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DEVELOPMENT CONTRIBUTIONS POLICY

2016/17

Hamilton City Council
Te kaunihera o Kirikiriroa

1. PURPOSE OF POLICY

1.1 The purpose of this policy is to:

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

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

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

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

2. QUICK REFERENCE GUIDE

2.1 This policy has a significant amount of content that relates to legislative compliance.

2.2 In order to aid practical application and understanding of the policy the following table provides quick references to the sections that most relate to development contributions charges, and application of the Policy, they are:

2.3 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.

2.4 For further guidance and information please visit www.hamilton.govt.nz/dc

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4. POLICY BACKGROUND

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

4.2 Council is required to ensure that this growth can be 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, 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. It has a range of funding sources available to it, including rates, financial contributions under the Resource Management Act 1991, grants, and development contributions.

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

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

4.6 This policy takes effect on 1 July 2016 and will apply to applications for consents or service connections submitted on or after that date where accompanied by all required information.

4.7 Applications for consents or authorisations submitted to Council prior to 1 July 2016 but not granted until after 1 July 2016 will be considered under the policy that was in force at the time that the application was submitted to Council accompanied by all required information.

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

5.1 A development contribution (DC) 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, and can comprise money, land or a combination of both.

5.2 The purpose of the development contributions 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 reserves or network infrastructure.

5.4 Council can require a development contribution in order 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, generates a demand for reserves or network infrastructure. Network infrastructure means the provisions of roads and other transport, water, wastewater, and stormwater collection and management.

5.6 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.

5.7 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 reserve or network infrastructure, or Council has received or will receive funding from another source.

6. DEFINITIONS

6.1 **10-Year Plan** means councils adopted long term plan in accordance with the LGA.

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 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 the lesser of 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 **ancillary residential unit** means a self-contained residential unit with a gross floor area not more than 60m^2 and held in common ownership with the primary activity on the site. A residential unit is self-contained if it has a sink, a bathroom, and a bedroom or living area. The ancillary residential unit can be attached to the principal building, or be a detached stand-alone structure. In the Industrial and Ruakura Logistics Zone it means any residential unit ancillary to any activity undertaken on site such as a caretaker's residence, live-in employees or security staff accommodation.

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

6.6 **capex** means capital expenditure.

6.7 **catchment** means an area shown in Maps 1-10 (refer Schedule 8 below) within which a separately calculated and specified set of development contributions charges apply.

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

6.9 **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, motels, and all other activities not covered by the definitions of residential, retail, and industrial development.

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

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

6.12 **DC** means development contribution.

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

6.14 **development** means—

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

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

6.16 **greenfield** means all catchments other than the citywide, infill, and CBD catchments.

6.17 **gross floor area (GFA)** means the sum of the gross floor 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. Gross floor area shall:

a) include elevator shafts, stairwells and lobbies at each floor and mezzanine floors and balconies;
b) exclude any provided car-parking, incidental or temporary loading and servicing areas and access thereto and building service rooms containing equipment such as lift machinery, tanks, air conditioning and heating plants;
c) exclude buildings and structures where defined as temporary in a relevant consent;
d) include permanent outdoor covered structures;
e) for the purposes of this policy, include car parking provided on a commercial basis; and
f) in cases where there is no constructed floor or in which existing floor area is covered for the first time by a roof or other covered structure, include the area under the roof or the covered structure.

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

6.19 **higher density residential** means residential development with a net site area of less than 350m^2 per unit, either in a Comprehensive Development Plan or Master Plan area, or as two or more attached dwellings in a Residential Intensification Zone (RIZ) as defined by the Proposed District Plan, except where the development has 4 or more bedrooms.

6.20 **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 in an industrial zone.

6.21 **infrastructure** means network infrastructure or reserves as defined by the LGA.

6.22 **infrastructure strategy** means the Infrastructure Strategy adopted with Councils 2015-25 10-Year Plan.

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

6.24 **net site area** means the area of the site, excluding any entrance strip with a width of 6m or less, or any right of way, private way or access lot.

6.25 **network infrastructure** means the provision of roads and other transport, water, wastewater, and stormwater collection and management.

6.26 **residential development** means new buildings or parts of buildings designed to be used by persons living alone, or by a family or non-family group. This includes but is not limited to apartments, semi-detached and detached houses, ancillary residential units, units, town houses, private units within a retirement village, show homes, self-contained accommodation, and new allotments on land which is zoned residential.

6.27 **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 drive-through services.

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

6.29 **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.

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

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

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

7.2 Based on demographic and economic data, Council forecasts 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 a number of new assets and to increase the capacity of a number of existing assets.

7.3 Major growth-related infrastructure projects over the next 10 years include further extensions of the Hamilton Ring Road, capacity increases relating to water and wastewater headworks, and extensions to water, wastewater, transport and stormwater infrastructure in Rototuna, Ruakura, Rotokauri, and Peacockes.

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

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

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

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

7.8 The growth-related capital expenditure that Council has incurred, and will incur over the 10-Year 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, 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 five development contribution charge accounts maintained by Council. The five development contribution accounts cover the two types of infrastructure for which Council takes development contributions, these being reserves and network infrastructure. The latter is further divided for charging purposes into transport, water, wastewater and stormwater.

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

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

7.12 <u>Outcomes and goals</u>

7.13 Council's growth-related capital expenditure primarily contributes to the following outcomes and goals identified to guide the 10-Year Plan:

a) "providing outstanding infrastructure";

b) "prioritising investment in provision of appropriate infrastructure to meet the city's future growth needs"; and
c) "our books are balanced".

7.14 Council considers that these outcomes and goals are best promoted by:

- the timely provision of infrastructure to support growth in the city, while protecting ratepayers from unacceptable annual rates increases by taking development contributions to fund an appropriate portion of growth-related capital expenditure;
- using conservative assumptions to forecast or project development contribution revenue; and
- 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 have a financial interest in 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 significantly benefit from this expenditure via the profits of their developments, and so 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 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, by way of a substantive template that for each project or group of projects. The Template records:

- the project description and relevant information;
- the purpose and key outcomes of project;
- related projects and project dependencies;
- rationale for the choice of catchment;
- multiple Levels of Service (LOS) considerations;

- growth benefits and growth causation rationale;
- the duration of those benefits; and
- 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 The purpose of these reports and the wider analysis via the template was to rigorously capture what is meant by level of service (LOS) deficiencies and its different dimensions and significance, and to assess capital projects on the extent to which they are driven by these LOS deficiencies.

7.25 Costs by project have been allocated to development contributions by deriving a percentage figure to reflect 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, and 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 LOS improvements addressed by provision of each project, and by the significance of the LOS improvements of each project in the context of the wider project or projects.

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

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

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

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

7.32 For each project, consideration has also been given to the period over which the benefits are expected to occur or over which the capacity provided by the project will endure, and 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 Transparency and accountability

7.34 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.

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

7.36 Overall impact of allocation

7.37 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 moderate 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.

7.38 Having taken advice from external specialists, it is the view of Council 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 below are reasonable and consistent with the statutory framework.

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

7.40 The total amount sought from development contributions funding, including financing costs, is set out in Schedule 2 below.

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

8.1 **Development contributions 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 7). 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 in Schedule 8 below.

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

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

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

8.7 Council's approach is supported by s199AB(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—

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

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

8.8 Refer to section 10.54 below for further discussion on catchments.

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

8.10 For each project "P" allocated to a catchment with growth related capital expenditure "C" and growth in household unit equivalents (HUEs) over a recovery period of "Y" years, the development contribution charges for each P per HUE can be expressed as:

$$Charge_{(P)} = \frac{Present\ value\ of\ Capital\ Expenditure_{(P)}}{Present\ value\ of\ HUEs_{(P)}} = \frac{\sum_{y=1}^{Y} \frac{C_y}{(1+r)^{y-1}}}{\sum_{y=1}^{Y} \frac{HUE_y}{(1+r)^{y-1}}}$$

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

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

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

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

9. DOWNWARD MODIFICATION TO BASE CHARGES (S101(3)B, S198(2A) LGA)

9.1 Some development contribution charges calculated by the calculation model have been moderated downwards to take account of considerations outside the scope of the DC model parameters.

9.2 The calculation model produces mathematically and legally justifiable development contribution charges "base charges" (refer Schedule 4), 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 It is important to note that the difference between the base charge and the modified charge is already funded through the 10-Year Plan as a result of conservative revenue assumptions (10.19 below) so Council requires no additional rates funding, nor does it increase any of the non-modified DC charges, or place additional burden on other parts of the development community.

9.5 Downward modifications in this section represent a manual adjustment to an originally assessed and unmodified charge. Numbers used to inform a capped or reduced charge under this section should be considered as nominal scale factors only, not as charges in their own right.

9.6 **Council's decision to modify charges**

9.7 Council considers that its decision to modify these charges represents a proper exercise of its discretion under s101(3). Council's decision in respect of these modified 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 the modifications to these charges were made. In addition, if the modifications were not made under s101(3), the same community outcomes would have been achieved through additional remission criteria aimed at delivering lower than modelled charges for these developments.

9.8 **Modified charge: Capped Non-residential development charges**

9.9 Non-residential development charges capped to be no greater than the 2013/14 Development Contributions Policy ("previous policy") charges. This is determined by scaling each charge component by the ratio of the total charge under the previous policy to the total charge under this policy. Stormwater and wastewater charges are capped individually at the previous policy rate and are payable by all developments.

9.10 The exceptions to this are charges for which there is no adequate precedent in the previous policy because they were not capped in that policy. These charges are capped at the 2012/13 Development Contributions Policy rate factoring out the maximum stormwater and bulk wastewater charges applicable to the appropriate catchment.

9.11 The retail transport component is determined by scaling the retail base charge for a specific development by the ratio of the average capped retail charge to the average uncapped retail charge.

9.12 Base non-residential charges are significantly higher than previous policy charges due to:

a) a reallocation of costs towards catchments from citywide;
b) an increase in number of catchments used means less spreading of costs across multiple areas;

c) higher investment by Council in the growth capital programme.

9.13 Charges set at the higher base level could jeopardise economic and financial viability with respect to reliability of forecasts and market competitiveness, and this was supported by benchmarking analysis.

9.14 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 would have substantial negative impacts on Council's ability to recover these costs via development contributions revenue, and consequently on the on the wider community and city ratepayers.

9.15 In this respect, allocation of liability for revenue needs according to the base charges will have a potentially adverse impact on the community and to avoid this impact, the base charge has been modified as set out above.

9.16 **Modified charge: Capped residential development charges**

9.17 Reduction in charges for certain higher density developments in Infill 'RIZ' areas

9.18 A 67% total reduction from base charges for higher density developments in the infill Residential Intensification Zones (RIZ) (refer map 7 in Schedule 8 – DC Catchment Maps).

9.19 Higher density developments and urban intensification are important strategic goals for Council, leading to efficient use and development of resources, increased amenity and improved urban form. These outcomes are consistent with Council's Proposed District Plan and the Future Proof sub-regional growth strategy. These community outcomes are more likely to be achieved through an allocation of liability for revenue needs based on a reduction in the infill base charge.

9.20 **Lower charges due to lower actual demand**

9.21 The following charge categories are similar on the surface to modifications described above but are actually a direct result of lower actual demand when compared to a standard HUE, and not s101(3) modifications. The extent of this lower demand was determined using Census 2013 statistics.

9.22 Higher density developments

9.23 Higher density developments in the Comprehensive Development and Master Plan areas identified in part of the Proposed District Plan greenfield areas of Rototuna, Rotokauri, Temple View, Ruakura and Peacockes (refer to the areas shaded green in Schedule 8, map 2-5) attract charges ⅓ lower than the relevant base charge due to lower actual demand on council services.

9.24 Ancillary Units

9.25 Ancillary units in areas other than the Residential Intensification Zones (RIZ) as defined in the Proposed District Plan (refer to the areas shaded green in Schedule 8, map 7) attract charges ⅔ lower than the relevant base charge due to lower actual demand on council services.

9.26 Refer to 10.39 below for more information on higher density development and ancillary unit assumptions.

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

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

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

10.3 **Growth forecasts**

10.4 Residential forecasts are based upon the Statistics New Zealand population and household projection methodologies and data, updated where possible with information from the 2013 Census.

10.5 Non-residential floor area forecasts are based on economic projections for Hamilton and the Waikato Region made in 2014 by Market Economics Ltd.

10.6 Summary growth projection tables for the 10-Year Plan period are presented in Schedule 7 below.

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 Forecasts 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 forecasting across a city has a lower error margin than by individual catchment, and historical data will inform forecasts better across a city compared with a catchments or growth cells.

10.11 In order to minimise the effects of uncertainty, growth demand forecasts 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 DC model assumes that all HUEs return full revenue in accordance with the applicable base charges.

10.14 Forecasts for development contributions revenue for the purposes of the 10-Year Plan are conservative estimates including allowances made for future remissions, historical consents issued at lower charge rates as per the policy of that time, and to reflect the current and anticipated future uncertain economic environment.

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 forecasts, undeterminable developer and market behaviour, the property market volatility and unpredictability, and other wider considerations including government policy changes.

10.17 Setting revenue forecasts too high will adversely affect Council's 10-Year Plan financial strategy, with consequent impacts on the level of rates funding required. Setting revenue forecasts too low means that ratepayers are paying more than their fair share of costs with respect to the cost allocations process. Any additional revenue received must be used to reduce DC funded debt, with consequent reductions in the level of DC charges.

10.18 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.

10.19 **Under-recovery of revenue**

10.20 The DC model assumes that forecast growth will match realised DC revenue, but in practice remissions, credits, vacant sections, and development assessed under prior policies result in an under-recovery of modelled revenue.

10.21 Council has adopted a conservative approach to estimating under-recovery of revenue, based on historical data, budget forecasts, and consideration of low revenue in early years.

10.22 Effects of uncertainty

10.23 Different assumptions to estimate under-recovery would have an effect on future modelled DC revenue, which in turn impacts charges. A higher assumed under-recovery rate, with all other things being held fixed, will return higher charges.

10.24 To preserve a conservative method to calculating charges, Council has adopted a conservative under-recovery rate.

10.25 **Supply of land**

10.26 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.

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

10.28 Effects of uncertainty

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

10.30 The significance of this impact is estimated to be low because supply generally exceeds demand and market forces will dis-incentivise developers bringing significant areas of land to market when there are perceived supply excesses elsewhere.

10.31 The supply assumptions that have been made are based on the best knowledge of Council's City Development Unit at the current time.

10.32 Land supply and capacity estimates are shown in Schedule 7.

10.33 **Types of development (sectors)**

10.34 Developments are assumed to be of seven basic types (sectors):

- residential
- higher density residential
- ancillary residential units
- retail
- commercial
- industrial, and
- wet industries.

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

10.36 With the exception of wet industries, which 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.

10.37 Effects of uncertainty

10.38 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. But, although it might seem to be more equitable, this is not currently practical, as growth would need to be forecast 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.

10.39 **Higher density and ancillary residential units**

10.40 On average, on a per dwelling basis, individual ancillary residential units and individual higher density dwellings place less demand on Council infrastructure than standard detached dwellings.

10.41 Accordingly, ancillary residential units will attract a charge ⅔ lower than the standard residential charge for each catchment, and higher-density residential dwellings (that meets the criteria set out in section 6.19 above) will attract a charge ⅓ less than the standard residential charge (refer also to section 9.20).

10.42 The maximum floor area of an ancillary residential unit is 60m^2, and this is approximately ⅓ of the average floor area of a standard dwelling. Occupancy, and therefore demand on Council services is assumed to be correspondingly lower than the average occupancy of standard dwellings which Census figures put at three persons per dwelling.

10.43 Similarly, Census figures indicate that the average occupancy of an individual higher-density (multi-unit) dwelling in Hamilton is two persons, and demand is therefore assumed to be correspondingly lower than for standard dwellings.

10.44 The growth forecasts described under section 10.3 above have been discounted to allow for the lower charges that will be paid by these dwellings.

10.45 In accordance with section 9 above and in addition, higher density residential units in Residential Intensification Zones identified by the Proposed District Plan will be charged ⅔ less than the standard residential charge for each catchment. This is to incentivise this type of development in line principally with the Proposed District Plan and the Future Proof sub-regional growth strategy. The growth forecasts have not been discounted to allow for this incentive, but revenue forecasts have been adjusted to allow for it.

10.46 Developments that would otherwise meets the higher density residential definition but have 4 or more bedrooms place demand on Council services commensurate with standard residential demand assumptions, and therefore for the purposes of development contribution policy assessment will be classified as residential.

10.47 This exception, being for dwellings with 4 or more bedrooms whether or not a higher density development by definition, is provided because on average, such developments generate demand consistent with the assumptions relating to a standard residential development, and significantly in excess of the assumed higher density occupancy assumption of two persons per dwelling. Effects of uncertainty

10.48 The stated assumptions are broad and basic 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.

10.49 **Non-Residential Demand Conversion factors**

10.50 In order to provide a common denominator for the purposes of calculating the development contribution charges using the equations given in section 8.9, conversion factors have been used to equate all of the other sectors to the residential sector by estimating the number of household unit equivalents (HUEs) of demand that they produce, approximated by 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 per 100m^2 of non-residential floor area (site area for stormwater) or per non-standard residential dwelling. Details of these are set out and described in Schedule 5 below.

10.51 Effects of uncertainty

10.52 The effect on the DC 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 conversion factors 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.

10.53 The wider significance of the assumption that HUEs can be used as a proxy for non-residential demand based on floor area by way of a fixed factor is more difficult to assess, but this method is common to most councils' DC policies and no ready alternative is available.

10.54 **Catchments**

10.55 The Peacockes, Rototuna, and Rotokauri growth catchments (refer Schedule 8) are based on the 2011 version of the Operative District Plan structure plan areas. The Temple View, Te Rapa North, and Ruakura growth catchments are areas that have been added to the city through recent boundary changes.

10.56 The CBD area is based on the Business Improvement District, as defined in Council's rating policy, and the Infill catchment is defined as the remainder of the developed area of the city.

10.57 The stormwater catchments are based on monitored and modelled stormwater flows, 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.

10.58 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 the entire HCC 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.

10.59 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 more equitably and accurately reflect causes and benefits of expenditure.

10.60 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 like developments in a catchment attract the same charge.

10.61 Effects of uncertainty

10.62 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.

10.63 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 forecast growth for smaller areas.

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

10.65 **Cost recovery periods**

10.66 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.

10.67 A 30-year maximum cost recovery period has been used. For capital expenditure providing capacity that will be exhausted prior to 30 years, the estimated length of remaining capacity has been used as the recovery period. For each project, the recovery period has been set to start 8 years prior to the commencement of expenditure on the project. This aligns with the typical duration of a subdivision consent.

10.68 Effects of uncertainty

10.69 The option of using a shorter maximum period (e.g. 20 years) was modelled and significantly increased the development contribution charges. Using a period longer than 30 years did not significantly reduce the charges, as interest costs and the basic amount allocated to development contributions funding were also greater.

10.70 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.

10.71 **Allocation of capital costs to growth**

10.72 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.

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

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

10.75 A substantive and comprehensive spreadsheet template (as described in section 7.20) for project by project analysis was developed under guidance from an expert asset consultant for the purpose of allocating project costs to growth in accordance with the LGA and Covec Ltd methodology.

10.76 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 a number of factors and circumstances, principally based on growth causation, benefits, and levels of service.

10.77 The template uses standardised bands for generating the causation and benefit assessments. A high level of rigour has been applied to all project cost allocations, including the use of individual cost allocation reports for projects with high costs. Smaller projects have been allocated based on their similarity to individually allocated projects.

10.78 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").

10.79 Effects of uncertainty

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

10.81 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 backed out of cost allocations and are met by ratepayers or third party funding.

10.82 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.

10.83 Allocating growth costs in any different manner than that described in and sections 7.22 and 10.71 above 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.

10.84 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.

10.85 **Limits of Modelling**

10.86 The calculation model that generates DC 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 0 above.

10.87 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.

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

10.89 Effects of uncertainty

10.90 Calculation of development charges therefore is limited to an extent by the sensitivity of the model to inputs, and the degree of certainty and reliability relating to those inputs. As a result, modelled demand is likely to be different to actual or realised demand.

11. STAGES AT WHICH DEVELOPMENT CONTRIBUTIONS ARE TRIGGERED (S198, S202(1)(B) LGA)

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

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

11.3 Council may require a development contribution to be made when;

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; or

c) an authorisation for a service connection is granted.

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

11.5 Council will assess development contributions;

a) for the first time when a trigger in either of clauses 11.3 or 11.4 first occurs; and

b) upon any subsequent triggers in clauses 11.3 or 11.4.

11.6 It is the granting of the consent, authorisation of service connection, or certificate of acceptance that is the trigger, not when the consent authorisation or certificate of acceptance is given effect to.

11.7 Where a development contribution was not required at the first of the triggers in 11.3 or 11.4 Council may require development contributions at any subsequent trigger.

11.8 Development contributions will be calculated under the policy that was in force at the time that the first of either; an application for a resource consent, building consent, certificate of acceptance, or service connection was submitted, accompanied by all required information.

11.9 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 only be required where there will be an increase in HUEs of demand arising from the development.

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

12.1 In accordance with section 11 above, for contributions required on subdivision consents, payment will be required prior to uplifting s224 certificates, and these will not be released until payment is received.

12.2 For staged developments where all other Council planning requirements have been met payment will only be required for the s224 certificates issued at each stage.

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

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

12.5 For contributions required for a service connection payment will be required prior to the service connection being actioned.

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

12.7 The gross-floor area of the development will be assumed to be a fixed percentage of the site area being 50% for retail developments, 30% for commercial, and 30% for industrial. These figures being the floor area to site area ratio used in Council's growth forecasts. Such developments will be reassessed at building consent stage, and any additional floor area above that assumed and paid for at resource consent stage will be required to be paid at building consent stage.

12.8 No refund will be given if the building results in a lesser amount of floor area than was assumed, but credit will be retained for the full amount of floor area that was paid for.

12.9 **Invoicing**

12.10 Invoices relating to subdivision applications will be issued at the time of request for a s224 certificate, unless an earlier trigger occurs which Council, at its discretion, may elect to invoice against.

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

12.12 Development contributions for land use resource consents that are linked to building consents will be assessed and estimated at the resource consent stage, however such development contributions will be reassessed and based on the final plans provided at building consent stage.

12.13 Invoices relating to building consents and service connections will be raised prior to issuing a code of compliance certificate, or actioning a service connection, or at the time of actual payment by the developer if prior to this.

12.14 If at any time a developer wishes to pay prior to the stages set out above, an invoice will be raised at the time of actual payment by the developer.

12.15 All invoices will be raised at the rates applicable at the time that the application for a resource consent, building consent, or service connection was submitted, accompanied by all required information.

12.16 In accordance with Section 198(2A) LGA consideration will not be given to development contribution charges assessed under prior policies in cases where the charges in this policy (as presented in Schedule 1) are lower.

12.17 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 the territorial authority to provide or to have provided new or additional assets or assets of increased capacity.

13.2 Development contributions are calculated based on increased units of demand (HUEs). Council will provide a credit against the standard calculated charges where it can be demonstrated to Council's satisfaction that:

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

b) development contributions or financial contributions have previously been paid for those increased units of demand generated by the development. The balance of development contributions for all additional units of demand not previously paid for will be payable, including for all components of the charge.

13.3 Credits for existing HUEs will attach to the parent lot and are not transferable.

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

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

13.6 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 ten 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 Reconsideration of Development Contributions template which can be found on Council's website at www.hamilton.govt.nz/dc;

c) set out the grounds and reasons for the request;

d) specify the outcome which 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. Provision of further information will re-start the fifteen 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 fifteen 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 in order to discuss the request.

14.8 Council's decisions on requests will:

a) be in writing;

b) be provided within fifteen 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 its reception to the requester and will attempt to notify the requester by telephone.

14.10 In a separate process, a person may object to the assessed amount of a development contribution under sections 199C – 199P and Schedule 13A of the LGA.

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

15.1 This section is only intended 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 by Council with notice (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 incorrectly applied its development contributions policy to the objector's development.

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

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

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

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

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

- Sections 207(A-F) of the LGA which contains specific "Developer agreements" provisions;
- Section 18.17of this Policy "Private Developer Agreement (PDA) Remission";
- Council's Growth Funding Policy;
- the guidance documents relating to Private Developer Agreement structure which can be found on Council's website www.hamilton.govt.nz/dc; or
- contact Council's City Development Unit for further information.

17. SPECIAL ASSESSMENT

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

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

17.3 All Special Assessments will be evaluated consistent with the Actual Demand Remission Criteria set out in Section 18.9 of this Policy.

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

17.5 Special assessment applications are to be lodged with Council's Development Contributions Officer's (DCO) at the earliest opportunity, and prior to the earliest development contribution trigger 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 trigger set out in Section 11 of this Policy, development contributions will be required in accordance with Schedule 1 of this Policy.

17.6 In calculating any special assessment on a modified base charge as set out in section 9 and Schedule 4 'Base Charges for Reference in Calculating Remissions', the calculation shall be based, as its starting point, on the base charge without modification. A special assessment will then only be confirmed if, based on calculations applying the criteria set out below, the final charge is less than the standard modified charge.

17.7 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.

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

17.9 Decisions on individual requests will not alter the basis of the policy itself.

17.10 For further details relating to lodging a Special Assessment please refer to Council's website www.hamilton.govt.nz/dc or contact Council's Development Contributions Officer (DCO).

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

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

18.2 Any application for a remission shall be lodged with Council within 30 working days of the development contribution charge being advised in writing to the developer.

18.3 In order 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.

18.4 All actual and reasonable costs incurred by Council in determining the remission application, including staff time as set out in Council's schedule referred to as 'Fees and Charges - City Planning' published on Council's website, consultant and legal costs, and administration costs, shall be paid by the applicant. If a remission is granted, these costs will be deducted from the total remission due prior to payment.

18.5 In calculating any remission on a modified base charge as set out in section 9 and Schedule 4 'Base Charges for Reference in Calculating Remissions', the calculation shall be based, as its starting point, on the base charge without modification. A remission will then only be made if, based on calculations applying the criteria set out below, the final charge is less than the standard modified charge.

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

18.7 Decisions on individual requests will not alter the basis of the policy itself.

18.8 There are three categories of remissions, as described in the following paragraphs.

18.9 **(1.) Actual Demand Remission**

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

18.11 Actual Demand Remission Criteria

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

a) the actual HUEs of demand generated by the development are significantly lower than the HUEs of demand assessed under the methodology set out in this policy and in any event are not less than 10 HUEs of demand, and;

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

18.13 **(2.) CBD Remission**

18.14 The CBD area is the Business Improvement District (BID) as defined from time to time in Council's Rating Policy. Council has a CBD revitalisation strategy and is prepared to consider a development contribution remission in respect of development within the CBD provided the development assists Council in achieving its strategic goals.

18.15 CBD Remission Criteria

18.16 In applying for a remission in respect of a development within the CBD, the applicant must demonstrate the development meets Council's strategic objectives to improve the vitality and functionality of the CBD by improving and enhancing one or more of the following:

a) commercial/retail or residential activity within the CBD area;

b) employment opportunities within the CBD area;

c) public space and amenity values within the CBD area;

d) urban design outcomes in the CBD, as set out in Council's Technical Specifications, Design Guidelines and Proposed District Plan.

18.17 **(3.) Private Developer Agreement (PDA) Remission**

18.18 Council has adopted a Growth Funding Policy which guides Council in its dealings with developers seeking to undertake development, requiring infrastructure not adequately provided for in Council's 10-Year-Plan. All development contributions in respect of such development will be calculated in accordance with this policy, but may be subject to a remission, if provided for in a Private Developer Agreement entered into between Council and the developer pursuant to the Growth Funding Policy.

18.19 PDA Remission Criteria

18.20 In applying for a remission in respect of development contributions levied against development in unfunded areas and/or associated with unfunded growth projects as set out in the Growth Funding Policy, Council and the developer shall have first 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. 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.

18.21 **Further remission information**

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

18.23 Further information is provided below in order to clarify the remission process in relation to stormwater.

18.24 Stormwater capital projects

18.25 The policy allocates stormwater costs, and forecast growth, over 19 catchments. This helps ensure spatial alignment between development and the set of capital works recovered through development contributions, and promotes equity and economic efficiency.

18.26 For the purposes of this policy Council's stormwater capital costs are categorised into primary works or secondary works to the extent practicable.

18.27 Developer funded primary works are described here as works which are carried out by each land owner as a condition of consent, for example to attenuate 2- and 10-year events back to pre-development levels and treatment of stormwater.

18.28 Developer funded secondary works are carried out by each land owner as a condition of consent to attenuate 100 year events, and are separate to – and done in addition to – primary works.

18.29 Developer funded works as described above do not typically form part of Council's growth capital programme, and as such developer provision of them in most cases will not offset any development contributions charge.

18.30 Subject to 18.9 in particular, if developer funded stormwater works are of such a scale that either planned capital expenditure identified in the 10-Year Plan will no longer be required and no additional demand is placed on Council's network, then as a direct result of those works a remission of development contributions may apply in respect of those works.

19. POSTPONEMENT OF PAYMENT

19.1 Upon written application from the developer, Council through its City Growth General Manager, may on a case by case basis and at its sole discretion, consider deferring payment of development contributions for subdivision consents granted between 1 July 2008 and 30 June 2014 ("deferral of payment").

19.2 Approval will only be given in cases in which the development leverages off existing catchment-specific infrastructure and does not require any new or unbudgeted Council-funded catchment-specific infrastructure (as of 30 June 2013) in order to proceed.

19.3 Any deferral of payment will apply to a maximum of ten allotments in any subdivision, and if the subdivision is staged all allotments must be within a single stage, and will be referred to as ("lots deferred").

19.4 The terms of deferral of payment will be subject to Council approval on a case by case basis, and shall be recorded in a formal written agreement between Council and the developer ("deferral agreement"). Such terms may include at Council's discretion (without limitation):

a) the requirement for a bank bond or other enforceable security acceptable to Council, securing the deferred sum, interest and costs; and/or

b) the registration of a Statutory Land Charge under s208 of the Local Government Act against the title to each lot in respect of which development contributions are outstanding specifying the amount owing to Council in relation to that lot.

19.5 Development contributions in respect of all lots deferred shall be paid in full on the sooner of:

a) The date upon which the developer settles the sale of the last of the lots deferred; or

b) The date upon which the developer settles the sale of the same number of lots in the subdivision as the number of lots deferred; or

c) The date upon which the developer ceases to be registered proprietor of the lots deferred; or

d) The date two years after the issue of the earliest s224 certificate(s) for the lots deferred or as part of the subdivision.

19.6 Interest will be added quarterly on all deferred payments at Council's rate of borrowing as applicable at the time.

19.7 Any reasonable costs incurred by council associated with the deferral agreement, or the provision of security to the Council, shall be paid by the applicant prior to Council formally entering into the deferral agreement. The developer shall be responsible for all costs incurred by the Council as a result of any default by the developer under the arrangement.

19.8 If any section remains unsold after two years, full payment including all outstanding contributions, interest and other costs will be required and if necessary Council will enforce its security to effect recovery of those monies.

19.9 Approval of the deferral will lapse if the s224 certificate in respect of the subdivision consent is not uplifted within one month of Council and the developer agreeing to the terms for deferral.

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 6.

21. ESTIMATING A DEVELOPMENT CONTRIBUTION CHARGE

21.1 This section provides a guide to estimating a development contributions charge, but the final charge must be confirmed by Council as correct.

21.2 **Using the GIS development contribution estimator tool**

21.3 For a quick estimate of a development contribution charge use the "DC estimator" on Council's website at www.hamilton.govt.nz/dc, and click on the development site or type the address into the search bar.

21.4 Use it to also identify the catchments in which the development sits.

21.5 **Using the Schedule of Charges**

21.6 To estimate a development contribution charge using Schedule 1 below you need to add up the charges on the table that match the type of development, by following the steps.

1. **Identify the development type** using the definitions in section 6 above, then use table 1 for residential developments (standard residential, high density residential, or ancillary unit) or table 2 for non-residential developments (industrial, commercial, or retail) and complete the steps below.
2. **Identify the geographic catchment** in which the development is situated by using the maps in the schedule 8 below.
3. **Add up activity charges** for each component (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. Refer to section 6 above for definitions of the different development types.
5. **Add the stormwater and additional wastewater catchment charges** by identifying the charge from one stormwater catchment from the 19 listed, and from one of the additional wastewater catchments (East or West).
6. **Your total charge** is the sum of all these component charges.

21.7 This is the standard means for calculating development contribution charges. There may be aspects of a development that require a more complex calculation. Please also refer to the notes at the bottom of Schedule 1.

21.8 Please contact the Development Contributions Officer (DCO) if you have any questions or require assistance to calculate your charge.

22. REFERENCES

Local Government Act 2002

Council's 2015-25 10-Year Plan

Council's Growth Funding Policy

23. SCHEDULE 1 - DEVELOPMENT CONTRIBUTION CHARGES

Table 1 – Residential development contribution payable in each catchment (excl. GST)

	Reserves	Stormwater	Transport	Wastewater	Water	Total
Residential charge per lot, dwelling or unit title , inclusive of Citywide components						
Citywide	489		1,832	3,400	4,640	10,362
Infill	872		2,090	3,566	5,155	11,684
Peacocke Stg 1	862		5,008	8,749	5,526	20,146
Peacocke Stg 2	862		2,902	5,254	5,526	14,544
Rotokauri	1,839		6,606	4,695	6,142	19,283
Rototuna	846		7,394	6,256	7,142	21,638
Ruakura	591		2,037	3,414	5,048	11,090
Te Rapa North	489		1,832	3,400	4,640	10,362
Temple View	489		1,832	8,879	10,593	21,793
SW - Citywide		9				9
SW - Chartwell		1,263				1,263
SW - City Centre		2,070				2,070
SW - Hamilton East		234				234
SW - Kirikiriroa		678				678
SW - Lake Rotokauri		9,431				9,431
SW - Mangaheka		534				534
SW - Mangakotukutuku		1,225				1,225
SW - Mangaonua		251				251
SW - Ohote		834				834
SW - Otama-ngenge		1,672				1,672
SW - Peacocke		970				970
SW - River North		2,615				2,615
SW - Rotokauri West		1,001				1,001
SW - St Andrews		118				118
SW - Te Awa o Katapaki		2,130				2,130
SW - Te Rapa Stream		2,506				2,506
SW - Temple View		1,684				1,684
SW - Waitawhiriwhiri		639				639
WW - East				1,807		1,807
WW - West				5,114		5,114
Higher Density Residential charge per lot, dwelling or unit title, inclusive of Citywide components						
Citywide	326		1,222	2,267	3,093	6,908
Infill	291		697	1,189	1,718	3,895
Peacocke Stg 1	575		3,339	5,833	3,684	13,431
Peacocke Stg 2	575		1,935	3,503	3,684	9,696
Rotokauri	1,226		4,404	3,130	4,095	12,855
Rototuna	564		4,929	4,170	4,762	14,425
Ruakura	394		1,358	2,276	3,365	7,393
Te Rapa North	326		1,222	2,267	3,093	6,908
Temple View	326		1,222	5,919	7,062	14,529
SW - Citywide		6				6
SW - Chartwell		842				842
SW - City Centre		1,380				1,380
SW - Hamilton East		156				156
SW - Kirikiriroa		452				452
SW - Lake Rotokauri		6,287				6,287
SW - Mangaheka		356				356
SW - Mangakotukutuku		817				817
SW - Mangaonua		168				168
SW - Ohote		556				556
SW - Otama-ngenge		1,114				1,114
SW - Peacocke		646				646
SW - River North		1,743				1,743
SW - Rotokauri West		668				668
SW - St Andrews		79				79
SW - Te Awa o Katapaki		1,420				1,420
SW - Te Rapa Stream		1,671				1,671
SW - Temple View		1,123				1,123
SW - Waitawhiriwhiri		426				426
WW - East				1,204		1,204
WW - West				3,409		3,409
Ancillary Residential charge per unit, inclusive of Citywide components						
Citywide	179		615	1,099	1,332	3,225
Citywide	163		611	1,133	1,547	3,454
Infill	291		697	1,189	1,718	3,895
Peacocke Stg 1	287		1,669	2,916	1,842	6,715
Peacocke Stg 2	287		967	1,751	1,842	4,848
Rotokauri	613		2,202	1,565	2,047	6,428
Rototuna	282		2,465	2,085	2,381	7,213
Ruakura	197		679	1,138	1,683	3,697
Te Rapa North	163		611	1,133	1,547	3,454
Temple View	163		611	2,960	3,531	7,264
SW - Citywide		3				3
SW - Chartwell		421				421
SW - City Centre		690				690
SW - Hamilton East		78				78
SW - Kirikiriroa		226				226
SW - Lake Rotokauri		3,144				3,144
SW - Mangaheka		178				178
SW - Mangakotukutuku		408				408
SW - Mangaonua		84				84
SW - Ohote		278				278
SW - Otama-ngenge		557				557
SW - Peacocke		323				323
SW - River North		872				872
SW - Rotokauri West		334				334
SW - St Andrews		39				39
SW - Te Awa o Katapaki		710				710
SW - Te Rapa Stream		835				835
SW - Temple View		561				561
SW - Waitawhiriwhiri		213				213
WW - East				602		602

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

	Reserves	Stormwater	Transport	Wastewater	Water	Total
Commercial charge per 100m2 floor area (site area for Stormwater)						
Citywide			3,246	1,527	1,620	6,393
Infill			2,133	922	1,037	4,092
Peacocke Stg 1			6,946	3,076	1,511	11,534
Peacocke Stg 2			5,804	2,664	2,179	10,647
Rotokauri			8,727	1,572	1,600	11,899
Rototuna			8,698	1,865	1,657	12,219
Ruakura			4,073	1,731	1,991	7,795
Te Rapa North			3,665	1,724	1,830	7,218
Temple View			3,565	4,379	4,064	12,008
SW - Citywide		4				4
SW - Chartwell		78				78
SW - City Centre		112				112
SW - Hamilton East		6				6
SW - Kirikiriroa		236				236
SW - Lake Rotokauri		526				526
SW - Mangaheka		47				47
SW - Mangakotukutuku		471				471
SW - Mangaonua		3				3
SW - Ohote		41				41
SW - Otama-ngenge		405				405
SW - Peacocke		216				216
SW - River North		315				315
SW - Rotokauri West		49				49
SW - St Andrews		7				7
SW - Te Awa o Katapaki		819				819
SW - Te Rapa Stream		146				146
SW - Temple View		98				98
SW - Waitawhiriwhiri		135				135
WW - East				544		544
WW - West				1,252		1,252
Industrial charge per 100m2 floor area (site area for Stormwater)						
Citywide			1,305	804	768	2,876
Infill			705	400	404	1,509
Peacocke Stg 1			2,860	1,659	734	5,253
Peacocke Stg 2			2,612	1,570	1,156	5,338
Rotokauri			4,238	1,000	916	6,155
Rototuna			4,090	1,149	918	6,157
Ruakura			1,833	1,020	1,056	3,909
Te Rapa North			1,649	1,016	971	3,636
Temple View			1,335	2,148	1,794	5,278
SW - Citywide		3				3
SW - Chartwell		64				64
SW - City Centre		92				92
SW - Hamilton East		5				5
SW - Kirikiriroa		191				191
SW - Lake Rotokauri		433				433
SW - Mangaheka		38				38
SW - Mangakotukutuku		344				344
SW - Mangaonua		2				2
SW - Ohote		33				33
SW - Otama-ngenge		333				333
SW - Peacocke		177				177
SW - River North		259				259
SW - Rotokauri West		40				40
SW - St Andrews		6				6
SW - Te Awa o Katapaki		599				599
SW - Te Rapa Stream		120				120
SW - Temple View		81				81
SW - Waitawhiriwhiri		111				111
WW - East				244		244
WW - West				561		561
Retail charge per 100m2 floor area (site area for Stormwater)						
Citywide			5,039	1,415	1,502	7,956
Infill			3,758	970	1,091	5,820
Peacocke Stg 1			9,910	2,621	1,287	13,819
Peacocke Stg 2			7,980	2,187	1,789	11,956
Rotokauri			12,232	1,316	1,339	14,887
Rototuna			12,246	1,568	1,393	15,207
Ruakura			5,601	1,421	1,634	8,656
Te Rapa North			5,039	1,415	1,502	7,956
Temple View			5,039	3,695	3,429	12,164
SW - Citywide		4				4
SW - Chartwell		78				78
SW - City Centre		112				112
SW - Hamilton East		6				6
SW - Kirikiriroa		236				236
SW - Lake Rotokauri		526				526
SW - Mangaheka		47				47
SW - Mangakotukutuku		471				471
SW - Mangaonua		3				3
SW - Ohote		41				41
SW - Otama-ngenge		405				405
SW - Peacocke		216				216
SW - River North		315				315
SW - Rotokauri West		49				49
SW - St Andrews		7				7
SW - Te Awa o Katapaki		819				819
SW - Te Rapa Stream		146				146
SW - Temple View		98				98
SW - Waitawhiriwhiri		135				135
WW - East				544		544
WW - West				1,252		1,252

Note 1 – Charges for non-residential developments

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

Non-residential developments will be charged in accordance with the average number of household unit equivalents of demand generated by the category into which they fall. These will be calculated by using the factors given in Schedule 5 below.

Some of these factors operate on sliding scales, so the applicable charges for any specific development may differ from those shown here. A more precise estimate of the development contributions payable for any particular 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, higher density residential, retail, commercial and industrial components of the development.

Note 2 – Assessment of Reserves component through resource consent applications

On a case by case basis Council may take land of dollar value equivalent to the required development contribution rather than money as a condition of resource consent in accordance with sections 24.3 and 24.4 of the Proposed District Plan, which provides a resource management context for requiring land for reserve purposes to mitigate the effects of development. This rule will continue to operate to the extent that it will determine the need for land in preference to cash. The requirement to provide esplanade reserves under rule 23.5.2 of the Proposed District Plan is unaffected by this policy.

The developer's financial liability will be determined on a per lot basis through the Development Contributions Policy as it applies to each lot. Any shortfall between the development contribution payable and the current market value of the land will be met by Council.

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.

24. SCHEDULE 2 – GROWTH-RELATED CAPITAL EXPENDITURE

Table 3 – Growth related capital expenditure by Council Activity Group ($000s)

Growth Related Capital Expenditure ($000s)	Total Capex Excluding Subsidies	Total Subsidies & Operating Revenue	DC Capex	DC Interest	Total Cost DC Funded Capex	% DC Funded	% Other sources
Total Water Supply	**168,184**	**250**	**98,478**	**67,193**	**165,670**	**58%**	**42%**
Citywide	**140,513**	**100**	**76,076**	**55,954**	**132,030**	**54%**	**46%**
2015 10-Year Plan	93,153		56,248	45,651	101,899	60%	40%
Historical	47,360	100	19,828	10,302	30,130	42%	58%
Rotokauri	**5,077**	**13**	**4,458**	**4,484**	**8,943**	**88%**	**12%**
2015 10-Year Plan	3,630		3,222	4,154	7,376	89%	11%
Historical	1,446	13	1,236	330	1,566	85%	15%
Peacocke	**3,086**		**2,739**	**2,883**	**5,622**	**89%**	**11%**
2015 10-Year Plan	3,066		2,721	2,890	5,611	89%	11%
Historical	20		17	(7)	11	89%	11%
Rototuna	**13,855**	**5**	**11,473**	**489**	**11,962**	**83%**	**17%**
2015 10-Year Plan	10,857		9,636	304	9,940	89%	11%
Historical	2,997	5	1,837	185	2,022	61%	39%
Infill	**3,450**	**131**	**1,776**	**1,390**	**3,166**	**50%**	**50%**
2015 10-Year Plan				632	632	100%	0%
Historical	3,450	131	1,776	758	2,534	50%	50%
Te Rapa North						**0%**	**0%**
2015 10-Year Plan						0%	0%
Historical						0%	0%
Ruakura	**1,217**		**1,080**	**625**	**1,705**	**89%**	**11%**
2015 10-Year Plan	1,217		1,080	625	1,705	89%	11%
Historical				(0)	(0)	100%	0%
Temple View	**987**		**876**	**1,367**	**2,243**	**89%**	**11%**
2015 10-Year Plan				993	993	100%	0%
Historical	987		876	374	1,250	89%	11%
Peacocke 1						**0%**	**0%**
2015 10-Year Plan						0%	0%
Historical						0%	0%
Peacocke 2						**0%**	**0%**
2015 10-Year Plan						0%	0%
Historical						0%	0%
Total Parks & Green Spaces	**52,898**	**366**	**34,019**	**7,669**	**41,689**	**64%**	**36%**
Citywide	**22,448**	**346**	**11,166**	**4,130**	**15,296**	**49%**	**51%**
2015 10-Year Plan	6,764		2,602	2,910	5,513	38%	62%
Historical	15,684	346	8,564	1,219	9,783	53%	47%
Rotokauri	**2,224**		**1,865**	**3,476**	**5,341**	**84%**	**16%**
2015 10-Year Plan	100		86	2,757	2,843	86%	14%
Historical	2,124		1,779	719	2,498	84%	16%
Peacocke	**760**		**614**	**883**	**1,498**	**81%**	**19%**
2015 10-Year Plan	340		293	726	1,019	86%	14%
Historical	420		321	157	478	77%	23%
Rototuna	**22,364**	**15**	**18,611**	**(908)**	**17,703**	**83%**	**17%**
2015 10-Year Plan	4,893		3,900	(796)	3,104	80%	20%
Historical	17,471	15	14,711	(111)	14,599	84%	16%
Infill	**5,003**	**5**	**1,677**	**39**	**1,715**	**33%**	**67%**
2015 10-Year Plan	3,311		968	54	1,022	29%	71%
Historical	1,691	5	708	(16)	693	42%	58%
Te Rapa North						**0%**	**0%**
2015 10-Year Plan						0%	0%
Historical						0%	0%
Ruakura	**100**		**86**	**49**	**136**	**86%**	**14%**
2015 10-Year Plan	100		86	50	136	86%	14%
Historical				(0)	(0)	100%	0%
Temple View						**0%**	**0%**
2015 10-Year Plan						0%	0%
Historical						0%	0%
Peacocke 1						**0%**	**0%**
2015 10-Year Plan						0%	0%
Historical						0%	0%
Peacocke 2						**0%**	**0%**
2015 10-Year Plan						0%	0%
Historical						0%	0%
Total Stormwater Drainage	**58,788**	**1**	**49,976**	**22,298**	**72,273**	**85%**	**15%**
SW - Citywide	**2,101**		**264**	**132**	**396**	**13%**	**87%**
2015 10-Year Plan	1,937		121	130	251	6%	94%
Historical	164		143	2	145	87%	13%
SW - Chartwell	**482**		**415**	**29**	**444**	**86%**	**14%**
2015 10-Year Plan	455		391	38	430	86%	14%
Historical	27		23	(9)	14	86%	14%
SW - City Centre	**921**		**802**	**516**	**1,318**	**87%**	**13%**
2015 10-Year Plan	455		391	318	710	86%	14%
Historical	466		411	198	609	88%	12%
SW - Hamilton East	**509**		**439**	**69**	**507**	**86%**	**14%**

Growth Related Capital Expenditure ($000s)	Total Capex Excluding Subsidies	Total Subsidies & Operating Revenue	DC Capex	DC Interest	Total Cost DC Funded Capex	% DC Funded	% Other sources
2015 10-Year Plan	455		391	85	477	86%	14%
Historical	54		47	(16)	31	87%	13%
SW - Kirikiriroa	**2,351**	**0**	**2,046**	**2,447**	**4,493**	**87%**	**13%**
2015 10-Year Plan	455		391	1,434	1,826	86%	14%
Historical	1,896	0	1,655	1,013	2,667	87%	13%
SW - Lake Rotokauri	**28,688**		**25,307**	**10,999**	**36,306**	**88%**	**12%**
2015 10-Year Plan	28,506		25,147	10,939	36,086	88%	12%
Historical	182		160	60	220	88%	12%
SW - Mangaheka	**482**		**415**	**459**	**874**	**86%**	**14%**
2015 10-Year Plan	455		391	458	849	86%	14%
Historical	27		23	1	25	86%	14%
SW - Mangakotukutuku	**3,763**		**3,310**	**3,041**	**6,351**	**88%**	**12%**
2015 10-Year Plan	3,651		3,212	3,072	6,284	88%	12%
Historical	112		98	(31)	67	88%	12%
SW - Mangaonua	**495**		**426**	**232**	**658**	**86%**	**14%**
2015 10-Year Plan	455		391	227	618	86%	14%
Historical	40		34	6	40	87%	13%
SW - Ohote	**482**		**415**	**1,032**	**1,447**	**86%**	**14%**
2015 10-Year Plan	455		391	1,032	1,423	86%	14%
Historical	27		23	0	23	86%	14%
SW - Otama-ngenge	**1,179**		**1,029**	**262**	**1,291**	**87%**	**13%**
2015 10-Year Plan	1,029		898	253	1,151	87%	13%
Historical	150		131	9	140	88%	12%
SW - Peacocke	**953**		**830**	**722**	**1,552**	**87%**	**13%**
2015 10-Year Plan	926		807	721	1,528	87%	13%
Historical	27		23	1	24	86%	14%
SW - River North	**550**		**475**	**78**	**553**	**86%**	**14%**
2015 10-Year Plan	455		391	51	442	86%	14%
Historical	95		84	27	110	88%	12%
SW - Rotokauri West	**482**		**415**	**320**	**734**	**86%**	**14%**
2015 10-Year Plan	455		391	318	710	86%	14%
Historical	27		23	1	25	86%	14%
SW - St Andrews	**482**		**415**	**(48)**	**367**	**86%**	**14%**
2015 10-Year Plan	455		391	(12)	380	86%	14%
Historical	27		23	(36)	(13)	86%	14%
SW - Te Awa o Katapaki	**12,278**	**0**	**10,717**	**(302)**	**10,414**	**87%**	**13%**
2015 10-Year Plan	9,415		8,299	(162)	8,137	88%	12%
Historical	2,862	0	2,418	(141)	2,277	84%	16%
SW - Te Rapa Stream	**1,035**		**903**	**858**	**1,760**	**87%**	**13%**
2015 10-Year Plan	455		391	384	775	86%	14%
Historical	580		511	474	985	88%	12%
SW - Temple View	**482**		**415**	**927**	**1,341**	**86%**	**14%**
2015 10-Year Plan	455		391	925	1,317	86%	14%
Historical	27		23	1	24	86%	14%
SW - Waitawhiriwhiri	**1,074**		**941**	**526**	**1,467**	**88%**	**12%**
2015 10-Year Plan	455		395	293	688	87%	13%
Historical	619		546	233	779	88%	12%
Total Transportation	**227,264**	**99,336**	**119,479**	**65,308**	**184,787**	**37%**	**63%**
Citywide	**147,160**	**92,123**	**59,476**	**30,729**	**90,204**	**25%**	**75%**
2015 10-Year Plan	52,764	17,661	30,456	23,344	53,801	43%	57%
Historical	94,396	74,462	29,019	7,384	36,404	17%	83%
Rotokauri	**25,707**	**98**	**20,396**	**21,024**	**41,420**	**79%**	**21%**
2015 10-Year Plan	16,862		13,464	18,480	31,944	80%	20%
Historical	8,845	98	6,931	2,544	9,476	77%	23%
Peacocke	**884**		**409**	**747**	**1,156**	**46%**	**54%**
2015 10-Year Plan				714	714	100%	0%
Historical	884		409	32	441	46%	54%
Rototuna	**38,365**	**3,714**	**30,023**	**6,579**	**36,602**	**71%**	**29%**
2015 10-Year Plan	26,825	2,950	21,389	3,484	24,873	72%	28%
Historical	11,540	763	8,634	3,095	11,729	70%	30%
Infill	**5,579**	**1,453**	**3,078**	**1,859**	**4,938**	**44%**	**56%**
2015 10-Year Plan				664	664	100%	0%
Historical	5,579	1,453	3,078	1,196	4,274	44%	56%
Te Rapa North						**0%**	**0%**
2015 10-Year Plan						0%	0%
Historical						0%	0%
Ruakura	**1,649**	**1,133**	**1,212**	**643**	**1,856**	**44%**	**56%**
2015 10-Year Plan	1,647	1,133	1,211	644	1,855	44%	56%
Historical	2		2	(1)	1	88%	12%
Temple View						**0%**	**0%**
2015 10-Year Plan						0%	0%
Historical						0%	0%
Peacocke 1	**2,742**	**815**	**1,992**	**365**	**2,357**	**56%**	**44%**
2015 10-Year Plan	2,742	815	1,992	398	2,390	56%	44%
Historical				(32)	(32)	100%	0%
Peacocke 2	**5,177**		**2,893**	**3,361**	**6,254**	**56%**	**44%**
2015 10-Year Plan	5,177		2,893	3,364	6,257	56%	44%
Historical				(2)	(2)	100%	0%

Growth Related Capital Expenditure ($000s)	Total Capex Excluding Subsidies	Total Subsidies & Operating Revenue	DC Capex	DC Interest	Total Cost DC Funded Capex	% DC Funded	% Other sources
Total Wastewater	**185,618**	**244**	**136,120**	**82,456**	**218,576**	**73%**	**27%**
Citywide	**88,655**		**52,132**	**35,423**	**87,555**	**59%**	**41%**
2015 10-Year Plan	40,434		26,447	26,397	52,844	65%	35%
Historical	48,220		25,685	9,027	34,712	53%	47%
Rotokauri	**5,082**		**4,460**	**4,380**	**8,840**	**88%**	**12%**
2015 10-Year Plan	4,895		4,295	4,304	8,600	88%	12%
Historical	187		164	76	240	88%	12%
Peacocke	**1,810**		**1,566**	**2,533**	**4,099**	**87%**	**13%**
2015 10-Year Plan				1,922	1,922	100%	0%
Historical	1,810		1,566	611	2,176	87%	13%
Rototuna	**13,733**	**253**	**12,051**	**2,890**	**14,940**	**86%**	**14%**
2015 10-Year Plan	8,370		7,345	953	8,297	88%	12%
Historical	5,363	253	4,706	1,937	6,643	84%	16%
Infill	**865**	**(9)**	**747**	**363**	**1,109**	**87%**	**13%**
2015 10-Year Plan				229	229	100%	0%
Historical	865	(9)	747	133	880	87%	13%
Te Rapa North						**0%**	**0%**
2015 10-Year Plan						0%	0%
Historical						0%	0%
Ruakura	39		34	35	69	**88%**	**12%**
2015 10-Year Plan				32	32	100%	0%
Historical	39		34	4	38	88%	12%
Temple View	1,671		694	1,308	2,002	**42%**	**58%**
2015 10-Year Plan				863	863	100%	0%
Historical	1,671		694	445	1,139	42%	58%
Peacocke 1	2,270		1,992	742	2,734	**88%**	**12%**
2015 10-Year Plan	2,270		1,992	780	2,772	88%	12%
Historical				(38)	(38)	100%	0%
Peacocke 2						**0%**	**0%**
2015 10-Year Plan						0%	0%
Historical						0%	0%
WW - East	25,822		22,479	9,056	31,534	**87%**	**13%**
2015 10-Year Plan	21,618		18,789	7,448	26,237	87%	13%
Historical	4,205		3,690	1,608	5,297	88%	12%
WW - West	45,672		39,967	25,726	65,693	**88%**	**12%**
2015 10-Year Plan	35,559		31,043	22,778	53,822	87%	13%
Historical	10,112		8,924	2,948	11,872	88%	12%
Grand Total	**692,753**	**100,196**	**438,071**	**244,924**	**682,996**	**55%**	**45%**

Note 1 – Historical capex refers to capital expenditure incurred before 1 July 2015, and future capex refers to capital expenditure specified in the 2015-25 10-Year Plan.

25. SCHEDULE 3 – CHARGE CALCULATION WORKED EXAMPLE

25.1 The calculations for each charge are the aggregation of individual calculations made for each project in each catchment in accordance with the formula in section 8.9above. Due to the number of projects, showing the calculations for every project is not practicable.

25.2 The following exercise illustrates how the charges are calculated at a project level, prior to being aggregated to catchment level for a specific worked example, being Peacocke Stage 1 wastewater. It is an example of the simplest case in which there is only one project for a particular activity in a particular catchment. The Peacocke Stage 1 wastewater charge has 3 components: Citywide, Peacocke (paid by both Stage 1 and 2) and Peacocke 1 (paid only by Stage 1) as set out in Table 4a below.

Table 4a –Components of Peacocke Stage 1 Wastewater Charge

Component	DC Charge
Wastewater	
Citywide	**3.400**
Peacocke	**1.853**
Peacocke 1	**3.496**
Grand Total	**8.749**

25.3 Table 4b below shows the method of calculation for the Peacocke 1 component of this charge, 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 4b - Breakdown of Peacocke Stage 1 Wastewater Charge Calculations

Units: Capex, debt, revenue, interest, DC Charge ($'000); Growth (HUEs)

Peacocke Stage 1 Wastewater				Interest = (Prior Debt + Capex - Revenue) x Interest Rate	Debt = Prior Debt + Capex - Revenue + Interest	NPV Capex @ Interest Rate of 6.1%	NPV Growth @ Interest Rate of 6.1%	DC Charge ($) = DC Debt + NPV Capex ÷ NPV Growth
Year	DC Capex ($000s)	Growth (HUEs)	DC Revenue ($000s)					
2005	0	0	0	0	0	0	0	**$0**
2006	0	0	0	0	0	889	357	**$2,493**
2007	0	5	0	0	0	943	378	**$2,495**
2008	0	8	0	0	0	1,001	396	**$2,527**
2009	0	6	0	0	0	1,062	412	**$2,577**
2010	0	6	3	(0)	(3)	1,126	431	**$2,615**
2011	0	8	0	(0)	(3)	1,192	450	**$2,648**
2012	0	11	63	(4)	(70)	1,265	469	**$2,695**
2013	0	16	33	(6)	(110)	1,275	486	**$2,624**
2014	0	36	44	(9)	(164)	1,317	498	**$2,644**
2015	0	29	80	(15)	(258)	1,351	491	**$2,752**
2016	**1,511**	**35**	**95**	**71**	**1,228**	**1,348**	**490**	**$2,752**
2017	60	44	120	71	1,239	1,330	483	**$2,752**
2018	0	49	134	67	1,172	1,283	466	**$2,752**
2019	0	52	144	63	1,091	1,219	443	**$2,752**
2020	0	54	150	57	999	1,140	414	**$2,752**
2021	53	50	138	56	968	1,051	382	**$2,752**
2022	0	18	48	56	976	968	352	**$2,752**
2023	0	19	53	56	980	976	355	**$2,752**
2024	0	34	94	54	940	980	356	**$2,752**
2025	0	61	168	47	819	940	342	**$2,752**
2026	0	118	324	30	526	819	298	**$2,752**
2027	0	191	526	0	0	526	191	**$2,752**
2028	0	0	0	0	0	0	0	**$0**

26. SCHEDULE 4 – BASE CHARGES FOR CALCULATING REMISSIONS

26.1 The following 'base charges' represent raw calculation model outputs, and if applicable, are for reference use only to guide the calculation of a remission as outlined in the remissions provisions in section 18. Refer to Schedule 1 for development contribution charges applicable in ordinary circumstances.

26.2 Base Charges for Stormwater and Wastewater catchments and other catchments not listed here are the same as the charges in Schedule 1. Only charges for some of the General Catchments and some sectors have been modified.

Table 5 –Base Charges (for remission reference purposes only)

Base Charges	Reserves	Stormwater	Transport	Wastewater	Water	Total
High Density Residential						
Infill	291		697	1,189	1,718	**3,895**
SW - Chartwell		842				**842**
SW - City Centre		1,380				**1,380**
SW - Hamilton East		156				**156**
SW - Kirikiriroa		452				**452**
SW - Mangakotukutuku		817				**817**
SW - Mangaonua		168				**168**
SW - Otama-ngenge		1,114				**1,114**
SW - St Andrews		79				**79**
SW - Temple View		1,123				**1,123**
SW - Waitawhiriwhiri		426				**426**
WW - East				1,204		**1,204**
WW - West				3,409		**3,409**
Commercial						
Citywide	0		3,665	1,724	1,830	**7,218**
Infill	0		4,181	1,808	2,033	**8,022**
Peacocke Stg 1	0		10,016	4,436	2,179	**16,631**
Rotokauri	0		13,212	2,381	2,422	18,015
Rototuna	0		14,788	3,172	2,817	**20,776**
Temple View	0		3,665	4,501	4,177	**12,343**
SW - Chartwell		486				**486**
SW - City Centre		796				**796**
SW - Hamilton East		90				**90**
SW - Kirikiriroa		261				**261**
SW - Lake Rotokauri		3,627				**3,627**
SW - Mangaheka		206				**206**
SW - Mangaonua		97				**97**
SW - Ohote		321				**321**
SW - Otama-ngenge		643				**643**
SW - Peacocke		373				**373**
SW - River North		1,006				**1,006**
SW - Rotokauri West		385				**385**
SW - St Andrews		45				**45**
SW - Te Rapa Stream		964				**964**
SW - Temple View		648				**648**
SW - Waitawhiriwhiri		246				**246**
WW - East				916		**916**
WW - West				2,593		**2,593**
Industrial						
Citywide	0		1,649	1,016	971	**3,636**
Infill	0		1,881	1,066	1,079	**4,026**
Peacocke Stg 1	0		4,507	2,615	1,156	**8,278**
Rotokauri	0		5,945	1,403	1,285	**8,634**
Rototuna	0		6,655	1,870	1,494	**10,019**
Temple View	0		1,649	2,654	2,216	6,519
SW - Chartwell		355				**355**
SW - City Centre		582				**582**
SW - Hamilton East		66				**66**
SW - Lake Rotokauri		2,651				**2,651**
SW - Mangaheka		150				**150**
SW - Mangaonua		71				**71**
SW - Ohote		235				**235**
SW - Otama-ngenge		470				**470**
SW - Peacocke		273				**273**
SW - River North		735				**735**

Base Charges	Reserves	Stormwater	Transport	Wastewater	Water	Total
SW - Rotokauri West		281				**281**
SW - St Andrews		33				**33**
SW - Te Rapa Stream		704				**704**
SW - Temple View		473				**473**
SW - Waitawhiriwhiri		180				**180**
WW - East				540		**540**
WW - West				1,528		**1,528**
Retail						
Infill	0		5,749	1,484	1,669	8,902
Peacocke Stg 1	0		13,771	3,642	1,789	19,202
Rotokauri	0		18,167	1,954	1,988	22,109
Rototuna	0		20,334	2,604	2,312	25,250
SW - Chartwell		486				486
SW - City Centre		796				796
SW - Hamilton East		90				90
SW - Kirikiriroa		261				261
SW - Lake Rotokauri		3,627				3,627
SW - Mangaheka		206				206
SW - Mangaonua		97				97
SW - Ohote		321				321
SW - Otama-ngenge		643				643
SW - Peacocke		373				373
SW - River North		1,006				1,006
SW - Rotokauri West		385				385
SW - St Andrews		45				45
SW - Te Rapa Stream		964				964
SW - Temple View		648				648
SW - Waitawhiriwhiri		246				246
WW - East				752		752
WW - West				2,128		2,128
SW - Kirikiriroa		361				**361**
SW - Lake Rotokauri		3,882				**3,882**
SW - Mangaheka		92				**92**
SW - Mangakotukutuku		456				**456**
SW - Mangaonua		71				**71**
SW - Ohote		207				**207**
SW - Otama-ngenge		273				**273**
SW - Peacocke		299				**299**
SW - River North		651				**651**
SW - Rotokauri West		268				**268**
SW - St Andrews		30				**30**
SW - Te Awa o Katapaki		739				**739**
SW - Te Rapa Stream		551				**551**
SW - Temple View		393				**393**
SW - Waitawhiriwhiri		321				**321**
WW - East				766		**766**
WW - West				1,933		**1,933**

27. SCHEDULE 5 – DEMAND CONVERSION FACTORS

Table 6 – Types of development and household unit equivalents (HUEs per 100m^2 GFA)

DC Account	Sector	Factor
Transport	Commercial	2.000
Water	Commercial	0.394
Wastewater	Commercial	0.507
Stormwater*	Commercial	0.385
Transport	Industrial	0.900
Water	Industrial	0.209
Wastewater	Industrial	0.299
Stormwater*	Industrial	0.281
Transport**	Retail	2.750
Water	Retail	0.324
Wastewater	Retail	0.416
Stormwater*	Retail	0.385

** Stormwater is calculated per 100m^2 of site area.*

*** Retail Transport operates on a sliding scale ranging from 1.2 to 3.5. Retail developments are assumed to generate different numbers of trips depending on their size (refer Table 7).*

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

Developments for which, in the opinion of Council (but subject to Sections 13 & 18 above) floor area cannot adequately be used as a proxy for demand will be charged based upon the ratio of the increased demand that they produce to the demand assumed to be produced by an average household.

Note 2 – Wet industries

At the discretion of Council, the charges for water and wastewater for wet industries may be assessed on a case by case basis in relation to the level of demand produced by the development and the cost of servicing it, and set by agreement with the developer in accordance with section 200(2) of the LGA. The factors used for calculating the charges for developments that do not fall into this category are averages that have been calculated by excluding usage by wet industries, but wet industry usage has been included in the overall demand growth projections.

Note 3 – Stormwater HUEs

Stormwater HUEs are derived on the basis of the expected runoff from impermeable surfaces. A typical residential greenfield development on a 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. Council provides a stormwater pipe system mainly to drain the primary flow from roads, with roads and parks also receiving the secondary stormwater flow. Where possible, new lots are expected to soak their primary stormwater flow. Refer to section 18.24 for more information on the policy approach regarding stormwater capital projects.

Note 4 - Water HUEs

HUEs for water are calculated on the basis of the expected usage. A typical household is assumed to use 594 litres of water a day (in accordance with the Infrastructure Technical Specifications). The HUEs for commercial

and industrial developments are calculated on the expected water usage per 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 5 - Wastewater HUEs

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

Note 6 - Transport HUEs

HUEs for commercial and industrial transport are calculated on the average daily number of vehicle trips in relation to the ten trips per day assumed to be produced a typical household. These numbers are based on the Transfund 209 and 210 reports as well as two surveys commissioned by Council in 2008 in industrial areas of the city.

Table 7 – 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)	20	2
Commercial (retail) ≤ 1,000m^2 GFA	35	3.5
Commercial (retail) 1,001 to 3,000m^2 GFA	35 to 20	3.5 to 2
Commercial (retail) 3,001 to 6,000m^2 GFA	20 to 15	2 to 1.5
Commercial (retail) 6,001 to 10,000m^2 GFA	15 to 12	1.5 to 1.2
Commercial (retail) > 10,000m^2 GFA	12	1.2
Industrial (per 100m^2 of GFA)	9	0.9

28. SCHEDULE 6 - 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 20m2 of their section value.

28.2 To determine if a cap will apply, multiply the section value by 7.5%. Secondly divide 20m2 by the area of the section and multiply this by the section value. If the reserves charge is higher than either or both of these, then the higher of these two values is the capped reserves charge that will apply.

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

29. SCHEDULE 7 –GROWTH FORECASTS

Table 8 – Forecast annual supply growth (household unit equivalents or "HUE's")

Avg. Growth Rates (HUEs)	Activity	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Citywide	Water	924	971	1,030	1,094	1,097	1,075	971	941	961	958
	Reserves	470	503	556	596	565	522	480	451	463	466
	Transport	1,468	1,573	1,637	1,882	1,963	1,952	1,842	1,820	1,817	1,781
	Wastewater	1,027	1,100	1,183	1,205	1,042	1,042	942	914	907	867
Rototuna	Water	320	340	346	349	347	339	321	306	290	266
	Reserves	288	292	282	282	255	237	211	199	188	172
	Transport	369	450	474	487	492	490	480	466	447	416
	Wastewater	320	344	351	354	353	346	328	313	297	273
Infill	Water	618	543	520	506	483	436	298	250	231	215
	Reserves	253	213	178	173	166	149	87	64	58	54
	Transport	1,324	1,100	1,032	1,009	978	908	730	668	623	579
	Wastewater	711	611	580	563	538	486	335	283	261	243
Rotokauri	Water	28	39	47	56	67	89	149	171	184	196
	Reserves	0	14	23	32	42	60	107	125	138	150
	Transport	70	106	121	133	150	189	297	332	352	365
	Wastewater	44	53	63	72	85	113	187	214	230	243
Peacocke	Water	29	36	40	43	44	41	18	19	30	49
	Reserves	35	44	49	53	55	52	22	24	37	61
	Transport	19	23	25	27	28	26	11	12	19	31
	Wastewater	36	45	50	53	55	52	22	24	37	61
Peacocke 1	Water	0	0	0	0	0	0	0	0	0	0
	Reserves	0	0	0	0	0	0	0	0	0	0
	Transport	35	44	49	53	55	52	22	24	37	61
	Wastewater	35	44	49	53	55	52	22	24	37	61
Peacocke 2	Water	0	0	0	0	0	0	0	0	0	0
	Reserves	0	0	0	0	0	0	0	0	0	0
	Transport	3	1	0	0	0	0	0	0	0	0
	Wastewater	1	0	0	0	0	0	0	0	0	0
Te Rapa North	Water	0	7	9	9	10	9	7	6	6	6
	Reserves	0	0	0	0	0	0	0	0	0	0
	Transport	4	17	20	21	21	20	15	14	13	12
	Wastewater	1	10	13	13	14	13	10	9	8	8
Ruakura	Water	0	107	178	198	210	219	227	231	232	231
	Reserves	0	21	70	79	86	95	115	121	123	120
	Transport	0	240	347	383	404	413	404	406	408	408
	Wastewater	0	142	223	246	261	270	273	276	277	276
Temple View	Water	22	10	7	7	8	9	9	11	12	14
	Reserves	0	0	0	0	0	0	0	0	0	0
	Transport	0	0	0	0	0	0	0	0	0	0
	Wastewater	23	10	7	7	8	9	9	11	12	14
SW - Citywide	Stormwater	1,048	1,168	1,237	1,266	1,278	1,263	1,183	1,160	1,154	1,146
SW - Chartwell	Stormwater	21	33	36	37	36	33	23	20	18	17
SW - City Centre	Stormwater	74	49	43	41	39	37	38	37	36	34
SW - Hamilton East	Stormwater	91	111	115	116	113	105	76	67	64	62
SW - Kirikiriroa	Stormwater	86	256	332	353	363	360	324	314	312	310
SW - Lake Rotokauri	Stormwater	6	39	52	61	71	85	125	141	151	160
SW - Mangaheka	Stormwater	43	7	1	1	3	18	61	74	79	80
SW - Mangakotukutuku	Stormwater	46	56	60	62	62	55	22	19	27	42
SW - Mangaonua	Stormwater	11	88	121	132	138	140	135	134	134	133
SW - Ohote	Stormwater	0	0	0	0	0	0	0	0	0	0
SW - Otama-ngenge	Stormwater	68	68	69	70	70	70	72	71	68	62
SW - Peacocke	Stormwater	8	11	12	13	13	12	5	6	9	15
SW - River North	Stormwater	20	18	18	18	18	18	18	18	17	16
SW - Rotokauri West	Stormwater	0	3	6	8	10	15	26	31	34	37
SW - St Andrews	Stormwater	327	229	193	182	174	160	120	104	94	83
SW - Te Awa o Katapaki	Stormwater	181	240	260	271	277	279	282	277	265	246
SW - Te Rapa Stream	Stormwater	72	66	63	61	59	55	45	41	38	35
SW - Temple View	Stormwater	8	4	3	3	3	4	4	5	5	6
SW - Waitawhiriwhiri	Stormwater	213	142	122	114	108	92	60	52	50	49
SW - Citywide	Stormwater	1,048	1,168	1,237	1,266	1,278	1,263	1,183	1,160	1,154	1,146
SW - Chartwell	Stormwater	21	33	36	37	36	33	23	20	18	17

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.

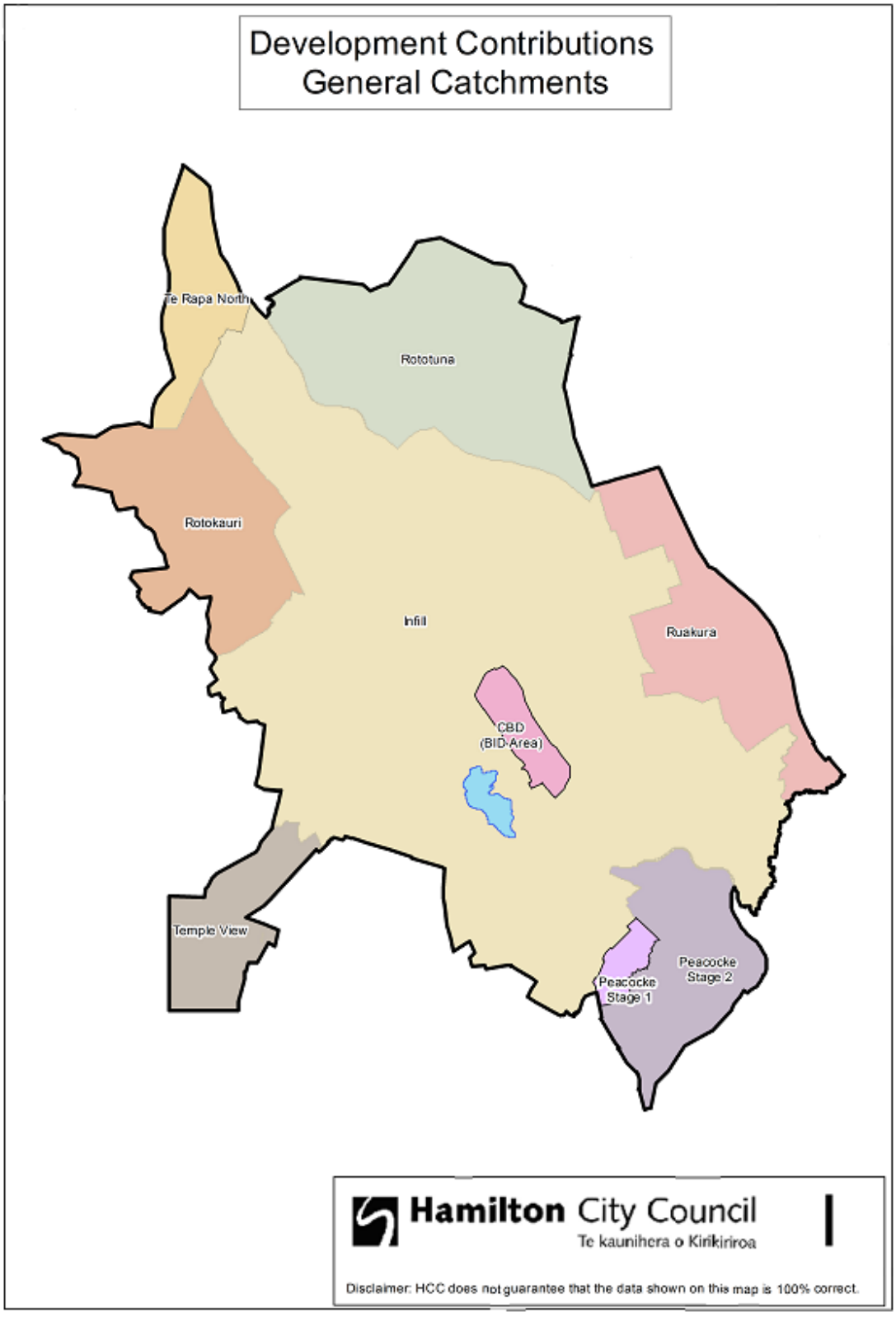
Note 2 - The charge calculation model converts the basic growth inputs shown here to HUEs that directly generate revenue.

Note 3 - Refer to Section 10.3 for further information on growth forecasts.

30. SCHEDULE 8 – DEVELOPMENT CONTRIBUTIONS CATCHMENT MAPS

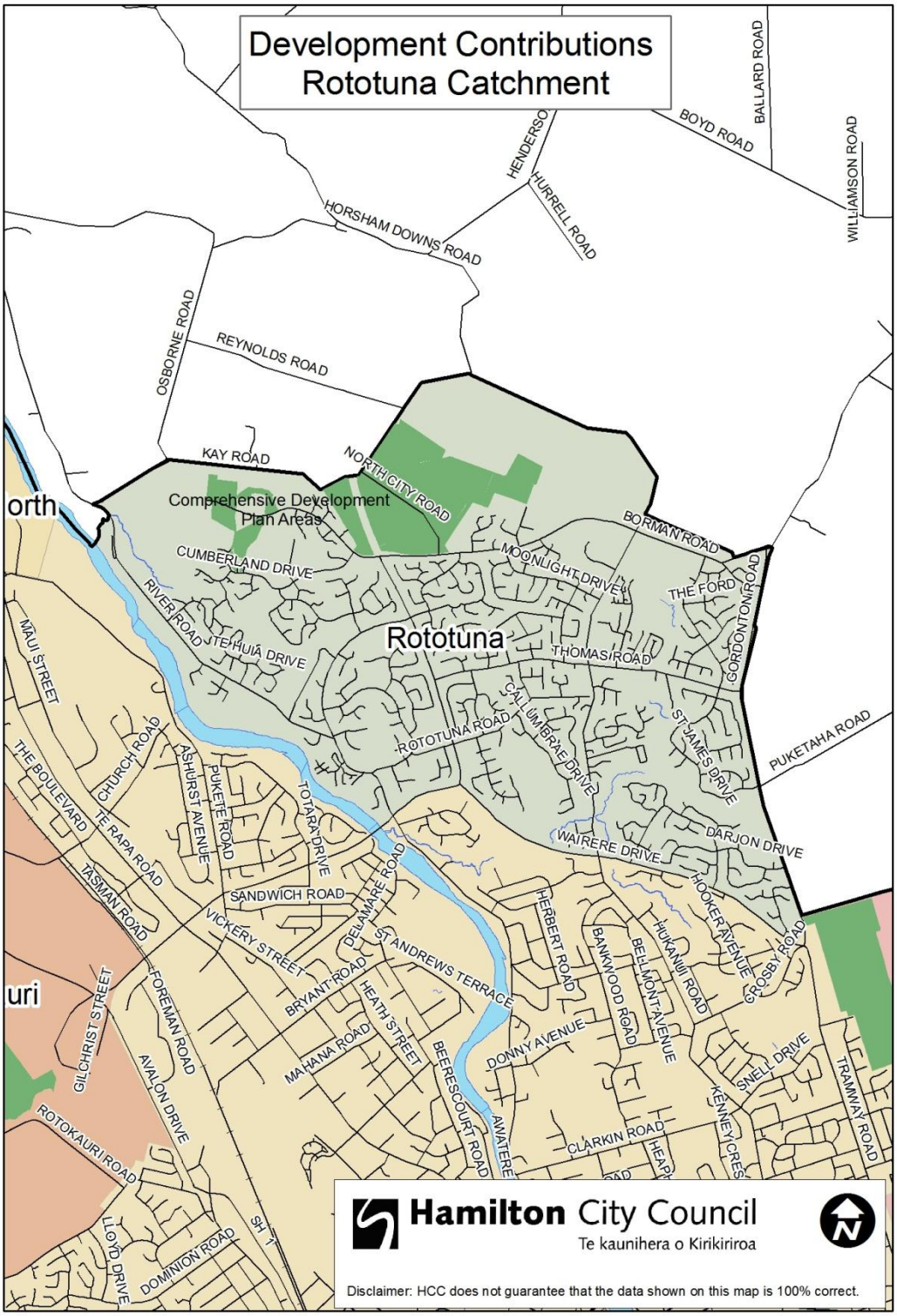
For more detail regarding areas please refer to the GIS viewer at www.hamilton.co.nz/dc

Map 1 – General Catchments



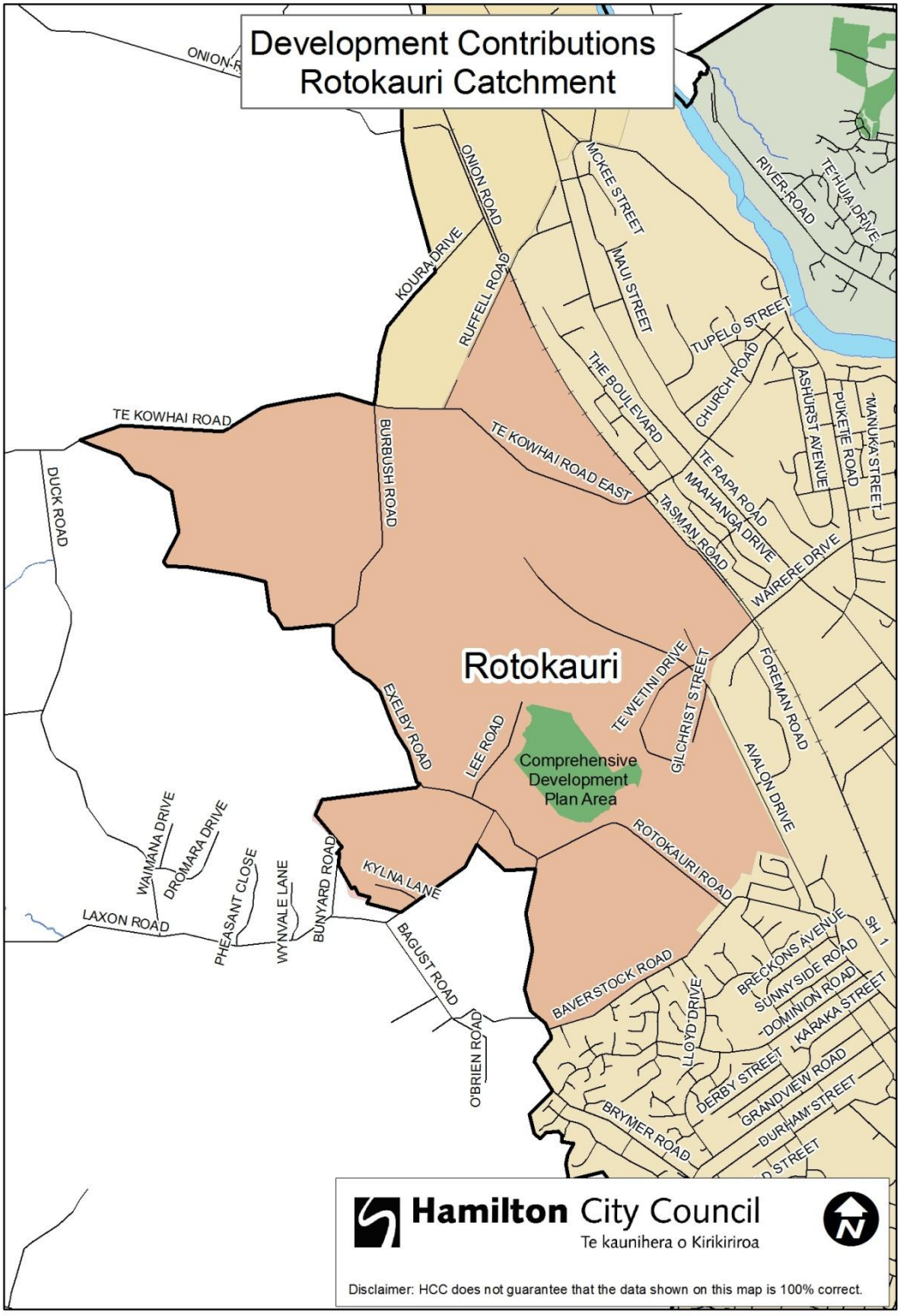
(shows all activities except stormwater & bulk wastewater (refer to maps 9 & 10 below). An additional "citywide" catchment includes all other catchments).

Map 2 – Rototuna catchment



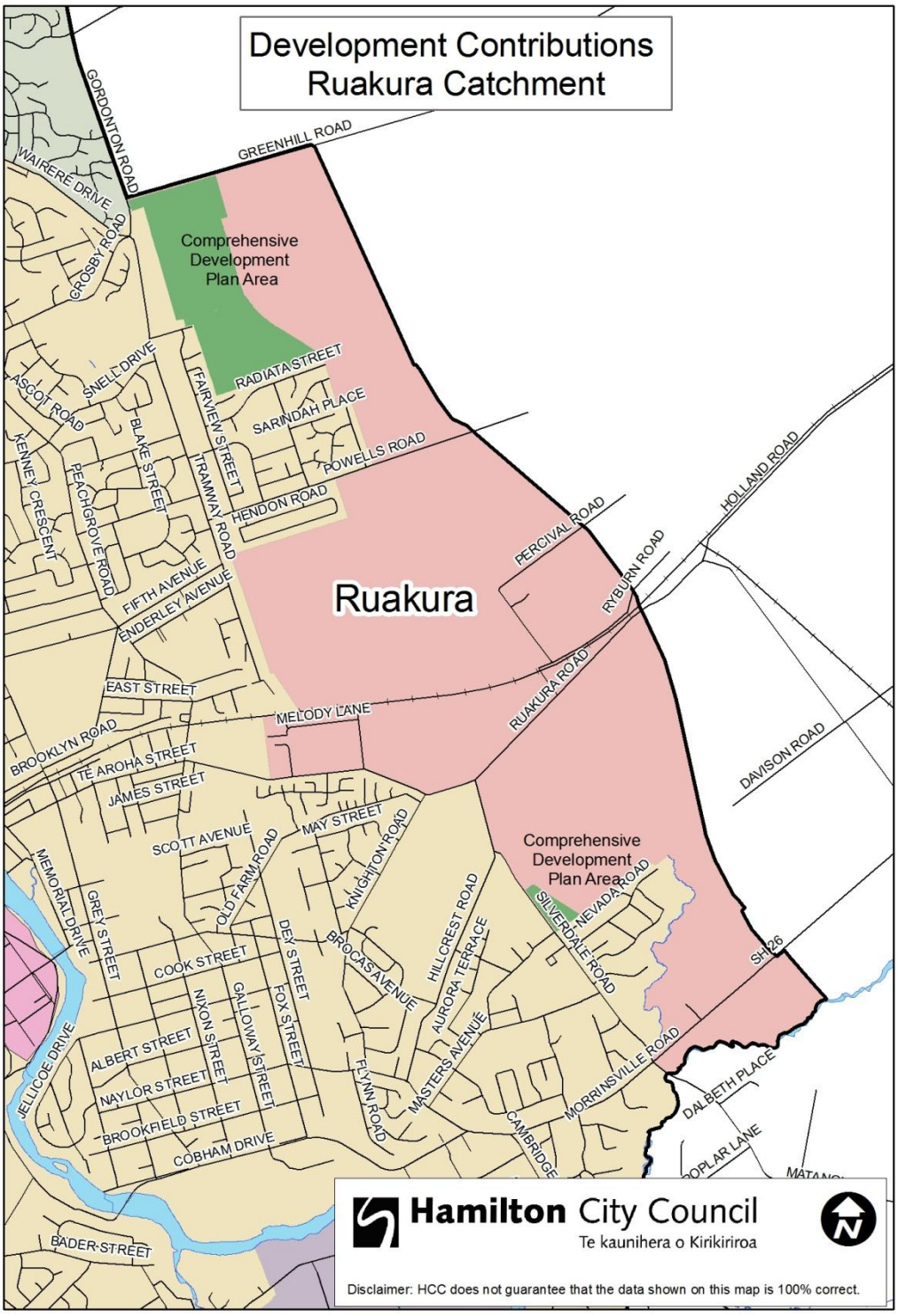
Comprehensive Development Plan or Master Plan Areas

Map 3 – Rotokauri catchment



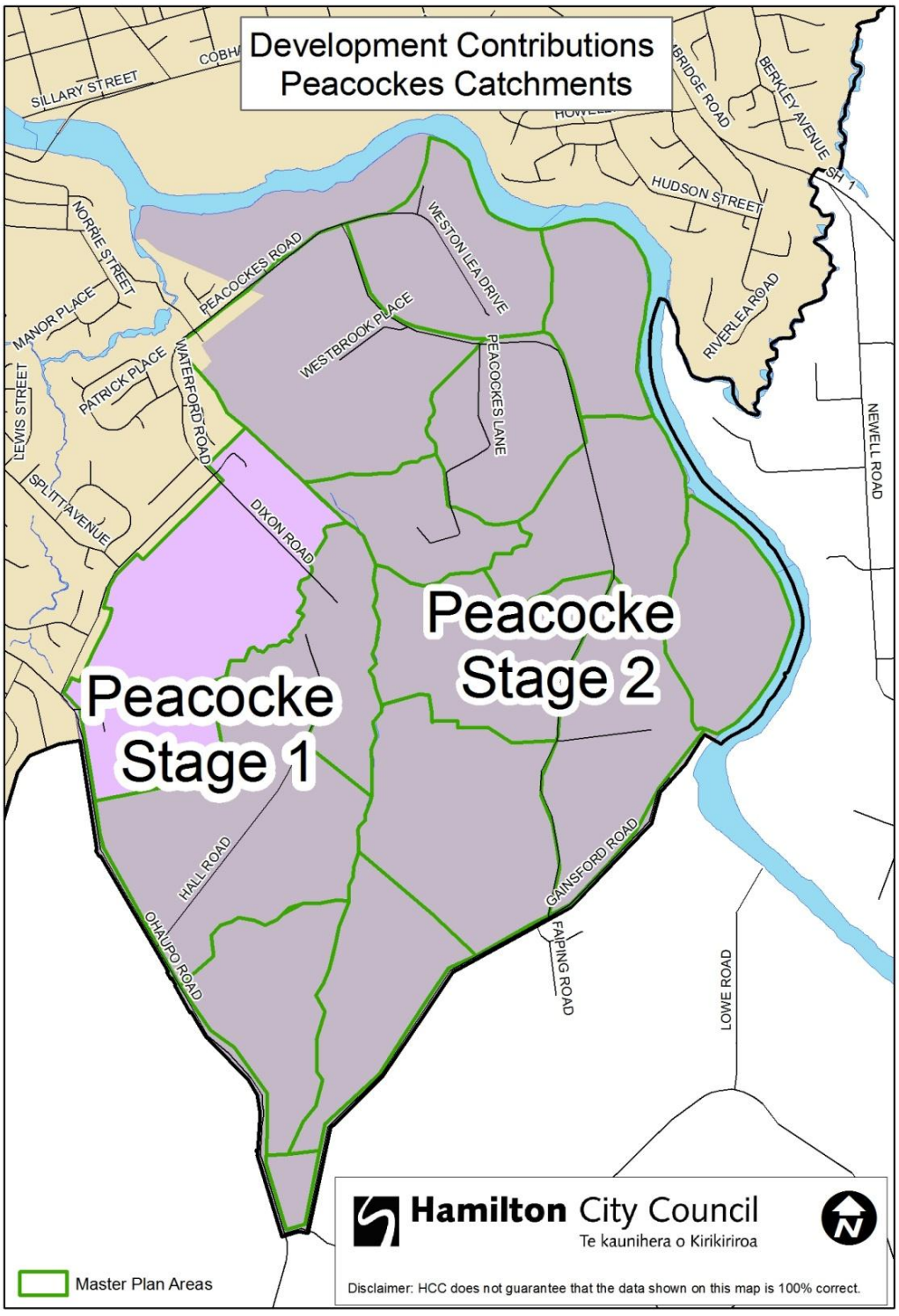
Comprehensive Development Plan or Master Plan Areas

Map 4 – Ruakura Catchment

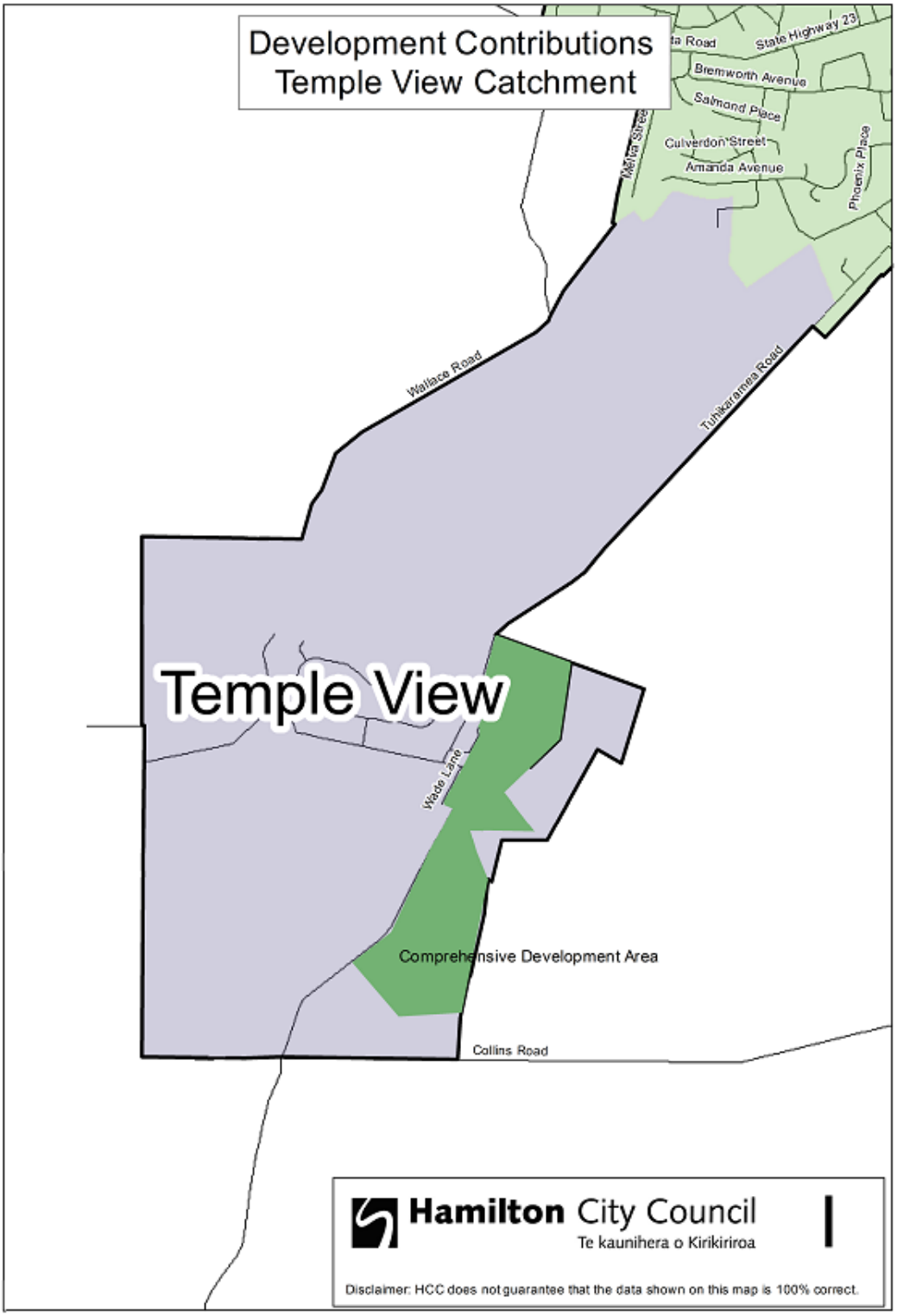


Comprehensive Development Plan or Master Plan Areas

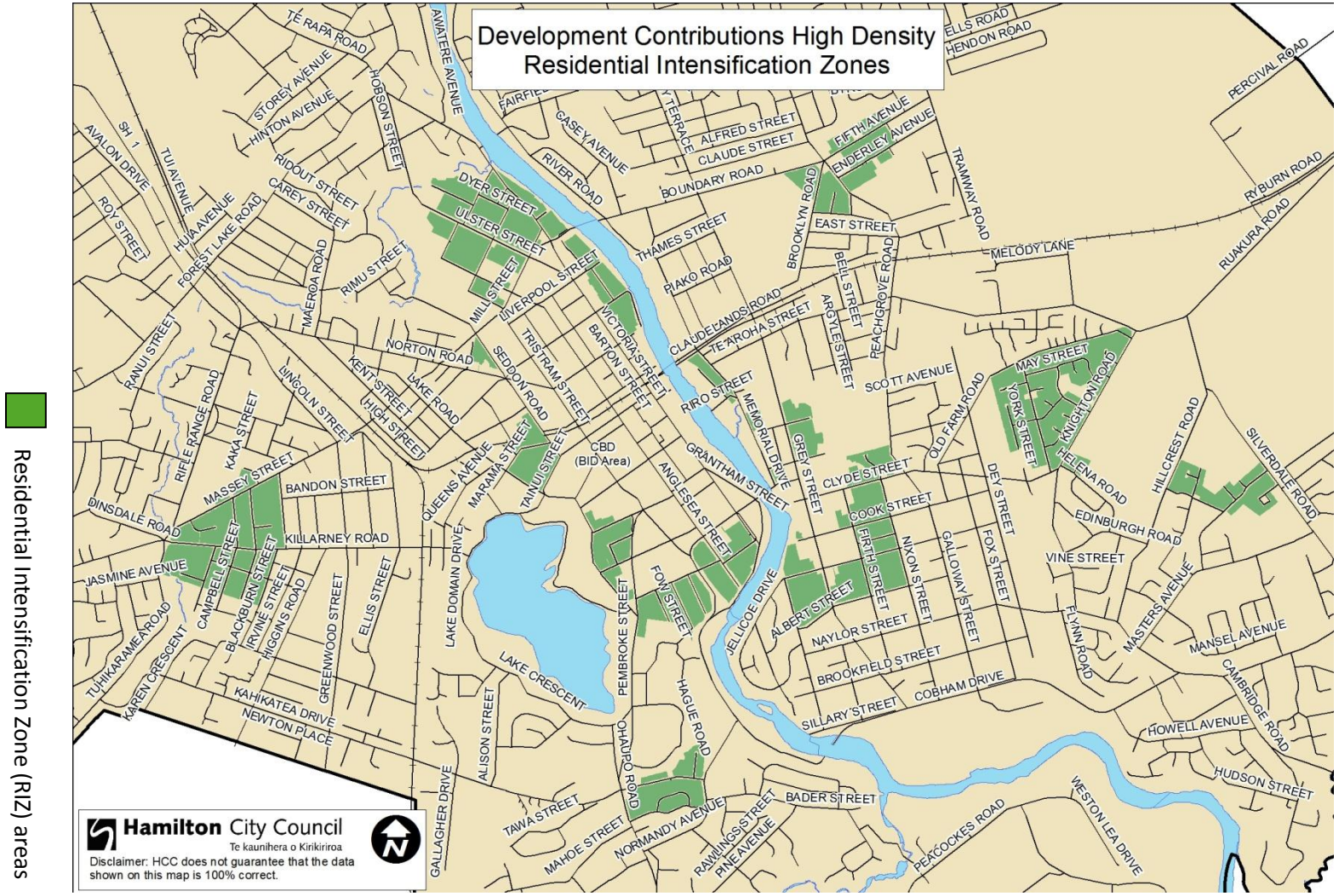
Map 5 – Peacockes Catchments



Map 6 – Temple View Catchment (map updated)

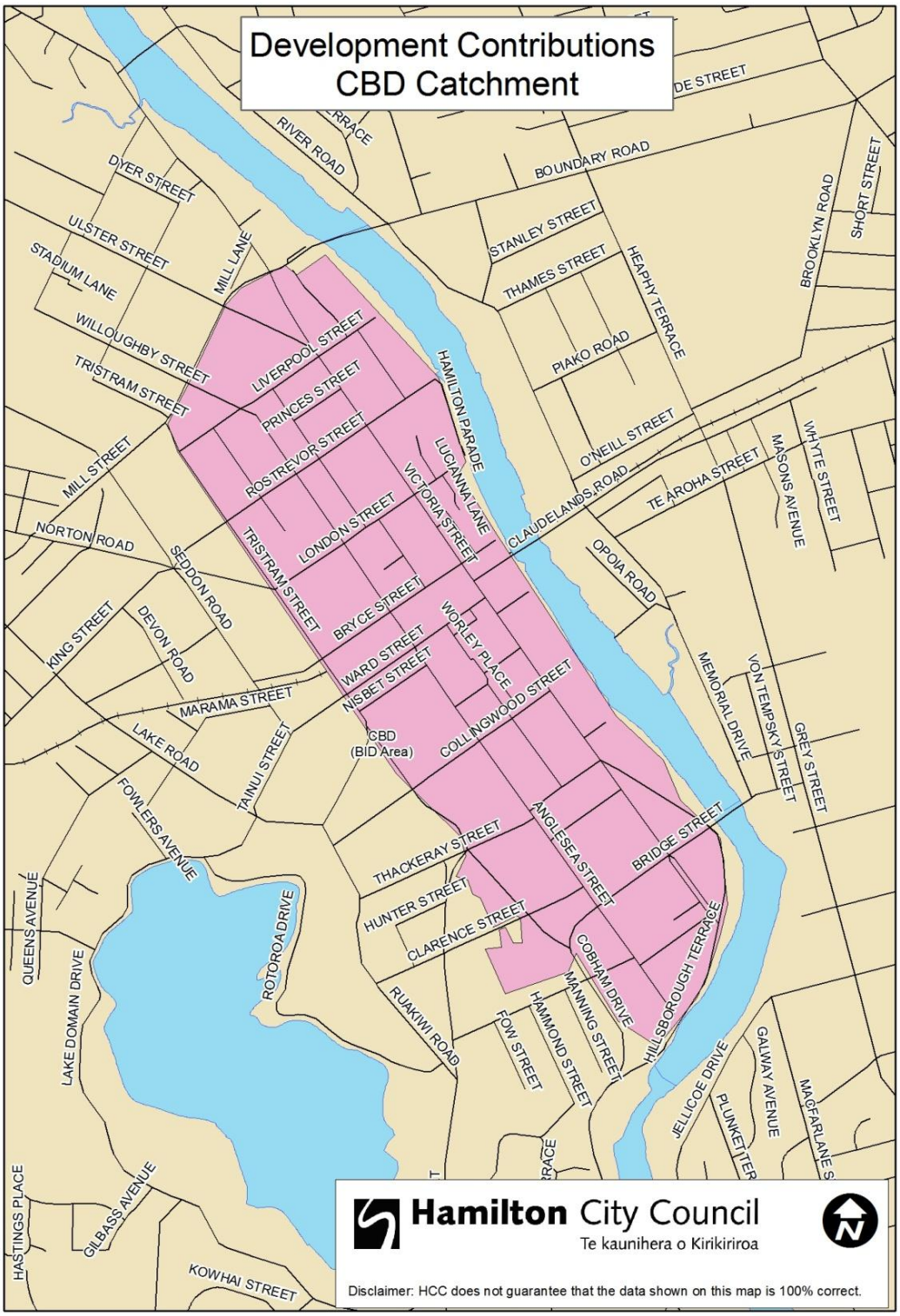


Map 7 – Residential Intensification Zones (RIZ)

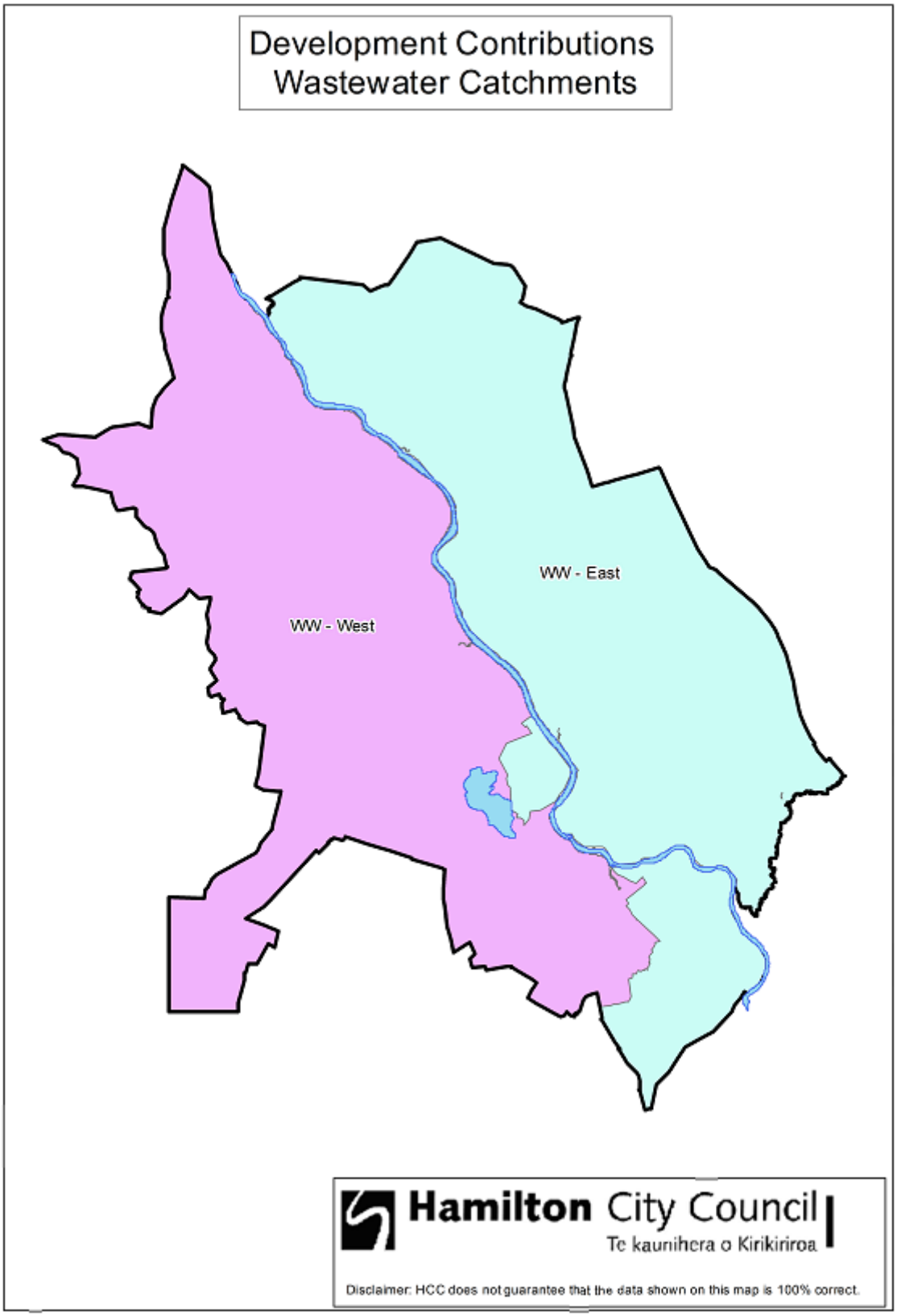


Residential Intensification Zone (RIZ) areas

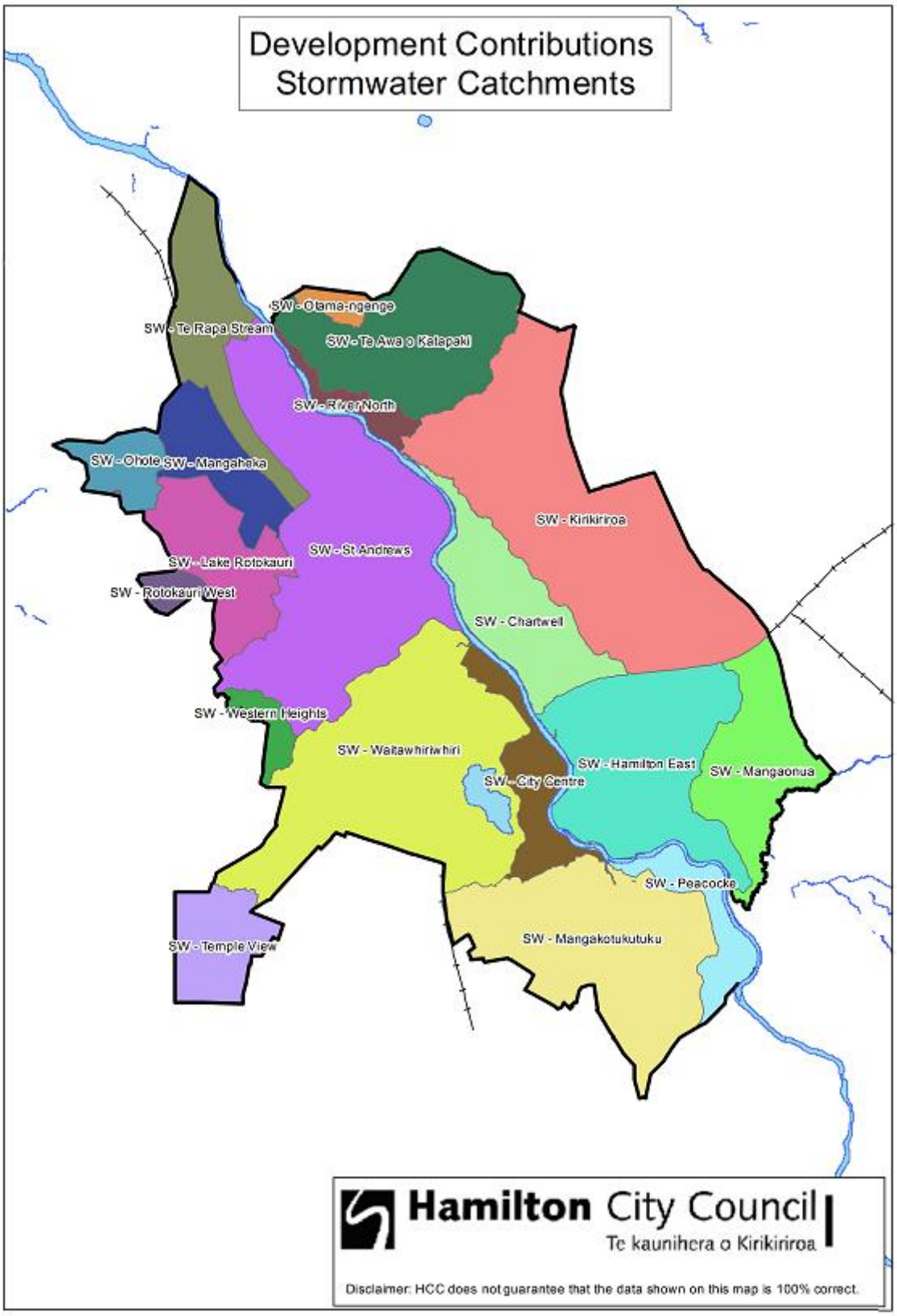
Map 8 – CBD Catchment



Map 9 – Catchments for Bulk Wastewater Infrastructure



Map 10 – Catchments for Stormwater Infrastructure



END