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DEVELOPMENT CONTRIBUTIONS POLICY

2024/25

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);

e) Support the principles set out in the preamble to Te Ture Whenua Māori Act 1993.

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

3. TABLE OF CONTENTS

4. POLICY BACKGROUND

4.1 Hamilton has grown rapidly over the past few decades 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 for 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 5 July 2024 and will, unless otherwise specified in this Policy, 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 5 July 2024 but not granted until after 5 July 2024 will, unless otherwise specified in this Policy, 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 (including any open plan dining area), bathroom(s), laundry and toilet(s),
b) one living area (whether open plan or not),
c) entrance halls and passageways,
d) garage, and
e) any other room smaller than $6m^2$.

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

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

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

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

6.10 **capex** means capital expenditure.

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

6.12 **catchment** means an area shown in Maps 1-11 (refer Schedule 7) within which a separately calculated and specified set of development contributions charges apply.

6.13 **central city** means the area defined as central city in Schedule 7 Map 9.

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

6.15 **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.

6.16 **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

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

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

6.19 **DC** means development contribution.

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

6.21 **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.

6.22 **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) building service rooms containing equipment such as lift machinery, tanks, air conditioning and heating plants
e) the area that provides for carparking to directly service the development
f) 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
g) 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 **LGA** means the Local Government Act 2002.

6.30 **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.

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

6.32 **lot** means allotment.

6.33 **Maaori land** means Maaori customary land and Maaori freehold land as defined in Section 129 Part 6 of the Te Ture Whenua Māori Act 1993.

6.34 **neighbourhood centre** means a neighbourhood centre as defined in the Operative District Plan, including areas classified as 'Business Zone 6' or 'Business Zone – Peacocke Neighbourhood Centre Zone'.

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

6.36 **papaakainga** means a community where tangata whenua live, primarily clustered around marae and other places of significance. Also means contemporary or ancient marae sites with or without accompanying residences or buildings. The extent of individual papakaainga should be determined in consultation with tangata whenua and is not necessarily confined to multiple-owned Maaori land. The definition may also extend to include 'taura here' communities who establish modern/urban papakaainga.

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

6.38 **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, townhouses, private units within a retirement village, show homes, self-contained accommodation, and new allotments on land that is zoned residential.

6.39 **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.

6.40 **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.

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

6.42 **sector** means residential, industrial, commercial, retail, or wet industry.

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

6.44 **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.

6.45 **wet industry** means premises that are assessed to take from Council infrastructure more than 15,000 litres of water per day and/or discharge more than 15,000 litres of wastewater per day to Council infrastructure.

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 expects to incur over the Long-Term Plan 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 Community outcomes

7.13 Council's growth-related capital expenditure primarily contributes to the community outcome *"a city where our people thrive"*, being one of Council's five identified priorities.

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 10.69 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 Housing Infrastructure Fund (HIF)

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 and/or phase 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 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 have the same base development contribution charge, 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, 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 = 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 is 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, and/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 known as “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. The decision to introduce a capped or phased charge is at the discretion of Council.

9.5 Without any modification, DC charges in this Policy would be the same in each year of the Policy. A phased charge is a charge that increases each year of the policy by an even amount, such that the charges in year three of the Policy are equal to the base charge.

9.6 A capped charge is a charge that has a specified maximum, whether that is a fixed dollar amount per HUE, or such that it does not exceed the charge per HUE in another selected catchment.

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

9.8 Council considers that its decision to cap or phase charges represents a proper exercise of its discretion under s101(3) of the LGA. 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.

9.9 **Phased charges**

9.10 All charges in this Policy are phased in over a three-year period. This means the increase from the 2023/24 charges, in the first year of this policy is a third of the overall increase to the base charges, the second year is two thirds of the overall increase, with the full base charges in force in the third year of the Policy.

9.11 **Capped residential charges**

9.12 Total residential base charges in the Peacocke Stage 1 and Peacocke Stage 2 catchments are capped at 50% of the overall increase from the prior 2023/24 development contributions policy base charges to the 2024/25 development contributions policy base charges. These capped base charges are then phased in over three years.

9.13 For each policy year, the total residential base charges in the Lake Rotokauri stormwater catchment are capped at the Peacocke Stage 2 (Mangakotukutuku stormwater catchment) charges described in 9.12 above.

9.14 **Capped non-residential charges in neighbourhood centres**

9.15 Development contribution charges for commercial, or retail development undertaken as part of a neighbourhood centre will pay no more than $40,000, or $50,000 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. Supermarkets, as defined in the Operative District Plan with a gross floor area greater than 1,000m^2 are excluded.

9.16 Where the base charge is less than the capped amount, the base charge will apply.

9.17 **Rationale**

9.18 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 challenges for developers and those purchasing property.

9.19 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.

9.20 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 charges are capped or 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 underpinning 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 Effects of uncertainty

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 landowners 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 Commercial & 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
5. wet industry

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 development types identified in clause 17.3, 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, all dwellings with four or more bedrooms pay the large residential rate.

10.37 Stormwater is treated differently because the relationship between occupancy and the level of stormwater runoff is less reliable than for other activities. Stormwater runoff is more directly related to the extent of impermeable surfaces which may vary depending on the housing typology, the size of driveways, and other hard surfaces.

10.38 Accordingly, all dwellings, regardless of the number of bedrooms, are charged 1 HUE per dwelling, except one-bedroom dwellings which are charged 0.5 HUE per dwelling.

10.39 The exception for one-bedroom dwellings is made at the election of Council through its discretion provided under Section 101(3)(b) of the LGA in order to address an overallocation of liability to that type of development.

10.40 Effects of uncertainty

10.41 Aside from stormwater, 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.

10.42 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.

10.43 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).

10.44 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.

10.45 **Non-residential demand conversion factors**

10.46 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.

10.47 Effects of uncertainty

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

10.49 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.

10.50 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.

10.51 **Catchments**

10.52 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 boundary changes.

10.53 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. Infill East and Infill West are the infill catchment areas separated by the Waikato River.

10.54 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.

10.55 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.

10.56 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.

10.57 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.

10.58 Effects of uncertainty

10.59 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.

10.60 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.

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

10.62 **Cost recovery periods**

10.63 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.

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

10.65 The total recovery period for a project is represented, generally, by the sum of the capacity life period, and the period between the recovery start date and the date of commencement of expenditure.

10.66 Effects of uncertainty

10.67 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.

10.68 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.

10.69 **Allocation of capital costs to growth**

10.70 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.

10.71 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.

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

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

10.74 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.

10.75 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.

10.76 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").

10.77 Effects of uncertainty

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

10.79 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.

10.80 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.

10.81 Allocating growth costs in any different manner than that described in this Policy 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.

10.82 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.

10.83 **Limits of modelling**

10.84 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.

10.85 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.

10.86 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.

10.87 Effects of uncertainty

10.88 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, the 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 events arise:

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

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

c) an authorisation for a service connection is granted;

d) a certificate of acceptance is granted under Section 98 of the Building Act 2004.

11.3 Council will require development contributions on the earliest of the events as set out in clause 11.2, except for:

a) residential development where the total development yield exceeds 500 lots;

b) non-residential development where the total gross floor area (actual or assumed under clause 11.10 of the Policy) exceeds 20,000m^2; and

c) land use resource consents where a building consent for the development is expected in the future,

in these cases, Council will require development contributions in respect of the entire development on grant of building consent.

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

11.5 Upon receipt of further information regarding the final form of the development and the demand generated, Council reserves the right to issue a new or updated requirement of development contributions on any of the events set out in clause 11.2.

11.6 **Residential development**

11.7 Where there is insufficient information to determine the final residential demand type at the event at which a development contribution is required, subject to clause 11.8 below, each residential unit will be assessed at the standard residential rate, being one residential HUE.

11.8 If, prior to the date when payment is required, Council determines that the number of bedrooms in each residential unit differs from the standard residential unit rate, then those residential units will be reassessed at the applicable residential unit rate.

11.9 Where a building consent is granted in respect of an existing residential dwelling and is assessed to generate additional demand as a result of those building works, the development will be assessed for development contributions, 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.

11.10 **Non-residential development**

11.11 For non-residential development where Council requires a development contribution on the grant of a subdivision consent, and the nature and scale of the final land use within the development is unknown, the assessment will be based on:

a) the type of development that is enabled in the zone; and

b) the gross floor area assumed to be a fixed percentage of the site area, being 50% for retail developments, 30% for commercial, and 30% for industrial.

11.12 If the development includes any additional floor area over and above that assumed under clause 11.11 and paid for at subdivision consent stage, Council will require development contributions for the additional floor area when an event described in clause 11.2 occurs in respect of that additional floor area.

11.13 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 Council reserves the right to issue an invoice for payment of a required development contribution at any point after the events described in 11.2 above.

12.2 Council will typically issue an invoice for payment of required development contributions for:

a) subdivision consents at the time of request for an RMA section 224(c) certificate, which will be withheld until payment is received;

b) land use resource consents at the time of granting the consent, and the consent shall not commence until payment is received;

c) building consents granted by Hamilton City Council at the time of request for code compliance certificate, which will be withheld until payment is received;

d) building consents granted by a building consent authority other than Hamilton City Council at the time the consent is granted, and code compliance certificate will be withheld until payment has been received;

e) service connections at the time of application for service connection, which will not be authorised until payment is received;

f) certificate of acceptance at the time of granting the certificate, which will be withheld until payment is received.

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

12.4 Council will not reduce development contribution charges assessed under prior policies on the basis that the charges in this Policy (as presented in Schedule 1) are lower.

12.5 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.

12.6 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
- clause 18.37 of this Policy "Private Developer Agreement (PDA) Remission"
- Council's Growth Funding Policy; or
- contact Council's Development Contributions Officer (DCO) or Infrastructure and Assets group for further information.

17. SPECIAL ASSESSMENT

17.1 A special assessment of development contributions may be undertaken at the sole discretion of Council, on an activity-by-activity and case-by-case basis to determine the additional demand for services placed on Council's networks, in order to determine the development contributions payable.

17.2 There are two categories of special assessment, being a Council initiated or developer initiated special assessment.

17.3 **Council initiated special assessment**

17.4 Council may initiate a special assessment of a development in the following circumstances:

a) where Council considers that gross floor area cannot adequately be used as a proxy for non-residential demand; or

b) where a development is classified as a wet industry. Water and wastewater demand shall then be assessed on a case-by-case basis in a way that correlates the use and discharge characteristics of the development, and reflects the total cost to Council of providing infrastructure that caters to developments generating that demand profile. This wet industry assessment shall be recorded in a private developer agreement in accordance with Sections 207(A) to Section 207(F) of the LGA; or

c) where Council considers in its discretion that the development exhibits a demand profile such that a conventional assessment of development contributions would not represent a fair, equitable and proportionate contribution to the total cost of servicing growth.

17.5 In undertaking the special assessment, Council will:

a) use metrics from an appropriately qualified professional, referencing relevant Policy and statutory provisions; and

b) consider the nature and extent of the additional demand placed on Council's infrastructure network having regard to the nature of the development, its location, and implications for Council's infrastructure programme.

17.6 **Developer initiated special assessment**

17.7 A developer initiated 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.

17.8 A developer initiated 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).

17.9 All special assessments will be evaluated consistent with the actual demand remission criteria set out in clause 18.12 of this Policy.

17.10 All actual and reasonable costs incurred by Council in undertaking a developer initiated special assessment, including staff time as set out in Council's schedule of 'City Planning fees and charges' 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.

17.11 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.

17.12 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.

17.13 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.

17.14 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.

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

17.16 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 required 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 are 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 applications for remissions will not alter the ongoing basis of how development contribution charges are calculated under the Policy itself.

18.7 If a development is eligible for more than one of the Central city remission, Community housing remission, State integrated schools remission, and/or Te Ture Whenua Māori Act 1993 remission, then only one shall apply, which will be at the election of the developer.

18.8 There are six categories of remission, as described in the following paragraphs.

18.9 **Actual demand remission**

18.10 Development contributions are calculated based on modelled demand, measured in HUEs. Council will consider a remission where actual demand is significantly lower than modelled demand.

18.11 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.

18.12 Actual demand remission criteria

18.13 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.

18.14 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 'City Planning fees and charges' 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.

18.15 **Central city remission**

18.16 At Council's sole discretion, developments in the central city 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.

18.17 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.

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

18.19 High rise building remission

18.20 Subject to the criteria in 18.16 above, developments in the central city 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)

18.21 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.

18.22 **Community housing remission**

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

18.24 In the exercise of its discretion, Council will consider the following factors relevant to the development:

a) the development must be a not-for-profit development;

b) the land on which the development will occur must be owned by a community housing provider registered with the Community Housing Regulatory Authority or on the charities register;

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

d) the development must provide community and/or affordable rental housing that will remain community housing for a minimum of 20 years;

e) 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;

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

18.25 No community housing remission shall be provided to:

a) developments with commercial lease agreements; or

b) development by the Crown and Crown agents including Kāinga Ora.

18.26 In the exercise of its discretion, Council will also consider the total value of community housing remissions provided under this policy.

18.27 If the community housing remission is granted, Council will require the developer to enter into a private development agreement which secures the community housing outcomes and matters referred to in 18.24 above to Council's satisfaction.

18.28 **State integrated schools remission**

18.29 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.

18.30 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.

18.31 Any remission granted under clause 18.28 shall only apply to development contributions calculated and required under this policy.

18.32 **Te Ture Whenua Māori Act 1993 remission**

18.33 Council may, at its sole discretion, grant a remission of 50% to development on Maaori land, and for the development of purpose built papakaainga on any land.

18.34 The remission will only be available for residential and commercial development on Maaori land and for residential development that qualifies as papakaainga.

18.35 No remission is available for the Crown and Crown agents including Kāinga Ora.

18.36 In the exercise of its discretion, Council will also consider the total value of Te Ture Whenua Māori Act 1993 remissions provided under this policy.

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

18.38 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.

18.39 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, phased 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 clause 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. **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 2024-34 Long Term Plan
- Council's Growth Funding Policy
- Council's 30 Year Infrastructure Strategy

23. SCHEDULE 1A – DEVELOPMENT CONTRIBUTION CHARGES 2024/25

Table 1 – 2024/25 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	303	1,324	2,984	4,444	13,375	9,011	31,440
Infill East	SW - City Centre	WW - East	305	1,333	2,275	4,476	13,472	9,077	30,937
Infill East	SW - Hamilton East	WW - East	311	1,359	1,411	4,563	13,732	9,252	30,628
Infill East	SW - Kirikiriroa	WW - East	325	1,420	2,475	4,768	14,352	9,670	33,010
Infill East	SW - Mangaonua	WW - East	334	1,457	72	4,891	14,720	9,918	31,391
Infill East	SW - Waitawhiriwhiri	WW - East	301	1,316	3,694	4,420	13,304	8,963	31,999
Infill West	SW - City Centre	WW - West	315	1,190	2,345	4,578	16,368	10,955	35,751
Infill West	SW - Mangakotukutuku	WW - West	336	1,271	9,868	4,890	17,484	11,702	45,552
Infill West	SW - St Andrews	WW - West	300	1,135	4,369	4,367	15,615	10,451	36,237
Infill West	SW - Te Rapa Stream	WW - West	321	1,214	1,832	4,672	16,703	11,179	35,922
Infill West	SW - Waitawhiriwhiri	WW - West	311	1,175	3,810	4,523	16,171	10,823	36,813
Infill West	SW - Western Heights	WW - West	322	1,215	475	4,677	16,720	11,191	34,599
Infill West	SW - Lake Rotokauri	WW - West	420	1,587	37,536	6,105	21,828	14,609	82,084
Peacocke 1	SW - Mangakotukutuku	WW - West	312	7,447	9,166	14,686	34,242	8,602	74,456
Peacocke 2	SW - Peacocke	WW - East	325	3,907	1,764	25,483	32,368	10,142	73,988
Peacocke 2	SW - Mangakotukutuku	WW - East	326	3,922	9,564	25,587	32,500	10,184	82,084
Rotokauri	SW - Lake Rotokauri	WW - West	356	4,351	31,821	13,025	19,372	13,158	82,084
Rotokauri	SW - Mangaheka	WW - West	393	4,806	2,096	14,386	21,396	14,533	57,611
Rotokauri	SW - Ohote	WW - West	360	4,402	1,254	13,176	19,596	13,310	52,097
Rotokauri	SW - Rotokauri West	WW - West	360	4,396	12	13,159	19,572	13,294	50,793
Rototuna	SW - Kirikiriroa	WW - East	892	1,524	2,770	18,437	17,038	10,046	50,708
Rototuna	SW - River North	WW - East	885	1,510	167	18,277	16,891	9,959	47,690
Rototuna	SW - Te Awa o Katapaki	WW - East	979	1,672	6,009	20,233	18,698	11,025	58,616
Rototuna	SW - Otama-ngenge	WW - East	878	1,500	12	18,148	16,771	9,889	47,198
Ruakura	SW - Hamilton East	WW - East	368	1,313	1,669	9,379	16,607	10,367	39,702
Ruakura	SW - Kirikiriroa	WW - East	379	1,353	2,887	9,666	17,115	10,685	42,085
Ruakura	SW - Mangaonua	WW - East	391	1,394	85	9,957	17,632	11,007	40,465
Te Rapa North	SW - Mangaheka	WW - West	384	1,371	2,051	11,351	18,268	9,590	43,015
Te Rapa North	SW - Te Rapa Stream	WW - West	341	1,215	1,944	10,058	16,187	8,498	38,242
Te Rapa North	SW - St Andrews	WW - West	318	1,135	4,633	9,400	15,128	7,942	38,557
Temple View	SW - Temple View	WW - West	386	1,375	13	5,423	21,570	12,122	40,889
Temple View	SW - Waitawhiriwhiri	WW - West	362	1,291	4,434	5,088	20,239	11,374	42,787
Standard residential			**Charge per lot, dwelling or unit title**						
Infill East	SW - Chartwell	WW - East	232	1,012	2,945	3,399	10,231	6,893	24,712
Infill East	SW - City Centre	WW - East	234	1,023	2,251	3,434	10,335	6,963	24,240
Infill East	SW - Hamilton East	WW - East	240	1,046	1,402	3,513	10,574	7,124	23,899
Infill East	SW - Kirikiriroa	WW - East	249	1,089	2,447	3,655	11,000	7,412	25,852
Infill East	SW - Mangaonua	WW - East	259	1,129	72	3,790	11,407	7,685	24,342
Infill East	SW - Waitawhiriwhiri	WW - East	230	1,004	3,635	3,372	10,149	6,838	25,229
Infill West	SW - City Centre	WW - West	242	914	2,323	3,515	12,567	8,411	27,971
Infill West	SW - Mangakotukutuku	WW - West	252	954	9,551	3,669	13,119	8,780	36,325
Infill West	SW - St Andrews	WW - West	229	865	4,296	3,330	11,905	7,968	28,593
Infill West	SW - Te Rapa Stream	WW - West	247	934	1,819	3,594	12,850	8,600	28,043
Infill West	SW - Waitawhiriwhiri	WW - West	238	898	3,754	3,454	12,351	8,266	28,960
Infill West	SW - Western Heights	WW - West	249	940	474	3,618	12,935	8,657	26,872
Infill West	SW - Lake Rotokauri	WW - West	290	1,095	33,405	4,212	15,059	10,079	64,138
Peacocke 1	SW - Mangakotukutuku	WW - West	236	5,623	8,928	11,088	25,855	6,495	58,225
Peacocke 2	SW - Peacocke	WW - East	250	3,012	1,755	19,651	24,960	7,821	57,449
Peacocke 2	SW - Mangakotukutuku	WW - East	246	2,965	9,325	19,340	24,565	7,697	64,138
Rotokauri	SW - Lake Rotokauri	WW - West	250	3,056	28,833	9,149	13,607	9,242	64,138
Rotokauri	SW - Mangaheka	WW - West	303	3,702	2,083	11,081	16,481	11,194	44,844
Rotokauri	SW - Ohote	WW - West	278	3,399	1,249	10,173	15,131	10,277	40,506
Rotokauri	SW - Rotokauri West	WW - West	279	3,408	12	10,201	15,171	10,305	39,375
Rototuna	SW - Kirikiriroa	WW - East	686	1,170	2,745	14,163	13,089	7,718	39,572
Rototuna	SW - River North	WW - East	685	1,170	167	14,160	13,086	7,716	36,985
Rototuna	SW - Te Awa o Katapaki	WW - East	746	1,273	5,903	15,406	14,237	8,394	45,958
Rototuna	SW - Otama-ngenge	WW - East	681	1,163	12	14,067	13,000	7,665	36,588
Ruakura	SW - Hamilton East	WW - East	283	1,010	1,657	7,219	12,783	7,980	30,934
Ruakura	SW - Kirikiriroa	WW - East	291	1,036	2,854	7,406	13,114	8,187	32,887
Ruakura	SW - Mangaonua	WW - East	303	1,080	85	7,716	13,663	8,529	31,376
Te Rapa North	SW - Mangaheka	WW - West	296	1,054	2,034	8,727	14,045	7,373	33,529
Te Rapa North	SW - Te Rapa Stream	WW - West	262	934	1,928	7,735	12,448	6,535	29,842
Te Rapa North	SW - St Andrews	WW - West	243	865	4,552	7,160	11,523	6,049	30,392
Temple View	SW - Temple View	WW - West	299	1,066	13	4,204	16,720	9,396	31,698
Temple View	SW - Waitawhiriwhiri	WW - West	276	984	4,360	3,878	15,425	8,669	33,592

Table 1– Continued

Catchment	SW Catchment	WW Catchment	CI	Reserves	Storm-water	Transport	Waste-water	Water	Total
Two-bedroom			**Charge per lot, dwelling or unit title**						
Infill East	SW - Chartwell	WW - East	156	681	2,872	2,286	6,880	4,635	17,509
Infill East	SW - City Centre	WW - East	158	691	2,207	2,321	6,985	4,707	17,069
Infill East	SW - Hamilton East	WW - East	163	712	1,383	2,391	7,197	4,849	16,695
Infill East	SW - Kirikiriroa	WW - East	168	735	2,395	2,466	7,423	5,001	18,189
Infill East	SW - Mangaonua	WW - East	178	778	72	2,611	7,859	5,295	16,794
Infill East	SW - Waitawhiriwhiri	WW - East	154	672	3,528	2,257	6,792	4,576	17,980
Infill West	SW - City Centre	WW - West	164	618	2,280	2,379	8,507	5,694	19,642
Infill West	SW - Mangakotukutuku	WW - West	164	621	9,018	2,389	8,540	5,716	26,447
Infill West	SW - St Andrews	WW - West	153	579	4,166	2,226	7,959	5,327	20,410
Infill West	SW - Te Rapa Stream	WW - West	168	635	1,792	2,442	8,730	5,843	19,608
Infill West	SW - Waitawhiriwhiri	WW - West	159	602	3,650	2,316	8,282	5,543	20,553
Infill West	SW - Western Heights	WW - West	171	646	472	2,484	8,882	5,945	18,599
Infill West	SW - Lake Rotokauri	WW - West	164	621	27,487	2,390	8,544	5,718	44,924
Peacocke 1	SW - Mangakotukutuku	WW - West	155	3,690	8,497	7,276	16,967	4,262	40,847
Peacocke 2	SW - Peacocke	WW - East	171	2,056	1,737	13,409	17,032	5,337	39,742
Peacocke 2	SW - Mangakotukutuku	WW - East	162	1,949	8,891	12,714	16,149	5,060	44,924
Rotokauri	SW - Lake Rotokauri	WW - West	146	1,780	24,359	5,329	7,926	5,384	44,924
Rotokauri	SW - Mangaheka	WW - West	206	2,521	2,057	7,546	11,223	7,623	31,175
Rotokauri	SW - Ohote	WW - West	190	2,325	1,239	6,960	10,351	7,031	28,096
Rotokauri	SW - Rotokauri West	WW - West	192	2,349	12	7,033	10,460	7,105	27,152
Rototuna	SW - Kirikiriroa	WW - East	465	793	2,698	9,596	8,868	5,229	27,648
Rototuna	SW - River North	WW - East	472	806	167	9,752	9,012	5,314	25,524
Rototuna	SW - Te Awa o Katapaki	WW - East	497	849	5,706	10,269	9,490	5,596	32,407
Rototuna	SW - Otama-ngenge	WW - East	469	801	12	9,699	8,963	5,285	25,230
Ruakura	SW - Hamilton East	WW - East	193	687	1,634	4,910	8,694	5,427	21,546
Ruakura	SW - Kirikiriroa	WW - East	196	699	2,790	4,993	8,842	5,519	23,039
Ruakura	SW - Mangaonua	WW - East	209	744	85	5,316	9,414	5,877	21,645
Te Rapa North	SW - Mangaheka	WW - West	201	715	2,002	5,922	9,531	5,003	23,373
Te Rapa North	SW - Te Rapa Stream	WW - West	178	634	1,899	5,251	8,451	4,436	20,849
Te Rapa North	SW - St Andrews	WW - West	162	577	4,406	4,778	7,690	4,037	21,650
Temple View	SW - Temple View	WW - West	206	735	13	2,898	11,527	6,478	21,858
Temple View	SW - Waitawhiriwhiri	WW - West	184	657	4,223	2,590	10,302	5,790	23,747
One-bedroom			**Charge per lot, dwelling or unit title**						
Infill East	SW - Chartwell	WW - East	110	482	1,468	1,618	4,869	3,281	11,828
Infill East	SW - City Centre	WW - East	112	487	1,123	1,635	4,921	3,316	11,594
Infill East	SW - Hamilton East	WW - East	114	499	700	1,674	5,039	3,395	11,421
Infill East	SW - Kirikiriroa	WW - East	119	518	1,221	1,740	5,237	3,529	12,364
Infill East	SW - Mangaonua	WW - East	123	539	36	1,809	5,443	3,667	11,617
Infill East	SW - Waitawhiriwhiri	WW - East	109	478	1,812	1,604	4,828	3,253	12,083
Infill West	SW - City Centre	WW - West	115	435	1,159	1,674	5,986	4,006	13,375
Infill West	SW - Mangakotukutuku	WW - West	120	452	4,744	1,740	6,220	4,163	17,438
Infill West	SW - St Andrews	WW - West	109	412	2,141	1,584	5,662	3,790	13,697
Infill West	SW - Te Rapa Stream	WW - West	118	445	908	1,712	6,122	4,098	13,403
Infill West	SW - Waitawhiriwhiri	WW - West	113	427	1,871	1,644	5,876	3,933	13,864
Infill West	SW - Western Heights	WW - West	119	449	237	1,726	6,170	4,130	12,829
Infill West	SW - Lake Rotokauri	WW - West	135	511	16,325	1,965	7,024	4,701	30,660
Peacocke 1	SW - Mangakotukutuku	WW - West	112	2,669	4,440	5,263	12,272	3,083	27,838
Peacocke 2	SW - Peacocke	WW - East	119	1,436	877	9,368	11,898	3,728	27,426
Peacocke 2	SW - Mangakotukutuku	WW - East	117	1,407	4,638	9,181	11,662	3,654	30,660
Rotokauri	SW - Lake Rotokauri	WW - West	117	1,430	14,138	4,282	6,368	4,325	30,660
Rotokauri	SW - Mangaheka	WW - West	144	1,764	1,040	5,281	7,855	5,335	21,420
Rotokauri	SW - Ohote	WW - West	133	1,621	624	4,851	7,215	4,900	19,343
Rotokauri	SW - Rotokauri West	WW - West	133	1,626	6	4,868	7,240	4,918	18,791
Rototuna	SW - Kirikiriroa	WW - East	327	558	1,370	6,747	6,235	3,676	18,912
Rototuna	SW - River North	WW - East	327	558	84	6,757	6,244	3,682	17,652
Rototuna	SW - Te Awa o Katapaki	WW - East	355	605	2,940	7,325	6,769	3,991	21,986
Rototuna	SW - Otama-ngenge	WW - East	325	555	6	6,713	6,204	3,658	17,461
Ruakura	SW - Hamilton East	WW - East	135	481	827	3,440	6,092	3,803	14,779
Ruakura	SW - Kirikiriroa	WW - East	138	493	1,423	3,526	6,243	3,897	15,721
Ruakura	SW - Mangaonua	WW - East	145	515	42	3,682	6,520	4,070	14,975
Te Rapa North	SW - Mangaheka	WW - West	141	502	1,015	4,158	6,691	3,513	16,020
Te Rapa North	SW - Te Rapa Stream	WW - West	125	445	963	3,685	5,931	3,113	14,262
Te Rapa North	SW - St Andrews	WW - West	115	411	2,268	3,405	5,479	2,877	14,555
Temple View	SW - Temple View	WW - West	143	509	7	2,006	7,979	4,484	15,128
Temple View	SW - Waitawhiriwhiri	WW - West	131	468	2,172	1,844	7,336	4,123	16,074

Table 2 – 2024/25 Phased non-residential development contributions 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			880	2,242	3,252	1,534	7,908
Infill East	SW - City Centre	WW - East			673	2,265	3,287	1,550	7,776
Infill East	SW - Hamilton East	WW - East			419	2,316	3,360	1,585	7,680
Infill East	SW - Kirikiriroa	WW - East			727	2,393	3,472	1,637	8,229
Infill East	SW - Mangaonua	WW - East			22	2,482	3,602	1,699	7,804
Infill East	SW - Waitawhiriwhiri	WW - East			1,086	2,222	3,224	1,521	8,054
Infill West	SW - City Centre	WW - West			691	2,306	3,975	1,862	8,834
Infill West	SW - Mangakotukutuku	WW - West			2,801	2,374	4,091	1,917	11,183
Infill West	SW - St Andrews	WW - West			1,281	2,189	3,772	1,767	9,009
Infill West	SW - Te Rapa Stream	WW - West			540	2,355	4,058	1,901	8,855
Infill West	SW - Waitawhiriwhiri	WW - West			1,116	2,265	3,903	1,829	9,112
Infill West	SW - Western Heights	WW - West			141	2,375	4,092	1,917	8,525
Infill West	SW - Lake Rotokauri	WW - West			11,589	3,223	5,554	2,602	22,968
Peacocke 1	SW - Mangakotukutuku	WW - West			2,861	7,838	8,809	1,549	21,057
Peacocke 2	SW - Peacocke	WW - East			525	12,964	7,937	1,741	23,167
Peacocke 2	SW - Mangakotukutuku	WW - East			2,814	12,869	7,880	1,728	25,291
Rotokauri	SW - Lake Rotokauri	WW - West			11,589	8,110	5,815	2,765	28,278
Rotokauri	SW - Mangaheka	WW - West			636	7,458	5,347	2,542	15,982
Rotokauri	SW - Ohote	WW - West			389	6,985	5,008	2,381	14,763
Rotokauri	SW - Rotokauri West	WW - West			4	7,018	5,031	2,392	14,445
Rototuna	SW - Kirikiriroa	WW - East			814	9,260	4,125	1,703	15,901
Rototuna	SW - River North	WW - East			50	9,282	4,135	1,707	15,174
Rototuna	SW - Te Awa o Katapaki	WW - East			1,705	9,815	4,372	1,805	17,696
Rototuna	SW - Otama-ngenge	WW - East			4	9,242	4,117	1,699	15,062
Ruakura	SW - Hamilton East	WW - East			515	4,950	4,225	1,846	11,537
Ruakura	SW - Kirikiriroa	WW - East			879	5,033	4,296	1,877	12,086
Ruakura	SW - Mangaonua	WW - East			26	5,226	4,460	1,949	11,661
Te Rapa North	SW - Mangaheka	WW - West			598	5,658	4,389	1,613	12,258
Te Rapa North	SW - Te Rapa Stream	WW - West			583	5,162	4,004	1,472	11,221
Te Rapa North	SW - St Andrews	WW - West			1,396	4,843	3,757	1,381	11,376
Temple View	SW - Temple View	WW - West			4	2,645	5,072	1,995	9,716
Temple View	SW - Waitawhiriwhiri	WW - West			1,249	2,451	4,699	1,849	10,249
Commercial			**Charge per 100m2 floor area (site area for Stormwater)**						
Infill East	SW - Chartwell	WW - East			1,258	6,568	5,760	3,018	16,603
Infill East	SW - City Centre	WW - East			959	6,618	5,804	3,041	16,422
Infill East	SW - Hamilton East	WW - East			592	6,719	5,892	3,088	16,291
Infill East	SW - Kirikiriroa	WW - East			1,015	6,859	6,015	3,152	17,042
Infill East	SW - Mangaonua	WW - East			30	7,032	6,167	3,232	16,461
Infill East	SW - Waitawhiriwhiri	WW - East			1,555	6,525	5,723	2,999	16,802
Infill West	SW - City Centre	WW - West			973	6,663	6,942	3,614	18,192
Infill West	SW - Mangakotukutuku	WW - West			3,898	6,775	7,058	3,674	21,405
Infill West	SW - St Andrews	WW - West			1,832	6,424	6,692	3,484	18,431
Infill West	SW - Te Rapa Stream	WW - West			756	6,758	7,041	3,665	18,220
Infill West	SW - Waitawhiriwhiri	WW - West			1,579	6,576	6,851	3,566	18,573
Infill West	SW - Western Heights	WW - West			197	6,800	7,084	3,688	17,769
Infill West	SW - Lake Rotokauri	WW - West			15,381	8,773	9,140	4,758	38,052
Peacocke 1	SW - Mangakotukutuku	WW - West			4,094	23,001	15,627	3,053	45,775
Peacocke 2	SW - Peacocke	WW - East			723	36,605	13,548	3,302	54,177
Peacocke 2	SW - Mangakotukutuku	WW - East			3,883	36,431	13,483	3,286	57,083
Rotokauri	SW - Lake Rotokauri	WW - West			15,856	22,761	9,864	5,211	53,692
Rotokauri	SW - Mangaheka	WW - West			888	21,364	9,259	4,891	36,401
Rotokauri	SW - Ohote	WW - West			558	20,559	8,910	4,707	34,733
Rotokauri	SW - Rotokauri West	WW - West			5	20,630	8,940	4,723	34,298
Rototuna	SW - Kirikiriroa	WW - East			1,134	26,476	7,129	3,269	38,009
Rototuna	SW - River North	WW - East			69	26,526	7,143	3,276	37,014
Rototuna	SW - Te Awa o Katapaki	WW - East			2,320	27,389	7,375	3,382	40,465
Rototuna	SW - Otama-ngenge	WW - East			5	26,463	7,126	3,268	36,862
Ruakura	SW - Hamilton East	WW - East			739	14,569	7,517	3,650	26,475
Ruakura	SW - Kirikiriroa	WW - East			1,252	14,704	7,587	3,684	27,226
Ruakura	SW - Mangaonua	WW - East			37	15,063	7,772	3,774	26,645
Te Rapa North	SW - Mangaheka	WW - West			818	15,876	7,445	3,040	27,178
Te Rapa North	SW - Te Rapa Stream	WW - West			827	15,016	7,041	2,875	25,760
Te Rapa North	SW - St Andrews	WW - West			2,026	14,421	6,762	2,761	25,971
Temple View	SW - Temple View	WW - West			5	7,405	8,582	3,751	19,744
Temple View	SW - Waitawhiriwhiri	WW - West			1,746	7,025	8,142	3,559	20,472

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			1,309	9,824	4,922	2,580	18,635
Infill East	SW - City Centre	WW - East			998	9,897	4,959	2,599	18,453
Infill East	SW - Hamilton East	WW - East			616	10,039	5,031	2,636	18,322
Infill East	SW - Kirikiriroa	WW - East			1,053	10,218	5,120	2,683	19,073
Infill East	SW - Mangaonua	WW - East			31	10,468	5,245	2,749	18,492
Infill East	SW - Waitawhiriwhiri	WW - East			1,619	9,761	4,891	2,563	18,834
Infill West	SW - City Centre	WW - West			1,005	9,881	5,882	3,062	19,830
Infill West	SW - Mangakotukutuku	WW - West			4,002	9,994	5,949	3,097	23,043
Infill West	SW - St Andrews	WW - West			1,894	9,540	5,679	2,956	20,069
Infill West	SW - Te Rapa Stream	WW - West			780	10,014	5,961	3,103	19,857
Infill West	SW - Waitawhiriwhiri	WW - West			1,630	9,753	5,805	3,022	20,210
Infill West	SW - Western Heights	WW - West			203	10,080	6,000	3,123	19,407
Infill West	SW - Lake Rotokauri	WW - West			15,496	12,699	7,559	3,935	39,689
Peacocke 1	SW - Mangakotukutuku	WW - West			4,287	34,610	13,435	2,625	54,957
Peacocke 2	SW - Peacocke	WW - East			729	53,042	11,217	2,734	67,722
Peacocke 2	SW - Mangakotukutuku	WW - East			3,918	52,818	11,169	2,722	70,628
Rotokauri	SW - Lake Rotokauri	WW - West			15,856	32,703	8,098	4,278	60,935
Rotokauri	SW - Mangaheka	WW - West			923	31,917	7,903	4,175	44,919
Rotokauri	SW - Ohote	WW - West			584	30,953	7,664	4,049	43,250
Rotokauri	SW - Rotokauri West	WW - West			6	31,057	7,690	4,063	42,816
Rototuna	SW - Kirikiriroa	WW - East			1,156	38,766	5,964	2,735	48,621
Rototuna	SW - River North	WW - East			71	38,840	5,976	2,740	47,626
Rototuna	SW - Te Awa o Katapaki	WW - East			2,346	39,800	6,124	2,808	51,078
Rototuna	SW - Otama-ngenge	WW - East			5	38,769	5,965	2,735	47,474
Ruakura	SW - Hamilton East	WW - East			776	21,969	6,477	3,145	32,366
Ruakura	SW - Kirikiriroa	WW - East			1,311	22,119	6,521	3,166	33,117
Ruakura	SW - Mangaonua	WW - East			38	22,600	6,663	3,235	32,536
Te Rapa North	SW - Mangaheka	WW - West			839	23,388	6,266	2,559	33,052
Te Rapa North	SW - Te Rapa Stream	WW - West			857	22,345	5,987	2,445	31,633
Te Rapa North	SW - St Andrews	WW - West			2,111	21,588	5,784	2,362	31,845
Temple View	SW - Temple View	WW - West			5	10,685	7,075	3,093	20,858
Temple View	SW - Waitawhiriwhiri	WW - West			1,757	10,160	6,728	2,941	21,586

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 contributions 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	461	2,013	4,539	6,759	20,343	13,706	47,820
Infill East	SW - City Centre	WW - East	461	2,013	3,435	6,759	20,343	13,706	46,716
Infill East	SW - Hamilton East	WW - East	461	2,013	2,090	6,759	20,343	13,706	45,372
Infill East	SW - Kirikiriroa	WW - East	461	2,013	3,509	6,759	20,343	13,706	46,790
Infill East	SW - Mangaonua	WW - East	461	2,013	100	6,759	20,343	13,706	43,382
Infill East	SW - Waitawhiriwhiri	WW - East	461	2,013	5,648	6,759	20,343	13,706	48,930
Infill West	SW - City Centre	WW - West	461	1,743	3,435	6,705	23,974	16,045	52,363
Infill West	SW - Mangakotukutuku	WW - West	461	1,743	13,530	6,705	23,974	16,045	62,458
Infill West	SW - St Andrews	WW - West	461	1,743	6,707	6,705	23,974	16,045	55,635
Infill West	SW - Te Rapa Stream	WW - West	461	1,743	2,630	6,705	23,974	16,045	51,558
Infill West	SW - Waitawhiriwhiri	WW - West	461	1,743	5,648	6,705	23,974	16,045	54,576
Infill West	SW - Western Heights	WW - West	461	1,743	681	6,705	23,974	16,045	49,609
Infill West	SW - Lake Rotokauri	WW - West	461	1,743	41,226	6,705	23,974	16,045	90,153
Peacocke 1	SW - Mangakotukutuku	WW - West	461	10,993	13,530	21,677	50,545	12,698	109,903
Peacocke 2	SW - Peacocke	WW - East	461	5,549	2,506	36,198	45,977	14,407	105,097
Peacocke 2	SW - Mangakotukutuku	WW - East	461	5,549	13,530	36,198	45,977	14,407	116,121
Rotokauri	SW - Lake Rotokauri	WW - West	461	5,637	41,226	16,875	25,098	17,047	106,344
Rotokauri	SW - Mangaheka	WW - West	461	5,637	2,459	16,875	25,098	17,047	67,577
Rotokauri	SW - Ohote	WW - West	461	5,637	1,606	16,875	25,098	17,047	66,724
Rotokauri	SW - Rotokauri West	WW - West	461	5,637	16	16,875	25,098	17,047	65,134
Rototuna	SW - Kirikiriroa	WW - East	1,130	1,930	3,509	23,350	21,578	12,723	64,220
Rototuna	SW - River North	WW - East	1,130	1,930	214	23,350	21,578	12,723	60,925
Rototuna	SW - Te Awa o Katapaki	WW - East	1,130	1,930	6,935	23,350	21,578	12,723	67,646
Rototuna	SW - Otama-ngenge	WW - East	1,130	1,930	16	23,350	21,578	12,723	60,727
Ruakura	SW - Hamilton East	WW - East	461	1,644	2,090	11,747	20,800	12,985	49,727
Ruakura	SW - Kirikiriroa	WW - East	461	1,644	3,509	11,747	20,800	12,985	51,145
Ruakura	SW - Mangaonua	WW - East	461	1,644	100	11,747	20,800	12,985	47,737
Te Rapa North	SW - Mangaheka	WW - West	461	1,644	2,459	13,610	21,903	11,499	51,575
Te Rapa North	SW - Te Rapa Stream	WW - West	461	1,644	2,630	13,610	21,903	11,499	51,746
Te Rapa North	SW - St Andrews	WW - West	461	1,644	6,707	13,610	21,903	11,499	55,823
Temple View	SW - Temple View	WW - West	461	1,644	16	6,481	25,779	14,488	48,869
Temple View	SW - Waitawhiriwhiri	WW - West	461	1,644	5,648	6,481	25,779	14,488	54,501
Charge per lot, dwelling or unit title are inclusive of below Citywide and WW Catchment components									
Citywide	SW - Citywide		461	1,644	16	6,481	13,572	11,297	33,470
		WW - West					8,331		8,331
		WW - East					3,772		3,772
Standard residential			**Charge per lot, dwelling or unit title**						
Infill East	SW - Chartwell	WW - East	357	1,561	4,539	5,239	15,769	10,625	38,091
Infill East	SW - City Centre	WW - East	357	1,561	3,435	5,239	15,769	10,625	36,987
Infill East	SW - Hamilton East	WW - East	357	1,561	2,090	5,239	15,769	10,625	35,642
Infill East	SW - Kirikiriroa	WW - East	357	1,561	3,509	5,239	15,769	10,625	37,060
Infill East	SW - Mangaonua	WW - East	357	1,561	100	5,239	15,769	10,625	33,652
Infill East	SW - Waitawhiriwhiri	WW - East	357	1,561	5,648	5,239	15,769	10,625	39,200
Infill West	SW - City Centre	WW - West	357	1,351	3,435	5,198	18,584	12,438	41,364
Infill West	SW - Mangakotukutuku	WW - West	357	1,351	13,530	5,198	18,584	12,438	51,459
Infill West	SW - St Andrews	WW - West	357	1,351	6,707	5,198	18,584	12,438	44,636
Infill West	SW - Te Rapa Stream	WW - West	357	1,351	2,630	5,198	18,584	12,438	40,559
Infill West	SW - Waitawhiriwhiri	WW - West	357	1,351	5,648	5,198	18,584	12,438	43,577
Infill West	SW - Western Heights	WW - West	357	1,351	681	5,198	18,584	12,438	38,609
Infill West	SW - Lake Rotokauri	WW - West	357	1,351	41,226	5,198	18,584	12,438	79,154
Peacocke 1	SW - Mangakotukutuku	WW - West	357	8,521	13,530	16,804	39,182	9,843	88,238
Peacocke 2	SW - Peacocke	WW - East	357	4,302	2,506	28,060	35,641	11,168	82,034
Peacocke 2	SW - Mangakotukutuku	WW - East	357	4,302	13,530	28,060	35,641	11,168	93,058
Rotokauri	SW - Lake Rotokauri	WW - West	357	4,370	41,226	13,081	19,456	13,215	91,705
Rotokauri	SW - Mangaheka	WW - West	357	4,370	2,459	13,081	19,456	13,215	52,938
Rotokauri	SW - Ohote	WW - West	357	4,370	1,606	13,081	19,456	13,215	52,085
Rotokauri	SW - Rotokauri West	WW - West	357	4,370	16	13,081	19,456	13,215	50,495
Rototuna	SW - Kirikiriroa	WW - East	876	1,496	3,509	18,101	16,727	9,863	50,571
Rototuna	SW - River North	WW - East	876	1,496	214	18,101	16,727	9,863	47,277
Rototuna	SW - Te Awa o Katapaki	WW - East	876	1,496	6,935	18,101	16,727	9,863	53,998
Rototuna	SW - Otama-ngenge	WW - East	876	1,496	16	18,101	16,727	9,863	47,079
Ruakura	SW - Hamilton East	WW - East	357	1,274	2,090	9,106	16,124	10,066	39,018
Ruakura	SW - Kirikiriroa	WW - East	357	1,274	3,509	9,106	16,124	10,066	40,436
Ruakura	SW - Mangaonua	WW - East	357	1,274	100	9,106	16,124	10,066	37,028

Catchment	SW Catchment	WW Catchment	CI	Reserves	Storm-water	Transport	Waste-water	Water	Total
Te Rapa North	SW - Mangaheka	WW - West	357	1,274	2,459	10,550	16,979	8,914	40,533
Te Rapa North	SW - Te Rapa Stream	WW - West	357	1,274	2,630	10,550	16,979	8,914	40,705
Te Rapa North	SW - St Andrews	WW - West	357	1,274	6,707	10,550	16,979	8,914	44,782
Temple View	SW - Temple View	WW - West	357	1,274	16	5,024	19,984	11,231	37,886
Temple View	SW - Waitawhiriwhiri	WW - West	357	1,274	5,648	5,024	19,984	11,231	43,519
Charge per lot, dwelling or unit title are inclusive of below Citywide and WW Catchment components									
Citywide	SW - Citywide		357	1,274	16	5,024	10,521	8,757	25,949
		WW - West					6,458		6,458
		WW - East					2,924		2,924
Two-bedroom			**Charge per lot, dwelling or unit title**						
Infill East	SW - Chartwell	WW - East	246	1,076	4,539	3,613	10,873	7,326	27,673
Infill East	SW - City Centre	WW - East	246	1,076	3,435	3,613	10,873	7,326	26,569
Infill East	SW - Hamilton East	WW - East	246	1,076	2,090	3,613	10,873	7,326	25,225
Infill East	SW - Kirikiriroa	WW - East	246	1,076	3,509	3,613	10,873	7,326	26,643
Infill East	SW - Mangaonua	WW - East	246	1,076	100	3,613	10,873	7,326	23,235
Infill East	SW - Waitawhiriwhiri	WW - East	246	1,076	5,648	3,613	10,873	7,326	28,783
Infill West	SW - City Centre	WW - West	246	931	3,435	3,584	12,814	8,576	29,587
Infill West	SW - Mangakotukutuku	WW - West	246	931	13,530	3,584	12,814	8,576	39,683
Infill West	SW - St Andrews	WW - West	246	931	6,707	3,584	12,814	8,576	32,859
Infill West	SW - Te Rapa Stream	WW - West	246	931	2,630	3,584	12,814	8,576	28,783
Infill West	SW - Waitawhiriwhiri	WW - West	246	931	5,648	3,584	12,814	8,576	31,801
Infill West	SW - Western Heights	WW - West	246	931	681	3,584	12,814	8,576	26,833
Infill West	SW - Lake Rotokauri	WW - West	246	931	41,226	3,584	12,814	8,576	67,378
Peacocke 1	SW - Mangakotukutuku	WW - West	246	5,876	13,530	11,587	27,017	6,787	65,043
Peacocke 2	SW - Peacocke	WW - East	246	2,966	2,506	19,348	24,575	7,700	57,342
Peacocke 2	SW - Mangakotukutuku	WW - East	246	2,966	13,530	19,348	24,575	7,700	68,366
Rotokauri	SW - Lake Rotokauri	WW - West	246	3,013	41,226	9,020	13,415	9,112	76,032
Rotokauri	SW - Mangaheka	WW - West	246	3,013	2,459	9,020	13,415	9,112	37,265
Rotokauri	SW - Ohote	WW - West	246	3,013	1,606	9,020	13,415	9,112	36,412
Rotokauri	SW - Rotokauri West	WW - West	246	3,013	16	9,020	13,415	9,112	34,822
Rototuna	SW - Kirikiriroa	WW - East	604	1,031	3,509	12,481	11,534	6,801	35,959
Rototuna	SW - River North	WW - East	604	1,031	214	12,481	11,534	6,801	32,665
Rototuna	SW - Te Awa o Katapaki	WW - East	604	1,031	6,935	12,481	11,534	6,801	39,386
Rototuna	SW - Otama-ngenge	WW - East	604	1,031	16	12,481	11,534	6,801	32,466
Ruakura	SW - Hamilton East	WW - East	246	879	2,090	6,279	11,118	6,940	27,552
Ruakura	SW - Kirikiriroa	WW - East	246	879	3,509	6,279	11,118	6,940	28,971
Ruakura	SW - Mangaonua	WW - East	246	879	100	6,279	11,118	6,940	25,562
Te Rapa North	SW - Mangaheka	WW - West	246	879	2,459	7,275	11,707	6,146	28,712
Te Rapa North	SW - Te Rapa Stream	WW - West	246	879	2,630	7,275	11,707	6,146	28,883
Te Rapa North	SW - St Andrews	WW - West	246	879	6,707	7,275	11,707	6,146	32,960
Temple View	SW - Temple View	WW - West	246	879	16	3,464	13,779	7,744	26,128
Temple View	SW - Waitawhiriwhiri	WW - West	246	879	5,648	3,464	13,779	7,744	31,761
Charge per lot, dwelling or unit title are inclusive of below Citywide and WW Catchment components									
Citywide	SW - Citywide		246	879	16	3,464	7,254	6,038	17,897
		WW - West					4,453		4,453
		WW - East					2,016		2,016
One-bedroom			**Charge per lot, dwelling or unit title**						
Infill East	SW - Chartwell	WW - East	171	745	2,269	2,500	7,526	5,071	18,281
Infill East	SW - City Centre	WW - East	171	745	1,717	2,500	7,526	5,071	17,729
Infill East	SW - Hamilton East	WW - East	171	745	1,045	2,500	7,526	5,071	17,057
Infill East	SW - Kirikiriroa	WW - East	171	745	1,754	2,500	7,526	5,071	17,766
Infill East	SW - Mangaonua	WW - East	171	745	50	2,500	7,526	5,071	16,062
Infill East	SW - Waitawhiriwhiri	WW - East	171	745	2,824	2,500	7,526	5,071	18,836
Infill West	SW - City Centre	WW - West	171	645	1,717	2,481	8,869	5,936	19,818
Infill West	SW - Mangakotukutuku	WW - West	171	645	6,765	2,481	8,869	5,936	24,866
Infill West	SW - St Andrews	WW - West	171	645	3,354	2,481	8,869	5,936	21,454
Infill West	SW - Te Rapa Stream	WW - West	171	645	1,315	2,481	8,869	5,936	19,416
Infill West	SW - Waitawhiriwhiri	WW - West	171	645	2,824	2,481	8,869	5,936	20,925
Infill West	SW - Western Heights	WW - West	171	645	340	2,481	8,869	5,936	18,441
Infill West	SW - Lake Rotokauri	WW - West	171	645	20,613	2,481	8,869	5,936	38,714
Peacocke 1	SW - Mangakotukutuku	WW - West	171	4,067	6,765	8,019	18,699	4,697	42,418
Peacocke 2	SW - Peacocke	WW - East	171	2,053	1,253	13,391	17,009	5,330	39,207
Peacocke 2	SW - Mangakotukutuku	WW - East	171	2,053	6,765	13,391	17,009	5,330	44,719
Rotokauri	SW - Lake Rotokauri	WW - West	171	2,086	20,613	6,243	9,285	6,307	44,703
Rotokauri	SW - Mangaheka	WW - West	171	2,086	1,229	6,243	9,285	6,307	25,320
Rotokauri	SW - Ohote	WW - West	171	2,086	803	6,243	9,285	6,307	24,893
Rotokauri	SW - Rotokauri West	WW - West	171	2,086	8	6,243	9,285	6,307	24,098
Rototuna	SW - Kirikiriroa	WW - East	418	714	1,754	8,638	7,983	4,707	24,214
Rototuna	SW - River North	WW - East	418	714	107	8,638	7,983	4,707	22,567

Catchment	SW Catchment	WW Catchment	CI	Reserves	Storm-water	Transport	Waste-water	Water	Total
Rototuna	SW - Te Awa o Katapaki	WW - East	418	714	3,468	8,638	7,983	4,707	25,928
Rototuna	SW - Otama-ngenge	WW - East	418	714	8	8,638	7,983	4,707	22,468
Ruakura	SW - Hamilton East	WW - East	171	608	1,045	4,346	7,695	4,804	18,668
Ruakura	SW - Kirikiriroa	WW - East	171	608	1,754	4,346	7,695	4,804	19,377
Ruakura	SW - Mangaonua	WW - East	171	608	50	4,346	7,695	4,804	17,673
Te Rapa North	SW - Mangaheka	WW - West	171	608	1,229	5,035	8,103	4,254	19,400
Te Rapa North	SW - Te Rapa Stream	WW - West	171	608	1,315	5,035	8,103	4,254	19,486
Te Rapa North	SW - St Andrews	WW - West	171	608	3,354	5,035	8,103	4,254	21,524
Temple View	SW - Temple View	WW - West	171	608	8	2,398	9,537	5,360	18,081
Temple View	SW - Waitawhiriwhiri	WW - West	171	608	2,824	2,398	9,537	5,360	20,897
Charge per lot, dwelling or unit title are inclusive of below Citywide and WW Catchment components									
Citywide	SW - Citywide		171	608	8	2,398	5,021	4,179	12,384
		WW - West					3,082		3,082
		WW - East					1,395		1,395

Table 4 – Non-residential base development contributions 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			1,276	3,248	4,713	2,223	11,460
Infill East	SW - City Centre	WW - East			966	3,248	4,713	2,223	11,150
Infill East	SW - Hamilton East	WW - East			588	3,248	4,713	2,223	10,772
Infill East	SW - Kirikiriroa	WW - East			986	3,248	4,713	2,223	11,170
Infill East	SW - Mangaonua	WW - East			28	3,248	4,713	2,223	10,212
Infill East	SW - Waitawhiriwhiri	WW - East			1,588	3,248	4,713	2,223	11,772
Infill West	SW - City Centre	WW - West			966	3,223	5,554	2,602	12,345
Infill West	SW - Mangakotukutuku	WW - West			3,803	3,223	5,554	2,602	15,182
Infill West	SW - St Andrews	WW - West			1,885	3,223	5,554	2,602	13,264
Infill West	SW - Te Rapa Stream	WW - West			739	3,223	5,554	2,602	12,118
Infill West	SW - Waitawhiriwhiri	WW - West			1,588	3,223	5,554	2,602	12,967
Infill West	SW - Western Heights	WW - West			191	3,223	5,554	2,602	11,570
Infill West	SW - Lake Rotokauri	WW - West			11,589	3,223	5,554	2,602	22,968
Peacocke 1	SW - Mangakotukutuku	WW - West			3,803	10,418	11,710	2,059	27,991
Peacocke 2	SW - Peacocke	WW - East			704	17,397	10,652	2,336	31,090
Peacocke 2	SW - Mangakotukutuku	WW - East			3,803	17,397	10,652	2,336	34,189
Rotokauri	SW - Lake Rotokauri	WW - West			11,589	8,110	5,815	2,765	28,278
Rotokauri	SW - Mangaheka	WW - West			691	8,110	5,815	2,765	17,381
Rotokauri	SW - Ohote	WW - West			451	8,110	5,815	2,765	17,141
Rotokauri	SW - Rotokauri West	WW - West			4	8,110	5,815	2,765	16,694
Rototuna	SW - Kirikiriroa	WW - East			986	11,222	4,999	2,063	19,271
Rototuna	SW - River North	WW - East			60	11,222	4,999	2,063	18,345
Rototuna	SW - Te Awa o Katapaki	WW - East			1,950	11,222	4,999	2,063	20,235
Rototuna	SW - Otama-ngenge	WW - East			4	11,222	4,999	2,063	18,289
Ruakura	SW - Hamilton East	WW - East			588	5,646	4,819	2,106	13,158
Ruakura	SW - Kirikiriroa	WW - East			986	5,646	4,819	2,106	13,557
Ruakura	SW - Mangaonua	WW - East			28	5,646	4,819	2,106	12,599
Te Rapa North	SW - Mangaheka	WW - West			691	6,541	5,074	1,865	14,172
Te Rapa North	SW - Te Rapa Stream	WW - West			739	6,541	5,074	1,865	14,220
Te Rapa North	SW - St Andrews	WW - West			1,885	6,541	5,074	1,865	15,366
Temple View	SW - Temple View	WW - West			4	3,115	5,973	2,350	11,441
Temple View	SW - Waitawhiriwhiri	WW - West			1,588	3,115	5,973	2,350	13,025
Charge per lot, dwelling or unit title are inclusive of below Citywide and WW Catchment components									
Citywide	SW - Citywide				4	3,115	3,144	1,832	8,096
		WW - West					1,930		1,930
		WW - East					874		874
Commercial			**Charge per 100m2 floor area (site area for Stormwater)**						
Infill East	SW - Chartwell	WW - East			1,746	9,117	7,995	4,190	23,047
Infill East	SW - City Centre	WW - East			1,321	9,117	7,995	4,190	22,623
Infill East	SW - Hamilton East	WW - East			804	9,117	7,995	4,190	22,105
Infill East	SW - Kirikiriroa	WW - East			1,349	9,117	7,995	4,190	22,651
Infill East	SW - Mangaonua	WW - East			39	9,117	7,995	4,190	21,340
Infill East	SW - Waitawhiriwhiri	WW - East			2,172	9,117	7,995	4,190	23,474
Infill West	SW - City Centre	WW - West			1,321	9,044	9,422	4,905	24,692
Infill West	SW - Mangakotukutuku	WW - West			5,204	9,044	9,422	4,905	28,575
Infill West	SW - St Andrews	WW - West			2,580	9,044	9,422	4,905	25,951
Infill West	SW - Te Rapa Stream	WW - West			1,012	9,044	9,422	4,905	24,383

Catchment	SW Catchment	WW Catchment	CI	Reserves	Storm-water	Transport	Waste-water	Water	Total
Infill West	SW - Waitawhiriwhiri	WW - West			2,172	9,044	9,422	4,905	25,544
Infill West	SW - Western Heights	WW - West			262	9,044	9,422	4,905	23,633
Infill West	SW - Lake Rotokauri	WW - West			15,856	9,044	9,422	4,905	39,227
Peacocke 1	SW - Mangakotukutuku	WW - West			5,204	29,239	19,865	3,881	58,189
Peacocke 2	SW - Peacocke	WW - East			964	48,825	18,070	4,404	72,262
Peacocke 2	SW - Mangakotukutuku	WW - East			5,204	48,825	18,070	4,404	76,502
Rotokauri	SW - Lake Rotokauri	WW - West			15,856	22,761	9,864	5,211	53,692
Rotokauri	SW - Mangaheka	WW - West			946	22,761	9,864	5,211	38,782
Rotokauri	SW - Ohote	WW - West			618	22,761	9,864	5,211	38,454
Rotokauri	SW - Rotokauri West	WW - West			6	22,761	9,864	5,211	37,842
Rototuna	SW - Kirikiriroa	WW - East			1,349	31,495	8,481	3,889	45,215
Rototuna	SW - River North	WW - East			82	31,495	8,481	3,889	43,947
Rototuna	SW - Te Awa o Katapaki	WW - East			2,667	31,495	8,481	3,889	46,532
Rototuna	SW - Otama-ngenge	WW - East			6	31,495	8,481	3,889	43,871
Ruakura	SW - Hamilton East	WW - East			804	15,844	8,175	3,969	28,792
Ruakura	SW - Kirikiriroa	WW - East			1,349	15,844	8,175	3,969	29,338
Ruakura	SW - Mangaonua	WW - East			39	15,844	8,175	3,969	28,027
Te Rapa North	SW - Mangaheka	WW - West			946	18,358	8,608	3,515	31,426
Te Rapa North	SW - Te Rapa Stream	WW - West			1,012	18,358	8,608	3,515	31,492
Te Rapa North	SW - St Andrews	WW - West			2,580	18,358	8,608	3,515	33,060
Temple View	SW - Temple View	WW - West			6	8,742	10,132	4,429	23,309
Temple View	SW - Waitawhiriwhiri	WW - West			2,172	8,742	10,132	4,429	25,475
Charge per lot, dwelling or unit title are inclusive of below Citywide and WW Catchment components									
Citywide	SW - Citywide				6	8,742	5,334	3,453	17,535
		WW - West					3,274		3,274
		WW - East					1,482		1,482
Retail			**Charge per 100m2 floor area (site area for Stormwater)**						
Infill East	SW - Chartwell	WW - East			1,746	13,099	6,564	3,440	24,847
Infill East	SW - City Centre	WW - East			1,321	13,099	6,564	3,440	24,423
Infill East	SW - Hamilton East	WW - East			804	13,099	6,564	3,440	23,906
Infill East	SW - Kirikiriroa	WW - East			1,349	13,099	6,564	3,440	24,451
Infill East	SW - Mangaonua	WW - East			39	13,099	6,564	3,440	23,140
Infill East	SW - Waitawhiriwhiri	WW - East			2,172	13,099	6,564	3,440	25,274
Infill West	SW - City Centre	WW - West			1,321	12,995	7,735	4,027	26,077
Infill West	SW - Mangakotukutuku	WW - West			5,204	12,995	7,735	4,027	29,960
Infill West	SW - St Andrews	WW - West			2,580	12,995	7,735	4,027	27,336
Infill West	SW - Te Rapa Stream	WW - West			1,012	12,995	7,735	4,027	25,768
Infill West	SW - Waitawhiriwhiri	WW - West			2,172	12,995	7,735	4,027	26,929
Infill West	SW - Western Heights	WW - West			262	12,995	7,735	4,027	25,018
Infill West	SW - Lake Rotokauri	WW - West			15,856	12,995	7,735	4,027	40,612
Peacocke 1	SW - Mangakotukutuku	WW - West			5,204	42,010	16,308	3,186	66,709
Peacocke 2	SW - Peacocke	WW - East			964	70,150	14,834	3,615	89,564
Peacocke 2	SW - Mangakotukutuku	WW - East			5,204	70,150	14,834	3,615	93,804
Rotokauri	SW - Lake Rotokauri	WW - West			15,856	32,703	8,098	4,278	60,935
Rotokauri	SW - Mangaheka	WW - West			946	32,703	8,098	4,278	46,024
Rotokauri	SW - Ohote	WW - West			618	32,703	8,098	4,278	45,696
Rotokauri	SW - Rotokauri West	WW - West			6	32,703	8,098	4,278	45,085
Rototuna	SW - Kirikiriroa	WW - East			1,349	45,251	6,962	3,193	56,756
Rototuna	SW - River North	WW - East			82	45,251	6,962	3,193	55,489
Rototuna	SW - Te Awa o Katapaki	WW - East			2,667	45,251	6,962	3,193	58,074
Rototuna	SW - Otama-ngenge	WW - East			6	45,251	6,962	3,193	55,413
Ruakura	SW - Hamilton East	WW - East			804	22,765	6,711	3,259	33,538
Ruakura	SW - Kirikiriroa	WW - East			1,349	22,765	6,711	3,259	34,084
Ruakura	SW - Mangaonua	WW - East			39	22,765	6,711	3,259	32,773
Te Rapa North	SW - Mangaheka	WW - West			946	26,376	7,067	2,886	37,274
Te Rapa North	SW - Te Rapa Stream	WW - West			1,012	26,376	7,067	2,886	37,340
Te Rapa North	SW - St Andrews	WW - West			2,580	26,376	7,067	2,886	38,908
Temple View	SW - Temple View	WW - West			6	12,560	8,318	3,636	24,520
Temple View	SW - Waitawhiriwhiri	WW - West			2,172	12,560	8,318	3,636	26,686
Charge per lot, dwelling or unit title are inclusive of below Citywide and WW Catchment components									
Citywide	SW - Citywide				6	12,560	4,379	2,835	19,780
		WW - West					2,688		2,688
		WW - East					1,217		1,217

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 HUEs 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 charges

Development contribution charges may be capped as per clauses 9.11 and 9.14.

Note 8 – Phased charges

Development contribution charges for all development are to be phased in from the 5 July 2024 with full charges in place from the 1 July 2026 as per clause 9.9.

Note 9 – Central city remission

Council may provide a partial remission of development contributions for development in the central city. Refer to clause 18.15 and Schedule 7 Map 9.

Note 10 – High rise building remission

Subject to the criteria of the central city remission (see Note 9 above and clause 18.15), developments in the central city with 6 or more storeys may be subject to a remission of development contributions. Refer to clause 18.19.

Note 11 –Community housing remission

Council may provide a remission of development contributions for community housing subject to the remission criteria set out in clause 18.22.

Note 12 – State integrated schools remission

Council may provide a remission of development contributions for state integrated schools subject to the remission criteria set out in clause 18.28.

Note 13 – Te Ture Whenua Māori Act 1993 remission

Council may provide a partial remission of development contributions subject to the remission criteria set out in clause 18.32.

Note 14 – 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)

Growth Related Capital Expenditure ($000s) (All Inflated except Subsidies)	Total Capex Including Subsidies	Total Subsidies & Operating Revenue (Uninflated)	Total Capex Net Subsidies	DC Capex	DC Interest	Total Cost DC Funded Capex	% DC Funded	% Rates Funded	% Other Sources
Total CI	**87,771**		**87,771**	**19,901**	**3,916**	**23,817**	**23%**	**77%**	**0%**
Citywide	**64,585**		**64,585**	**11,544**	**5,491**	**17,035**	**18%**	**82%**	**0%**
Historical	47,552		47,552	6,648	769	7,416	14%	86%	0%
10-Year Plan	17,032		17,032	4,896	1,750	6,646	29%	71%	0%
30-Year Strategy					2,973	2,973	0%	0%	0%
Infill East	**6,569**		**6,569**	**2,874**	**(272)**	**2,602**	**44%**	**56%**	**0%**
Historical					(596)	(596)	0%	0%	0%
10-Year Plan	6,569		6,569	2,874	(420)	2,454	44%	56%	0%
30-Year Strategy					744	744	0%	0%	0%
Rototuna	**16,618**		**16,618**	**5,484**	**(1,304)**	**4,180**	**33%**	**67%**	**0%**
Historical	16,618		16,618	5,484	(1,845)	3,639	33%	67%	0%
10-Year Plan					263	263	0%	0%	0%
30-Year Strategy					278	278	0%	0%	0%
Total Reserves	**133,595**	**951**	**132,644**	**80,561**	**34,478**	115,039	60%	39%	1%
Citywide	**84,366**	**220**	**84,146**	**42,146**	**16,127**	**58,273**	**50%**	**50%**	**0%**
Historical	59,219	220	58,999	33,508	2,667	36,176	57%	43%	0%
10-Year Plan	25,146		25,146	8,638	7,461	16,099	34%	66%	0%
30-Year Strategy					5,998	5,998	0%	0%	0%
Infill	**5,086**	**731**	**4,355**	**1,493**	**171**	**1,664**	**29%**	**56%**	**14%**
Historical	5,086	731	4,355	1,493	(68)	1,425	29%	56%	14%
10-Year Plan					185		0%	0%	0%
30-Year Strategy					54	54	0%	0%	0%
Peacocke	**709**		**709**	**571**	**751**	**1,321**	**80%**	**20%**	**0%**
Historical	709		709	571	484	1,055	80%	20%	0%
10-Year Plan					206	206	0%	0%	0%
30-Year Strategy					60	60	0%	0%	0%
Peacocke 1	**4,211**		**4,211**	**3,423**	**(15)**	**3,408**	**81%**	**19%**	**0%**
Historical	4,211		4,211	3,423	(128)	3,295	81%	19%	0%
10-Year Plan					112	112	0%	0%	0%
Peacocke 2	**10,734**		**10,734**	**9,223**	**8,644**	**17,867**	**86%**	**14%**	**0%**
Historical	10,734		10,734	9,223	995	10,218	86%	14%	0%
10-Year Plan					4,268	4,268	0%	0%	0%
30-Year Strategy					3,381	3,381	0%	0%	0%
Rotokauri	**9,219**		**9,219**	**7,501**	**7,871**	**15,371**	**81%**	**19%**	**0%**
Historical	6,877		6,877	5,773	1,293	7,066	84%	16%	0%
10-Year Plan	2,342		2,342	1,727	3,901	5,628	74%	26%	0%
30-Year Strategy					2,678	2,678	0%	0%	0%
Rototuna	**19,272**		**19,272**	**16,204**	**930**	**17,134**	**84%**	**16%**	**0%**
Historical	19,272		19,272	16,204	825	17,029	84%	16%	0%
10-Year Plan					69	69	0%	0%	0%
30-Year Strategy					36	36	0%	0%	0%
Total Stormwater	**340,630**	**5,585**	**335,044**	**234,090**	**126,168**	360,257	69%	30%	2%
SW - Chartwell	**9,103**	**3**	**9,100**	**4,702**	**2,802**	**7,504**	**52%**	**48%**	**0%**
Historical	188	3	185	154	(98)	56	82%	17%	2%
10-Year Plan	8,915		8,915	4,548	510	5,058	51%	49%	0%
30-Year Strategy					2,391	2,391	0%	0%	0%
SW - City Centre	**23,061**	**16**	**23,045**	**13,197**	**5,027**	**18,224**	**57%**	**43%**	**0%**
Historical	1,298	16	1,282	1,085	370	1,455	84%	15%	1%
10-Year Plan	21,763		21,763	12,112	987	13,099	56%	44%	0%
30-Year Strategy					3,670	3,670	0%	0%	0%
SW - Citywide	**696**		**696**	**543**	**349**	**892**	**78%**	**22%**	**0%**
Historical	696		696	543	164	707	78%	22%	0%
10-Year Plan					137	137	0%	0%	0%
30-Year Strategy					48	48	0%	0%	0%
SW - Hamilton East	**10,501**	**9**	**10,492**	**6,062**	**1,636**	**7,698**	**58%**	**42%**	**0%**
Historical	627	9	618	458	(206)	252	73%	26%	1%
10-Year Plan	9,874		9,874	5,604	568	6,172	57%	43%	0%
30-Year Strategy					1,275	1,275	0%	0%	0%
SW - Kirikiriroa	**28,564**	**203**	**28,361**	**16,679**	**2,959**	**19,639**	**58%**	**41%**	**1%**
Historical	4,051	203	3,848	2,863	1,442	4,304	71%	24%	5%
10-Year Plan	24,513		24,513	13,817	550	14,366	56%	44%	0%
30-Year Strategy					968	968	0%	0%	0%
SW - Lake Rotokauri	**95,416**	**1,682**	**93,734**	**82,745**	**62,001**	**144,745**	**87%**	**12%**	**2%**
Historical	16,132	1,682	14,450	12,741	2,457	15,199	79%	11%	10%
10-Year Plan	79,284		79,284	70,003	24,710	94,713	88%	12%	0%
30-Year Strategy					34,833	34,833	0%	0%	0%
SW - Mangaheka	**4,321**	**2**	**4,319**	**2,748**	**1,419**	**4,168**	**64%**	**36%**	**0%**
Historical	789	2	787	671	172	844	85%	15%	0%
10-Year Plan	3,531		3,531	2,077	447	2,524	59%	41%	0%

Growth Related Capital Expenditure ($000s) (All Inflated except Subsidies)	Total Capex Including Subsidies	Total Subsidies & Operating Revenue (Uninflated)	Total Capex Net Subsidies	DC Capex	DC Interest	Total Cost DC Funded Capex	% DC Funded	% Rates Funded	% Other Sources
30-Year Strategy					799	799	0%	0%	0%
SW - Mangakotukutuku	**37,999**	**990**	**37,009**	**30,283**	**23,980**	**54,263**	**80%**	**18%**	**3%**
Historical	22,748	990	21,759	18,799	1,252	20,050	83%	13%	4%
10-Year Plan	15,251		15,251	11,484	10,236	21,720	75%	25%	0%
30-Year Strategy					12,492	12,492	0%	0%	0%
SW - Mangaonua	**4,379**	**2,531**	**1,848**	**915**	**(12)**	**902**	**21%**	**21%**	**58%**
Historical	4,198	2,531	1,668	780	2	782	19%	21%	60%
10-Year Plan	181		181	135	(16)	119	75%	25%	0%
30-Year Strategy					2	2	0%	0%	0%
SW - Ohote	**1,559**	**5**	**1,554**	**1,363**	**1,176**	**2,539**	**87%**	**12%**	**0%**
Historical	278	5	273	226	37	263	81%	17%	2%
10-Year Plan	1,281		1,281	1,137	441	1,577	89%	11%	0%
30-Year Strategy					698	698	0%	0%	0%
SW - Otama-ngenge	147		147	127	8	**135**	**86%**	**14%**	**0%**
Historical	147		147	127	8	135	86%	14%	0%
10-Year Plan							0%	0%	0%
30-Year Strategy							0%	0%	0%
SW - Peacocke	4,828	7	4,821	4,013	1,801	**5,814**	**83%**	**17%**	**0%**
Historical	3,040	7	3,033	2,676	405	3,082	88%	12%	0%
10-Year Plan	1,788		1,788	1,336	1,030	2,366	75%	25%	0%
30-Year Strategy					366	366	0%	0%	0%
SW - River North	119		119	104	23	**128**	**87%**	**13%**	**0%**
Historical	119		119	104	20	124	87%	13%	0%
10-Year Plan					2	2	0%	0%	0%
30-Year Strategy					2	2	0%	0%	0%
SW - St Andrews	23,384	5	23,379	11,868	2,142	**14,009**	**51%**	**49%**	**0%**
Historical	410	5	405	273	(625)	(352)	67%	32%	1%
10-Year Plan	22,974		22,974	11,594	(361)	11,234	50%	50%	0%
30-Year Strategy					3,127	3,127	0%	0%	0%
SW - Te Awa o Katapaki	35,984	99	35,884	26,601	3,982	**30,583**	**74%**	**26%**	**0%**
Historical	13,114	99	13,015	11,380	2,292	13,672	87%	12%	1%
10-Year Plan	22,870		22,870	15,221	(15)	15,207	67%	33%	0%
30-Year Strategy					1,705	1,705	0%	0%	0%
SW - Te Rapa Stream	**2,218**	**4**	**2,215**	**1,950**	**2,262**	**4,212**	**88%**	**12%**	**0%**
Historical	1,164	4	1,160	1,014	737	1,751	87%	13%	0%
10-Year Plan	1,055		1,055	936	1,008	1,945	89%	11%	0%
30-Year Strategy					517	517	0%	0%	0%
SW - Temple View	**51**		**51**	**44**	**(2)**	**42**	**86%**	**14%**	**0%**
Historical	51		51	44	(2)	42	86%	14%	0%
10-Year Plan							0%	0%	0%
30-Year Strategy							0%	0%	0%
SW - Waitawhiriwhiri	**58,120**	**31**	**58,089**	**30,029**	**14,593**	**44,623**	**52%**	**48%**	**0%**
Historical	5,239	31	5,208	2,902	(67)	2,835	55%	44%	1%
10-Year Plan	52,881		52,881	27,127	4,264	31,391	51%	49%	0%
30-Year Strategy					10,397	10,397	0%	0%	0%
SW - Western Heights	**179**	**1**	**179**	**117**	**22**	**138**	**65%**	**35%**	**0%**
Historical	27	1	26	22	(3)	19	80%	18%	2%
10-Year Plan	152		152	95	14	109	62%	38%	0%
30-Year Strategy					10	10	0%	0%	0%
Total Transport	**1,340,105**	**452,236**	**887,869**	**539,659**	**255,961**	795,620	40%	26%	34%
Citywide	**822,189**	**321,585**	**500,603**	**251,562**	**110,267**	**361,829**	**31%**	**30%**	**39%**
Historical	447,549	189,265	258,284	122,133	14,862	136,995	27%	30%	42%
10-Year Plan	374,640	132,321	242,320	129,429	38,230	167,659	35%	30%	35%
30-Year Strategy					57,175	57,175	0%	0%	0%
Infill	**9,898**	**2,172**	**7,725**	**3,331**	**2,181**	**5,512**	**34%**	**44%**	**22%**
Historical	9,898	2,172	7,725	3,331	1,672	5,003	34%	44%	22%
10-Year Plan					476	476	0%	0%	0%
30-Year Strategy					33	33	0%	0%	0%
Infill East	**11,204**	**5,458**	**5,746**	**679**	**102**	**782**	**6%**	**45%**	**49%**
Historical	4,089	1,964	2,125	281	(113)	168	7%	45%	48%
10-Year Plan	7,114	3,494	3,621	398	129	527	6%	45%	49%
30-Year Strategy					86	86	0%	0%	0%
Infill West	**947**	**143**	**804**	**283**	**(5)**	**278**	**30%**	**55%**	**15%**
Historical	947	143	804	283	(77)	207	30%	55%	15%
10-Year Plan					40	40	0%	0%	0%
30-Year Strategy					32	32	0%	0%	0%
Peacocke	**5,967**	**905**	**5,062**	**3,235**	**1,787**	**5,022**	**54%**	**31%**	**15%**
Historical	3,745	905	2,839	1,601	321	1,923	43%	33%	24%
10-Year Plan	2,222		2,222	1,633	683	2,316	74%	27%	0%
30-Year Strategy					783	783	0%	0%	0%
Peacocke 1	**10,957**	**3,275**	**7,682**	**6,215**	**(520)**	**5,695**	**57%**	**13%**	**30%**
Historical	8,075	3,275	4,800	3,878	(18)	3,860	48%	11%	41%
10-Year Plan	2,882		2,882	2,338	(502)	1,835	81%	19%	0%
Peacocke 2	**206,333**	**53,952**	**152,381**	**123,278**	**79,484**	**202,761**	**60%**	**14%**	**26%**

Growth Related Capital Expenditure ($000s) (All Inflated except Subsidies)	Total Capex Including Subsidies	Total Subsidies & Operating Revenue (Uninflated)	Total Capex Net Subsidies	DC Capex	DC Interest	Total Cost DC Funded Capex	% DC Funded	% Rates Funded	% Other Sources
Historical	104,255	45,672	58,583	48,229	590	48,819	46%	10%	44%
10-Year Plan	102,078	8,280	93,798	75,049	26,703	101,752	74%	18%	8%
30-Year Strategy					52,190	52,190	0%	0%	0%
Rotokauri	**87,935**	**9,376**	**78,559**	**56,740**	**25,352**	**82,092**	**65%**	**25%**	**11%**
Historical	39,716	7,791	31,925	21,895	5,768	27,663	55%	25%	20%
10-Year Plan	48,220	1,585	46,635	34,845	6,683	41,528	72%	24%	3%
30-Year Strategy					12,901	12,901	0%	0%	0%
Rototuna	**94,800**	**12,409**	**82,392**	**58,057**	**18,877**	**76,933**	**61%**	**26%**	**13%**
Historical	58,938	12,409	46,529	33,231	9,023	42,255	56%	23%	21%
10-Year Plan	35,863		35,863	24,825	2,207	27,032	69%	31%	0%
30-Year Strategy					7,647	7,647	0%	0%	0%
Ruakura	**72,382**	**42,961**	**29,421**	**22,461**	**5,723**	**28,183**	**31%**	**10%**	**59%**
Historical	26,326	22,893	3,433	1,930	60	1,990	7%	6%	87%
10-Year Plan	46,056	20,068	25,988	20,531	1,627	22,158	45%	12%	44%
30-Year Strategy					4,035	4,035	0%	0%	0%
Te Rapa North	**17,493**		**17,493**	**13,819**	**12,713**	**26,532**	**79%**	**21%**	**0%**
Historical	486		486	308	(30)	278	64%	37%	0%
10-Year Plan	17,007		17,007	13,511	5,551	19,062	79%	21%	0%
30-Year Strategy					7,192	7,192	0%	0%	0%
Total Wastewater	**1,184,167**	**1,370**	**1,182,797**	**690,020**	**289,837**	979,857	58%	42%	0%
Citywide	**668,321**		**668,321**	**390,129**	**118,258**	**508,387**	**58%**	**42%**	**0%**
Historical	105,669		105,669	66,401	15,298	81,699	63%	37%	0%
10-Year Plan	562,652		562,652	323,728	29,108	352,836	58%	42%	0%
30-Year Strategy					73,852	73,852	0%	0%	0%
Infill	**827**		**827**	**714**	**813**	**1,527**	**86%**	**14%**	**0%**
Historical	827		827	714	453	1,167	86%	14%	0%
10-Year Plan					295	295	0%	0%	0%
30-Year Strategy					65	65	0%	0%	0%
Infill East	**16,632**	**661**	**15,971**	**12,670**	**5,034**	**17,705**	**76%**	**20%**	**4%**
Historical	8,376	116	8,260	7,351	(293)	7,058	88%	11%	1%
10-Year Plan	8,256	545	7,711	5,319	2,941	8,260	64%	29%	7%
30-Year Strategy					2,386	2,386	0%	0%	0%
Infill West	**20,695**	**661**	**20,034**	**12,336**	**4,544**	**16,880**	**60%**	**37%**	**3%**
Historical	14,822	116	14,706	8,166	365	8,531	55%	44%	1%
10-Year Plan	5,873	545	5,328	4,170	2,154	6,324	71%	20%	9%
30-Year Strategy					2,025	2,025	0%	0%	0%
Peacocke	**53,249**		**53,249**	**47,270**	**36,933**	**84,203**	**89%**	**11%**	**0%**
Historical	41,580		41,580	36,919	3,101	40,019	89%	11%	0%
10-Year Plan	11,669		11,669	10,351	17,648	28,000	89%	11%	0%
30-Year Strategy					16,184	16,184	0%	0%	0%
Peacocke 1	**5,983**		**5,983**	**5,289**	**(365)**	**4,924**	**88%**	**12%**	**0%**
Historical	1,883		1,883	1,659	8	1,668	88%	12%	0%
10-Year Plan	4,100		4,100	3,630	(373)	3,257	89%	11%	0%
Peacocke 2	**61,043**		**61,043**	**54,215**	**31,094**	**85,310**	**89%**	**11%**	**0%**
Historical	31,158		31,158	27,715	691	28,406	89%	11%	0%
10-Year Plan	29,885		29,885	26,501	10,963	37,464	89%	11%	0%
30-Year Strategy					19,440	19,440	0%	0%	0%
Rotokauri	**13,890**		**13,890**	**12,314**	**7,913**	**20,227**	**89%**	**11%**	**0%**
Historical	2,348		2,348	2,071	409	2,480	88%	12%	0%
10-Year Plan	11,542		11,542	10,243	2,669	12,913	89%	11%	0%
30-Year Strategy					4,835	4,835	0%	0%	0%
Rototuna	**11,758**	**47**	**11,710**	**8,386**	**5,770**	**14,156**	**71%**	**28%**	**0%**
Historical	8,183	47	8,136	6,852	4,579	11,432	84%	16%	1%
10-Year Plan	3,574		3,574	1,533	704	2,237	43%	57%	0%
30-Year Strategy					487	487	0%	0%	0%
Ruakura	**7,731**		**7,731**	**6,881**	**3,742**	**10,622**	**89%**	**11%**	**0%**
Historical	7,731		7,731	6,881	724	7,605	89%	11%	0%
10-Year Plan					2,355	2,355	0%	0%	0%
30-Year Strategy					662	662	0%	0%	0%
Temple View	**2,134**		**2,134**	**874**	**8,624**	**9,498**	**41%**	**59%**	**0%**
Historical	2,134		2,134	874	1,024	1,897	41%	59%	0%
10-Year Plan					1,186	1,186	0%	0%	0%
30-Year Strategy					6,415	6,415	0%	0%	0%
WW - East	**150,015**		**150,015**	**52,500**	**21,943**	**74,443**	**35%**	**65%**	**0%**
Historical	7,640		7,640	6,633	2,203	8,836	87%	13%	0%
10-Year Plan	142,375		142,375	45,867	7,115	52,982	32%	68%	0%
30-Year Strategy					12,626	12,626	0%	0%	0%
WW - West	**171,888**		**171,888**	**86,443**	**45,533**	**131,976**	**50%**	**50%**	**0%**
Historical	39,049		39,049	28,734	8,554	37,288	74%	26%	0%
10-Year Plan	132,839		132,839	57,709	14,631	72,339	43%	57%	0%
30-Year Strategy					22,349	22,349	0%	0%	0%
Total Water Supply	**561,012**	**334**	**560,678**	**380,313**	**186,056**	**566,369**	**68%**	**32%**	**0%**
Citywide	**440,940**		**440,940**	**289,600**	**145,012**	**434,612**	**66%**	**34%**	**0%**
Historical	136,413		136,413	88,506	28,127	116,633	65%	35%	0%

Growth Related Capital Expenditure ($000s) (All Inflated except Subsidies)	Total Capex Including Subsidies	Total Subsidies & Operating Revenue (Uninflated)	Total Capex Net Subsidies	DC Capex	DC Interest	Total Cost DC Funded Capex	% DC Funded	% Rates Funded	% Other Sources
10-Year Plan	304,528		304,528	201,094	37,311	238,405	66%	34%	0%
30-Year Strategy					79,574	79,574	0%	0%	0%
Infill	**34,509**	**299**	**34,209**	**18,592**	**8,473**	**27,065**	**54%**	**45%**	**1%**
Historical	25,224	299	24,925	11,373	1,236	12,609	45%	54%	1%
10-Year Plan	9,285		9,285	7,219	3,836	11,055	78%	22%	0%
30-Year Strategy					3,401	3,401	0%	0%	0%
Infill East	**3,720**		**3,720**	**2,883**	**1,138**	**4,021**	**78%**	**23%**	**0%**
Historical					(265)	(265)	0%	0%	0%
10-Year Plan	3,720		3,720	2,883	598	3,481	78%	23%	0%
30-Year Strategy					806	806	0%	0%	0%
Infill West	**35,936**		**35,936**	**29,460**	**2,528**	**31,988**	**82%**	**18%**	**0%**
Historical					(1,736)	(1,736)	0%	0%	0%
10-Year Plan	35,936		35,936	29,460	(2,553)	26,908	82%	18%	0%
30-Year Strategy					6,816	6,816	0%	0%	0%
Peacocke	**5,965**		**5,965**	**5,295**	**1,604**	**6,898**	**89%**	**11%**	**0%**
Historical	4,831		4,831	4,294	(176)	4,119	89%	11%	0%
10-Year Plan	1,133		1,133	1,000	707	1,707	88%	12%	0%
30-Year Strategy					1,072	1,072	0%	0%	0%
Peacocke 2	**8,371**		**8,371**	**7,429**	**3,725**	**11,154**	**89%**	**11%**	**0%**
Historical	1,769		1,769	1,570	(19)	1,550	89%	11%	0%
10-Year Plan	6,603		6,603	5,860	796	6,656	89%	11%	0%
30-Year Strategy					2,948	2,948	0%	0%	0%
Rotokauri	**19,647**	**13**	**19,634**	**17,306**	**12,669**	**29,976**	**88%**	**12%**	**0%**
Historical	8,027	13	8,014	6,994	2,194	9,188	87%	13%	0%
10-Year Plan	11,620		11,620	10,312	4,621	14,934	89%	11%	0%
30-Year Strategy					5,854	5,854	0%	0%	0%
Rototuna	**6,863**	**21**	**6,842**	**5,255**	**1,443**	**6,698**	**77%**	**23%**	**0%**
Historical	6,863	21	6,842	5,255	1,009	6,264	77%	23%	0%
10-Year Plan					350	350	0%	0%	0%
30-Year Strategy					84	84	0%	0%	0%
Ruakura	**3,810**		**3,810**	**3,381**	**1,506**	**4,887**	**89%**	**11%**	**0%**
Historical	3,810		3,810	3,381	214	3,595	89%	11%	0%
10-Year Plan					985	985	0%	0%	0%
30-Year Strategy					307	307	0%	0%	0%
Te Rapa North	**265**		**265**	**235**	**211**	**446**	**89%**	**11%**	**0%**
Historical					(1)	(1)	0%	0%	0%
10-Year Plan	265		265	235	114	349	89%	11%	0%
30-Year Strategy					98	98	0%	0%	0%
Temple View	**987**		**987**	**876**	**7,747**	**8,623**	**89%**	**11%**	**0%**
Historical	987		987	876	892	1,768	89%	11%	0%
10-Year Plan					1,053	1,053	0%	0%	0%
30-Year Strategy					5,802	5,802	0%	0%	0%
Grand Total	**3,647,279**	**460,476**	**3,186,803**	**1,944,544**	**896,415**	**2,840,959**	**53%**	**34%**	**13%**

Note 1 – Capital expenditure groupings

In the above table, **Historical** means any capex or subsidies spent or received before 5 July 2024; **Long-Term Plan** means any capex or subsidies spent or received between 5 July 2024 and 30 June 2034; and **30-Year Strategy** means any capex or subsidies spent or received after 1 July 2034. Note that these dates may vary slightly due to factors beyond Council's control.

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)*			5.26%	
t	*HR*	*HC*	$Cost_t$	$(NPV(Cost_t)+HC) - HR$	HUE_t	*NPV(HUE$_t$)*	DC_1	$DC_t = DC_1$
NPV:				**703**		**3,101**		
2025	633		0		**420**	**420**	**$227**	
2026					449	426		**$227**
2027					322	291		**$227**
2028					250	215		**$227**
2029					264	215		**$227**
2030					187	144		**$227**
2031					130	96		**$227**
2032			683	477	148	104		**$227**
2033			483	320	96	64		**$227**
2034			855	539	89	56		**$227**
2035					61	37		**$227**
2036					43	25		**$227**
2037					44	24		**$227**
2038					60	31		**$227**
2039					49	24		**$227**
2040					43	20		**$227**
2041					36	16		**$227**
2042					88	37		**$227**
2043					174	69		**$227**
2044					260	98		**$227**
2045					108	39		**$227**
2046					108	37		**$227**
2047					183	59		**$227**
2048					256	79		**$227**
2049					287	84		**$227**
2050					149	41		**$227**
2051					120	32		**$227**
2052					183	46		**$227**
2053					186	44		**$227**
2054					121	27		**$227**
2055					111	24		**$227**
2056					107	22		**$227**
2057					237	46		**$227**
2058					232	43		**$227**
2059					186	33		**$227**
2060					82	14		**$227**
2061					140	22		**$227**

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
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	1
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	0.5
Reserves	One-bedroom	0.477
Community infrastructure	One-bedroom	0.477

Table 9 – Transport HUEs (per 100m^2 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) ≤ 4,000m^2 GFA	25	2.5
Commercial (retail) 4,001 to 10,000m^2 GFA	25 to 11	2.5 to 1.1
Commercial (retail) > 10,000m^2 GFA	11	1.1
Industrial (per 100m^2 of GFA)	6.2	0.62

Note 1 – Stormwater HUEs

Stormwater HUEs are derived on the basis of the expected runoff from impermeable surfaces. A typical residential greenfield development on a 650m^2 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 2 - 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 100m^2 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 3 - 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 4 - 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.

28.4 The capping described here is separate and unrelated to the capping provisions set out in section 9.

29. SCHEDULE 6 – GROWTH FORECASTS

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

Growth Rates (HUEs)	Activity	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Citywide	CI	1,247	1,246	1,224	1,312	1,303	1,289	1,336	1,300	1,360	1,343
	Reserves	1,247	1,246	1,224	1,312	1,303	1,289	1,336	1,300	1,360	1,343
	Transport	2,361	2,390	2,355	2,506	2,407	2,243	2,313	2,201	2,313	2,235
	Wastewater	1,626	1,639	1,607	1,725	1,677	1,620	1,664	1,605	1,678	1,644
	Water	1,526	1,535	1,506	1,615	1,578	1,532	1,578	1,525	1,595	1,566
Infill	CI	530	529	522	555	554	557	569	550	573	567
	Reserves	530	529	522	555	554	557	569	550	573	567
	Transport	1,217	1,154	1,190	1,251	1,129	981	1,058	1,003	1,048	1,032
	Wastewater	736	707	715	764	706	674	703	678	705	699
	Water	685	664	669	712	672	647	672	648	674	668
Infill East	CI	159	186	129	60	94	134	145	227	329	358
	Reserves	159	186	129	60	94	134	145	227	329	358
	Transport	455	432	419	313	382	313	382	441	545	591
	Wastewater	244	252	205	126	167	183	208	286	388	423
	Water	224	237	188	112	151	172	194	273	375	408
Infill West	CI	371	342	393	495	460	423	424	324	244	209
	Reserves	371	342	393	495	460	423	424	324	244	209
	Transport	762	722	771	938	747	667	675	562	503	441
	Wastewater	492	455	510	637	539	491	495	392	316	276
	Water	462	427	481	601	520	475	478	376	299	260
Peacocke	CI	245	267	319	310	359	324	334	249	239	199
	Reserves	245	267	319	310	359	324	334	249	239	199
	Transport	276	301	350	339	382	347	361	272	268	223
	Wastewater	251	273	325	316	363	328	339	253	244	203
	Water	249	272	323	315	362	327	337	252	243	202
Peacocke 1	CI	58	69	74	35	4					
	Reserves	58	69	74	35	4					
	Transport	58	69	74	35	4					
	Wastewater	58	69	74	35	4					
	Water	58	69	74	35	4					
Peacocke 2	CI	187	198	245	275	355	324	334	249	239	199
	Reserves	187	198	245	275	355	324	334	249	239	199
	Transport	218	232	276	304	378	347	361	272	268	223
	Wastewater	193	204	251	281	360	328	339	253	244	203
	Water	191	203	249	279	359	327	337	252	243	202
Rotokauri	CI	18	13	22	119	75	68	78	166	255	292
	Reserves	18	13	22	119	75	68	78	166	255	292
	Transport	324	362	272	419	191	169	162	245	340	355
	Wastewater	155	170	133	251	119	97	102	189	280	310
	Water	115	124	100	213	107	91	97	184	274	306
Rototuna	CI	358	383	266	195	129	145	86	106	51	45
	Reserves	358	383	266	195	129	145	86	106	51	45
	Transport	420	449	322	250	264	187	130	148	96	89
	Wastewater	376	402	280	210	182	154	95	115	61	55
	Water	371	397	277	206	167	152	93	113	59	52
Ruakura	CI	96	55	96	132	186	195	270	181	169	80
	Reserves	96	55	96	132	186	195	270	181	169	80
	Transport	124	124	221	246	441	560	602	484	488	375
	Wastewater	108	87	154	185	306	367	424	321	316	217
	Water	105	77	137	169	270	315	378	279	272	176
Te Rapa North	CI	0	0	0	0	0	0	0	49	73	160
	Reserves	0	0	0	0	0	0	0	49	73	160
	Transport	0	0	0	0	0	0	0	49	73	160
	Wastewater	0	0	0	0	0	0	0	49	73	160
	Water	0	0	0	0	0	0	0	49	73	160
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	0	0	0	0	0	0	0	0	0	0
	Wastewater	0	0	0	0	0	0	0	0	0	0
	Water	0	0	0	0	0	0	0	0	0	0

Growth Rates (HUEs)	Activity	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
SW - Chartwell	Stormwater	10	36	22	9	28	27	10	81	10	148
SW - City Centre	Stormwater	169	212	188	145	90	165	263	253	235	93
SW - Citywide	Stormwater	1,888	1,933	1,870	2,034	1,914	1,843	1,849	1,781	1,865	1,730
SW - Hamilton East	Stormwater	37	179	56	107	20	12	54	210	319	229
SW - Kirikiriroa	Stormwater	106	81	455	293	476	566	568	454	434	359
SW - Lake Rotokauri	Stormwater	18	14	21	55	45	27	26	91	150	178
SW - Mangaheka	Stormwater	56	56	56	56	56	56	56	57	69	50
SW - Mangakotukutuku	Stormwater	150	109	142	116	111	67	57	74	71	72
SW - Mangaonua	Stormwater	432	321	79	282	139	22	19	13	15	12
SW - Ohote	Stormwater	0	0	0	46	20	32	41	48	50	49
SW - Otama-ngenge	Stormwater	5	1	1	7	0	6	0	5	0	0
SW - Peacocke	Stormwater	109	118	132	160	196	208	225	143	133	103
SW - River North	Stormwater	0	0	0	0	0	3	0	0	0	3
SW - Rotokauri West	Stormwater	0	0	0	0	0	0	0	0	0	0
SW - St Andrews	Stormwater	37	98	99	100	108	122	121	12	16	6
SW - Te Awa o Katapaki	Stormwater	392	440	332	262	208	192	172	152	142	97
SW - Te Rapa Stream	Stormwater	5	5	5	5	5	5	5	45	65	134
SW - Temple View	Stormwater	2	10	0	0	0	0	0	0	0	0
SW - Waitawhiriwhiri	Stormwater	358	251	255	386	400	327	223	114	151	177
SW - Western Heights	Stormwater	0	3	28	6	12	6	8	30	5	20
WW - East	Wastewater	918	942	888	800	1,014	1,030	1,064	974	1,008	896
WW - West	Wastewater	708	697	719	926	663	590	599	631	670	748

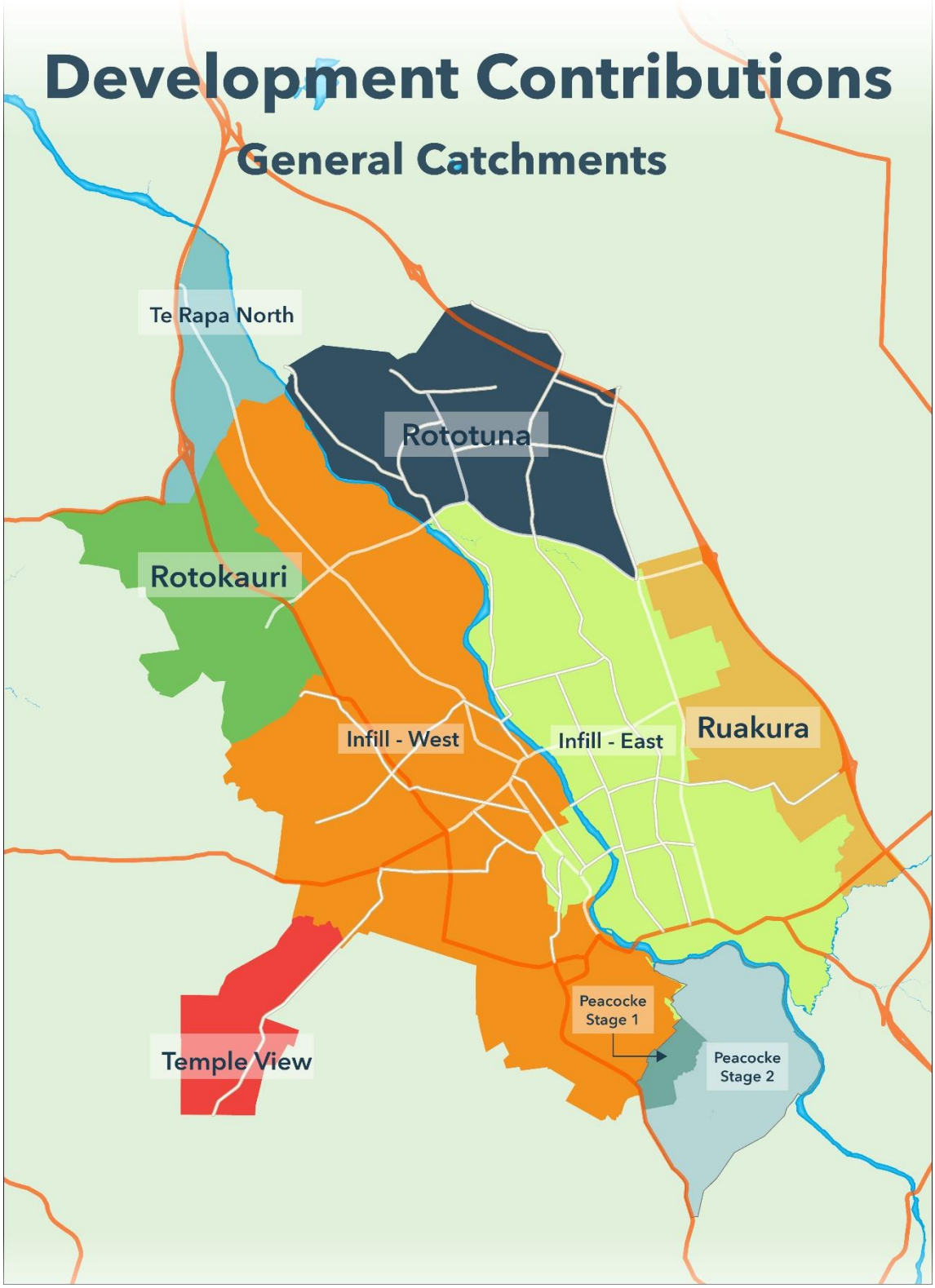
Note 1 - The above forecasts form part of a more complex growth model used in the calculation of charges, and which is available for inspection by request to Council.

30. SCHEDULE 7 – DEVELOPMENT CONTRIBUTIONS CATCHMENT MAPS

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

Map 1 – General Catchments

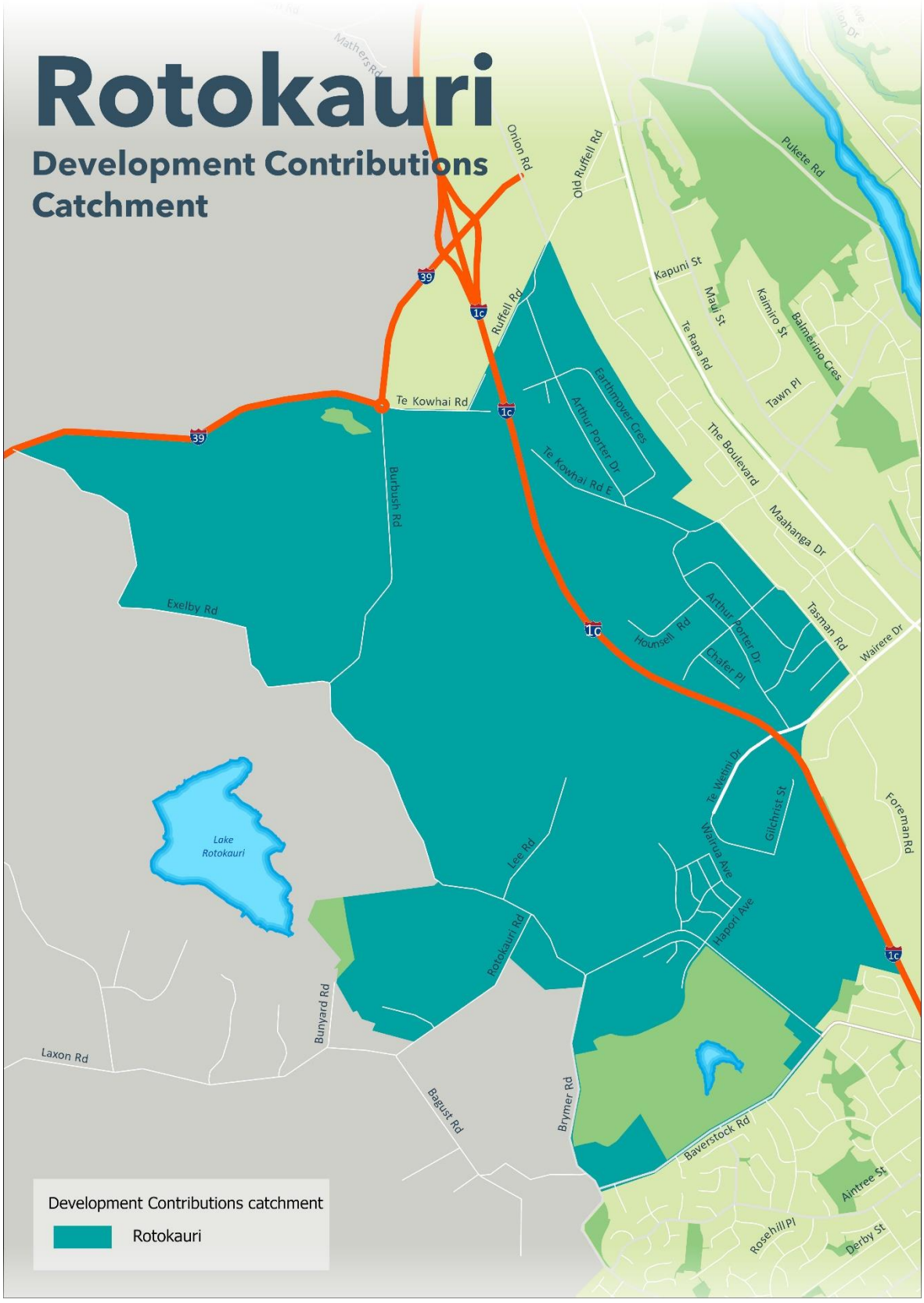
(shows all activities except stormwater & bulk wastewater (refer to maps 10 & 11 below). An additional "citywide" catchment includes all catchments).



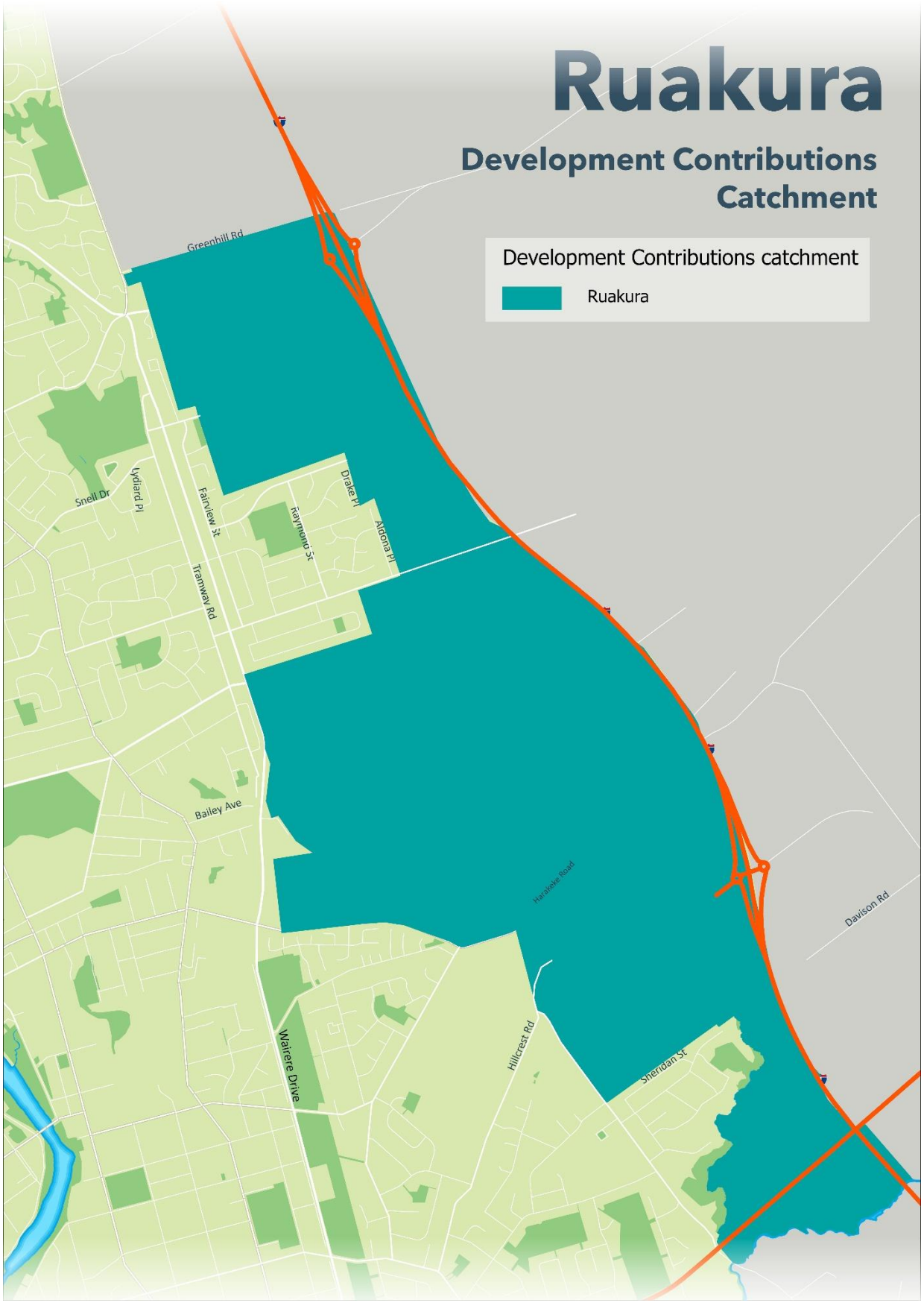
Map 2 – Infill West and Infill East catchments

Map 3 - Rototuna catchment

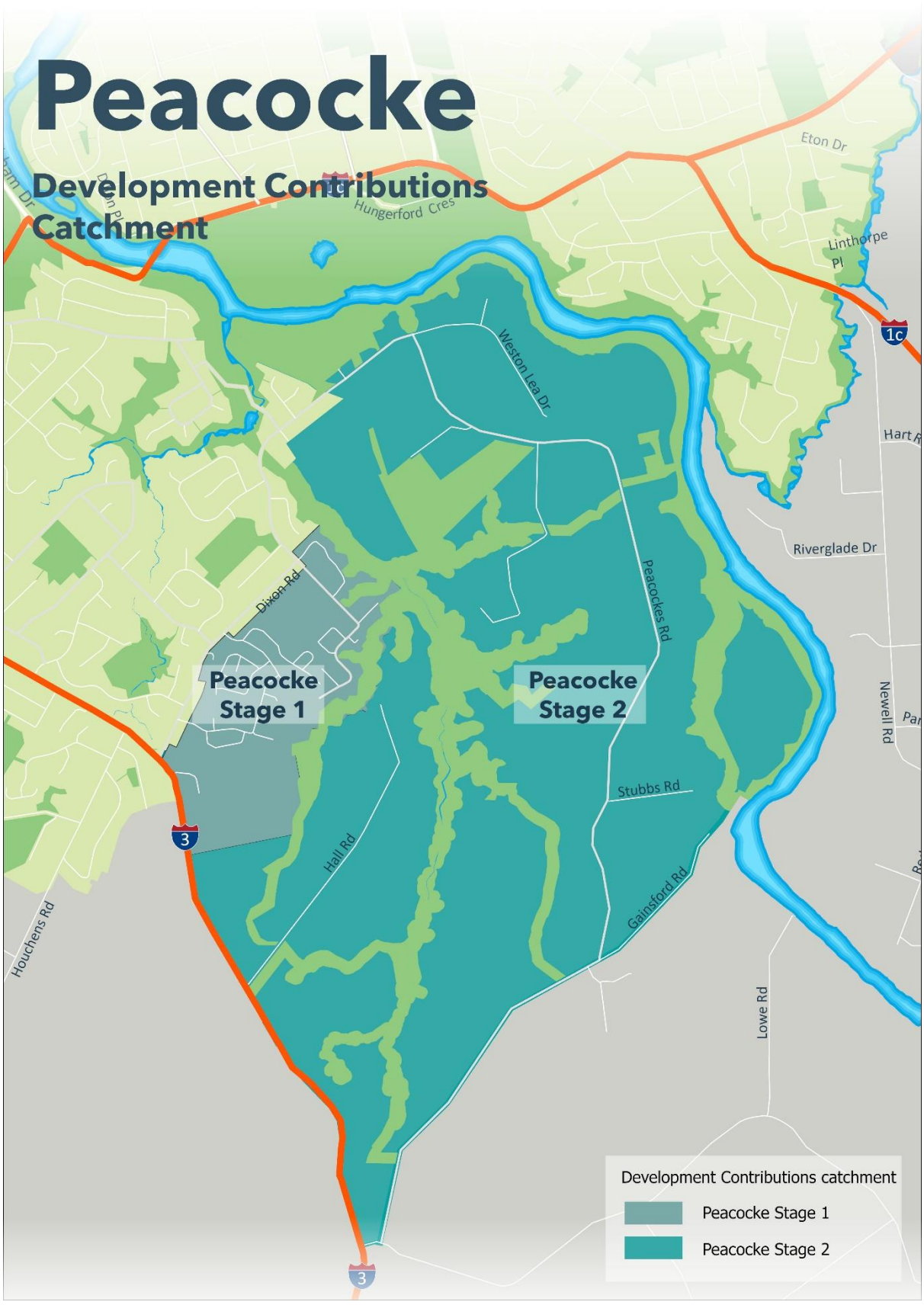
Map 4 – Rotokauri catchment



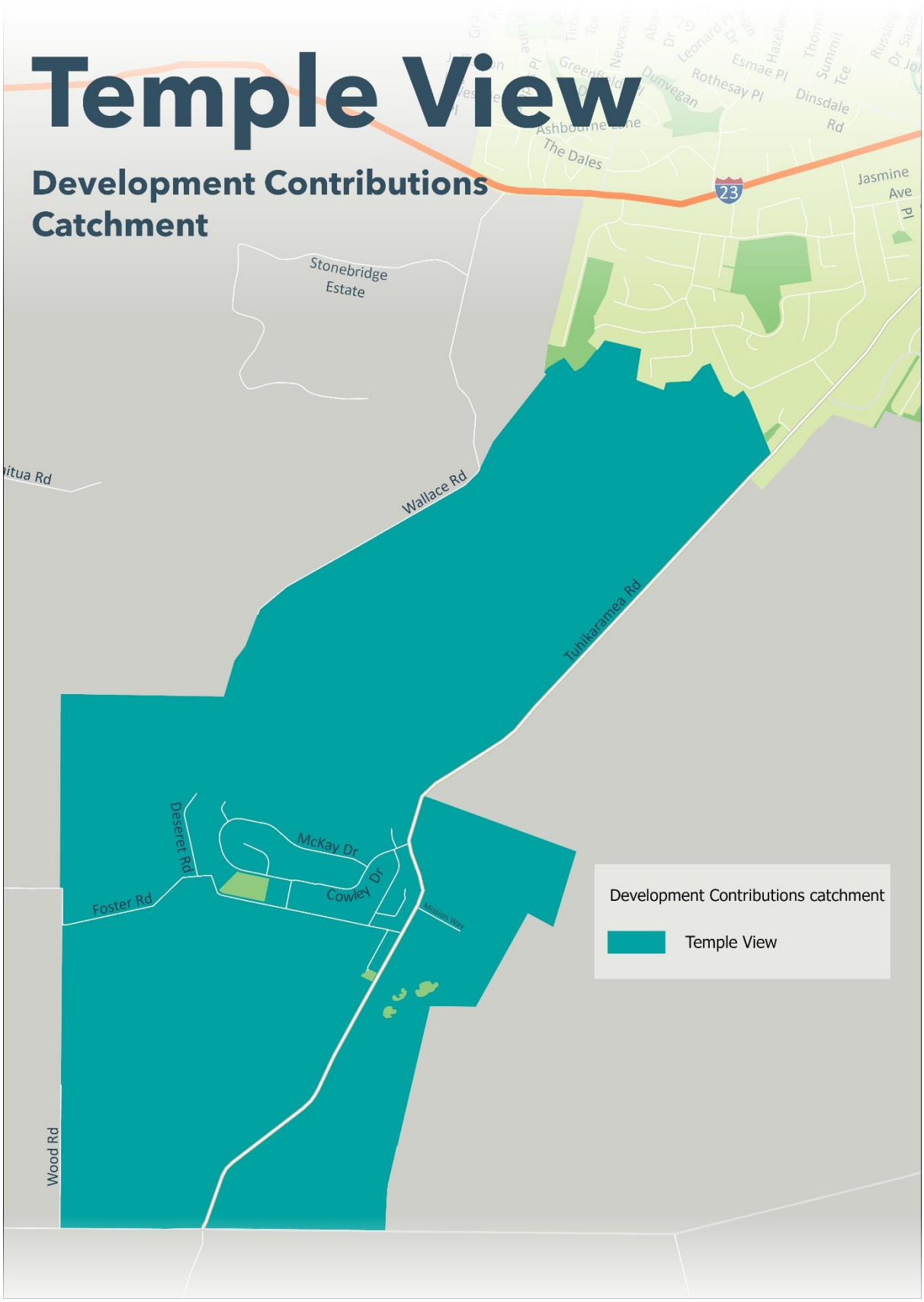
Map 5 – Ruakura Catchment



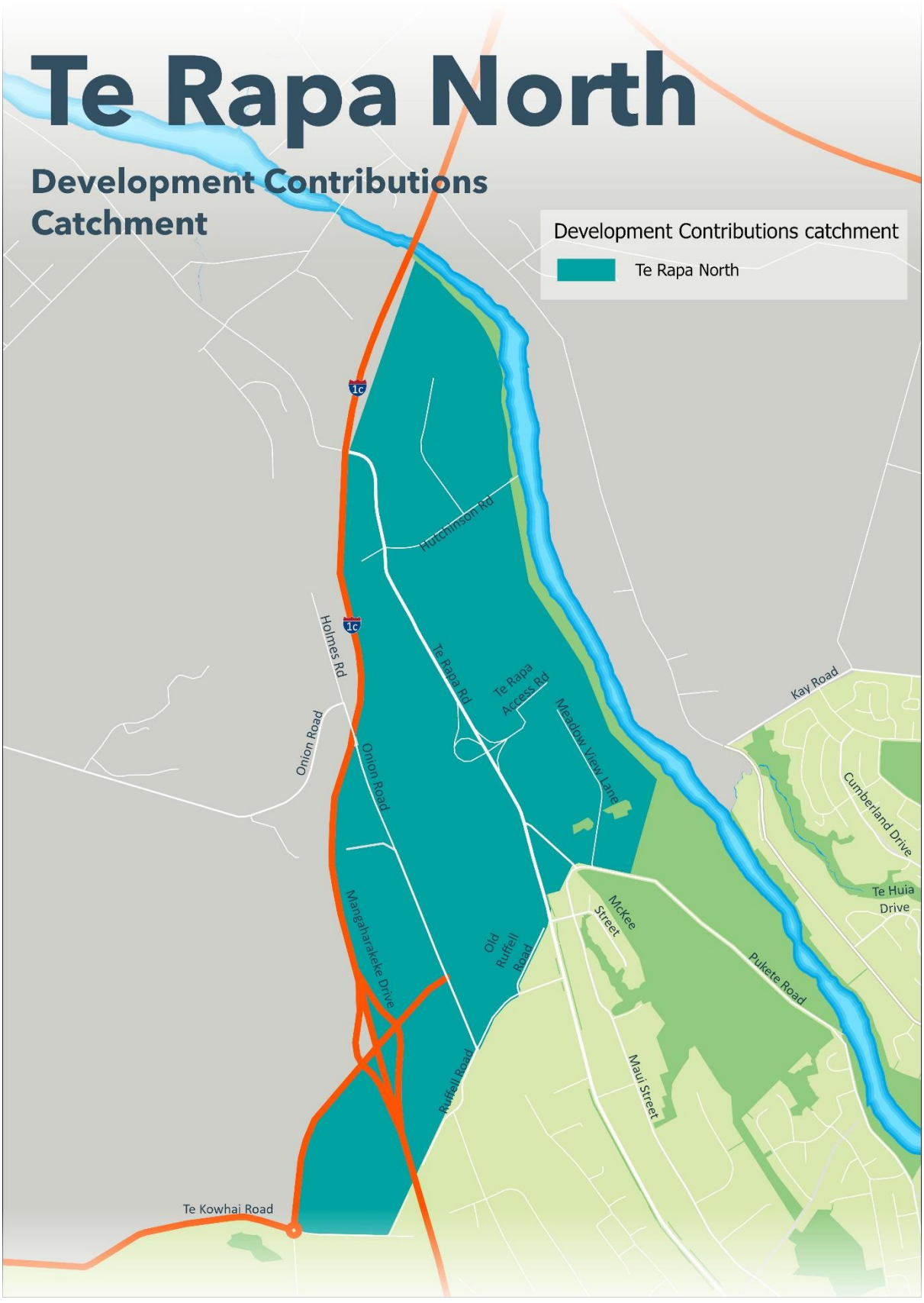
Map 6 – Peacocke Catchments



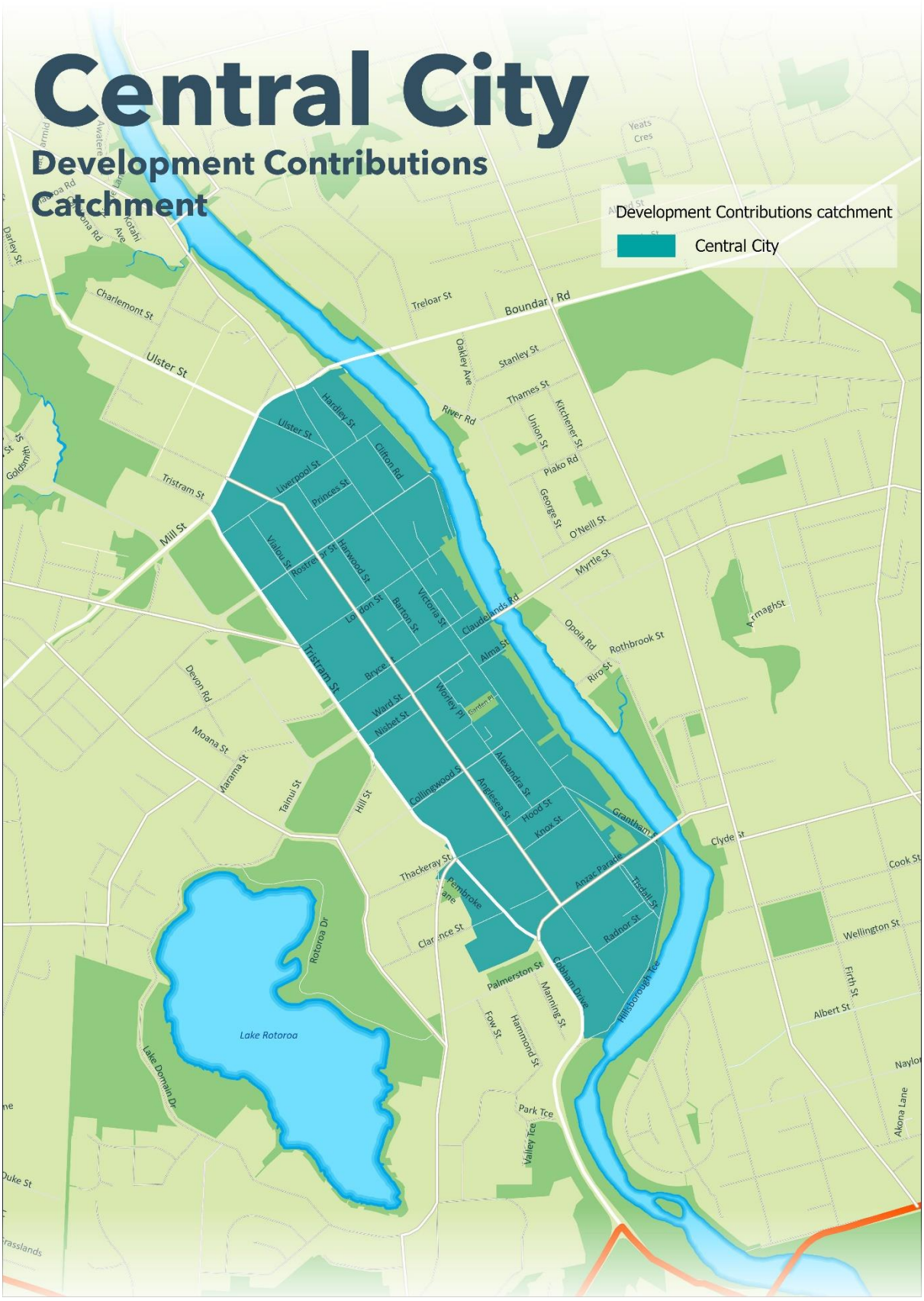
Map 7 – Temple View Catchment



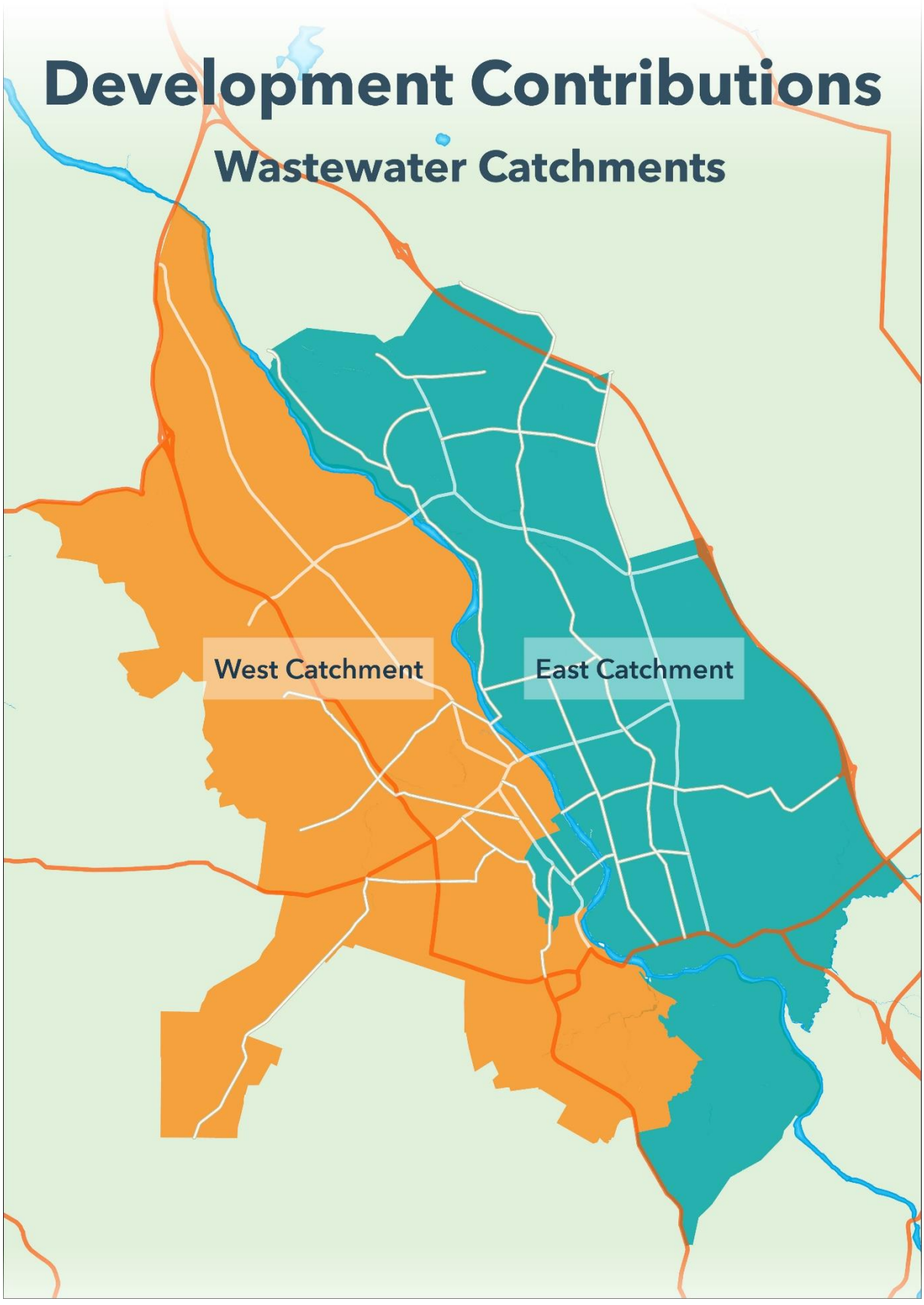
Map 8 – Te Rapa North Catchment



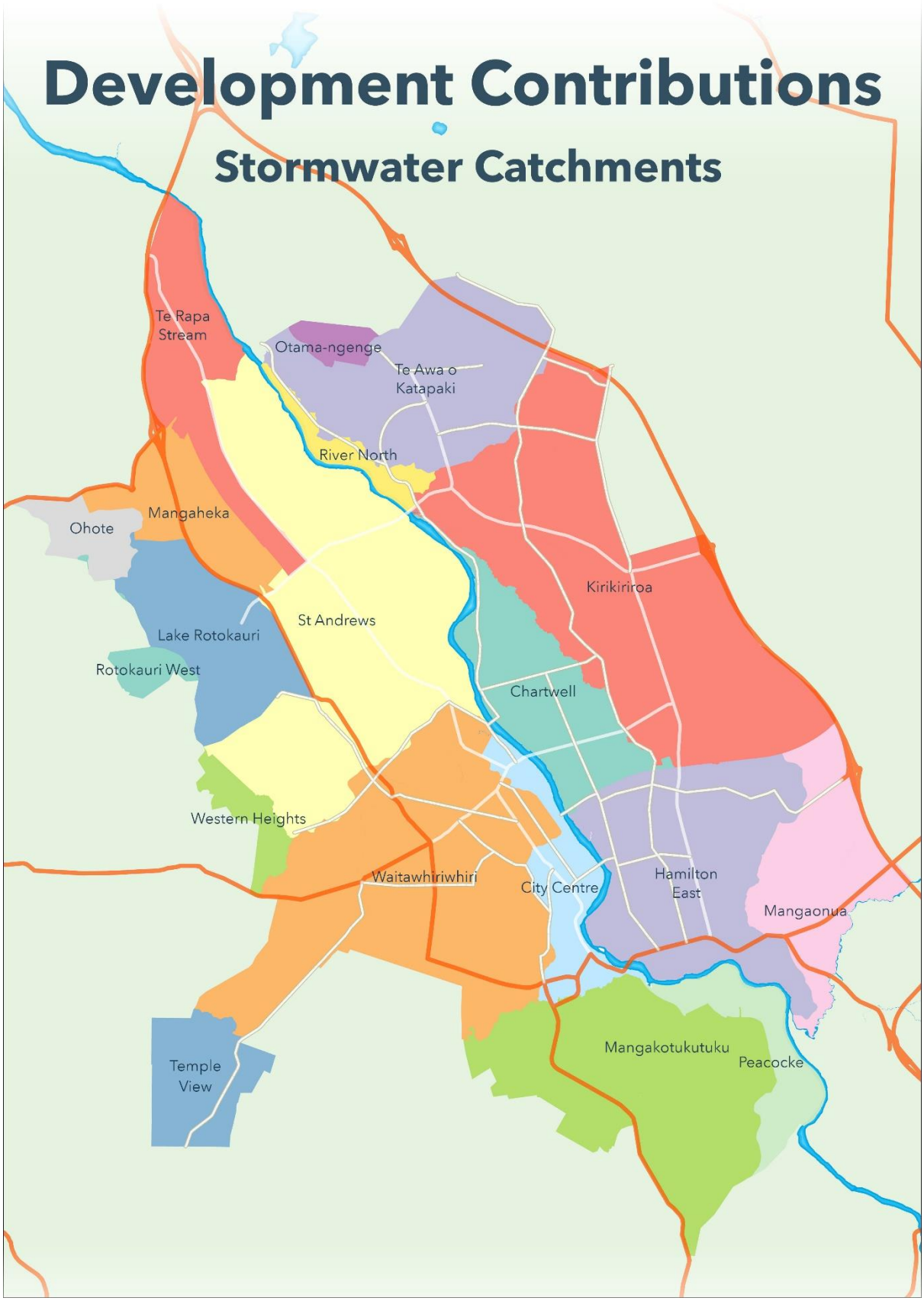
Map 9 – Central City Catchment



Map 10 – Catchments for Bulk Wastewater Infrastructure



Map 11 – Catchments for Stormwater Infrastructure



END.