charges have been phased in, as described above.

10. SIGNIFICANT ASSUMPTIONS AND POTENTIAL EFFECTS OF UNCERTAINTY (S201(1)(B), S197AB LGA)

10.1 The Development Contributions Policy incorporates a number of assumptions underlying the calculation of development contributions, principally around city growth, the demands placed on infrastructure by different types of developments, the allocation of costs and ultimately how these costs will be recovered from different types of development.

10.2 These assumptions, and an assessment or estimate of the effects of the uncertainty surrounding them, are detailed in this section.

10.3 **Growth projections**

10.4 Residential growth projections are based upon the National Institute of Demographic and Economic Analysis (NIDEA) population projection methodologies and data from Council's databases.

10.5 Non-residential floor area projections are based on economic projections for Hamilton and the Waikato Region by Market Economics Ltd.

10.6 Summary growth projection tables for the Long-Term Plan period are presented in Schedule 6.

10.7 <u>Effects of uncertainty</u>

10.8 Projecting or forecasting growth over the long term across the city and for individual areas and types of development within the city naturally involves a significant amount of uncertainty, and this will become more pronounced as time progresses. Growth inputs are a core component of the charge calculations, and there is a real likelihood that even a robust growth model would generate outputs that vary significantly from realised growth.

10.9 Projections that are lower than 'actual' growth would retrospectively have returned charges set at a level that is too high, and vice versa.

10.10 The divergence may also vary according to catchment and industry sector, resulting in charges that are weighted too heavily to some areas or some types of development. The effect of citywide growth variations would be expected to be less because projecting across a city has a lower error margin than by individual catchment, and historical data will inform projections better across a city compared with catchments or growth cells.

10.11 In order to minimise the effects of uncertainty, growth demand projections and assumptions will be monitored and regularly reviewed in light of new information.

10.12 **Conservative revenue assumptions**

10.13 The theoretical revenue generated by the development contribution model assumes that all HUEs return full revenue in accordance with the applicable charges.

10.14 Forecasts for development contribution revenue for the purposes of the Long-Term Plan are conservative estimates including allowances made for future remissions, and historical consents issued at lower charge rates as per the applicable policy at the time a consent is granted.

10.15 Effects of uncertainty

10.16 Revenue forecasting has a high margin of error due to substantial underlying assumptions including economic outlook and projections, growth projections, undeterminable developer and market behaviour, the property market volatility and unpredictability, and other wider considerations including government policy changes.

10.17 This uncertainty impacts Council’s debt to revenue calculations and consequent capacity for borrowing to finance growth. Council has attempted to strike a balance in its forecasts, based on historical levels of revenue and the best information that it has available about likely future revenues, but with a view to conservatism.

10.18 If Council had included an allowance for reduced development due to high charges, it would have reduced revenue in the model and increased charges to an extent.

10.19 **Methodology for relating costs of community facilities to units of demand.**

10.20 The purpose of Council’s methodology is to enable it to recover from those persons undertaking development a fair, equitable, and proportionate portion of the total cost of capital expenditure necessary to service growth over the long term.

10.21 It achieves this outcome by first identifying the total cost of the capital expenditure that it expects to incur in respect of these community assets to meet increased demand resulting from growth.

10.22 Next it identifies the share of that expenditure attributable to each unit of demand. It does this by using the units of demand by which the impact of growth has been assessed. To identify those units of demand Council takes account of a wide data set of information which informs it on the estimated rates of development in the City.

10.23 **Supply of land**

10.24 The supply and capacity of development land is assumed to be constrained by the current and future availability of infrastructure – whether planned to be provided by Council or likely to be able to be provided by developers.

10.25 The land supply assumptions are well informed from the perspective that Council is providing much of the growth infrastructure and has good information on yield and land availability. Private land owners however will bring sections to market using rationale that is not entirely predictable from Council's perspective, and as a result there will inevitably be variance between projected and actual future land supply.

10.26 Effects of uncertainty

10.27 If the actual supply of land for development is higher than was projected, then more development could potentially go ahead, spreading capex costs over more growth which would have retrospectively reduced the development contribution charge.

10.28 The supply assumptions that have been made are based on information provided by Market Economics Limited and the best knowledge of Council's Growth Funding & Analytics Team at the current time.

10.29 **Types of development (sectors)**

10.30 Developments are assumed to be of five basic types (sectors):

1. Residential, which includes:
    - one bedroom dwelling
    - two bedroom dwelling
    - standard residential dwelling
    - large residential dwelling
2. Retail
3. Commercial
4. Industrial, and
5. Wet industries.

10.31 Within these sectors, there will be a range in the amount of benefit derived from Council's growth-related capital expenditure.

10.32 With the exception of wet industries, where demand will be assessed on a case by case basis, all developments within a sector will be charged development contributions at the rate applicable to that sector as a whole.

10.33 Effects of uncertainty

10.34 Using a wider range of sectors would theoretically allow a closer fit between the assumed demand generated and the actual demand produced by different types of development. However, although it might seem to be more equitable, this is not necessarily practical, as growth would need to be projected separately for each sector and insufficient data is available for this task. The range of sectors will, however, be reviewed periodically and will be expanded when appropriate and feasible as more sophisticated ways of modelling development emerge.

10.35 **Residential dwellings**

10.36 Council charges development contributions on a per bedroom basis using four categories, being large residential, standard residential, two bedroom, and one bedroom dwelling. Census 2013 data through statistical analysis shows that the greater the number of bedrooms in a dwelling the more people are likely living in it (distributed normally). The more people in a dwelling the greater level of Council services that dwelling demands. Accordingly, development contributions for larger dwellings are higher compared to smaller dwellings, noting that except for the stormwater charges, all dwellings with four or more bedrooms pay the large residential rate. Stormwater is treated differently because some multi-storey dwellings with four or more bedrooms will not necessarily give rise to increased impervious surfaces beyond those expected from a standard residential dwelling. Accordingly, large residential dwellings with more than one level are assumed to generate 1 HUE of stormwater demand.

10.37 Council made this decision in order to better reflect true infrastructure demands and improve the equitable spread of the development contributions burden across the residential sector. This approach better achieves the purpose of development contributions as set out in section 197AA of the LGA.

10.38 The total recovered over the long term is no greater or less than if Council had retained the approach taken in the prior policy.

10.39 <u>Effects of uncertainty</u>

10.40 A direct correlation is assumed between demand for Council services and the number of people in a dwelling. If the correlation was inaccurately estimated, development contributions would be distributed differently within the four residential categories, although a house with more bedrooms would always pay a higher development contribution than a dwelling with fewer bedrooms.

10.41 Council could have chosen more or less than four categories but elected to use four. It was deemed that choosing more than four categories would introduce undue complexity for both developers and the Council in its administration of the Policy. In any case, data shows that the more bedrooms a dwelling has, the slower the marginal increase in demand for services becomes for each of those additional bedrooms.

10.42 Council used its rating database to correlate the number of bedrooms per new dwelling with the Census 2013 data, to calculate demand factors for each of the bedroom categories. Census 2013 data shows that there were 2.7 people per household. This figure is used as the basis for determining the final demand factors for each dwelling size which is the basis of Council's household unit equivalent (HUE).

10.43 The stated assumptions are broad and general in construction and hence from one residential unit to another the assumptions may not correlate exactly with the actual demand placed on Council infrastructure, however these types of development constitute only a small proportion of total demand and revenue, and this mitigates the effects of uncertainty.

10.44 **Non-residential demand conversion factors**

10.45 To provide a common denominator calculating development contribution charges using the equations given in section 8, conversion factors have been used to equate non-residential demand to the residential demand. Conversion factors estimate the number of HUEs of demand that non-residential sectors produce per 100m² of gross floor area (GFA). Data from various sources (e.g. Census, water-metering, traffic studies) has been used to estimate the average demand placed on Council infrastructure (site area for stormwater) or per non-standard residential dwelling. Details of these are set out and described in Schedule 4.

10.46 <u>Effects of uncertainty</u>

10.47 A higher conversion factor for an activity will result in a higher development contribution charge, and vice versa.

10.48 The effect on the development contribution charges of variances due to the choice of conversion factors can be significant, but the current figures reflect the best information that Council has available at this time. Using a wider range of sectors would allow charges to be more closely tailored to individual types of development but would also require individual forecasting of each of these types, with a resulting increase in forecasting error.

10.49 An assumption is that HUEs can be used as a proxy for non-residential demand based on floor area (or site area for stormwater) by way of a set of metric based conversion factors. This is a typical approach for council development contribution policies to take, and no ready alternative is available.

10.50 **Catchments**

10.51 The Peacocke, Rototuna, Ruakura, and Rotokauri greenfield catchments (refer Schedule 7) are based on Council's District Plan structure plan areas. The Temple View and Te Rapa North greenfield catchments are areas that have been added to the city through recent boundary changes.

10.52 The infill catchment is defined as all areas in the city that are not greenfield areas, typically referred to as the built-up area or brownfields.

10.53 The stormwater catchments are based on monitored and modelled stormwater flows in hydrological catchments, and the wastewater catchments reflect the gravity-fed network, the natural boundary of the Waikato River, and the relative network impact of the eastern and western wastewater interceptors.

10.54 An all-of-city or "citywide" catchment is used where it is impractical or inequitable to use only the catchments described above. Any allocation of costs to the citywide catchment has been made in accordance with the following principles:

a) Causation:
- There is a causal link between the demand generated by development in the city, regardless of location, and the need to undertake the project or expand the capacity of a network via a group of related projects.

b) Open access:
- There are no significant barriers to the use of the infrastructure by all the community.
- The infrastructure is available and accessible to the community at large.
- The costs of using the infrastructure are fair and equitable, and no particular locality of the wider community is disadvantaged by higher user cost.

c) Integrated network:
- The project contributes to an interconnected infrastructure network within the city.
- The project benefits are closely aligned with the benefits of the related wider infrastructure network.

10.55 A number of the larger projects set out in the Schedule of Assets have been split into citywide and catchment components and allocated separately, to reflect causes and benefits of expenditure more equitably and accurately.

10.56 It is assumed that all developments within a catchment contribute to the need for and benefit equally from Council's growth-related expenditure having the effect that similar developments in the same catchment attract the same charge.

10.57 Effects of uncertainty

10.58 Where there are developments in close proximity but in different catchments, significantly different charges may be payable when the demand they place on infrastructure may be very similar. Conversely, not all developments within the same catchment will benefit equally from the infrastructure provided in that catchment.

10.59 Using a greater number of catchments would lessen the effect of the first of these issues, and strengthen the causal link between developments and the infrastructure that they require, but would heighten the effect of the second consideration and also entail higher error margins due to the requirement to project growth for smaller areas.

10.60 Council has tried to strike a balance between these two factors in its choice of development contribution catchments.

10.61 **Cost recovery periods**

10.62 The LGA sets out that development contributions should be determined in a manner that is generally consistent with the capacity life of the assets for which they are intended.

10.63 A 30-year maximum cost recovery period has been used. For capital expenditure providing capacity that will be exhausted prior to 30 years, the estimated length of remaining capacity has been used as the recovery period. For each project, the recovery period has been set to start either in 2006 or eight years prior to the commencement of expenditure on the project. This aligns with the typical duration of a subdivision consent, or for greenfield catchments the earliest year of the calculation model, being 2006.

10.64 Effects of uncertainty

10.65 The option of using a shorter maximum period (e.g. 20 years) was modelled and significantly increased the development contribution charges. Specialist advice is that it would be unusual for assets being recovered through this Policy to have a capacity life (not useful life) of more than 30 years, and in any case using a period longer than 30 years did not significantly reduce the charges, as interest costs and the capital expenditure allocated to development contributions funding were also greater.

10.66 The effect of starting the recovery period closer to the commencement of expenditure would be to increase the charge for individual projects because costs will be recovered over a shorter period.

10.67 **Allocation of capital costs to growth**

10.68 Capital costs have been allocated to development contributions funding only for projects that provide new assets or assets of increased capacity and that are necessitated by growth or will provide benefit to growth.

10.69 These project costs have been allocated under the assumptions set out in the Covec Limited methodology paper titled "Cost Allocation Guidelines for Development Contributions", which is published on Council's website.

10.70 The underlying rationale for these allocations is set out in the LGA and addressed in this section.

10.71 Substantive and comprehensive project-by-project analysis has been undertaken by independent engineers Stantec Limited and Gray Matter Limited for the purpose of allocating project costs to growth in accordance with the LGA and the Covec Limited methodology.

10.72 Programmes of work have been split into their component projects to allow for a finer-grained analysis. Costs have been allocated spatially and by activity while considering several factors and circumstances, principally based on growth causation, benefits, renewals, and levels of service.

10.73 Standardised bands are used for generating the causation and benefit assessments. These bands are conservatively constructed to preclude very high allocation of costs (over 88%) to development contributions. A high level of rigour has been applied to all project cost allocations.

10.74 It is assumed that the two key allocation aspects (being causation and benefits of growth) that are required to be considered under this rationale, should be weighted equally in generating an allocation after excluding growth caused by developments or other factors that should not attract development contributions (“non-DC growth”).

10.75 <u>Effects of uncertainty</u>

10.76 Weighting allocations more heavily towards causation versus benefits would increase the charges. Weighting them more towards benefits would decrease them.

10.77 The assumption relating to the amount of non-DC growth has the effect that the development community is not paying for capital expenditure required to meet this demand. Capital expenditure relating to demand caused by development occurring outside the city, asset renewals, certain types of levels of service change, and operations and maintenance costs are netted from allocations, which are funded by ratepayers or third-party funding.

10.78 Uncertainty around this assumption lies in projecting the extent of such non-DC growth, and may be significant, but is based on the best information available through specialist assessment and modelling. To the extent that the amount of non-DC growth is overestimated, the ratepayer is most affected.

10.79 Allocating growth costs in any different manner than that described in and sections 7.20 and 10.67 would have an impact on the development contribution charges. Council has used best practice methods, internal specialist analysis and external consultants, and is satisfied that the allocations as described are reasonable.

10.80 Full details of the methodology for cost allocations, causation and benefit analysis, and other related aspects for each individual project are available on Council’s website, and in the Schedule of Assets.

10.81 **Limits of Modelling**

10.82 The calculation model that generates development contribution charges is a pure mathematical model that produces theoretical charges based on a large number of inputs that in isolation contain significant assumptions as detailed in section 10 above.

10.83 Although the model produces numerically precise charges, the nature of cumulative uncertainty means that the greater the number and significance of input assumptions, the greater the potential variation of outputs to changes in these assumptions.

10.84 The calculation model used to generate the charges in Schedule 1 includes the best numerical assumptions available to Council, and is the most appropriate tool to guide Council in setting development contribution charges.

10.85 Effects of uncertainty

10.86 The calculation of development contributions is therefore limited to an extent by the sensitivity of the model to inputs, and the degree of certainty and reliability of those inputs. As a result, modelled demand is likely to be different to actual or realised demand.

11. STAGES AT WHICH DEVELOPMENT CONTRIBUTIONS MAY BE REQUIRED (S198, S202(1)(B) LGA)

11.1 In most cases requirement for and the payment of development contributions happen at two separate points in time. This section and section 12 describe in detail how this works.

11.2 Council may require a development contribution to be made when any of the following milestones arise:

a) a resource consent is granted under the Resource Management Act 1991 for a development within its district; or

b) a building consent is granted under the Building Act 2004 for building work situated in its district; or

c) an authorisation for a service connection is granted.

11.3 Council may also require that a development contribution be made when granting a Certificate of Acceptance under section 98 of the Building Act 2004 if a development contribution would have been required had a building consent been granted for the building work in respect of which the certificate is granted.

11.4 Council, at its sole discretion, will determine at which of the milestones set out in clauses 11.2 and 11.3 it will require development contributions.

11.5 If Council elects to not require a development contribution at the earliest of the milestones set out in clauses 11.2 and 11.3, it reserves the right to require a development contribution at any subsequent milestone, regardless of whether the assessed development contribution charge at that subsequent milestone is higher or lower.

11.6 It is the granting of the resource consent, building consent, authorisation of service connection or issuing of the certificate of acceptance that gives rise to the requirement for a development contribution payment to be made.

11.7 In accordance with Section 198(2A) LGA, and depending on which of the milestones set out in clauses 11.2 and 11.3 are exercised by Council, the development contributions will be calculated under the policy that was in force at the time the corresponding application for that resource consent, building consent, certificate of acceptance, or service connection was submitted, accompanied by all required information.

11.8 Please contact Council's Development Contributions Officer (DCO) at any time if you need guidance or clarification.

12. PAYMENT OF DEVELOPMENT CONTRIBUTIONS (S198, S208 LGA)

12.1 In accordance with section 11, for contributions required on subdivision consents, payment will be required prior to uplifting RMA section 224(c) certificates, and these will not be released until payment is received.

12.2 For staged developments where all other Council planning requirements have been met payment will be required only for the RMA section 224(c) certificates issued at each stage.

12.3 For contributions required on land use consents where a building consent is not required, payment will be required prior to commencement of the land use consent, and that consent shall not be put into effect until payment is received.

12.4 For contributions required on building consents, payment will be required prior to the issuing of Code Compliance Certificate, and this certificate will not be released until payment is received.

12.5 For contributions required on application for service connection, payment will be required prior to the service connection being authorised.

12.6 Where sufficient information is not available to determine the residential demand type at the milestone at which a development contribution is required, each residential unit will be assessed at the standard residential rate, being one residential HUE. If, prior to the date when payment is required, Council establishes to its satisfaction that the number of bedrooms differs from the standard residential unit rate, then those residential units will be reassessed at the applicable residential unit rate.

12.7 Where a building consent is granted on an existing residential dwelling and is assessed to generate additional demand as a result of those building works, the additional demand will be assessed for development contributions at the applicable residential demand unit rate, except that no further residential development contributions will be required where the original assessment was made under a prior policy that did not calculate development contributions on a per bedroom basis.

12.8 For non-residential developments where development contributions are assessed on resource consents and the scale of the development is unknown, the assessment will be based on the type of development that most closely matches the zoning of the land.

12.9 The gross-floor area of a non-residential development will be assumed to be a fixed percentage of the site area being 50% for retail developments, 30% for commercial, and 30% for industrial. These figures are conservative estimates of the floor-area to site-area ratio used in Council's growth projections and historical development information.

12.10 Such developments will be reassessed at building consent stage, and any additional floor area over and above that assumed and paid for at resource consent stage will be required at building consent stage.

12.11 **Invoicing**

12.12 Invoices relating to subdivision applications will be issued no later than at the time of request for an RMA section 224(c) certificate, unless an earlier milestone occurs which Council, at its discretion, may elect to invoice against.

12.13 Invoices relating to land use resource consents that are not linked to building consents will be raised at the time of granting the consent.

12.14 Invoices relating to building consents will be raised no later than the time of application for Code Compliance Certificate. Invoices relating to building consents granted by a building consent authority other than Hamilton City Council will be raised no later than 30 days following the issue of a DC notice of requirement.

12.15 Invoices relating to a service connection application will be raised no later than application for authorisation of that service connection.

12.16 Development contributions for resource consents that are linked to building consents will be assessed at the resource consent stage, and reassessed based on the final plans provided at building consent stage.

12.17 Notwithstanding 12.1 to 12.16, Council reserves the right to invoice and require payment of a development contribution at any point after the occurrence of any of the milestones described in 11.2 and 11.3.

12.18 If a developer wishes to pay an assessed development contribution prior to the stages set out above, an invoice may be raised at the time of actual payment by the developer.

12.19 In accordance with Section 198(2A) LGA, all invoices for required development contributions will be raised at the rates applicable at the time that the application for a resource consent, building consent, or service connection was submitted, accompanied by all required information.

12.20 Consideration will not be given to development contribution charges assessed under prior policies in cases where the charges in this Policy (as presented in Schedule 1) are lower.

12.21 When development contributions are paid, the HUEs of demand that they provide for will be recorded and will be credited, by activity, against any subsequent consent or service connection application as it relates to the original consent. Accordingly, whilst subsequent applications will enable a reassessment and recalculation to be made, additional contributions will be required only where it is assessed that there will be an increase in HUEs of demand arising from the development.

12.22 For reasons of administrative efficiency, where the total amount payable is assessed as being less than $50, no payment will be required, and no invoice will be raised.

13. LIMITATIONS AND CALCULATION OF CREDITS AND EXEMPTIONS (S199, S200(1), S197AB LGA)

13.1 A development contribution will only be required if the effects or cumulative effects of developments will create or have created a requirement for Council to provide or to have provided new or additional assets or assets of increased capacity.

13.2 Development contributions are calculated on an activity by activity basis based on increased units of demand (HUEs). Council will provide a credit against a development contribution where it can be demonstrated to Council's satisfaction on an activity by activity basis that:

a) pre-existing legitimately established units of demand existed on the site and placed actual demand on Council's infrastructure prior to the application for resource consent, building consent, or service connection; or

b) development contributions or financial contributions have previously been paid for those increased units of demand generated by the development.

13.3 Demand net of credits will be used to calculate a development contribution payable for the development on an activity by activity basis.

13.4 Credits for existing HUEs attach to the parent lot and are not transferable, unless all lots within the site are in common ownership, or if authorised by Council at its sole discretion.

13.5 Credits for HUEs will not be provided for commercial, retail, or industrial activities undertaken in an area of a site that is not included within the definition of gross floor area.

13.6 Any project undertaken by Council will itself not be liable to pay development contributions.

13.7 For the avoidance of doubt, development contributions required under this Policy for reserves are not for the specified reserves purposes referred to in Section 201 LGA.

14. REQUESTS FOR RECONSIDERATION (S199A, S199B, 202A LGA)

14.1 A person required by Council to make a development contribution may request Council to reconsider the requirement in accordance with Section 199A of the LGA.

14.2 A request for reconsideration of a requirement to pay a development contribution ("request") must:

a) be made within 10 working days after the date of receipt of notice of the development contribution required by Council;
b) be made to Council in writing using the Application for reconsideration of development contributions which can be found on Council's website
c) set out the grounds and reasons for the request;
d) specify the outcome that is sought; and
e) include an email address for delivery of Council's decision.

14.3 A request can be withdrawn at any time before delivery of Council's decision on the request.

14.4 A person making a request may provide further information at any time before delivery of Council's decision. Further information will re-start the 15 working day period for delivery of Council's decision (S199B LGA).

14.5 Council also may require further information in relation to the request. The 15 working-day period for delivery of Council's decision does not begin until Council has received all required relevant information relating to the request (S199B LGA).

14.6 Council will consider:

a) the grounds and reasons set out in the written request;

b) the purposes and principles in sections 197AA – 197A LGA; and

c) the application of this Policy in determining the proposed development contribution.

14.7 Council will make decisions on requests without holding a hearing. However, Council may, at its discretion, invite the requester to a meeting to discuss the request.

14.8 Council's decisions on requests will:

a) be in writing;

b) be provided within 15 working days after the date on which Council received all required relevant information relating to the request; and

c) state whether the development contribution will be amended and, if so, the new amount.

14.9 Council's decision on requests will be delivered by email to the address nominated by the requester. If Council is unable to contact a requester by email, it will deliver the decision by making it available at the Municipal Building reception in Hamilton, to the requester and will attempt to notify the requester by telephone.

15. OBJECTING TO AN ASSESSED CHARGE (S199(C–P) LGA)

15.1 This section is intended only to be a summary for guidance. Any development contribution objection should be made with full consideration of all relevant information including Section 199C-P and Schedule 13A of the LGA.

15.2 Any person that has been provided a notice by Council (or other formal advice) of a requirement to pay a development contribution may object to the amount in accordance with Section 199C of the LGA.

15.3 An objection under Section 199C may be made only on the grounds, as set out under Section 199D, that a territorial authority has:

a) failed to properly take into account features of the objector's development that, on their own or cumulatively with those of other developments, would substantially reduce the impact of the development on requirements for community facilities in the territorial authority's district or parts of that district; or

b) required a development contribution for community facilities not required by, or related to, the objector's development, whether on its own or cumulatively with other developments; or

c) required a development contribution in breach of Section 200; or

d) incorrectly applied its development contributions policy to the objector's development.

15.4 Any person lodging an objection must do so in accordance with the timeframes set out in Schedule 13A of the LGA.

15.5 For further information relating to lodging a development contributions objection please refer to the LGA and/or the office of the Department of Internal Affairs. It is also recommended that independent legal advice be sought.

16. DEVELOPMENT AGREEMENTS (S207(A-F) LGA)

16.1 Council may elect to enter into a development agreement with a developer in accordance with Section 207A of the LGA.

16.2 For guidance on requesting to enter into a developer agreement with Council, where applicable please refer to:

- Sections 207(A-F) of the LGA which contains specific "Developer agreements" provisions
- Section 18.28 of this Policy "Private Developer Agreement (PDA) Remission"
- Council's Growth Funding Policy
- the guidance documents relating to Private Developer Agreement structure which can be found on Council's website; or
- contact Council's City Development Unit for further information.

17. SPECIAL ASSESSMENT

17.1 A special assessment of development contributions may be undertaken at the discretion of Council, on an activity by activity basis to determine the amount of development contributions payable.

17.2 An application for special assessment must be made to Council in writing using the Application for special assessment of development contributions which can be found on Council's website.

17.3 A special assessment will be undertaken only where, as a threshold for consideration, the development is of a size greater than 20 HUEs (residential) or 2,000m^2 GFA (non-residential).

17.4 All special assessments will be evaluated consistent with the actual demand remission criteria set out in Section 18.11 of this Policy.

17.5 All actual and reasonable costs incurred by Council in determining the special assessment application, including staff time as set out in Council's schedule of 'Fees and Charges - Economic Growth and Planning' published on Council's website, its consultant and legal costs, and administration costs, shall be paid by the applicant whether or not a remission is ultimately granted in respect of the special assessment. If external costs are to be incurred by Council in its assessment of a special assessment Council may at its discretion require those costs to be met by the applicant in advance.

17.6 In support of an application for special assessment, the applicant must supply, for each activity, all relevant evidence of reduced demand on Council's infrastructure. This information is to be in the form of metrics provided by an appropriately qualified professional, referencing relevant policy provisions.

17.7 Special assessment applications are to be lodged with Council's Development Contributions Officers at the earliest opportunity, and prior to the earliest development contribution milestone as set out in Section 11 of the Policy. Where it is determined by Council that all relevant information has not been provided prior to the applicable development contribution milestone set out in Section 11 of this Policy, development contributions will be required in accordance with Schedule 1 of this Policy.

17.8 The amount of any special assessment will be assessed on a case-by-case basis having regard to the extent to which the special assessment criteria is met.

17.9 An application for special assessment, regardless of the outcome, will not affect the applicant's right to apply for a remission under Section 18 of this Policy.

17.10 Decisions on individual requests will not alter the basis of the Policy itself.

17.11 For further details relating to lodging a special assessment please refer to Council's website or contact Council's Development Contributions Officer.

18. REMISSIONS (S201(1)C, S200(2) LGA)

18.1 Upon application made by a developer, Council may at its sole discretion remit part or all of a development contribution levied on that developer.

18.2 Any application for a remission must be made to Council in writing using the Application for remission of development contributions which can be found on Council's website, and shall be lodged with Council within 30 working days of the development contribution charge being advised in writing to the developer. This applies to all remissions outlined in Section 18 of this policy.

18.3 Remission applications will be considered on an activity by activity basis, with those activities being water, wastewater, stormwater, transport, community infrastructure and reserves.

18.4 The amount of any remission will be assessed on a case by case basis having regard to the extent to which the remission criteria is met.

18.5 In calculating any remission on a capped or phased charge, the calculation shall be based, as its starting point, on the base charge without modification. A remission will then only be provided if the calculated charge including remission is less than the capped or phased charge, otherwise the capped or phased charge will apply.

18.6 Decisions on individual requests will not alter the basis of the Policy itself.

18.7 There are four categories of remission, as described in the following paragraphs.

18.8 **Actual demand remission**

18.9 Development contributions are calculated based on modelled demand, measured in Household Unit Equivalents (HUEs). Council will consider a remission where actual demand is significantly lower than modelled demand.

18.10 To be eligible for a remission the applicant must supply, for each activity, all relevant evidence of actual demand reductions on Council's infrastructure in support of the remission application. This information is to be in the form of metrics provided by an appropriately qualified professional, referencing relevant Policy provisions.

18.11 Actual Demand Remission Criteria

18.12 In applying for a remission based on actual demand, the applicant must demonstrate to Council's satisfaction on an activity by activity basis that:

a) the actual HUEs of demand generated by the development are materially lower than the HUEs of demand assessed under the methodology set out in this Policy and in any event lower than modelled demand by five or more HUEs of demand, and;

b) for an activity, the reduced HUEs create capacity in Council's infrastructure network which Council is satisfied is material having regard to the nature of the development, its location, and implications for Council's infrastructure programme.

18.13 All actual and reasonable costs incurred by Council in determining an Actual Demand Remission application, including staff time as set out in Council's schedule of 'Fees and Charges - Economic Growth and Planning' published on Council's website, its consultant and legal costs, and administration costs, shall be paid by the applicant whether or not a remission is ultimately granted. If external costs are to be incurred by Council in its assessment of a remission Council may at its discretion require those costs to be met by the applicant in advance.

18.14 **CBD remission**

18.15 At Council's sole discretion, applications with a lodgement date between 1 July 2021 and 30 June 2024, for developments in the CBD may be eligible for a 50% remission (being a 50% remission of the standard applicable Infill West charge, as set out in Schedule 1 of this Policy) subject to:

a) engagement with the Urban Design Advisory Panel, and

b) final Lifemark 4-star certification for the residential components of the development.

18.16 Engagement with the Urban Design Advisory Panel, for the purposes of this provision, means that an application in relation to the development has been submitted to and considered by the Urban Design Advisory Panel or its Council representative.

18.17 Any residential components of a development which do not achieve Lifemark 4-star certification will be excluded from the remission.

18.18 High rise building remission

18.19 Subject to the criteria in 18.15 above, developments in the CBD with 6 or more storeys will pay no development contributions (being a 100% remission of the standard applicable Infill West charge, as set out in Schedule 1 of this Policy)

18.20 For the purpose of calculating eligibility for the remission, the following do not count as storeys:

a) below grade basement levels

b) mezzanine floors, rooftop terraces or any other structure with gross floor area less than 60% of the gross floor area of the first floor of the building

c) areas not included in the definition of gross floor area as set out in provision 6.24 of this policy.

18.21 **Social Housing remission**

18.22 Council may, at its sole discretion, grant a remission of up to 100% to social housing developments.

18.23 In the exercise of its discretion, Council will consider the following factors:

a) the development must deliver not-for-profit housing;

b) the applicant on the building consent or resource consent must be registered as a community housing provider with the Community Housing Regulatory Authority;

c) the development will provide social and/or affordable rental housing;

d) an application for remission must be lodged with Council prior to any development contributions being paid. Development contributions paid prior to an application being lodged will not be eligible for a refund;

e) the crown and crown agents including Kāinga Ora are not eligible for this remission;

f) any other feature of the development or the developer which Council considers relevant;

g) the total value of social housing remissions provided by Council under this policy.

18.24 **State Integrated Schools' remission**

18.25 Council may, at its sole discretion grant a partial remission of development contributions for development undertaken by a state integrated school provided the school enables access to the developed land and facilities to the general public.

18.26 Any approved remission will be calculated having regard to:

a) the nature and extent of the development that provides formalised general public access rights and community benefits

b) the hours the facility is available for use by the general public being at least 30 hours per week

c) the proportion of the floor area of the facility that is available for use by the general public

d) the overall benefit to the general public and the implications for Council's infrastructure programme; and

e) Council's requirement that a signed operational use agreement between Council and the school is in place for a period commensurate with the expected life of the relevant land, buildings and facilities.

18.27 Any remission granted under clause 18.25 shall only apply to development contributions calculated and required under this policy.

18.28 **Private Developer Agreement (PDA) remission**

18.29 Council may provide for a remission in respect of development contributions levied against development in unfunded areas or associated with unfunded growth projects as set out in Council's Growth Funding Policy where Council and the developer have entered into a binding Private Developer Agreement in accordance with Section 207 LGA and the criteria and principals set out in the Growth Funding Policy.

18.30 Council will set the total remission, if any, in a manner consistent with the Growth Funding Policy and the total remission shall be recorded as a term and condition of the Private Developer Agreement.

19. REFUNDS (S209 LGA)

19.1 At its sole discretion, Council may provide a refund of development contribution site credits where it can be demonstrated to Council's satisfaction that:

a) the development contributions were required and paid on subdivision consent ("original payment") and gave rise to the site credits;

b) the site credits have never been exercised; and

c) Code Compliance Certificate has been issued for the development on the site;

d) the gross floor area of the development exceeds 20% of the site area

e) the refund applicant is the current land owner.

19.2 Any refund will be paid to the person who made the original payment.

19.3 Refunds will be calculated by apportioning the original payment, using the remaining site credits in HUEs compared with the total HUEs paid. Refunds will account for any remissions or capped development contribution charges which related to the original payment.

19.4 No refund will be paid where site credits arose due to pre-existing legitimately established units of demand as set out in Section 13.2 (a) of this policy.

20. VALUATION OF LAND FOR DEVELOPMENT CONTRIBUTIONS PURPOSES (S201(1)D, 203(1) LGA)

20.1 The development contribution charge for reserves will be capped at the greater of 7.5% of the value of the additional allotments created by a subdivision or the value equivalent of 20 square metres of land for each additional household unit created by the development.

20.2 On the basis of the charges expressed in this Policy, such a cap would apply to residential allotments or sections of land value (per unit) less than the values described in Schedule 5.

21. ESTIMATING A DEVELOPMENT CONTRIBUTION CHARGE

21.1 This section provides a guide to estimating a development contributions charge.

21.2 Please contact the Development Contributions Officer if you have any questions or require assistance to calculate your estimated charge.

21.3 **Using the online GIS development contribution estimator tool**

21.4 For a quick estimate of a development contribution charge use the "DC estimator" on Council's website.

21.5 Type the address into the search bar and click on the site to generate the catchments and per unit charges for the development.

21.6 **Using the Policy**

21.7 To estimate a development contribution charge using Schedule 1 follow the steps below:

1. **Identify the development type** using the definitions in section 6. Refer to Table 1 for residential or Table 2 for non-residential development.
2. **Identify the geographic catchment** in which the development is situated by using the maps in the schedule 7.
3. **Add up the charges** for each activity (community infrastructure, reserves, stormwater, wastewater, transport, and water) by reading across the row relating to your geographical catchment, or just use the total on the right-hand side. Do not add the citywide charges; they are already included in the charge for each catchment.
4. **Add the stormwater and wastewater catchment charges** to the above charge by identifying the stormwater catchment, and the wastewater catchments using the maps in schedule 7 below.
5. **Your total charge** is the sum of the above charges.

21.8 The method outlined above is the standard means for estimating development contribution charges.

21.9 There may be aspects of a development that require a more complex calculation. Please refer to the notes at the bottom of schedules 1A and 1B, and schedule 4 and the “How to estimate a development contribution charge” information sheet on Council’s website to assist with more complex calculations.

22. REFERENCES

- Local Government Act 2002
- Council’s 2021-31 Long Term Plan
- Council’s Growth Funding Policy
- Council’s 30 Year Infrastructure Strategy

23. SCHEDULE 1A – DEVELOPMENT CONTRIBUTION CHARGES 2023/24

Table 1 – 2023/24 Phased residential development contributions payable in each catchment (excl. GST)

Catchment	SW Catchment	WW Catchment	CI	Reserves	Storm-water	Transport	Waste-water	Water	Total
Large Residential			**Charge per lot, dwelling or unit title**						
Infill East	SW - Chartwell	WW - East	91	429	1,326	5,384	9,465	6,555	23,250
Infill East	SW - City Centre	WW - East	91	429	1,123	5,384	9,465	6,555	23,048
Infill East	SW - Hamilton East	WW - East	91	429	1,331	5,384	9,465	6,555	23,256
Infill East	SW - Kirikiriroa	WW - East	91	429	4,196	5,384	9,465	6,555	26,121
Infill East	SW - Mangaonua	WW - East	91	429	3,471	5,384	9,465	6,555	25,396
Infill East	SW - Waitawhiriwhiri	WW - East	91	429	1,609	5,384	9,465	6,555	23,534
Infill West	SW - City Centre	WW - West	91	429	1,123	5,272	13,974	6,555	27,445
Infill West	SW - Mangakotukutuku	WW - West	91	429	10,776	5,272	13,974	6,555	37,098
Infill West	SW - St Andrews	WW - West	91	429	216	5,272	13,974	6,555	26,538
Infill West	SW - Te Rapa Stream	WW - West	91	429	1,781	5,272	13,974	6,555	28,103
Infill West	SW - Waitawhiriwhiri	WW - West	91	429	1,609	5,272	13,974	6,555	27,931
Infill West	SW - Western Heights	WW - West	91	429	772	5,272	13,974	6,555	27,094
Infill West	SW - Lake Rotokauri	WW - West	91	429	76,660	5,272	13,974	6,555	102,982
Peacocke 1	SW - Mangakotukutuku	WW - West	91	9,412	10,776	19,290	21,046	6,751	67,367
Peacocke 2	SW - Peacocke	WW - East	91	7,769	3,266	23,563	25,959	7,118	67,767
Peacocke 2	SW - Mangakotukutuku	WW - East	91	7,769	10,776	23,563	25,959	7,118	75,277
Rotokauri	SW - Lake Rotokauri	WW - West	91	2,358	76,660	18,031	12,953	10,168	120,262
Rotokauri	SW - Mangaheka	WW - West	91	2,358	9,027	18,031	12,953	10,168	52,628
Rotokauri	SW - Ohote	WW - West	91	2,358	1,183	18,031	12,953	10,168	44,784
Rotokauri	SW - Rotokauri West	WW - West	91	2,358	21	18,031	12,953	10,168	43,622
Rototuna	SW - Kirikiriroa	WW - East	146	452	4,196	19,363	11,291	8,504	43,952
Rototuna	SW - River North	WW - East	146	452	1,315	19,363	11,291	8,504	41,072
Rototuna	SW - Te Awa o Katapaki	WW - East	146	452	14,344	19,363	11,291	8,504	54,100
Rototuna	SW - Otama-ngenge	WW - East	146	452	677	19,363	11,291	8,504	40,433
Ruakura	SW - Hamilton East	WW - East	91	401	1,331	13,152	13,198	6,517	34,690
Ruakura	SW - Kirikiriroa	WW - East	91	401	4,196	13,152	13,198	6,517	37,555
Ruakura	SW - Mangaonua	WW - East	91	401	3,471	13,152	13,198	6,517	36,830
Te Rapa North	SW - Mangaheka	WW - West	91	401	9,027	11,907	11,563	5,747	38,735
Te Rapa North	SW - Te Rapa Stream	WW - West	91	401	1,781	11,907	11,563	5,747	31,489
Te Rapa North	SW - St Andrews	WW - West	91	401	216	11,907	11,563	5,747	29,924
Temple View	SW - Temple View	WW - West	91	401	1,578	5,053	18,017	11,761	36,899
Temple View	SW - Waitawhiriwhiri	WW - West	91	401	1,609	5,053	18,017	11,761	36,930
Standard Residential			**Charge per lot, dwelling or unit title**						
Infill East	SW - Chartwell	WW - East	70	333	1,028	4,174	7,337	5,082	18,023
Infill East	SW - City Centre	WW - East	70	333	871	4,174	7,337	5,082	17,867
Infill East	SW - Hamilton East	WW - East	70	333	1,032	4,174	7,337	5,082	18,028
Infill East	SW - Kirikiriroa	WW - East	70	333	3,253	4,174	7,337	5,082	20,249
Infill East	SW - Mangaonua	WW - East	70	333	2,691	4,174	7,337	5,082	19,686
Infill East	SW - Waitawhiriwhiri	WW - East	70	333	1,247	4,174	7,337	5,082	18,243
Infill West	SW - City Centre	WW - West	70	333	871	4,087	10,833	5,082	21,275
Infill West	SW - Mangakotukutuku	WW - West	70	333	8,354	4,087	10,833	5,082	28,758
Infill West	SW - St Andrews	WW - West	70	333	167	4,087	10,833	5,082	20,572
Infill West	SW - Te Rapa Stream	WW - West	70	333	1,381	4,087	10,833	5,082	21,785
Infill West	SW - Waitawhiriwhiri	WW - West	70	333	1,247	4,087	10,833	5,082	21,652
Infill West	SW - Western Heights	WW - West	70	333	599	4,087	10,833	5,082	21,003
Infill West	SW - Lake Rotokauri	WW - West	70	333	59,427	4,087	10,833	5,082	79,831
Peacocke 1	SW - Mangakotukutuku	WW - West	70	7,296	8,354	14,954	16,315	5,233	52,222
Peacocke 2	SW - Peacocke	WW - East	70	6,023	2,532	18,266	20,123	5,518	52,532
Peacocke 2	SW - Mangakotukutuku	WW - East	70	6,023	8,354	18,266	20,123	5,518	58,354
Rotokauri	SW - Lake Rotokauri	WW - West	70	1,828	59,427	13,978	10,041	7,882	93,226
Rotokauri	SW - Mangaheka	WW - West	70	1,828	6,997	13,978	10,041	7,882	40,797
Rotokauri	SW - Ohote	WW - West	70	1,828	917	13,978	10,041	7,882	34,717
Rotokauri	SW - Rotokauri West	WW - West	70	1,828	17	13,978	10,041	7,882	33,816
Rototuna	SW - Kirikiriroa	WW - East	113	350	3,253	15,010	8,753	6,592	34,072
Rototuna	SW - River North	WW - East	113	350	1,020	15,010	8,753	6,592	31,839
Rototuna	SW - Te Awa o Katapaki	WW - East	113	350	11,119	15,010	8,753	6,592	41,938
Rototuna	SW - Otama-ngenge	WW - East	113	350	524	15,010	8,753	6,592	31,343
Ruakura	SW - Hamilton East	WW - East	70	310	1,032	10,196	10,231	5,052	26,892
Ruakura	SW - Kirikiriroa	WW - East	70	310	3,253	10,196	10,231	5,052	29,112
Ruakura	SW - Mangaonua	WW - East	70	310	2,691	10,196	10,231	5,052	28,550
Te Rapa North	SW - Mangaheka	WW - West	70	310	6,997	9,231	8,963	4,455	30,027
Te Rapa North	SW - Te Rapa Stream	WW - West	70	310	1,381	9,231	8,963	4,455	24,410
Te Rapa North	SW - St Andrews	WW - West	70	310	167	9,231	8,963	4,455	23,197
Temple View	SW - Temple View	WW - West	70	310	1,223	3,917	13,967	9,117	28,604
Temple View	SW - Waitawhiriwhiri	WW - West	70	310	1,247	3,917	13,967	9,117	28,628

Table 1– Continued

Catchment	SW Catchment	WW Catchment	CI	Reserves	Storm-water	Transport	Waste-water	Water	Total
Two Bed			**Charge per lot, dwelling or unit title**						
Infill East	SW - Chartwell	WW - East	49	230	708	2,878	5,059	3,504	12,427
Infill East	SW - City Centre	WW - East	49	230	600	2,878	5,059	3,504	12,319
Infill East	SW - Hamilton East	WW - East	49	230	712	2,878	5,059	3,504	12,431
Infill East	SW - Kirikiriroa	WW - East	49	230	2,243	2,878	5,059	3,504	13,962
Infill East	SW - Mangaonua	WW - East	49	230	1,855	2,878	5,059	3,504	13,574
Infill East	SW - Waitawhiriwhiri	WW - East	49	230	860	2,878	5,059	3,504	12,579
Infill West	SW - City Centre	WW - West	49	230	600	2,818	7,469	3,504	14,670
Infill West	SW - Mangakotukutuku	WW - West	49	230	5,760	2,818	7,469	3,504	19,829
Infill West	SW - St Andrews	WW - West	49	230	115	2,818	7,469	3,504	14,185
Infill West	SW - Te Rapa Stream	WW - West	49	230	952	2,818	7,469	3,504	15,021
Infill West	SW - Waitawhiriwhiri	WW - West	49	230	860	2,818	7,469	3,504	14,929
Infill West	SW - Western Heights	WW - West	49	230	413	2,818	7,469	3,504	14,482
Infill West	SW - Lake Rotokauri	WW - West	49	230	40,976	2,818	7,469	3,504	55,045
Peacocke 1	SW - Mangakotukutuku	WW - West	49	5,031	5,760	10,311	11,249	3,608	36,008
Peacocke 2	SW - Peacocke	WW - East	49	4,153	1,746	12,595	13,875	3,805	36,222
Peacocke 2	SW - Mangakotukutuku	WW - East	49	4,153	5,760	12,595	13,875	3,805	40,236
Rotokauri	SW - Lake Rotokauri	WW - West	49	1,261	40,976	9,638	6,923	5,435	64,281
Rotokauri	SW - Mangaheka	WW - West	49	1,261	4,825	9,638	6,923	5,435	28,130
Rotokauri	SW - Ohote	WW - West	49	1,261	633	9,638	6,923	5,435	23,938
Rotokauri	SW - Rotokauri West	WW - West	49	1,261	11	9,638	6,923	5,435	23,317
Rototuna	SW - Kirikiriroa	WW - East	78	241	2,243	10,350	6,035	4,545	23,493
Rototuna	SW - River North	WW - East	78	241	703	10,350	6,035	4,545	21,953
Rototuna	SW - Te Awa o Katapaki	WW - East	78	241	7,667	10,350	6,035	4,545	28,917
Rototuna	SW - Otama-ngenge	WW - East	78	241	362	10,350	6,035	4,545	21,612
Ruakura	SW - Hamilton East	WW - East	49	214	712	7,030	7,054	3,484	18,542
Ruakura	SW - Kirikiriroa	WW - East	49	214	2,243	7,030	7,054	3,484	20,073
Ruakura	SW - Mangaonua	WW - East	49	214	1,855	7,030	7,054	3,484	19,686
Te Rapa North	SW - Mangaheka	WW - West	49	214	4,825	6,365	6,180	3,072	20,704
Te Rapa North	SW - Te Rapa Stream	WW - West	49	214	952	6,365	6,180	3,072	16,831
Te Rapa North	SW - St Andrews	WW - West	49	214	115	6,365	6,180	3,072	15,995
Temple View	SW - Temple View	WW - West	49	214	843	2,701	9,630	6,286	19,723
Temple View	SW - Waitawhiriwhiri	WW - West	49	214	860	2,701	9,630	6,286	19,740
One Bed			**Charge per lot, dwelling or unit title**						
Infill East	SW - Chartwell	WW - East	34	159	490	1,992	3,501	2,425	8,601
Infill East	SW - City Centre	WW - East	34	159	416	1,992	3,501	2,425	8,527
Infill East	SW - Hamilton East	WW - East	34	159	493	1,992	3,501	2,425	8,604
Infill East	SW - Kirikiriroa	WW - East	34	159	1,552	1,992	3,501	2,425	9,663
Infill East	SW - Mangaonua	WW - East	34	159	1,284	1,992	3,501	2,425	9,395
Infill East	SW - Waitawhiriwhiri	WW - East	34	159	595	1,992	3,501	2,425	8,706
Infill West	SW - City Centre	WW - West	34	159	416	1,950	5,170	2,425	10,153
Infill West	SW - Mangakotukutuku	WW - West	34	159	3,987	1,950	5,170	2,425	13,725
Infill West	SW - St Andrews	WW - West	34	159	80	1,950	5,170	2,425	9,818
Infill West	SW - Te Rapa Stream	WW - West	34	159	659	1,950	5,170	2,425	10,397
Infill West	SW - Waitawhiriwhiri	WW - West	34	159	595	1,950	5,170	2,425	10,333
Infill West	SW - Western Heights	WW - West	34	159	286	1,950	5,170	2,425	10,023
Infill West	SW - Lake Rotokauri	WW - West	34	159	28,361	1,950	5,170	2,425	38,098
Peacocke 1	SW - Mangakotukutuku	WW - West	34	3,482	3,987	7,136	7,786	2,497	24,922
Peacocke 2	SW - Peacocke	WW - East	34	2,874	1,208	8,717	9,604	2,633	25,070
Peacocke 2	SW - Mangakotukutuku	WW - East	34	2,874	3,987	8,717	9,604	2,633	27,849
Rotokauri	SW - Lake Rotokauri	WW - West	34	872	28,361	6,671	4,792	3,762	44,491
Rotokauri	SW - Mangaheka	WW - West	34	872	3,339	6,671	4,792	3,762	19,470
Rotokauri	SW - Ohote	WW - West	34	872	438	6,671	4,792	3,762	16,568
Rotokauri	SW - Rotokauri West	WW - West	34	872	8	6,671	4,792	3,762	16,138
Rototuna	SW - Kirikiriroa	WW - East	54	167	1,552	7,163	4,177	3,146	16,260
Rototuna	SW - River North	WW - East	54	167	487	7,163	4,177	3,146	15,194
Rototuna	SW - Te Awa o Katapaki	WW - East	54	167	5,307	7,163	4,177	3,146	20,014
Rototuna	SW - Otama-ngenge	WW - East	54	167	250	7,163	4,177	3,146	14,958
Ruakura	SW - Hamilton East	WW - East	34	148	493	4,866	4,883	2,411	12,834
Ruakura	SW - Kirikiriroa	WW - East	34	148	1,552	4,866	4,883	2,411	13,893
Ruakura	SW - Mangaonua	WW - East	34	148	1,284	4,866	4,883	2,411	13,625
Te Rapa North	SW - Mangaheka	WW - West	34	148	3,339	4,405	4,278	2,126	14,330
Te Rapa North	SW - Te Rapa Stream	WW - West	34	148	659	4,405	4,278	2,126	11,650
Te Rapa North	SW - St Andrews	WW - West	34	148	80	4,405	4,278	2,126	11,070
Temple View	SW - Temple View	WW - West	34	148	584	1,869	6,665	4,351	13,651
Temple View	SW - Waitawhiriwhiri	WW - West	34	148	595	1,869	6,665	4,351	13,662

Table 2 – 2023/24 Non-residential development contribution payable in each catchment (excl. GST)

Catchment	SW Catchment	WW Catchment	CI	Reserves	Storm-water	Transport	Waste-water	Water	Total
Industrial			**Charge per 100m2 floor area (site area for Stormwater)**						
Infill East	SW - Chartwell	WW - East			289	2,588	2,193	1,063	6,133
Infill East	SW - City Centre	WW - East			245	2,588	2,193	1,063	6,088
Infill East	SW - Hamilton East	WW - East			290	2,588	2,193	1,063	6,134
Infill East	SW - Kirikiriroa	WW - East			914	2,588	2,193	1,063	6,758
Infill East	SW - Mangaonua	WW - East			756	2,588	2,193	1,063	6,600
Infill East	SW - Waitawhiriwhiri	WW - East			351	2,588	2,193	1,063	6,194
Infill West	SW - City Centre	WW - West			245	2,534	3,238	1,063	7,079
Infill West	SW - Mangakotukutuku	WW - West			2,348	2,534	3,238	1,063	9,183
Infill West	SW - St Andrews	WW - West			47	2,534	3,238	1,063	6,882
Infill West	SW - Te Rapa Stream	WW - West			388	2,534	3,238	1,063	7,223
Infill West	SW - Waitawhiriwhiri	WW - West			351	2,534	3,238	1,063	7,185
Infill West	SW - Western Heights	WW - West			168	2,534	3,238	1,063	7,003
Infill West	SW - Lake Rotokauri	WW - West			14,193	2,153	2,751	903	20,000
Peacocke 1	SW - Mangakotukutuku	WW - West			2,348	9,271	4,876	1,095	17,590
Peacocke 2	SW - Peacocke	WW - East			712	11,325	6,014	1,154	19,205
Peacocke 2	SW - Mangakotukutuku	WW - East			2,253	10,867	5,771	1,108	20,000
Rotokauri	SW - Lake Rotokauri	WW - West			11,129	5,773	1,999	1,099	20,000
Rotokauri	SW - Mangaheka	WW - West			1,967	8,666	3,001	1,649	15,283
Rotokauri	SW - Ohote	WW - West			258	8,666	3,001	1,649	13,574
Rotokauri	SW - Rotokauri West	WW - West			5	8,666	3,001	1,649	13,321
Rototuna	SW - Kirikiriroa	WW - East			914	9,306	2,616	1,379	14,216
Rototuna	SW - River North	WW - East			287	9,306	2,616	1,379	13,588
Rototuna	SW - Te Awa o Katapaki	WW - East			3,126	9,306	2,616	1,379	16,427
Rototuna	SW - Otama-ngenge	WW - East			147	9,306	2,616	1,379	13,449
Ruakura	SW - Hamilton East	WW - East			290	6,321	3,058	1,057	10,726
Ruakura	SW - Kirikiriroa	WW - East			914	6,321	3,058	1,057	11,350
Ruakura	SW - Mangaonua	WW - East			756	6,321	3,058	1,057	11,192
Te Rapa North	SW - Mangaheka	WW - West			1,967	5,723	2,679	932	11,301
Te Rapa North	SW - Te Rapa Stream	WW - West			388	5,723	2,679	932	9,722
Te Rapa North	SW - St Andrews	WW - West			47	5,723	2,679	932	9,381
Temple View	SW - Temple View	WW - West			344	2,428	4,174	1,907	8,854
Temple View	SW - Waitawhiriwhiri	WW - West			351	2,428	4,174	1,907	8,860
Commercial			**Charge per 100m2 floor area (site area for Stormwater)**						
Infill East	SW - Chartwell	WW - East			395	7,263	3,720	2,004	13,381
Infill East	SW - City Centre	WW - East			335	7,263	3,720	2,004	13,321
Infill East	SW - Hamilton East	WW - East			397	7,263	3,720	2,004	13,383
Infill East	SW - Kirikiriroa	WW - East			1,251	7,263	3,720	2,004	14,237
Infill East	SW - Mangaonua	WW - East			1,035	7,263	3,720	2,004	14,021
Infill East	SW - Waitawhiriwhiri	WW - East			480	7,263	3,720	2,004	13,466
Infill West	SW - City Centre	WW - West			335	7,111	5,492	2,004	14,942
Infill West	SW - Mangakotukutuku	WW - West			3,213	7,111	5,492	2,004	17,820
Infill West	SW - St Andrews	WW - West			64	7,111	5,492	2,004	14,672
Infill West	SW - Te Rapa Stream	WW - West			531	7,111	5,492	2,004	15,138
Infill West	SW - Waitawhiriwhiri	WW - West			480	7,111	5,492	2,004	15,087
Infill West	SW - Western Heights	WW - West			230	7,111	5,492	2,004	14,837
Infill West	SW - Lake Rotokauri	WW - West			18,303	5,694	4,398	1,605	30,000
Peacocke 1	SW - Mangakotukutuku	WW - West			2,436	19,728	6,272	1,565	30,000
Peacocke 2	SW - Peacocke	WW - East			647	21,125	6,781	1,446	30,000
Peacocke 2	SW - Mangakotukutuku	WW - East			2,035	20,127	6,461	1,378	30,000
Rotokauri	SW - Lake Rotokauri	WW - West			12,382	13,176	2,758	1,684	30,000
Rotokauri	SW - Mangaheka	WW - West			2,293	20,722	4,337	2,648	30,000
Rotokauri	SW - Ohote	WW - West			322	22,196	4,646	2,837	30,000
Rotokauri	SW - Rotokauri West	WW - West			6	22,432	4,695	2,867	30,000
Rototuna	SW - Kirikiriroa	WW - East			1,091	22,773	3,869	2,267	30,000
Rototuna	SW - River North	WW - East			351	23,356	3,968	2,325	30,000
Rototuna	SW - Te Awa o Katapaki	WW - East			3,428	20,932	3,557	2,083	30,000
Rototuna	SW - Otama-ngenge	WW - East			181	23,490	3,991	2,338	30,000
Ruakura	SW - Hamilton East	WW - East			397	17,740	5,187	1,992	25,317
Ruakura	SW - Kirikiriroa	WW - East			1,251	17,740	5,187	1,992	26,171
Ruakura	SW - Mangaonua	WW - East			1,035	17,740	5,187	1,992	25,954
Te Rapa North	SW - Mangaheka	WW - West			2,691	16,061	4,544	1,757	25,054
Te Rapa North	SW - Te Rapa Stream	WW - West			531	16,061	4,544	1,757	22,893
Te Rapa North	SW - St Andrews	WW - West			64	16,061	4,544	1,757	22,427
Temple View	SW - Temple View	WW - West			470	6,815	7,081	3,595	17,962
Temple View	SW - Waitawhiriwhiri	WW - West			480	6,815	7,081	3,595	17,971

Table 2 – Continued

Catchment	SW Catchment	WW Catchment	CI	Reserves	Storm-water	Transport	Waste-water	Water	Total
Retail			**Charge per 100m2 floor area (site area for Stormwater)**						
Infill East	SW - Chartwell	WW - East			395	10,435	3,054	1,645	15,529
Infill East	SW - City Centre	WW - East			335	10,435	3,054	1,645	15,468
Infill East	SW - Hamilton East	WW - East			397	10,435	3,054	1,645	15,531
Infill East	SW - Kirikiriroa	WW - East			1,251	10,435	3,054	1,645	16,385
Infill East	SW - Mangaonua	WW - East			1,035	10,435	3,054	1,645	16,168
Infill East	SW - Waitawhiriwhiri	WW - East			480	10,435	3,054	1,645	15,613
Infill West	SW - City Centre	WW - West			335	10,217	4,509	1,645	16,706
Infill West	SW - Mangakotukutuku	WW - West			3,213	10,217	4,509	1,645	19,584
Infill West	SW - St Andrews	WW - West			64	10,217	4,509	1,645	16,435
Infill West	SW - Te Rapa Stream	WW - West			531	10,217	4,509	1,645	16,902
Infill West	SW - Waitawhiriwhiri	WW - West			480	10,217	4,509	1,645	16,851
Infill West	SW - Western Heights	WW - West			230	10,217	4,509	1,645	16,601
Infill West	SW - Lake Rotokauri	WW - West			22,856	10,217	4,509	1,645	39,227
Peacocke 1	SW - Mangakotukutuku	WW - West			2,618	30,467	5,534	1,381	40,000
Peacocke 2	SW - Peacocke	WW - East			686	32,158	5,898	1,258	40,000
Peacocke 2	SW - Mangakotukutuku	WW - East			2,177	30,938	5,675	1,210	40,000
Rotokauri	SW - Lake Rotokauri	WW - West			14,168	21,660	2,591	1,582	40,000
Rotokauri	SW - Mangaheka	WW - West			2,426	31,505	3,768	2,301	40,000
Rotokauri	SW - Ohote	WW - West			336	33,258	3,978	2,429	40,000
Rotokauri	SW - Rotokauri West	WW - West			6	33,535	4,011	2,449	40,000
Rototuna	SW - Kirikiriroa	WW - East			1,123	33,690	3,271	1,916	40,000
Rototuna	SW - River North	WW - East			359	34,352	3,335	1,954	40,000
Rototuna	SW - Te Awa o Katapaki	WW - East			3,595	31,548	3,063	1,794	40,000
Rototuna	SW - Otama-ngenge	WW - East			185	34,503	3,350	1,962	40,000
Ruakura	SW - Hamilton East	WW - East			397	25,489	4,258	1,636	31,780
Ruakura	SW - Kirikiriroa	WW - East			1,251	25,489	4,258	1,636	32,634
Ruakura	SW - Mangaonua	WW - East			1,035	25,489	4,258	1,636	32,418
Te Rapa North	SW - Mangaheka	WW - West			2,691	23,076	3,731	1,442	30,940
Te Rapa North	SW - Te Rapa Stream	WW - West			531	23,076	3,731	1,442	28,780
Te Rapa North	SW - St Andrews	WW - West			64	23,076	3,731	1,442	28,313
Temple View	SW - Temple View	WW - West			470	9,792	5,813	2,951	19,027
Temple View	SW - Waitawhiriwhiri	WW - West			480	9,792	5,813	2,951	19,036

Schedule 1A applies to development where the lodgement date is between 1 July 2023 and 30 June 2024

Please refer to the Schedule 1A and 1B notes under Schedule 1B below.

24. SCHEDULE 1B – DEVELOPMENT CONTRIBUTION BASE CHARGES

Table 3 – Residential base development contribution charges in each catchment (excl. GST)

Catchment	SW Catchment	WW Catchment	CI	Reserves	Storm-water	Transport	Waste-water	Water	Total
Large Residential			**Charge per lot, dwelling or unit title**						
Infill East	SW - Chartwell	WW - East	91	429	1,326	5,384	9,465	6,555	23,250
Infill East	SW - City Centre	WW - East	91	429	1,123	5,384	9,465	6,555	23,048
Infill East	SW - Hamilton East	WW - East	91	429	1,331	5,384	9,465	6,555	23,256
Infill East	SW - Kirikiriroa	WW - East	91	429	4,196	5,384	9,465	6,555	26,121
Infill East	SW - Mangaonua	WW - East	91	429	3,471	5,384	9,465	6,555	25,396
Infill East	SW - Waitawhiriwhiri	WW - East	91	429	1,609	5,384	9,465	6,555	23,534
Infill West	SW - City Centre	WW - West	91	429	1,123	5,272	13,974	6,555	27,445
Infill West	SW - Mangakotukutuku	WW - West	91	429	10,776	5,272	13,974	6,555	37,098
Infill West	SW - St Andrews	WW - West	91	429	216	5,272	13,974	6,555	26,538
Infill West	SW - Te Rapa Stream	WW - West	91	429	1,781	5,272	13,974	6,555	28,103
Infill West	SW - Waitawhiriwhiri	WW - West	91	429	1,609	5,272	13,974	6,555	27,931
Infill West	SW - Western Heights	WW - West	91	429	772	5,272	13,974	6,555	27,094
Infill West	SW - Lake Rotokauri	WW - West	91	429	76,660	5,272	13,974	6,555	102,982
Peacocke 1	SW - Mangakotukutuku	WW - West	91	9,412	10,776	19,290	21,046	6,751	67,367
Peacocke 2	SW - Peacocke	WW - East	91	7,769	3,266	23,563	25,959	7,118	67,767
Peacocke 2	SW - Mangakotukutuku	WW - East	91	7,769	10,776	23,563	25,959	7,118	75,277
Rotokauri	SW - Lake Rotokauri	WW - West	91	2,358	76,660	18,031	12,953	10,168	120,262
Rotokauri	SW - Mangaheka	WW - West	91	2,358	9,027	18,031	12,953	10,168	52,628
Rotokauri	SW - Ohote	WW - West	91	2,358	1,183	18,031	12,953	10,168	44,784
Rotokauri	SW - Rotokauri West	WW - West	91	2,358	21	18,031	12,953	10,168	43,622
Rototuna	SW - Kirikiriroa	WW - East	146	452	4,196	19,363	11,291	8,504	43,952
Rototuna	SW - River North	WW - East	146	452	1,315	19,363	11,291	8,504	41,072
Rototuna	SW - Te Awa o Katapaki	WW - East	146	452	14,344	19,363	11,291	8,504	54,100
Rototuna	SW - Otama-ngenge	WW - East	146	452	677	19,363	11,291	8,504	40,433
Ruakura	SW - Hamilton East	WW - East	91	401	1,331	13,152	13,198	6,517	34,690
Ruakura	SW - Kirikiriroa	WW - East	91	401	4,196	13,152	13,198	6,517	37,555
Ruakura	SW - Mangaonua	WW - East	91	401	3,471	13,152	13,198	6,517	36,830
Te Rapa North	SW - Mangaheka	WW - West	91	401	9,027	11,907	11,563	5,747	38,735
Te Rapa North	SW - Te Rapa Stream	WW - West	91	401	1,781	11,907	11,563	5,747	31,489
Te Rapa North	SW - St Andrews	WW - West	91	401	216	11,907	11,563	5,747	29,924
Temple View	SW - Temple View	WW - West	91	401	1,578	5,053	18,017	11,761	36,899
Temple View	SW - Waitawhiriwhiri	WW - West	91	401	1,609	5,053	18,017	11,761	36,930
Charge per lot, dwelling or unit title are inclusive of below Citywide and WW Catchment components									
Citywide			91	401	21	5,053	5,478	5,747	16,790
		WW - West					6,085		6,085
		WW - East					2,890		2,890
Standard Residential							**Charge per lot, dwelling or unit title**		
Infill East	SW - Chartwell	WW - East	70	333	1,028	4,174	7,337	5,082	18,023
Infill East	SW - City Centre	WW - East	70	333	871	4,174	7,337	5,082	17,867
Infill East	SW - Hamilton East	WW - East	70	333	1,032	4,174	7,337	5,082	18,028
Infill East	SW - Kirikiriroa	WW - East	70	333	3,253	4,174	7,337	5,082	20,249
Infill East	SW - Mangaonua	WW - East	70	333	2,691	4,174	7,337	5,082	19,686
Infill East	SW - Waitawhiriwhiri	WW - East	70	333	1,247	4,174	7,337	5,082	18,243
Infill West	SW - City Centre	WW - West	70	333	871	4,087	10,833	5,082	21,275
Infill West	SW - Mangakotukutuku	WW - West	70	333	8,354	4,087	10,833	5,082	28,758
Infill West	SW - St Andrews	WW - West	70	333	167	4,087	10,833	5,082	20,572
Infill West	SW - Te Rapa Stream	WW - West	70	333	1,381	4,087	10,833	5,082	21,785
Infill West	SW - Waitawhiriwhiri	WW - West	70	333	1,247	4,087	10,833	5,082	21,652
Infill West	SW - Western Heights	WW - West	70	333	599	4,087	10,833	5,082	21,003
Infill West	SW - Lake Rotokauri	WW - West	70	333	59,427	4,087	10,833	5,082	79,831
Peacocke 1	SW - Mangakotukutuku	WW - West	70	7,296	8,354	14,954	16,315	5,233	52,222
Peacocke 2	SW - Peacocke	WW - East	70	6,023	2,532	18,266	20,123	5,518	52,532
Peacocke 2	SW - Mangakotukutuku	WW - East	70	6,023	8,354	18,266	20,123	5,518	58,354
Rotokauri	SW - Lake Rotokauri	WW - West	70	1,828	59,427	13,978	10,041	7,882	93,226
Rotokauri	SW - Mangaheka	WW - West	70	1,828	6,997	13,978	10,041	7,882	40,797
Rotokauri	SW - Ohote	WW - West	70	1,828	917	13,978	10,041	7,882	34,717
Rotokauri	SW - Rotokauri West	WW - West	70	1,828	17	13,978	10,041	7,882	33,816
Rototuna	SW - Kirikiriroa	WW - East	113	350	3,253	15,010	8,753	6,592	34,072
Rototuna	SW - River North	WW - East	113	350	1,020	15,010	8,753	6,592	31,839
Rototuna	SW - Te Awa o Katapaki	WW - East	113	350	11,119	15,010	8,753	6,592	41,938
Rototuna	SW - Otama-ngenge	WW - East	113	350	524	15,010	8,753	6,592	31,343
Ruakura	SW - Hamilton East	WW - East	70	310	1,032	10,196	10,231	5,052	26,892
Ruakura	SW - Kirikiriroa	WW - East	70	310	3,253	10,196	10,231	5,052	29,112
Ruakura	SW - Mangaonua	WW - East	70	310	2,691	10,196	10,231	5,052	28,550

Catchment	SW Catchment	WW Catchment	CI	Reserves	Storm-water	Transport	Waste-water	Water	Total
Te Rapa North	SW - Mangaheka	WW - West	70	310	6,997	9,231	8,963	4,455	30,027
Te Rapa North	SW - Te Rapa Stream	WW - West	70	310	1,381	9,231	8,963	4,455	24,410
Te Rapa North	SW - St Andrews	WW - West	70	310	167	9,231	8,963	4,455	23,197
Temple View	SW - Temple View	WW - West	70	310	1,223	3,917	13,967	9,117	28,604
Temple View	SW - Waitawhiriwhiri	WW - West	70	310	1,247	3,917	13,967	9,117	28,628
Charge per lot, dwelling or unit title are inclusive of below Citywide and WW Catchment components									
Citywide			70	310	17	3,917	4,247	4,455	13,016
		WW - West					4,717		4,717
		WW - East					2,241		2,241
Two Bed			**Charge per lot, dwelling or unit title**						
Infill East	SW - Chartwell	WW - East	49	230	708	2,878	5,059	3,504	12,427
Infill East	SW - City Centre	WW - East	49	230	600	2,878	5,059	3,504	12,319
Infill East	SW - Hamilton East	WW - East	49	230	712	2,878	5,059	3,504	12,431
Infill East	SW - Kirikiriroa	WW - East	49	230	2,243	2,878	5,059	3,504	13,962
Infill East	SW - Mangaonua	WW - East	49	230	1,855	2,878	5,059	3,504	13,574
Infill East	SW - Waitawhiriwhiri	WW - East	49	230	860	2,878	5,059	3,504	12,579
Infill West	SW - City Centre	WW - West	49	230	600	2,818	7,469	3,504	14,670
Infill West	SW - Mangakotukutuku	WW - West	49	230	5,760	2,818	7,469	3,504	19,829
Infill West	SW - St Andrews	WW - West	49	230	115	2,818	7,469	3,504	14,185
Infill West	SW - Te Rapa Stream	WW - West	49	230	952	2,818	7,469	3,504	15,021
Infill West	SW - Waitawhiriwhiri	WW - West	49	230	860	2,818	7,469	3,504	14,929
Infill West	SW - Western Heights	WW - West	49	230	413	2,818	7,469	3,504	14,482
Infill West	SW - Lake Rotokauri	WW - West	49	230	40,976	2,818	7,469	3,504	55,045
Peacocke 1	SW - Mangakotukutuku	WW - West	49	5,031	5,760	10,311	11,249	3,608	36,008
Peacocke 2	SW - Peacocke	WW - East	49	4,153	1,746	12,595	13,875	3,805	36,222
Peacocke 2	SW - Mangakotukutuku	WW - East	49	4,153	5,760	12,595	13,875	3,805	40,236
Rotokauri	SW - Lake Rotokauri	WW - West	49	1,261	40,976	9,638	6,923	5,435	64,281
Rotokauri	SW - Mangaheka	WW - West	49	1,261	4,825	9,638	6,923	5,435	28,130
Rotokauri	SW - Ohote	WW - West	49	1,261	633	9,638	6,923	5,435	23,938
Rotokauri	SW - Rotokauri West	WW - West	49	1,261	11	9,638	6,923	5,435	23,317
Rototuna	SW - Kirikiriroa	WW - East	78	241	2,243	10,350	6,035	4,545	23,493
Rototuna	SW - River North	WW - East	78	241	703	10,350	6,035	4,545	21,953
Rototuna	SW - Te Awa o Katapaki	WW - East	78	241	7,667	10,350	6,035	4,545	28,917
Rototuna	SW - Otama-ngenge	WW - East	78	241	362	10,350	6,035	4,545	21,612
Ruakura	SW - Hamilton East	WW - East	49	214	712	7,030	7,054	3,484	18,542
Ruakura	SW - Kirikiriroa	WW - East	49	214	2,243	7,030	7,054	3,484	20,073
Ruakura	SW - Mangaonua	WW - East	49	214	1,855	7,030	7,054	3,484	19,686
Te Rapa North	SW - Mangaheka	WW - West	49	214	4,825	6,365	6,180	3,072	20,704
Te Rapa North	SW - Te Rapa Stream	WW - West	49	214	952	6,365	6,180	3,072	16,831
Te Rapa North	SW - St Andrews	WW - West	49	214	115	6,365	6,180	3,072	15,995
Temple View	SW - Temple View	WW - West	49	214	843	2,701	9,630	6,286	19,723
Temple View	SW - Waitawhiriwhiri	WW - West	49	214	860	2,701	9,630	6,286	19,740
Charge per lot, dwelling or unit title are inclusive of below Citywide and WW Catchment components									
Citywide			49	214	11	2,701	2,928	3,072	8,975
		WW - West					3,252		3,252
		WW - East					1,545		1,545
One Bed			**Charge per lot, dwelling or unit title**						
Infill East	SW - Chartwell	WW - East	34	159	490	1,992	3,501	2,425	8,601
Infill East	SW - City Centre	WW - East	34	159	416	1,992	3,501	2,425	8,527
Infill East	SW - Hamilton East	WW - East	34	159	493	1,992	3,501	2,425	8,604
Infill East	SW - Kirikiriroa	WW - East	34	159	1,552	1,992	3,501	2,425	9,663
Infill East	SW - Mangaonua	WW - East	34	159	1,284	1,992	3,501	2,425	9,395
Infill East	SW - Waitawhiriwhiri	WW - East	34	159	595	1,992	3,501	2,425	8,706
Infill West	SW - City Centre	WW - West	34	159	416	1,950	5,170	2,425	10,153
Infill West	SW - Mangakotukutuku	WW - West	34	159	3,987	1,950	5,170	2,425	13,725
Infill West	SW - St Andrews	WW - West	34	159	80	1,950	5,170	2,425	9,818
Infill West	SW - Te Rapa Stream	WW - West	34	159	659	1,950	5,170	2,425	10,397
Infill West	SW - Waitawhiriwhiri	WW - West	34	159	595	1,950	5,170	2,425	10,333
Infill West	SW - Western Heights	WW - West	34	159	286	1,950	5,170	2,425	10,023
Infill West	SW - Lake Rotokauri	WW - West	34	159	28,361	1,950	5,170	2,425	38,098
Peacocke 1	SW - Mangakotukutuku	WW - West	34	3,482	3,987	7,136	7,786	2,497	24,922
Peacocke 2	SW - Peacocke	WW - East	34	2,874	1,208	8,717	9,604	2,633	25,070
Peacocke 2	SW - Mangakotukutuku	WW - East	34	2,874	3,987	8,717	9,604	2,633	27,849
Rotokauri	SW - Lake Rotokauri	WW - West	34	872	28,361	6,671	4,792	3,762	44,491
Rotokauri	SW - Mangaheka	WW - West	34	872	3,339	6,671	4,792	3,762	19,470
Rotokauri	SW - Ohote	WW - West	34	872	438	6,671	4,792	3,762	16,568
Rotokauri	SW - Rotokauri West	WW - West	34	872	8	6,671	4,792	3,762	16,138
Rototuna	SW - Kirikiriroa	WW - East	54	167	1,552	7,163	4,177	3,146	16,260
Rototuna	SW - River North	WW - East	54	167	487	7,163	4,177	3,146	15,194

Catchment	SW Catchment	WW Catchment	CI	Reserves	Storm-water	Transport	Waste-water	Water	Total
Rototuna	SW - Te Awa o Katapaki	WW - East	54	167	5,307	7,163	4,177	3,146	20,014
Rototuna	SW - Otama-ngenge	WW - East	54	167	250	7,163	4,177	3,146	14,958
Ruakura	SW - Hamilton East	WW - East	34	148	493	4,866	4,883	2,411	12,834
Ruakura	SW - Kirikiriroa	WW - East	34	148	1,552	4,866	4,883	2,411	13,893
Ruakura	SW - Mangaonua	WW - East	34	148	1,284	4,866	4,883	2,411	13,625
Te Rapa North	SW - Mangaheka	WW - West	34	148	3,339	4,405	4,278	2,126	14,330
Te Rapa North	SW - Te Rapa Stream	WW - West	34	148	659	4,405	4,278	2,126	11,650
Te Rapa North	SW - St Andrews	WW - West	34	148	80	4,405	4,278	2,126	11,070
Temple View	SW - Temple View	WW - West	34	148	584	1,869	6,665	4,351	13,651
Temple View	SW - Waitawhiriwhiri	WW - West	34	148	595	1,869	6,665	4,351	13,662
Charge per lot, dwelling or unit title are inclusive of below Citywide and WW Catchment components									
Citywide			34	148	8	1,869	2,027	2,126	6,212
		WW - West					2,251		2,251
		WW - East					1,069		1,069

Table 4 – Non-residential development contribution payable in each catchment (excl. GST)

Catchment	SW Catchment	WW Catchment	CI	Reserves	Storm-water	Transport	Waste-water	Water	Total
Industrial			**Charge per 100m2 floor area (site area for Stormwater)**						
Infill East	SW - Chartwell	WW - East			289	2,588	2,193	1,063	6,133
Infill East	SW - City Centre	WW - East			245	2,588	2,193	1,063	6,088
Infill East	SW - Hamilton East	WW - East			290	2,588	2,193	1,063	6,134
Infill East	SW - Kirikiriroa	WW - East			914	2,588	2,193	1,063	6,758
Infill East	SW - Mangaonua	WW - East			756	2,588	2,193	1,063	6,600
Infill East	SW - Waitawhiriwhiri	WW - East			351	2,588	2,193	1,063	6,194
Infill West	SW - City Centre	WW - West			245	2,534	3,238	1,063	7,079
Infill West	SW - Mangakotukutuku	WW - West			2,348	2,534	3,238	1,063	9,183
Infill West	SW - St Andrews	WW - West			47	2,534	3,238	1,063	6,882
Infill West	SW - Te Rapa Stream	WW - West			388	2,534	3,238	1,063	7,223
Infill West	SW - Waitawhiriwhiri	WW - West			351	2,534	3,238	1,063	7,185
Infill West	SW - Western Heights	WW - West			168	2,534	3,238	1,063	7,003
Infill West	SW - Lake Rotokauri	WW - West			16,705	2,534	3,238	1,063	23,540
Peacocke 1	SW - Mangakotukutuku	WW - West			2,348	9,271	4,876	1,095	17,590
Peacocke 2	SW - Peacocke	WW - East			712	11,325	6,014	1,154	19,205
Peacocke 2	SW - Mangakotukutuku	WW - East			2,348	11,325	6,014	1,154	20,842
Rotokauri	SW - Lake Rotokauri	WW - West			16,705	8,666	3,001	1,649	30,021
Rotokauri	SW - Mangaheka	WW - West			1,967	8,666	3,001	1,649	15,283
Rotokauri	SW - Ohote	WW - West			258	8,666	3,001	1,649	13,574
Rotokauri	SW - Rotokauri West	WW - West			5	8,666	3,001	1,649	13,321
Rototuna	SW - Kirikiriroa	WW - East			914	9,306	2,616	1,379	14,216
Rototuna	SW - River North	WW - East			287	9,306	2,616	1,379	13,588
Rototuna	SW - Te Awa o Katapaki	WW - East			3,126	9,306	2,616	1,379	16,427
Rototuna	SW - Otama-ngenge	WW - East			147	9,306	2,616	1,379	13,449
Ruakura	SW - Hamilton East	WW - East			290	6,321	3,058	1,057	10,726
Ruakura	SW - Kirikiriroa	WW - East			914	6,321	3,058	1,057	11,350
Ruakura	SW - Mangaonua	WW - East			756	6,321	3,058	1,057	11,192
Te Rapa North	SW - Mangaheka	WW - West			1,967	5,723	2,679	932	11,301
Te Rapa North	SW - Te Rapa Stream	WW - West			388	5,723	2,679	932	9,722
Te Rapa North	SW - St Andrews	WW - West			47	5,723	2,679	932	9,381
Temple View	SW - Temple View	WW - West			344	2,428	4,174	1,907	8,854
Temple View	SW - Waitawhiriwhiri	WW - West			351	2,428	4,174	1,907	8,860
Charge per lot, dwelling or unit title are inclusive of below Citywide and WW Catchment components									
Citywide					5	2,428	1,269	932	4,634
		WW - West					1,410		1,410
		WW - East					670		670
Commercial			**Charge per 100m2 floor area (site area for Stormwater)**						
Infill East	SW - Chartwell	WW - East			395	7,263	3,720	2,004	13,381
Infill East	SW - City Centre	WW - East			335	7,263	3,720	2,004	13,321
Infill East	SW - Hamilton East	WW - East			397	7,263	3,720	2,004	13,383
Infill East	SW - Kirikiriroa	WW - East			1,251	7,263	3,720	2,004	14,237
Infill East	SW - Mangaonua	WW - East			1,035	7,263	3,720	2,004	14,021
Infill East	SW - Waitawhiriwhiri	WW - East			480	7,263	3,720	2,004	13,466
Infill West	SW - City Centre	WW - West			335	7,111	5,492	2,004	14,942
Infill West	SW - Mangakotukutuku	WW - West			3,213	7,111	5,492	2,004	17,820
Infill West	SW - St Andrews	WW - West			64	7,111	5,492	2,004	14,672
Infill West	SW - Te Rapa Stream	WW - West			531	7,111	5,492	2,004	15,138

Catchment	SW Catchment	WW Catchment	CI	Reserves	Storm-water	Transport	Waste-water	Water	Total
Infill West	SW - Waitawhiriwhiri	WW - West			480	7,111	5,492	2,004	15,087
Infill West	SW - Western Heights	WW - West			230	7,111	5,492	2,004	14,837
Infill West	SW - Lake Rotokauri	WW - West			22,856	7,111	5,492	2,004	37,464
Peacocke 1	SW - Mangakotukutuku	WW - West			3,213	26,019	8,272	2,064	39,568
Peacocke 2	SW - Peacocke	WW - East			974	31,783	10,203	2,176	45,135
Peacocke 2	SW - Mangakotukutuku	WW - East			3,213	31,783	10,203	2,176	47,374
Rotokauri	SW - Lake Rotokauri	WW - West			22,856	24,321	5,091	3,108	55,376
Rotokauri	SW - Mangaheka	WW - West			2,691	24,321	5,091	3,108	35,211
Rotokauri	SW - Ohote	WW - West			353	24,321	5,091	3,108	32,873
Rotokauri	SW - Rotokauri West	WW - West			6	24,321	5,091	3,108	32,526
Rototuna	SW - Kirikiriroa	WW - East			1,251	26,118	4,438	2,599	34,406
Rototuna	SW - River North	WW - East			392	26,118	4,438	2,599	33,547
Rototuna	SW - Te Awa o Katapaki	WW - East			4,277	26,118	4,438	2,599	37,432
Rototuna	SW - Otama-ngenge	WW - East			202	26,118	4,438	2,599	33,357
Ruakura	SW - Hamilton East	WW - East			397	17,740	5,187	1,992	25,317
Ruakura	SW - Kirikiriroa	WW - East			1,251	17,740	5,187	1,992	26,171
Ruakura	SW - Mangaonua	WW - East			1,035	17,740	5,187	1,992	25,954
Te Rapa North	SW - Mangaheka	WW - West			2,691	16,061	4,544	1,757	25,054
Te Rapa North	SW - Te Rapa Stream	WW - West			531	16,061	4,544	1,757	22,893
Te Rapa North	SW - St Andrews	WW - West			64	16,061	4,544	1,757	22,427
Temple View	SW - Temple View	WW - West			470	6,815	7,081	3,595	17,962
Temple View	SW - Waitawhiriwhiri	WW - West			480	6,815	7,081	3,595	17,971
Charge per lot, dwelling or unit title are inclusive of below Citywide and WW Catchment components									
Citywide					6	6,815	2,153	1,757	10,731
		WW - West					2,391		2,391
		WW - East					1,136		1,136
Retail			**Charge per 100m2 floor area (site area for Stormwater)**						
Infill East	SW - Chartwell	WW - East			395	10,435	3,054	1,645	15,529
Infill East	SW - City Centre	WW - East			335	10,435	3,054	1,645	15,468
Infill East	SW - Hamilton East	WW - East			397	10,435	3,054	1,645	15,531
Infill East	SW - Kirikiriroa	WW - East			1,251	10,435	3,054	1,645	16,385
Infill East	SW - Mangaonua	WW - East			1,035	10,435	3,054	1,645	16,168
Infill East	SW - Waitawhiriwhiri	WW - East			480	10,435	3,054	1,645	15,613
Infill West	SW - City Centre	WW - West			335	10,217	4,509	1,645	16,706
Infill West	SW - Mangakotukutuku	WW - West			3,213	10,217	4,509	1,645	19,584
Infill West	SW - St Andrews	WW - West			64	10,217	4,509	1,645	16,435
Infill West	SW - Te Rapa Stream	WW - West			531	10,217	4,509	1,645	16,902
Infill West	SW - Waitawhiriwhiri	WW - West			480	10,217	4,509	1,645	16,851
Infill West	SW - Western Heights	WW - West			230	10,217	4,509	1,645	16,601
Infill West	SW - Lake Rotokauri	WW - West			22,856	10,217	4,509	1,645	39,227
Peacocke 1	SW - Mangakotukutuku	WW - West			3,213	37,384	6,791	1,694	49,082
Peacocke 2	SW - Peacocke	WW - East			974	45,665	8,376	1,786	56,800
Peacocke 2	SW - Mangakotukutuku	WW - East			3,213	45,665	8,376	1,786	59,040
Rotokauri	SW - Lake Rotokauri	WW - West			22,856	34,944	4,179	2,552	64,531
Rotokauri	SW - Mangaheka	WW - West			2,691	34,944	4,179	2,552	44,366
Rotokauri	SW - Ohote	WW - West			353	34,944	4,179	2,552	42,028
Rotokauri	SW - Rotokauri West	WW - West			6	34,944	4,179	2,552	41,681
Rototuna	SW - Kirikiriroa	WW - East			1,251	37,526	3,643	2,134	44,554
Rototuna	SW - River North	WW - East			392	37,526	3,643	2,134	43,695
Rototuna	SW - Te Awa o Katapaki	WW - East			4,277	37,526	3,643	2,134	47,580
Rototuna	SW - Otama-ngenge	WW - East			202	37,526	3,643	2,134	43,505
Ruakura	SW - Hamilton East	WW - East			397	25,489	4,258	1,636	31,780
Ruakura	SW - Kirikiriroa	WW - East			1,251	25,489	4,258	1,636	32,634
Ruakura	SW - Mangaonua	WW - East			1,035	25,489	4,258	1,636	32,418
Te Rapa North	SW - Mangaheka	WW - West			2,691	23,076	3,731	1,442	30,940
Te Rapa North	SW - Te Rapa Stream	WW - West			531	23,076	3,731	1,442	28,780
Te Rapa North	SW - St Andrews	WW - West			64	23,076	3,731	1,442	28,313
Temple View	SW - Temple View	WW - West			470	9,792	5,813	2,951	19,027
Temple View	SW - Waitawhiriwhiri	WW - West			480	9,792	5,813	2,951	19,036
Charge per lot, dwelling or unit title are inclusive of below Citywide and WW Catchment components									
Citywide					6	9,792	1,768	1,442	13,008
		WW - West					1,963		1,963
		WW - East					933		933

Notes for schedules 1A and 1B

Note 1 – Charges for non-residential developments

Non-residential charges are average charges for a typical development per 100m^2 GFA (Site area for stormwater).

Non-residential developments will be charged in accordance with the average number of household unit equivalents of demand generated by the category into which they fall. These will be calculated by using the factors given in Schedule 4 below.

A retail transport factor is used in determining retail charges, which varies depending on the floor area of the development as set out in Schedule 4. For the purpose of presentation, charges in the schedule above use an average of these factors, so charges for a particular retail development will differ from the charges shown above.

A more precise estimate of the development contributions payable for any development can be provided by Council on request.

In assessing HUEs for mixed-use developments such as a retirement village or a combined industrial and commercial development, a separate assessment will be made for all residential, retail, commercial and industrial components of the development.

Note 2 – Assessment of Reserves component through resource consent applications

At its sole discretion and on a case by case basis Council may take land of dollar value equivalent to the required reserves development contribution rather than money, as a condition of resource consent in accordance with and subject to Council's District Plan.

There is no charge for reserves on non-residential developments.

Note 3 – GST

Development contributions are calculated exclusive of Goods and Services Tax (GST). GST will be added at the rate prevailing at the time of payment after the calculation of any contributions required under this Policy.

Note 4 – Full methodology (s106(3) LGA)

The full methodology demonstrating how the calculations have been made for the contributions in this schedule is available from Council upon request.

Note 5 – The stages at which development contributions are required (s198, 202(1)(b) LGA) are set out in section 11

Note 6 –Producer Price Index adjustments

Council will at its sole discretion and in accordance with s106(2B-2C) LGA, increase development contribution charges annually based at the Producers Price Index Outputs for Construction rate provided by Statistics New Zealand.

Note 7 – Capped non-residential charges

Development contribution charges have been capped for commercial, industrial, and retail developments per section 9.8 above.

Note 8 – Phased residential charges

Development contribution charges for residential development in the Peacocke 1, Peacocke 2, Rotokauri, Rototuna and Ruakura general catchments will be phased in between 1 July 2021 and 30 June 2023 per section 9.11 above.

Note 9 – CBD remission

Council may provide a part or full remission of development contributions for development in the CBD. Refer to clause 18.14 to 18.20, Schedule 7 and Map 7.

Note 10 – High rise remission

Subject to the criteria for the CBD remission (see Note 9 above and 18.15 to 18.17), developments in the CBD with 6 or more storeys may pay no development contributions. Refer to 18.18.

Note 11 – State Integrated Schools' remission

Council may provide a remission of development contributions for State Integrated Schools' subject to the remission criteria set out in 18.26.

Note 12 – Rounding

The final charge may vary slightly from the charges in Schedule 1 of the Policy due to rounding.

25. SCHEDULE 2 – GROWTH-RELATED CAPITAL EXPENDITURE

Table 5 – Growth related capital expenditure by Council Activity Group ($000s)

($000s)Growth Related Capital Expenditure ($000s)	Total Capex Including Subsidies	Total Subsidies & Operating Revenue	Total Capex Net Subsidies	DC Capex	DC Interest	Total Cost DC Funded Capex	% DC Funded	% Rates Funded	% Other Sources
Total CI	**58,744**		**58,744**	**9,386**	**(302)**	**9,084**	**16%**	**84%**	**0%**
Citywide	**49,569**		**49,569**	**7,551**	**494**	**8,046**	**15%**	**85%**	**0%**
Historical	43,299		43,299	4,875	189	5,063	11%	89%	0%
10-Year Plan	6,270		6,270	2,677	(28)	2,648	43%	57%	0%
30-Year Strategy					334	334	0%	0%	0%
Rototuna	**9,175**		**9,175**	**1,835**	**(797)**	**1,038**	**20%**	**80%**	**0%**
Historical					(808)	(808)	0%	0%	0%
10-Year Plan	9,175		9,175	1,835	(0)	1,835	20%	80%	0%
30-Year Strategy					11	11	0%	0%	0%
Total Reserves	**127,541**	**1,331**	**126,210**	**81,511**	**13,542**	**95,053**	**64%**	**35%**	**1%**
Citywide	**45,102**	**600**	**44,502**	**19,245**	**2,249**	**21,494**	**43%**	**56%**	**1%**
Historical	38,515	100	38,415	17,510	451	17,961	45%	54%	0%
10-Year Plan	6,587	500	6,087	1,735	1,124	2,859	26%	66%	8%
30-Year Strategy					674	674	0%	0%	0%
Infill	**5,086**	**731**	**4,355**	**1,493**	**(293)**	**1,200**	**29%**	**56%**	**14%**
Historical	5,086	731	4,355	1,493	(342)	1,152	29%	56%	14%
10-Year Plan					35	35	0%	0%	0%
30-Year Strategy					13	13	0%	0%	0%
Peacocke	**709**		**709**	**571**	**595**	**1,165**	**80%**	**20%**	**0%**
Historical	709		709	571	411	982	80%	20%	0%
10-Year Plan					152		0%	0%	0%
30-Year Strategy					31	31	0%	0%	0%
Peacocke 1	**4,598**		**4,598**	**3,586**	**(127)**	**3,460**	**78%**	**22%**	**0%**
Historical	2,830		2,830	2,275	(288)	1,988	80%	20%	0%
10-Year Plan	1,767		1,767	1,311	122	1,433	74%	26%	0%
30-Year Strategy					38	38	0%	0%	0%
Peacocke 2	**47,610**		**47,610**	**36,100**	**8,401**	**44,502**	**76%**	**24%**	**0%**
Historical	4,034		4,034	3,440	79	3,520	85%	15%	0%
10-Year Plan	43,576		43,576	32,660	4,216	36,876	75%	25%	0%
30-Year Strategy					4,107	4,107	0%	0%	0%
Rotokauri	**2,125**		**2,125**	**1,780**	**1,790**	**3,570**	**84%**	**16%**	**0%**
Historical	2,125		2,125	1,780	1,211	2,991	84%	16%	0%
10-Year Plan					470	470	0%	0%	0%
30-Year Strategy					109	109	0%	0%	0%
Rototuna	**22,312**		**22,312**	**18,735**	**927**	**19,662**	**84%**	**16%**	**0%**
Historical	19,497		19,497	16,307	981	17,287	84%	16%	0%
10-Year Plan	2,816		2,816	2,429	(62)	2,366	86%	14%	0%
30-Year Strategy					9	9	0%	0%	0%
Total Stormwater	**327,694**	**4,990**	**322,705**	**265,788**	**61,411**	**327,199**	**81%**	**17%**	**2%**
SW - Chartwell	**4,571**	**9**	**4,562**	**2,500**	**242**	**2,742**	**55%**	**45%**	**0%**
Historical	195	9	185	162	(75)	87	83%	12%	5%
10-Year Plan	4,376		4,376	2,338	43	2,382	53%	47%	0%
30-Year Strategy					273	273	0%	0%	0%
SW - City Centre	**1,749**	**7**	**1,742**	**1,355**	**440**	**1,795**	**77%**	**22%**	**0%**
Historical	656	7	649	571	300	871	87%	12%	1%
10-Year Plan	1,093		1,093	784	92	876	72%	28%	0%
30-Year Strategy					47	47	0%	0%	0%
SW - Citywide	**696**		**696**	**543**	**200**	**743**	**78%**	**22%**	**0%**
Historical	696		696	543	76	619	78%	22%	0%
10-Year Plan					86	86	0%	0%	0%
30-Year Strategy					37	37	0%	0%	0%
SW - Hamilton East	**4,108**	**6**	**4,101**	**2,145**	**(101)**	**2,044**	**52%**	**48%**	**0%**
Historical	174	6	168	147	(184)	(38)	84%	12%	4%
10-Year Plan	3,934		3,934	1,998	(82)	1,917	51%	49%	0%
30-Year Strategy					164	164	0%	0%	0%
SW - Kirikiriroa	**18,548**	**88**	**18,460**	**11,356**	**2,797**	**14,153**	**61%**	**38%**	**0%**
Historical	2,745	88	2,657	2,210	1,320	3,530	81%	16%	3%
10-Year Plan	15,803		15,803	9,146	546	9,692	58%	42%	0%
30-Year Strategy					931	931	0%	0%	0%
SW - Lake Rotokauri	**184,801**	**1,684**	**183,117**	**162,065**	**42,775**	**204,840**	**88%**	**11%**	**1%**
Historical	10,848	1,684	9,164	8,080	1,345	9,425	74%	10%	16%
10-Year Plan	57,948		57,948	51,030	3,359	54,389	88%	12%	0%
30-Year Strategy	116,005		116,005	102,955	38,071	141,026	89%	11%	0%
SW - Mangaheka	**10,043**	**7**	**10,036**	**8,769**	**896**	**9,664**	**87%**	**13%**	**0%**
Historical	897	7	891	776	91	867	86%	13%	1%
10-Year Plan	9,145		9,145	7,993	(50)	7,943	87%	13%	0%
30-Year Strategy					854	854	0%	0%	0%
SW - Mangakotukutuku	**42,289**	**28**	**42,261**	**34,290**	**7,899**	**42,190**	**81%**	**19%**	**0%**
Historical	12,418	28	12,390	10,431	150	10,581	84%	16%	0%

($000s)Growth Related Capital Expenditure ($000s)	Total Capex Including Subsidies	Total Subsidies & Operating Revenue	Total Capex Net Subsidies	DC Capex	DC Interest	Total Cost DC Funded Capex	% DC Funded	% Rates Funded	% Other Sources
10-Year Plan	29,871		29,871	23,859	4,509	28,368	80%	20%	0%
30-Year Strategy					3,240	3,240	0%	0%	0%
SW - Mangaonua	**6,337**	**3,002**	**3,335**	**1,596**	**110**	**1,706**	**25%**	**27%**	**47%**
Historical	282	2	280	180	(15)	165	64%	35%	1%
10-Year Plan	6,055	3,000	3,055	1,415	19	1,435	23%	27%	50%
30-Year Strategy					106	106	0%	0%	0%
SW - Ohote	**1,404**	**8**	**1,396**	**1,097**	**519**	**1,616**	**78%**	**21%**	**1%**
Historical	177	8	169	148	15	163	83%	12%	5%
10-Year Plan	1,227		1,227	949	146	1,095	77%	23%	0%
30-Year Strategy					358	358	0%	0%	0%
SW - Otama-ngenge	**995**	**2**	**993**	**631**	**(34)**	**597**	**63%**	**36%**	**0%**
Historical	232	2	230	178	(6)	172	77%	22%	1%
10-Year Plan	763		763	453	(45)	408	59%	41%	0%
30-Year Strategy					17	17	0%	0%	0%
SW - Peacocke	**4,963**	**9**	**4,954**	**4,242**	**1,682**	**5,924**	**85%**	**14%**	**0%**
Historical	3,596	9	3,587	3,181	158	3,339	88%	11%	0%
10-Year Plan	1,367		1,367	1,061	890	1,951	78%	22%	0%
30-Year Strategy					633	633	0%	0%	0%
SW - River North	**131**	**0**	**131**	**113**	**19**	**133**	**87%**	**13%**	**0%**
Historical	120	0	120	105	19	124	87%	13%	0%
10-Year Plan	11		11	8	0	8	77%	23%	0%
30-Year Strategy					0	0	0%	0%	0%
SW - St Andrews	**2,013**	**11**	**2,003**	**1,474**	**(504)**	**970**	**73%**	**26%**	**1%**
Historical	217	11	206	181	(436)	(255)	83%	12%	5%
10-Year Plan	1,796		1,796	1,293	(107)	1,186	72%	28%	0%
30-Year Strategy					39	39	0%	0%	0%
SW - Te Awa o Katapaki	**31,778**	**102**	**31,677**	**25,651**	**2,889**	**28,541**	**81%**	**19%**	**0%**
Historical	16,486	102	16,385	14,152	1,891	16,043	86%	14%	1%
10-Year Plan	15,292		15,292	11,499	368	11,867	75%	25%	0%
30-Year Strategy					631	631	0%	0%	0%
SW - Te Rapa Stream	**2,226**	**8**	**2,218**	**1,835**	**977**	**2,812**	**82%**	**17%**	**0%**
Historical	1,093	8	1,085	959	616	1,575	88%	12%	1%
10-Year Plan	1,133		1,133	876	275	1,151	77%	23%	0%
30-Year Strategy					85	85	0%	0%	0%
SW - Temple View	**111**	**0**	**110**	**90**	**3**	**93**	**82%**	**18%**	**0%**
Historical	56	0	56	48	(3)	45	86%	14%	1%
10-Year Plan	54		54	42	1	43	77%	23%	0%
30-Year Strategy					6	6	0%	0%	0%
SW - Waitawhiriwhiri	**10,754**	**18**	**10,736**	**5,905**	**581**	**6,486**	**55%**	**45%**	**0%**
Historical	1,215	18	1,197	963	(118)	845	79%	19%	1%
10-Year Plan	9,539		9,539	4,941	183	5,124	52%	48%	0%
30-Year Strategy					516	516	0%	0%	0%
SW - Western Heights	**179**	**1**	**178**	**131**	**20**	**151**	**73%**	**26%**	**1%**
Historical	15	1	14	13	(3)	9	82%	11%	7%
10-Year Plan	164		164	118	7	125	72%	28%	0%
30-Year Strategy					17	17	0%	0%	0%
Total Stormwater	**327,694**	**4,990**	**322,705**	**265,788**	**61,411**	**327,199**	**81%**	**17%**	**2%**
SW - Chartwell	**4,571**	**9**	**4,562**	**2,500**	**242**	**2,742**	**55%**	**45%**	**0%**
Historical	195	9	185	162	(75)	87	83%	12%	5%
10-Year Plan	4,376		4,376	2,338	43	2,382	53%	47%	0%
Total Transport	**1,207,623**	**410,160**	**797,463**	**463,869**	**86,633**	**550,502**	**38%**	**28%**	**34%**
Citywide	**707,316**	**276,362**	**430,954**	**208,465**	**41,842**	**250,307**	**29%**	**31%**	**39%**
Historical	231,626	78,659	152,967	62,152	12,981	75,133	27%	39%	34%
10-Year Plan	410,092	193,321	216,772	99,062	8,138	107,200	24%	29%	47%
30-Year Strategy	65,598	4,382	61,216	47,251	20,723	67,974	72%	21%	7%
Infill	**14,601**	**4,530**	**10,071**	**3,711**	**1,612**	**5,323**	**25%**	**44%**	**31%**
Historical	14,601	4,530	10,071	3,711	1,279	4,989	25%	44%	31%
10-Year Plan					284	284	0%	0%	0%
30-Year Strategy					49	49	0%	0%	0%
Infill East	**14,422**	**6,986**	**7,436**	**1,407**	**(113)**	**1,294**	**10%**	**42%**	**48%**
Historical	2,046	885	1,161	113	(230)	(117)	6%	51%	43%
10-Year Plan	12,376	6,101	6,275	1,295	32	1,327	10%	40%	49%
30-Year Strategy					84	84	0%	0%	0%
Infill West	**2,582**	**854**	**1,728**	**533**	**(114)**	**419**	**21%**	**46%**	**33%**
Historical					(159)	(159)	0%	0%	0%
10-Year Plan	2,582	854	1,728	533	21	553	21%	46%	33%
30-Year Strategy					25	25	0%	0%	0%
Peacocke	**1,349**	**127**	**1,222**	**565**	**348**	**913**	**42%**	**49%**	**9%**
Historical	1,349	127	1,222	565	147	712	42%	49%	9%
10-Year Plan					154	154	0%	0%	0%
30-Year Strategy					47	47	0%	0%	0%
Peacocke 1	**10,224**	**3,714**	**6,510**	**4,969**	**(84)**	**4,886**	**49%**	**15%**	**36%**
Historical	7,109	3,079	4,030	3,213	(21)	3,192	45%	11%	43%
10-Year Plan	3,115	635	2,480	1,756	(114)	1,642	56%	23%	20%

($000s)Growth Related Capital Expenditure ($000s)	Total Capex Including Subsidies	Total Subsidies & Operating Revenue	Total Capex Net Subsidies	DC Capex	DC Interest	Total Cost DC Funded Capex	% DC Funded	% Rates Funded	% Other Sources
30-Year Strategy					51	51	0%	0%	0%
Peacocke 2	**197,433**	**56,307**	**141,126**	**108,046**	**11,623**	**119,669**	**55%**	**17%**	**29%**
Historical	30,470	14,981	15,489	11,895	126	12,020	39%	12%	49%
10-Year Plan	124,997	41,326	83,672	63,037	2,283	65,320	50%	17%	33%
30-Year Strategy	41,966		41,966	33,114	9,214	42,329	79%	21%	0%
Rotokauri	**99,534**	**15,234**	**84,300**	**59,687**	**18,725**	**78,412**	**60%**	**25%**	**15%**
Historical	35,533	8,382	27,151	19,734	4,390	24,124	56%	21%	24%
10-Year Plan	39,859	280	39,579	25,278	3,463	28,741	63%	36%	1%
30-Year Strategy	24,142	6,573	17,570	14,675	10,872	25,547	61%	12%	27%
Rototuna	**87,331**	**12,758**	**74,573**	**47,122**	**9,658**	**56,780**	**54%**	**31%**	**15%**
Historical	38,944	6,626	32,318	22,306	7,358	29,664	57%	26%	17%
10-Year Plan	48,388	6,133	42,255	24,816	531	25,347	51%	36%	13%
30-Year Strategy					1,769	1,769	0%	0%	0%
Ruakura	**59,018**	**33,286**	**25,731**	**19,909**	**2,033**	**21,942**	**34%**	**10%**	**56%**
Historical	2,026		2,026	1,615	(57)	1,558	80%	20%	0%
10-Year Plan	56,992	33,286	23,706	18,294	(399)	17,895	32%	9%	58%
30-Year Strategy					2,489	2,489	0%	0%	0%
Te Rapa North	**13,812**		**13,812**	**9,455**	**1,102**	**10,558**	**68%**	**32%**	**0%**
Historical					(23)	(23)	0%	0%	0%
10-Year Plan	13,812		13,812	9,455	4	9,459	68%	32%	0%
30-Year Strategy					1,121	1,121	0%	0%	0%
Total Wastewater	**538,337**	**1,030**	**537,307**	**384,632**	**91,286**	**475,917**	**71%**	**28%**	**0%**
Citywide	**216,396**		**216,396**	**145,204**	**45,180**	**190,384**	**67%**	**33%**	**0%**
Historical	85,188		85,188	55,822	16,640	72,463	66%	34%	0%
10-Year Plan	131,208		131,208	89,381	12,425	101,806	68%	32%	0%
30-Year Strategy					16,115	16,115	0%	0%	0%
Infill	**827**		**827**	**714**	**522**	**1,236**	**86%**	**14%**	**0%**
Historical	827		827	714	342	1,056	86%	14%	0%
10-Year Plan					138	138	0%	0%	0%
30-Year Strategy					42	42	0%	0%	0%
Infill East	**11,583**	**491**	**11,092**	**5,972**	**258**	**6,230**	**52%**	**44%**	**4%**
Historical	3,143	116	3,026	1,464	(384)	1,080	47%	50%	4%
10-Year Plan	8,440	375	8,065	4,508	192	4,700	53%	42%	4%
30-Year Strategy					450	450	0%	0%	0%
Infill West	**27,602**	**491**	**27,111**	**15,416**	**2,426**	**17,842**	**56%**	**42%**	**2%**
Historical	24,486	116	24,370	13,210	(610)	12,600	54%	46%	0%
10-Year Plan	3,116	375	2,741	2,205	1,879	4,085	71%	17%	12%
30-Year Strategy					1,156	1,156	0%	0%	0%
Peacocke	**10,446**		**10,446**	**9,230**	**2,385**	**11,615**	**88%**	**12%**	**0%**
Historical	2,247		2,247	1,954	1,121	3,074	87%	13%	0%
10-Year Plan	8,199		8,199	7,277	596	7,872	89%	11%	0%
30-Year Strategy					669	669	0%	0%	0%
Peacocke 1	**4,083**		**4,083**	**3,615**	**(240)**	**3,375**	**89%**	**11%**	**0%**
Historical	2,212		2,212	1,955	(107)	1,848	88%	12%	0%
10-Year Plan	1,870		1,870	1,660	(155)	1,505	89%	11%	0%
30-Year Strategy					21	21	0%	0%	0%
Peacocke 2	**93,279**		**93,279**	**82,785**	**12,398**	**95,183**	**89%**	**11%**	**0%**
Historical	29,659		29,659	26,322	211	26,534	89%	11%	0%
10-Year Plan	63,620		63,620	56,463	4,085	60,548	89%	11%	0%
30-Year Strategy					8,101	8,101	0%	0%	0%
Rotokauri	**5,202**		**5,202**	**4,604**	**2,171**	**6,776**	**89%**	**11%**	**0%**
Historical	2,618		2,618	2,311	291	2,602	88%	12%	0%
10-Year Plan	2,584		2,584	2,293	758	3,051	89%	11%	0%
30-Year Strategy					1,123	1,123	0%	0%	0%
Rototuna	**11,001**	**47**	**10,954**	**8,181**	**3,947**	**12,127**	**74%**	**25%**	**0%**
Historical	7,340	47	7,293	6,213	3,571	9,785	85%	15%	1%
10-Year Plan	3,661		3,661	1,967	211	2,178	54%	46%	0%
30-Year Strategy					164	164	0%	0%	0%
Ruakura	**9,030**		**9,030**	**8,013**	**1,417**	**9,430**	**89%**	**11%**	**0%**
Historical	5,530		5,530	4,907	151	5,058	89%	11%	0%
10-Year Plan	3,500		3,500	3,106	880	3,987	89%	11%	0%
30-Year Strategy					386	386	0%	0%	0%
Temple View	**2,679**		**2,679**	**1,082**	**3,239**	**4,321**	**40%**	**60%**	**0%**
Historical	2,679		2,679	1,082	805	1,887	40%	60%	0%
10-Year Plan					487	487	0%	0%	0%
30-Year Strategy					1,946	1,946	0%	0%	0%
WW - East	**67,593**		**67,593**	**48,648**	**5,536**	**54,184**	**72%**	**28%**	**0%**
Historical	7,952		7,952	6,838	1,922	8,760	86%	14%	0%
10-Year Plan	59,641		59,641	41,810	(182)	41,628	70%	30%	0%
30-Year Strategy					3,797	3,797	0%	0%	0%
WW - West	**78,617**		**78,617**	**51,168**	**12,047**	**63,214**	**65%**	**35%**	**0%**
Historical	16,181		16,181	14,164	5,276	19,440	88%	12%	0%
10-Year Plan	62,436		62,436	37,003	2,620	39,624	59%	41%	0%
30-Year Strategy					4,150	4,150	0%	0%	0%

($000s)Growth Related Capital Expenditure ($000s)	Total Capex Including Subsidies	Total Subsidies & Operating Revenue	Total Capex Net Subsidies	DC Capex	DC Interest	Total Cost DC Funded Capex	% DC Funded	% Rates Funded	% Other Sources
Total Water Supply	**236,289**	**718**	**235,571**	**164,299**	**57,360**	**221,659**	**70%**	**30%**	**0%**
Citywide	**181,725**		**181,725**	**120,139**	**46,147**	**166,287**	**66%**	**34%**	**0%**
Historical	111,657		111,657	67,711	22,041	89,752	61%	39%	0%
10-Year Plan	70,068		70,068	52,428	14,851	67,279	75%	25%	0%
30-Year Strategy					9,256	9,256	0%	0%	0%
Infill	**13,560**	**299**	**13,261**	**9,075**	**1,738**	**10,812**	**67%**	**31%**	**2%**
Historical	5,193	299	4,894	2,569	736	3,305	49%	45%	6%
10-Year Plan	8,367		8,367	6,506	416	6,921	78%	22%	0%
30-Year Strategy					586	586	0%	0%	0%
Peacocke	**46**		**46**	**41**	**35**	**76**	**89%**	**11%**	**0%**
Historical	46		46	41	20	60	89%	11%	0%
10-Year Plan					12	12	0%	0%	0%
30-Year Strategy					4	4	0%	0%	0%
Peacocke 1	**1,008**		**1,008**	**894**	**(229)**	**665**	**89%**	**11%**	**0%**
Historical	882		882	783	(120)	663	89%	11%	0%
10-Year Plan	125		125	111	(109)	3	89%	11%	0%
Peacocke 2	**9,214**	**384**	**8,829**	**7,836**	**823**	**8,659**	**85%**	**11%**	**4%**
Historical	1,402		1,402	1,244	(6)	1,238	89%	11%	0%
10-Year Plan	7,812	384	7,427	6,592	103	6,695	84%	11%	5%
30-Year Strategy					726	726	0%	0%	0%
Rotokauri	**13,783**	**13**	**13,770**	**12,101**	**6,161**	**18,261**	**88%**	**12%**	**0%**
Historical	8,027	13	8,014	6,993	1,462	8,454	87%	13%	0%
10-Year Plan	5,755		5,755	5,108	1,851	6,959	89%	11%	0%
30-Year Strategy					2,848	2,848	0%	0%	0%
Rototuna	**14,303**	**21**	**14,282**	**11,861**	**77**	**11,938**	**83%**	**17%**	**0%**
Historical	7,393	21	7,371	5,728	38	5,765	77%	22%	0%
10-Year Plan	6,911		6,911	6,133	(246)	5,887	89%	11%	0%
30-Year Strategy					285	285	0%	0%	0%
Ruakura	**1,664**		**1,664**	**1,477**	**31**	**1,508**	**89%**	**11%**	**0%**
Historical	535		535	476	(32)	444	89%	11%	0%
10-Year Plan	1,128		1,128	1,002	16	1,018	89%	11%	0%
30-Year Strategy					47	47	0%	0%	0%
Temple View	**987**		**987**	**876**	**2,576**	**3,452**	**89%**	**11%**	**0%**
Historical	987		987	876	696	1,572	89%	11%	0%
10-Year Plan					391	391	0%	0%	0%
30-Year Strategy					1,489	1,489	0%	0%	0%
Grand Total	**2,496,228**	**418,228**	**2,078,000**	**1,369,486**	**309,929**	**1,679,414**	**55%**	**28%**	**17%**

Note 1 – Capital expenditure groupings

In the above table, **Historical** means any capex or subsidies spent or received before 30 June 2022; **Long-Term Plan** means any capex or subsidies spent or received between 30 June 2022 and 30 June 2031; and **30-Year Strategy** means any capex or subsidies spent or received after 1 July 2031

26. SCHEDULE 3 – CHARGE CALCULATION WORKED EXAMPLE

26.1 The calculation of each charge in Schedule 1 is the aggregation of individual project charges in each catchment for each activity in accordance with the formula in section 8 above. Due to the number of projects, showing the calculations for every project is not practicable.

26.2 The following exercise illustrates how the charges are calculated at a project level, prior to being aggregated to a catchment and activity level, with the catchment and activity being Rototuna Transport in this example.

26.3 Table 6 below shows the method of calculation for the specified project, where NPV is the net present value of the capital expenditure and growth at the assumed interest rate. NPV calculations are used solely to account for interest incurred on development contributions funded projects. No discount is applied for risk or uncertainty.

Table 6 –Development charge calculation worked example

Project: Road 1328.4 Horsham Downs Road Rototuna							Interest Rate (r)	DC Charge for Future Years
Year	*(000's)*	*(000's)*	*(000's)*	*(000's)*			2.69%	
t	*HR*	*HC*	$Cost_t$	$(NPV(Cost_t) + HC) - HR$	*HUE_t*	*NPV(HUE_t)*	DC_1	$DC_t = DC_1$
NPV:				**804**		**3,090**		
2022	505		0		**556**	**556**	**$260**	
2023					417	406		**$260**
2024					450	427		**$260**
2025					252	233		**$260**
2026					180	161		**$260**
2027					117	102		**$260**
2028					115	98		**$260**
2029			582	483	83	69		**$260**
2030			336	272	77	62		**$260**
2031			703	554	61	48		**$260**
2032					72	55		**$260**
2033					69	51		**$260**
2034					47	34		**$260**
2035					50	35		**$260**
2036					92	63		**$260**
2037					88	59		**$260**
2038					88	58		**$260**
2039					93	59		**$260**
2040					111	69		**$260**
2041					83	50		**$260**
2042					73	43		**$260**
2043					76	44		**$260**
2044					65	36		**$260**
2045					12	7		**$260**
2046					31	16		**$260**
2047					44	23		**$260**
2048					29	15		**$260**
2049					46	22		**$260**
2050					85	40		**$260**
2051					169	78		**$260**
2052					31	14		**$260**
2053					22	9		**$260**
2054					18	8		**$260**
2055					32	13		**$260**
2056					16	7		**$260**
2057					20	8		**$260**
2058					24	9		**$260**

27. SCHEDULE 4 –DEMAND CONVERSION FACTORS

Table 7– Types of development and household unit equivalents (HUEs per 100m² GFA)

Non-Residential Conversion Factors		
DC Account	**Sector**	**Factor**
Transport	Commercial	1.740
Water	Commercial	0.394
Wastewater	Commercial	0.507
Stormwater*	Commercial	0.385
Transport	Industrial	0.620
Water	Industrial	0.209
Wastewater	Industrial	0.299
Stormwater*	Industrial	0.281
Transport**	Retail	2.500
Water	Retail	0.324
Wastewater	Retail	0.416
Stormwater*	Retail	0.385

** Stormwater is calculated per 100m² of site area.*

*** Retail Transport operates on a sliding scale ranging from 1.1 to 2.5. Both this table and the schedule of charges uses 2000m² gross floor area. Retail developments are assumed to generate different numbers of trips depending on their size (refer Table 9).*

Table 8 – Types of residential development and household unit equivalents

Residential Conversion Factors		
DC Account	**Type**	**Factor**
Transport	Large Residential	1.290
Water	Large Residential	1.290
Wastewater	Large Residential	1.290
Stormwater	Large Residential	1.290*
Reserves	Large Residential	1.290
Community infrastructure	Large Residential	1.290
Transport	Standard Residential	1
Water	Standard Residential	1
Wastewater	Standard Residential	1
Stormwater	Standard Residential	1
Reserves	Standard Residential	1
Community infrastructure	Standard Residential	1
Transport	Two Bedroom	0.689
Water	Two Bedroom	0.689
Wastewater	Two Bedroom	0.689
Stormwater	Two Bedroom	0.689
Reserves	Two Bedroom	0.689
Community infrastructure	Two Bedroom	0.689
Transport	One Bedroom	0.477
Water	One Bedroom	0.477
Wastewater	One Bedroom	0.477
Stormwater	One Bedroom	0.477
Reserves	One Bedroom	0.477
Community infrastructure	One Bedroom	0.477

**for large residential dwellings with more than one level, the factor is 1.00*

Table 9 – Transport HUEs (per 100m² of non-residential GFA)

Type of development	Vehicle trips	Number of HUEs
Residential (per household unit)	10	1
Commercial (non-retail)	17.4	1.74
Commercial (retail) ≤ 4,000m² GFA	25	2.5
Commercial (retail) 4,001 to 10,000m² GFA	25 to 11	2.5 to 1.1
Commercial (retail) > 10,000m² GFA	11	1.1
Industrial (per 100m² of GFA)	6.2	0.62

Note 1 – Developments for which floor area cannot be used as a proxy for demand

Developments for which, in the opinion of Council floor area cannot adequately be used as a proxy for demand, development contributions will be charged based upon the ratio of the increased demand that they produce to the demand assumed to be produced by an average household.

Note 2 – Wet industries

At the discretion of Council, the charges for water and wastewater for wet industries may be assessed on a case by case basis in relation to the level of demand produced by the development and the cost of servicing it, and set by agreement with the developer in accordance with section 207(A-F) of the LGA. The factors used for calculating the charges for developments that do not fall into this category are averages that have been calculated by excluding usage by wet industries, but wet industry usage has been included in the overall demand growth projections.

Note 3 – Stormwater HUEs

Stormwater HUEs are derived on the basis of the expected runoff from impermeable surfaces. A typical residential greenfield development on a 650m² section is assumed to have a runoff coefficient of 60% and represents one HUE for a 2-year storm. For non-residential developments, development contributions are assessed on site area, and the HUEs for commercial and industrial developments are calculated on the expected run-off from an average site, relative to the run-off from a residential site in accordance with Council's Infrastructure Technical Specifications.

Note 4 - Water HUEs

HUEs for water are calculated on the basis of the expected usage. A typical household is assumed to use 594 litres of water a day (in accordance with the Infrastructure Technical Specifications). The HUEs for commercial and industrial developments are calculated on the expected water usage per 100m² of gross floor area, relative to the usage of an average household. This figure is derived from an average over several years of Council's water meter readings.

Note 5 - Wastewater HUEs

HUEs for wastewater are based on the HUEs for water with assumed throughput of 70% for residential, 90% for commercial and retail and 100% for industrial developments.

Note 6 - Transport HUEs

HUEs for commercial and industrial transport are calculated on the average daily number of vehicle trips in relation to the ten trips per day assumed to be produced by a typical household. These numbers are based on Institute of Transport Engineers (ITE) Trip Generation Handbook, 3rd Edition, NZTA Research Report 453 and Trips Database Bureau (TDB).

28. SCHEDULE 5 – CAPPING OF RESERVES DEVELOPMENT CONTRIBUTIONS (S203 LGA)

28.1 Residential allotments may be eligible to have the Reserves component of their development contribution charge capped at the greater of 7.5% or $20m^2$ of their section value.

28.2 To determine if a cap will apply, multiply the section value by 7.5%. Secondly divide $20m^2$ by the area of the section and multiply this by the section value. If the reserves charge is higher than either or both of these, then the higher of these two values is the capped reserves charge that will apply.

28.3 It will be the responsibility of the developer to demonstrate to the satisfaction of staff that this cap should be applied by providing evidence of the value of the land from an approved registered valuation.

29. SCHEDULE 6 – GROWTH FORECASTS

Table 10– Forecast annual supply growth (household unit equivalents or "HUE's")

Growth Rates (HUEs)	Activity	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Citywide	CI	1,226	1,267	1,334	1,328	1,281	1,272	1,351	1,355	1,298	1,300
	Reserves	1,226	1,267	1,334	1,328	1,281	1,272	1,351	1,355	1,298	1,300
	Transport	1,846	1,874	1,894	1,886	1,812	1,798	1,852	1,860	1,789	1,785
	Wastewater	1,415	1,454	1,515	1,507	1,453	1,442	1,515	1,521	1,461	1,461
	Water	1,367	1,406	1,469	1,461	1,409	1,398	1,473	1,478	1,419	1,420
Infill	CI	514	531	559	557	530	523	566	565	542	539
	Reserves	514	531	559	557	530	523	566	565	542	539
	Transport	831	862	883	900	861	856	889	882	858	854
	Wastewater	611	632	663	663	632	625	667	664	642	639
	Water	586	606	637	636	606	600	641	639	616	614
Infill East	CI	242	251	327	194	283	336	309	272	254	275
	Reserves	242	251	327	194	283	336	309	272	254	275
	Transport	368	362	404	271	315	460	405	351	369	411
	Wastewater	274	276	347	216	293	372	338	296	291	316
	Water	266	271	343	211	290	364	331	290	282	306
Infill West	CI	271	280	232	362	247	187	257	293	288	264
	Reserves	271	280	232	362	247	187	257	293	288	264
	Transport	462	500	478	629	546	396	483	531	488	443
	Wastewater	337	355	316	448	339	253	329	367	351	323
	Water	320	336	294	426	316	236	310	349	335	307
Peacocke	CI	108	190	312	290	424	438	484	353	370	355
	Reserves	108	190	312	290	424	438	484	353	370	355
	Transport	108	192	312	292	427	440	490	375	398	387
	Wastewater	108	191	312	290	425	438	485	359	378	364
	Water	108	191	312	290	425	438	485	358	376	362
Peacocke 1	CI	79	62	72	19	13	11	5	2	7	1
	Reserves	79	62	72	19	13	11	5	2	7	1
	Transport	79	62	72	19	13	11	5	2	7	1
	Wastewater	79	62	72	19	13	11	5	2	7	1
	Water	79	62	72	19	13	11	5	2	7	1
Peacocke 2	CI	29	129	240	270	411	427	479	350	363	354
	Reserves	29	129	240	270	411	427	479	350	363	354
	Transport	29	130	240	273	414	429	485	372	391	386
	Wastewater	29	129	240	271	412	427	480	356	371	363
	Water	29	129	240	271	411	427	480	355	369	361
Rotokauri	CI	12	96	40	52	52	63	52	74	102	217
	Reserves	12	96	40	52	52	63	52	74	102	217
	Transport	146	207	117	106	94	102	95	128	156	267
	Wastewater	61	135	67	71	67	77	68	95	121	235
	Water	47	125	60	66	63	73	64	89	116	230
Rototuna	CI	423	308	372	192	131	70	75	45	48	33
	Reserves	423	308	372	192	131	70	75	45	48	33
	Transport	556	417	450	252	180	117	115	83	77	61
	Wastewater	452	333	392	208	145	84	87	55	56	41
	Water	446	327	387	204	142	81	84	53	55	39
Ruakura	CI	169	142	51	171	57	138	96	205	109	44
	Reserves	169	142	51	171	57	138	96	205	109	44
	Transport	189	177	103	234	124	205	153	253	150	79
	Wastewater	176	154	70	193	81	162	118	224	127	60
	Water	174	151	64	187	74	156	111	219	122	55
Te Rapa North	CI	0	0	0	67	87	40	78	113	127	112
	Reserves	0	0	0	67	87	40	78	113	127	112
	Transport	14	15	27	100	123	77	108	136	149	133
	Wastewater	7	7	11	80	102	55	90	123	137	121
	Water	5	5	8	77	98	51	87	120	134	118
Temple View	CI	0	0	0	0	0	0	0	0	0	0
	Reserves	0	0	0	0	0	0	0	0	0	0
	Transport	2	3	2	2	3	2	2	3	2	3
	Wastewater	1	1	1	1	1	1	1	1	1	1
	Water	0	1	0	0	1	0	0	1	0	1

Growth Rates (HUEs)	Activity	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
SW - Chartwell	Stormwater	70	117	123	66	149	73	175	93	99	134
SW - City Centre	Stormwater	108	124	139	70	51	60	84	120	177	117
SW - Citywide	Stormwater	1,592	1,626	1,685	1,671	1,616	1,599	1,670	1,665	1,600	1,593
SW - Hamilton East	Stormwater	93	70	57	30	62	181	74	68	20	64
SW - Kirikiriroa	Stormwater	275	188	140	281	146	241	102	289	210	132
SW - Lake Rotokauri	Stormwater	12	41	41	43	41	44	39	39	42	150
SW - Mangaheka	Stormwater	96	77	58	44	35	33	41	50	61	59
SW - Mangakotukutuku	Stormwater	112	214	269	292	360	432	470	355	321	311
SW - Mangaonua	Stormwater	19	15	14	31	39	57	92	33	9	11
SW - Ohote	Stormwater	0	56	0	10	12	19	8	29	38	42
SW - Otama-ngenge	Stormwater	87	44	34	27	25	22	19	16	13	12
SW - Peacocke	Stormwater	0	41	89	126	121	68	68	53	70	101
SW - River North	Stormwater	10	0	0	0	0	0	0	0	0	0
SW - Rotokauri West	Stormwater	0	0	0	0	0	0	0	0	0	0
SW - St Andrews	Stormwater	80	108	80	216	103	142	171	130	103	104
SW - Te Awa o Katapaki	Stormwater	315	304	370	192	128	61	75	45	48	31
SW - Te Rapa Stream	Stormwater	24	21	67	91	138	69	82	148	177	143
SW - Temple View	Stormwater	1	2	1	1	2	1	1	2	1	2
SW - Waitawhiriwhiri	Stormwater	290	198	198	99	191	95	163	196	211	171
SW - Western Heights	Stormwater	0	5	5	53	13	0	5	0	0	10
WW - East	Wastewater	931	893	1,049	888	931	1,046	1,023	932	845	780
WW - West	Wastewater	484	561	466	619	522	396	492	588	616	681

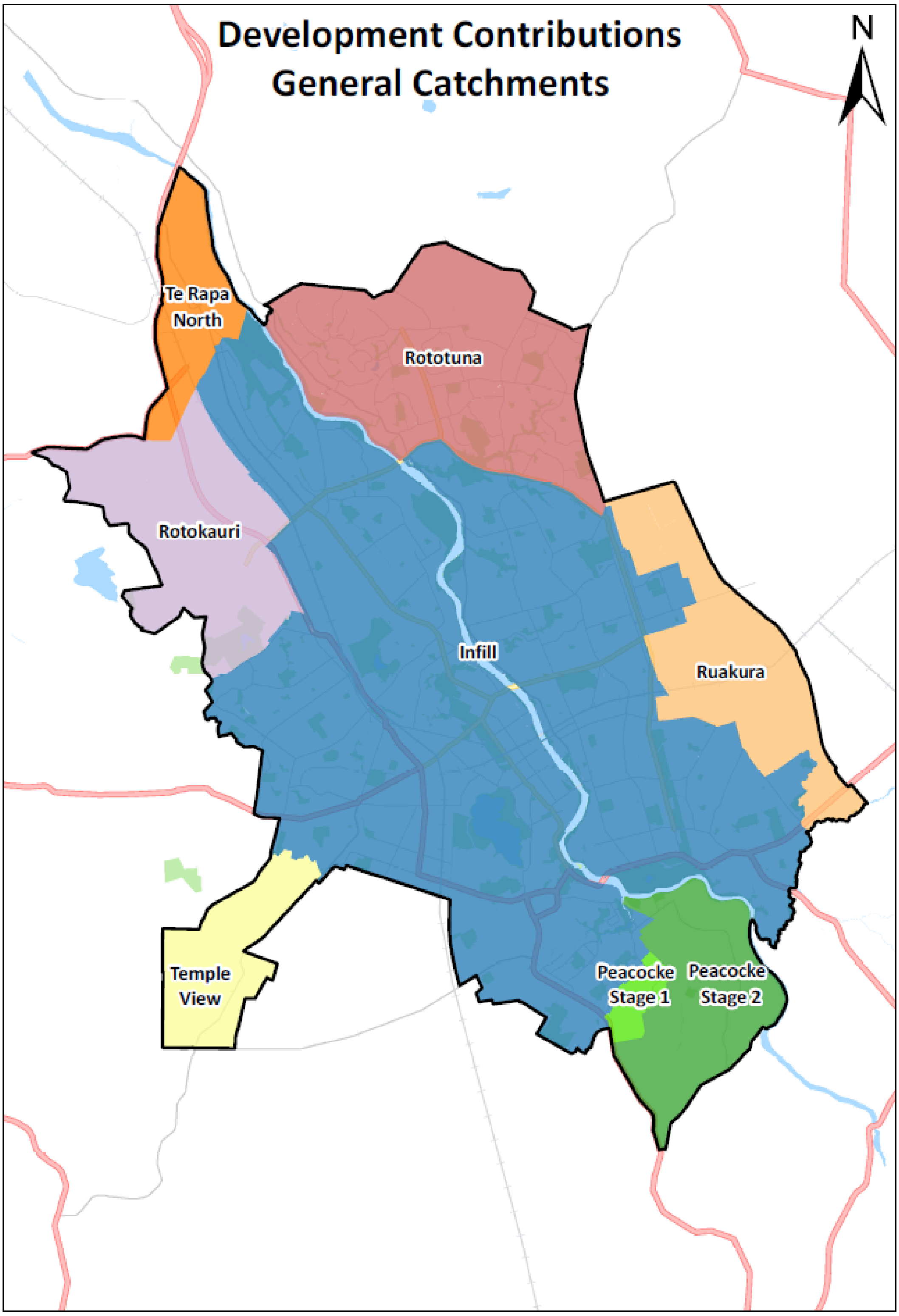
Note 1 - The above forecasts form part of a more complex growth model used in the calculation of charges, and which is available for inspection by request to Council.

30. SCHEDULE 7 – DEVELOPMENT CONTRIBUTIONS CATCHMENT MAPS

Map 1 – General Catchments

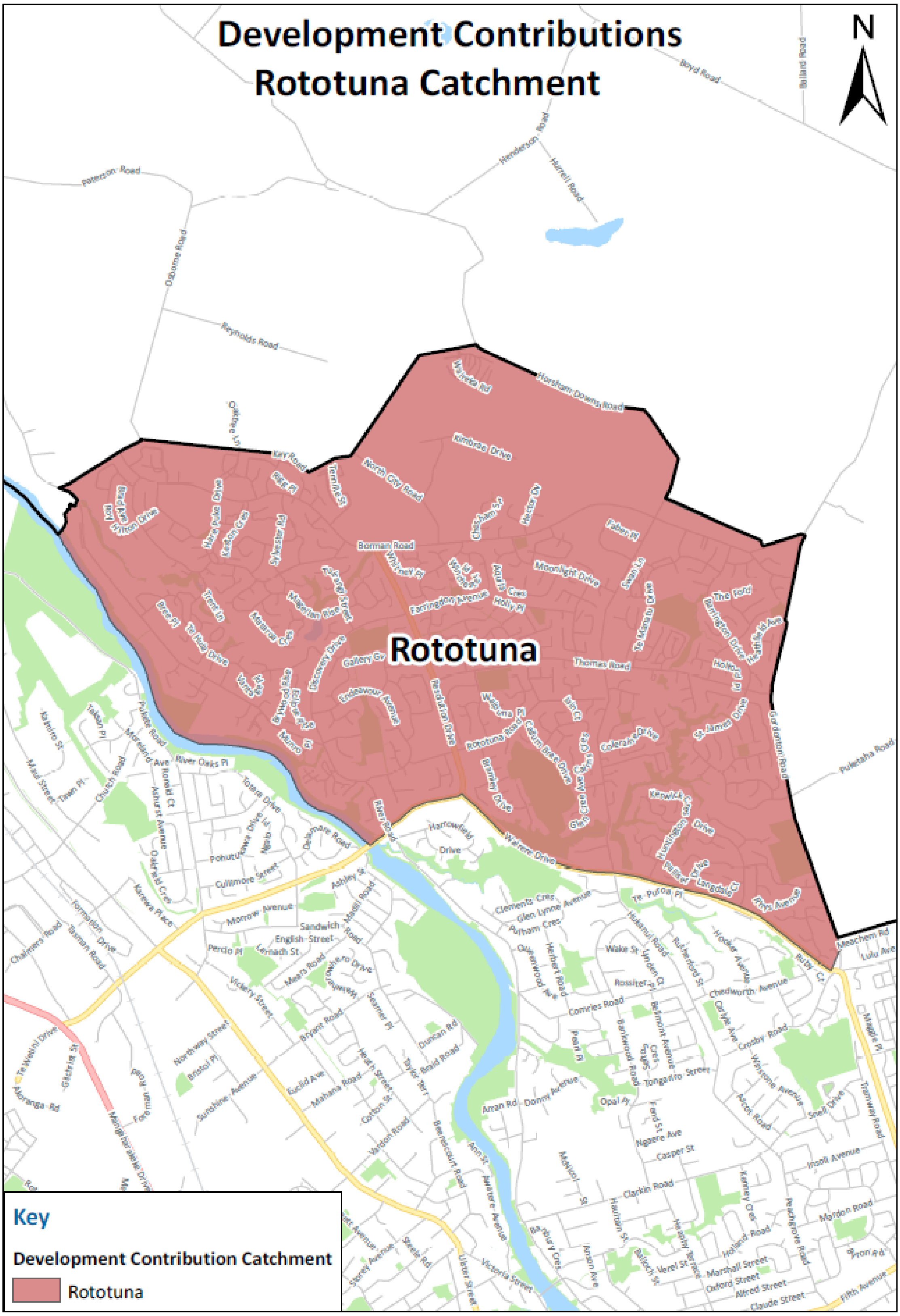
For more detail regarding areas please refer to Council's [development contributions GIS viewer]***.***

(shows all activities except stormwater & bulk wastewater (refer to maps 8 & 9 below). An additional "citywide" catchment includes all other catchments).



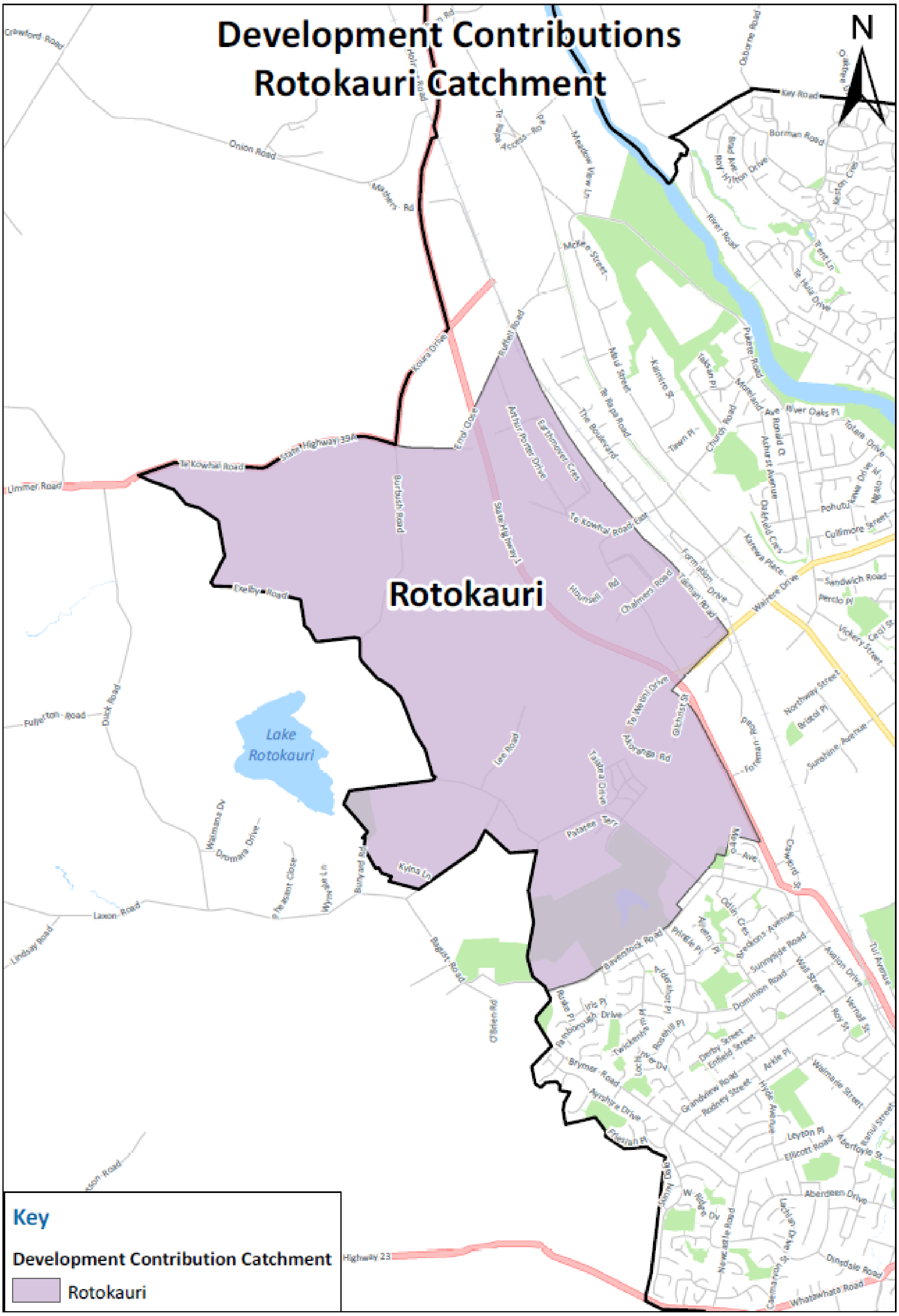
Map 2 – Rototuna catchment

For more detail regarding areas please refer to Council's development contributions GIS viewer.



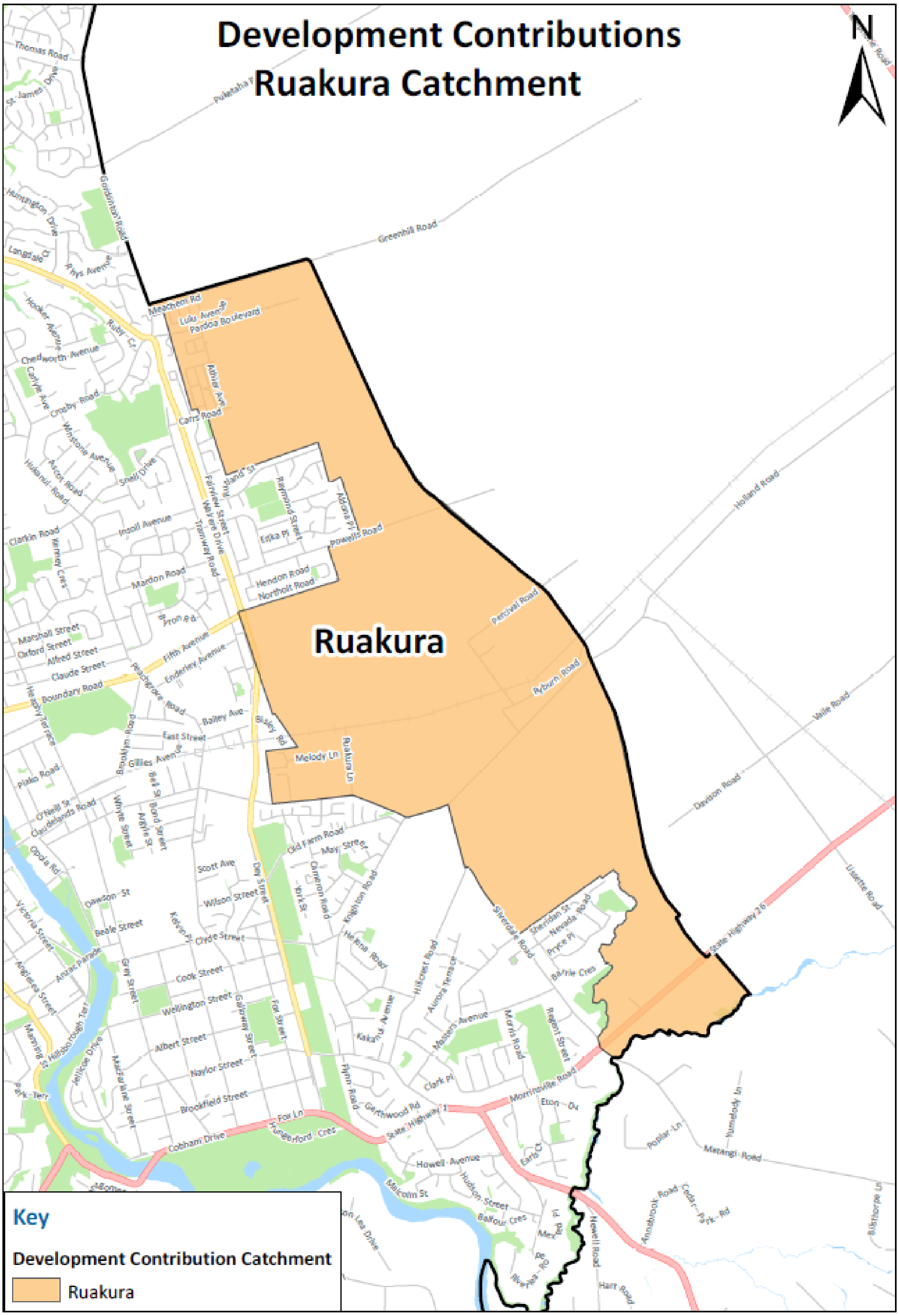
Map 3 – Rotokauri catchment

For more detail regarding areas please refer to Council's [development contributions GIS viewer](#).



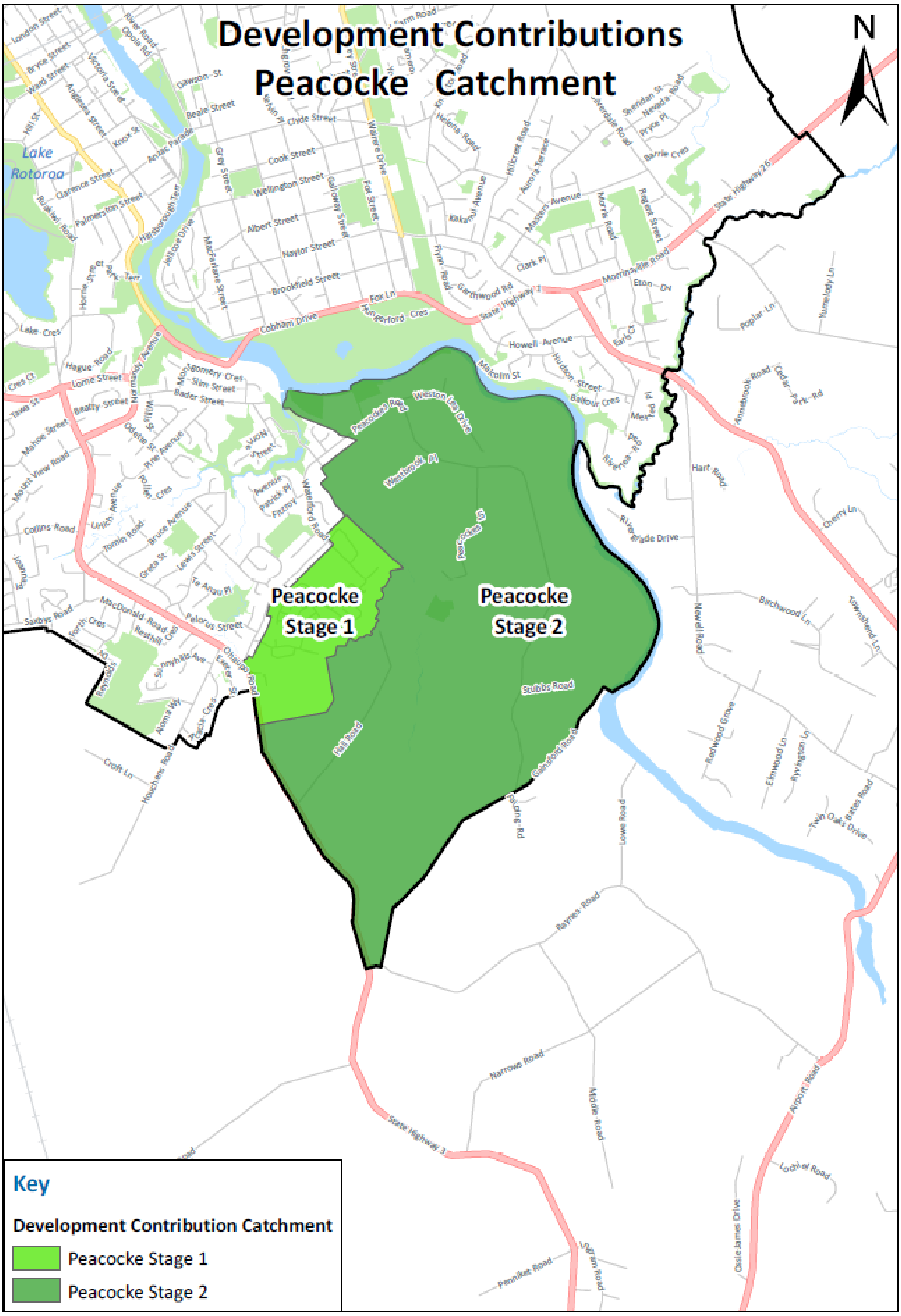
Map 4 – Ruakura Catchment

For more detail regarding areas please refer to Council's* development contributions GIS viewer*.



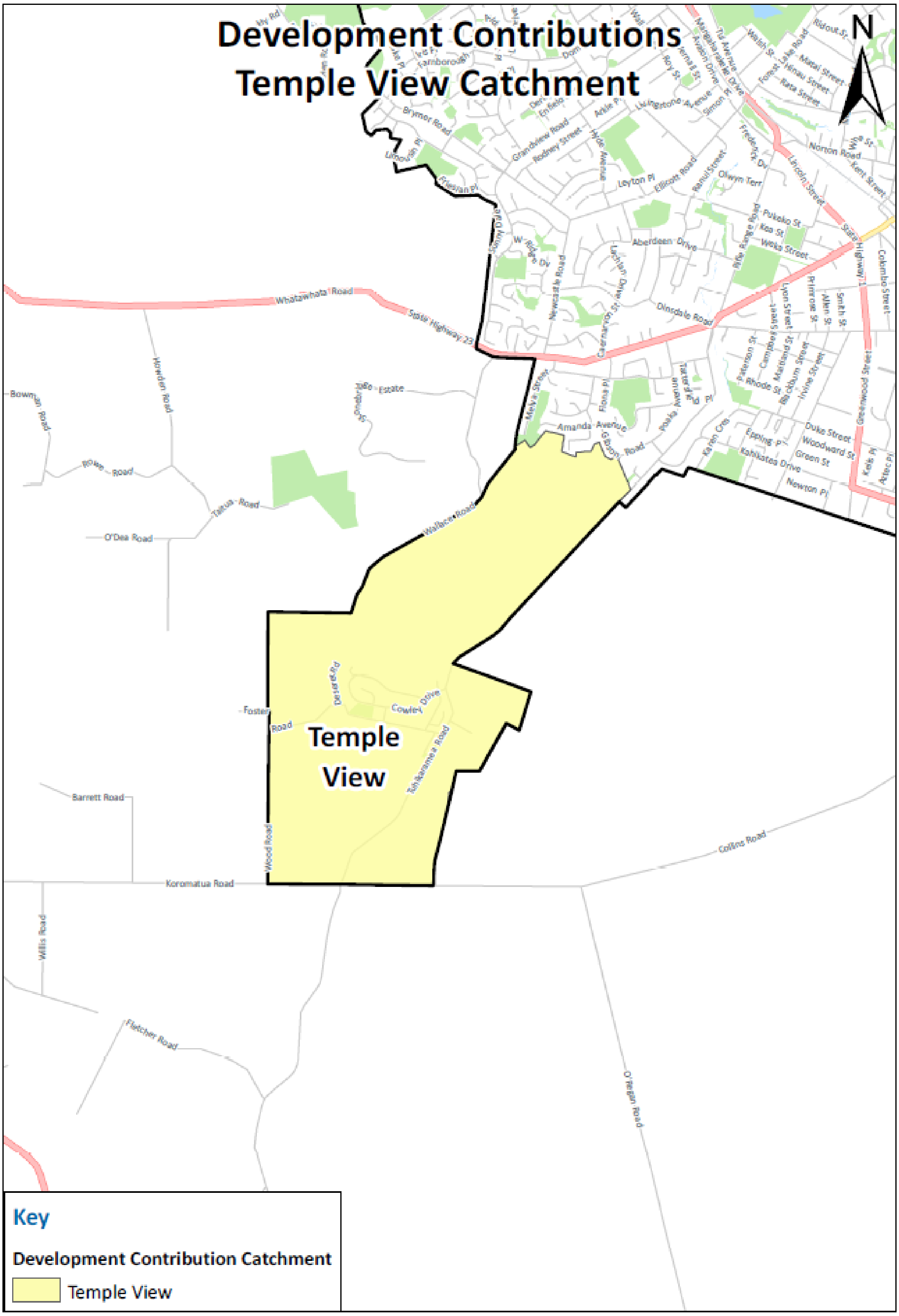
Map 5 – Peacocke Catchments

***For more detail regarding areas please refer to Council's** [development contributions GIS viewer](#).*



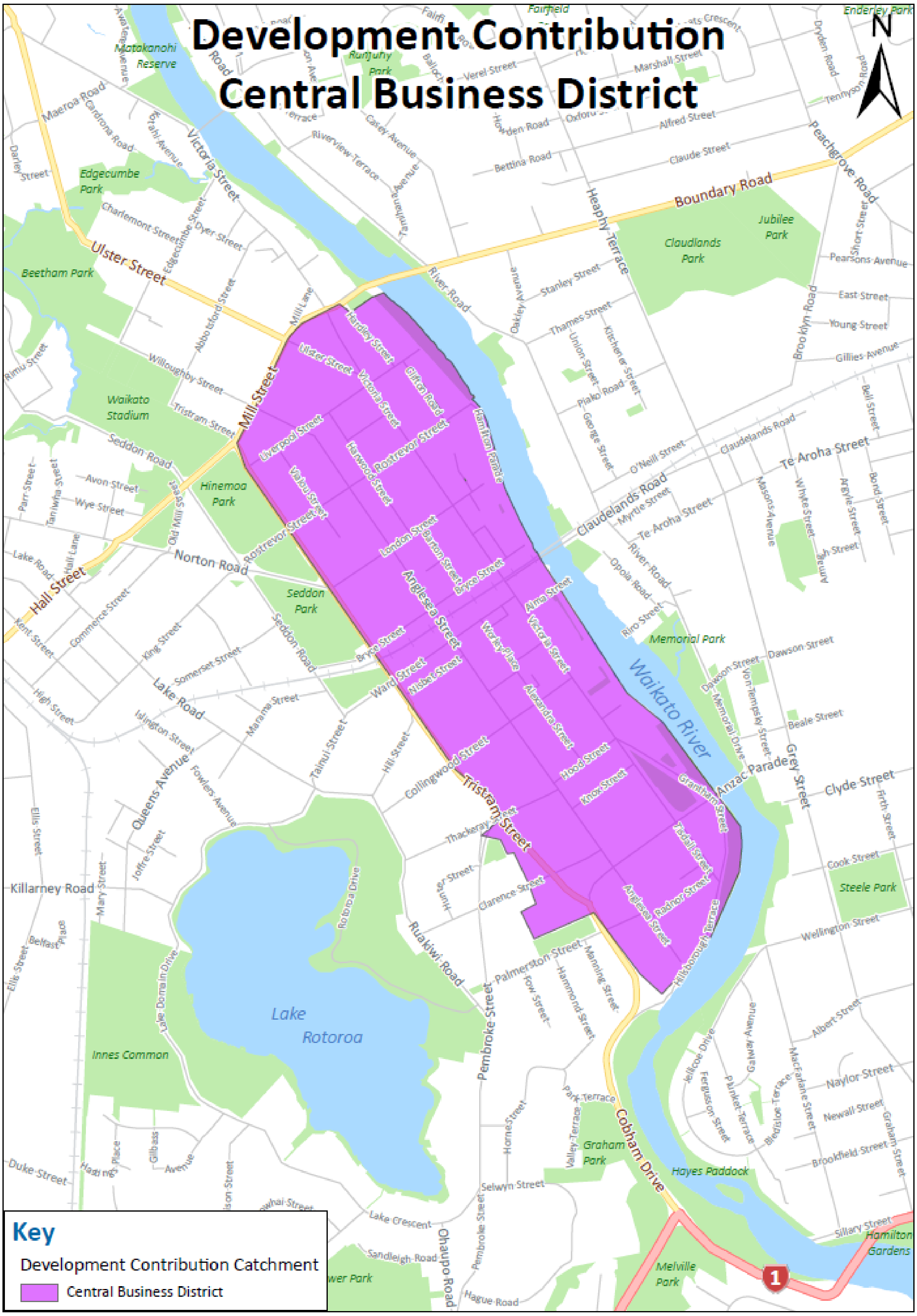
Map 6 – Temple View Catchment

For more detail regarding areas please refer to Council's development contributions GIS viewer.



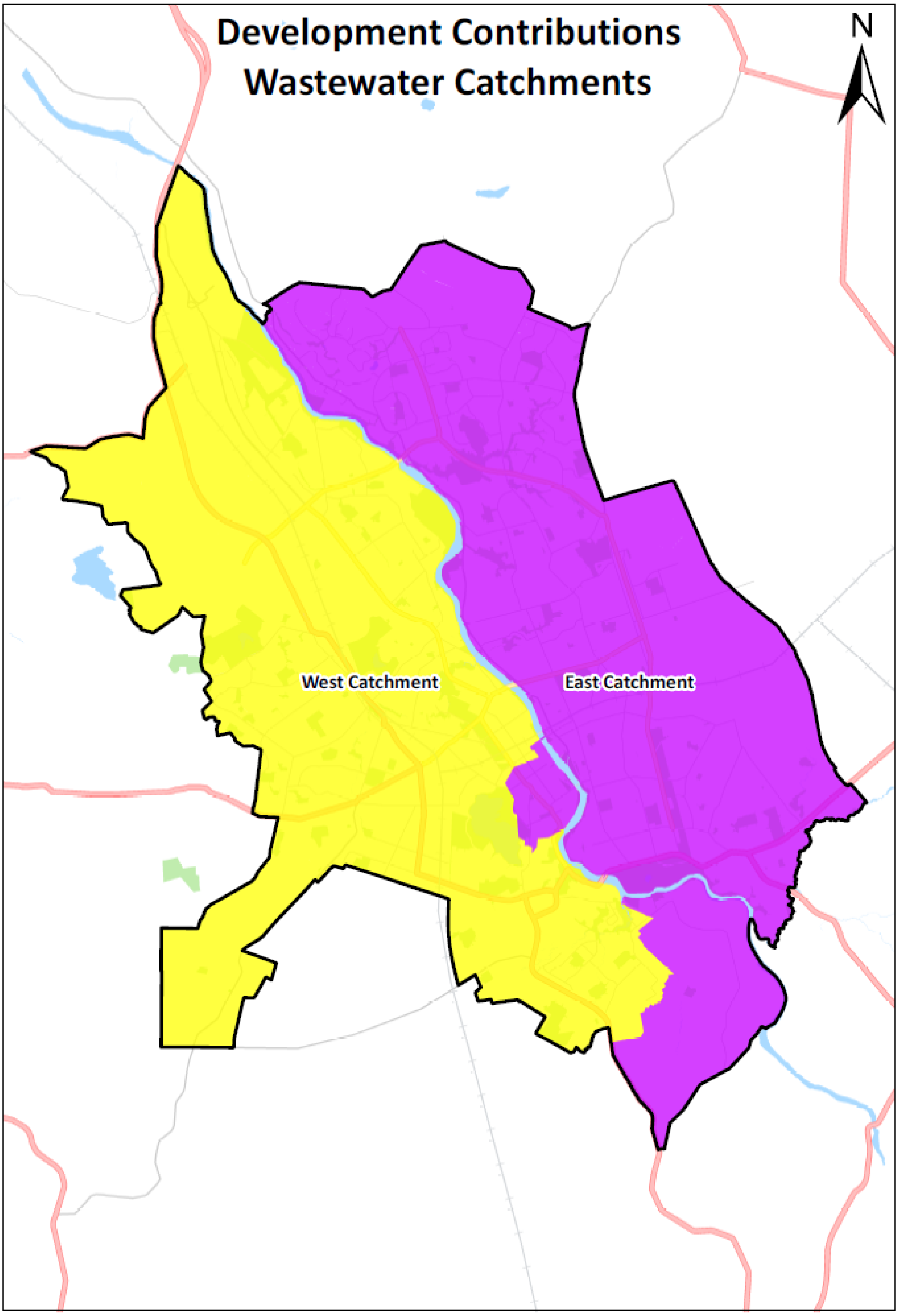
Map 7 – CBD Catchment

For more detail regarding areas please refer to Council's** [development contributions GIS viewer](#)**.



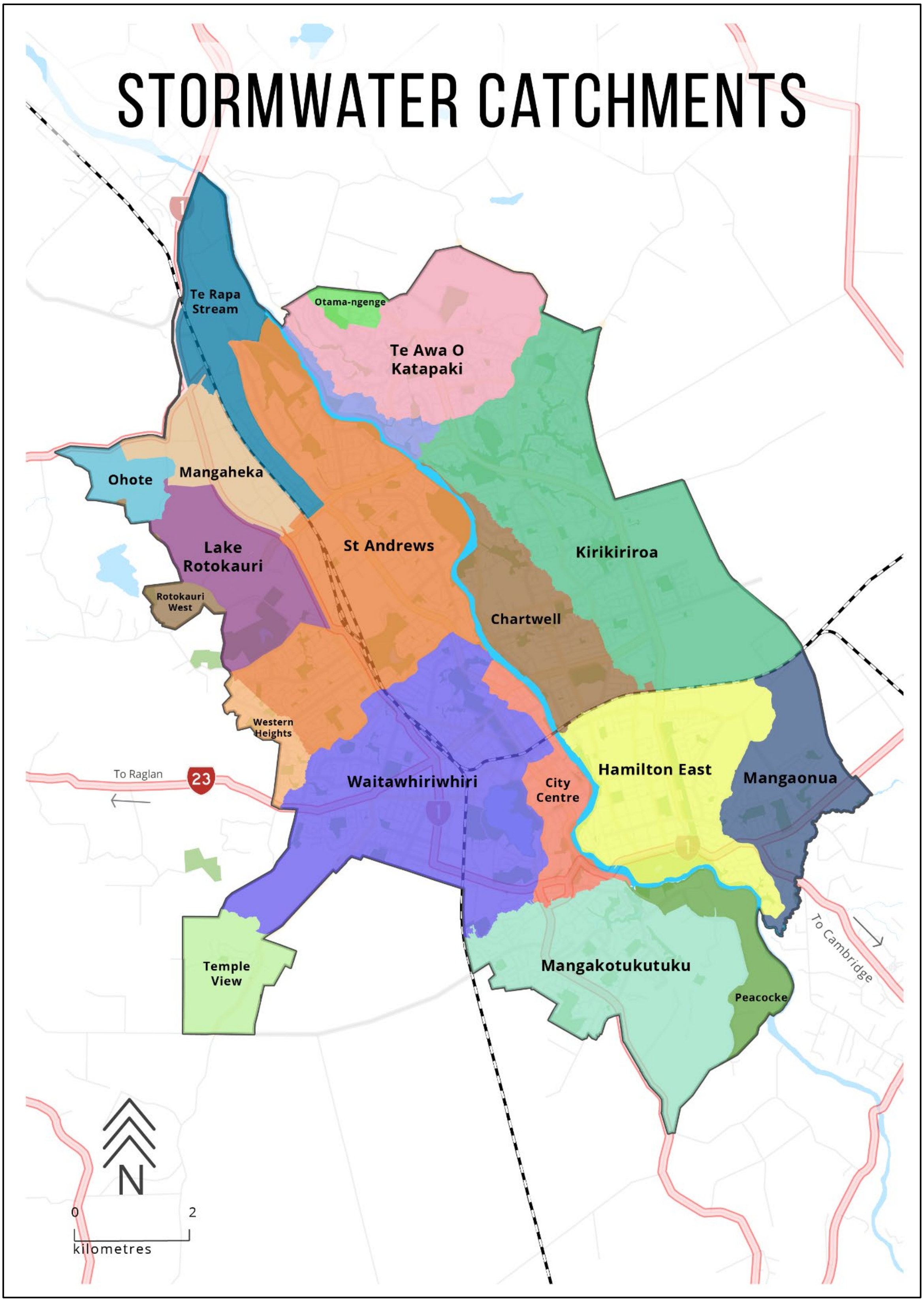
Map 8 – Catchments for Bulk Wastewater Infrastructure

For more detail regarding areas please refer to Council's [development contributions GIS viewer]().



Map 9 – Catchments for Stormwater Infrastructure

For more detail regarding areas please refer to Council's* development contributions GIS viewer*.



END