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DEVELOPMENT CONTRIBUTIONS POLICY

2018/19

Hamilton City Council
Te kaunihera o Kirikiriroa

1. PURPOSE OF POLICY

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

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

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

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

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

2. QUICK REFERENCE GUIDE

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

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

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

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

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

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4. POLICY BACKGROUND

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

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

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

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

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

4.6 This Policy takes effect on 1 July 2018 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 2018 but not granted until after 1 July 2018 will be considered under the policy that was in force at the time that the application was submitted to Council accompanied by all required information.

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

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

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

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

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, by itself or in combination with other developments, 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. Council can require a development contribution to be made to it upon the granting of resource consent under the Resource Management Act 1991, the granting of a building consent or certificate of acceptance under the Building Act (2004), or upon authorisation of service connection being granted.

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

6. DEFINITIONS

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

6.2 **activity** means transport, water, wastewater, stormwater or reserves.

6.3 **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.

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

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

a) the kitchen, bathroom(s), laundry and toilet(s),

b) the dining room or living room (but not both) whether open plan with the kitchen or not,

c) entrance halls and passageways,

d) garage, and

e) any other room smaller than 6m^2.

6.6 **capex** means capital expenditure.

6.7 **catchment** means an area shown in Maps 1-9 (refer Schedule 8) within which a separately calculated and specified set of development contributions charges apply.

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

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

6.10 **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.

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

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

6.13 **DC** means development contribution.

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

6.15 **development** means 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 does not include the pipes or lines of a network utility operator.

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

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

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

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

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

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

6.22 **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.

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

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

6.25 **infrastructure** means network infrastructure or reserves.

6.26 **Infrastructure Strategy** means the 30-Year Infrastructure Strategy adopted with Council's 10-Year Plan.

6.27 **lot** means allotment.

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

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

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

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

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

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

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

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

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

6.37 **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.

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

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

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

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

7.3 Major growth-related infrastructure projects in Council's 30 Year Infrastructure Strategy include further extensions of the Hamilton Ring Road including a four-lane bridge into Peacockes, capacity increases relating to water and wastewater headworks, completion of existing and the provision of new sports parks, a stormwater floodway in Rotokauri, and extensions to water, wastewater, transport and stormwater infrastructure in Rototuna, Ruakura, Rotokauri, and 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 and for selected projects the 30 Year Infrastructure Strategy period, is allocated across a number of groups of activities that are impacted by increased demand, and will be funded from a mix of development contributions, rates, financial reserves, and NZTA subsidies as set out in the Schedule of Assets.

7.9 The development contribution charges for these groups of activities correspond to 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 **Rationale for using development contributions as a funding source (s106(2)(c), 101(3) LGA)**

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

7.12 Community outcomes

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

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

a) the timely provision of infrastructure to support growth in Hamilton, while protecting ratepayers from unacceptable annual rates increases by taking development contributions to fund an appropriate portion of growth-related capital expenditure;
b) using conservative assumptions to forecast growth or project development contribution revenue; and
c) allocating costs of growth-related expenditure to reflect the causes and benefits of growth infrastructure provision and hence encouraging sustainable development activity by ensuring that developers meet their fair and equitable share of the costs related to the infrastructure provided.

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

7.16 Causes and benefits

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

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

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

7.20 Extent to which development causes expenditure

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

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

- the project description and relevant information
- the purpose and key outcomes of project

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

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

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

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

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

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

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

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

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

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

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

growth benefits accruing to new residents compared to existing residents, and by considering the rate of expected growth over the recovery period.

7.33 Housing Infrastructure Fund (HIF)

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

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

7.36 Council has successfully applied to the Government for HIF funding of growth infrastructure projects that will enable stage two of the Peacocke area to be developed. The Government have approved the HIF subject to final Council acceptance of loan agreement terms and on Council approving its 2018-28 10-Year Plan (with the Peacocke growth infrastructure included) following the public engagement process.

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

7.38 If Council does not progress its HIF application then the interest free offset would not be used in the development contribution charge calculation.

7.39 Transparency and accountability

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

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

7.42 Overall impact of allocation

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

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

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

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

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

8.1 **Development contribution catchments**

8.2 Different areas of the city ("catchments") have been allocated different amounts of growth-related capital expenditure as set out in the Schedule of Assets and are forecast to have different amounts of growth (see Schedule 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 displayed in Schedule 8.

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—

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

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

8.8 Refer to for further discussion on catchments.

8.9 **Producer Price Index adjustments**

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

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

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

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

8.13 To derive a set of development contribution charges for each project, we proceed in several steps starting from the equilibrium condition above. First, note that the development contribution charge in any given year (t) can be related back to the charge in year 1 as follows:

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

8.14 Where:

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

8.15 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.

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

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

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

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

9.1 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.

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

9.3 **Growth projections**

9.4 Residential growth projections are based upon the National Institute of Demographic and Economic Analysis (NIDEA) population projection methodologies and data, augmented with Statistics New Zealand and 2013 Census information.

9.5 Non-residential floor area projections are based on economic projections for Hamilton and the Waikato Region made in 2017 by Market Economics Ltd.

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

9.7 Effects of uncertainty

9.8 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.

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

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

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

9.12 **Conservative revenue assumptions**

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

9.14 Forecasts for development contribution revenue for the purposes of the 10-Year Plan are conservative estimates including allowances made for future remissions, and historical consents issued at lower charge rates as per the applicable policy at the time a consent is granted.

9.15 High development contribution charges have the potential to reduce development below levels anticipated through Council's growth modelling, for reasons such as development becomes less feasible, or developers choose to relocate or land bank.

This effect is estimated to have some impact on future development, and therefore for the purposes of projecting revenue for the 10-Year Plan, Council has made an adjustment to this effect into its modelling.

9.16 Effects of uncertainty

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

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

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

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

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

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

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

9.24 **Supply of land**

9.25 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.

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

9.27 Effects of uncertainty

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

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

9.30 **Types of development (sectors)**

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

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

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

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

9.34 Effects of uncertainty

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

9.36 **Residential dwellings**

9.37 Council charges development contributions on a per bedroom basis using four categories, being large residential, standard residential, two bedroom, and one bedroom dwelling. Census 2013 data through statistical analysis shows that the greater the number of bedrooms in a dwelling the more people are likely living in it (distributed normally). The more people in a dwelling the greater level of Council services that dwelling demands. Accordingly, development contributions for larger dwellings are higher compared to smaller dwellings, noting that all dwellings with four or more bedrooms pay the large residential rate.

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

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

9.40 Effects of uncertainty

9.41 A direct correlation is assumed between demand for Council services and the number of people in a dwelling. If the correlation was inaccurately estimated development

contributions would be distributed differently within the four residential categories, although a house with more bedrooms would always pay a higher development contribution than a dwelling with fewer bedrooms.

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

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

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

9.45 **Non-residential demand conversion factors**

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

9.47 Effects of uncertainty

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

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

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

9.51 **Catchments**

9.52 The Peacockes, Rototuna, Ruakura, and Rotokauri greenfield catchments (refer Schedule 8) are based on Council's District Plan structure plan areas. The Temple View and Te Rapa

North greenfield catchments are areas that have been added to the city through recent boundary changes.

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

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

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

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

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

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

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

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

9.58 Effects of uncertainty

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

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

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

9.62 **Cost recovery periods**

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

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

9.65 Effects of uncertainty

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

9.67 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.

9.68 **Allocation of capital costs to growth**

9.69 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.

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

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

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

9.73 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, renewals, and levels of service.

9.74 Standardised bands are used for generating the causation and benefit assessments. These bands are conservatively constructed to preclude very high allocation of costs (over 88%) to

development contributions. A high level of rigour has been applied to all project cost allocations.

9.75 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").

9.76 Effects of uncertainty

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

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

9.79 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.

9.80 Allocating growth costs in any different manner than that described in and sections 7.20 and 9.68 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.

9.81 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.

9.82 **Limits of Modelling**

9.83 The calculation model that generates development contribution charges is a pure mathematical model that produces theoretical charges based on a large number of inputs that in isolation contain significant assumptions as detailed in section 9 above.

9.84 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.

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

9.86 Effects of uncertainty

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

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

10.1 In most cases requirement for and the payment of development contributions happen at two separate points in time. This section and section 11 describe in detail how this works.

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

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

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

c) an authorisation for a service connection is granted.

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

10.4 Council, at its sole discretion, will determine at which of the milestones set out in clauses 10.2 and 10.3 it will require development contributions. Unless in Council's view there is good reason, Council will require a development contribution to be paid at the earliest milestone.

10.5 If Council elects to not require a development contribution at the earliest of the milestones set out in clauses 10.2 and 10.3, it reserves the right to require a development contribution at any subsequent milestone, regardless of whether the assessed development contribution charge at that subsequent milestone is higher or lower.

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

10.7 In accordance with Section 198(2A) LGA, and depending on which of the milestones set out in clauses 10.2 and 10.3 are exercised by Council, the development contributions will be calculated under the policy that was in force at the time the corresponding application for that resource consent, building consent, certificate of acceptance, or service connection was submitted, accompanied by all required information.

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

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

11.1 In accordance with section 10, for contributions required on subdivision consents, payment will be required prior to uplifting RMA section 224(c) certificates, and these will not be released until payment is received.

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

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

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

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

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

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

11.8 No refund will be given if the actual number of bedrooms is less than the standard residential unit rate assumes, but Council may consider a remission if the development meets its criteria in its remissions policy set out at section 17. Irrespective, a credit will be retained for the development contributions paid.

11.9 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.

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

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

11.12 No refund will be given if a non-residential building results in a lesser amount of floor area than was assumed, but Council may consider a remission if the development meets its criteria set out in its remissions policy set out at section 17. Irrespective, a credit will be retained for the full amount of floor area that was paid for.

11.13 **Invoicing**

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

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

11.16 Invoices relating to building consents will be raised no later than the time of application for Code Compliance Certificate.

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

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

11.19 Notwithstanding 11.1 to 11.18, Council reserves the right to invoice and require payment of development contribution at any point after the occurrence of any of the milestones described in 10.2 and 10.3.

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

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

11.22 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.

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

11.24 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.

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

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

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

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

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

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

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

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

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

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

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

13.1 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.

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

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

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

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

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

13.6 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.

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

13.8 Council's decisions on requests will:

a) be in writing;

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

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

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

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

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

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

14.3 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.

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

14.5 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.

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

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

15.2 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 17.17 of this Policy "Private Developer Agreement (PDA) Remission"
- Council's Growth Funding Policy
- the guidance documents relating to Private Developer Agreement structure which can be found on Council's website; or
- contact Council's City Development Unit for further information.

16. SPECIAL ASSESSMENT

16.1 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.

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

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

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

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

16.6 In support of an application a special assessment the applicant must supply, for each activity, all relevant evidence of reduced demand on Council's infrastructure. This information is to

be in the form of metrics provided by an appropriately qualified professional, referencing relevant policy provisions.

16.7 Special assessment applications are to be lodged with Council's Development Contributions Officers at the earliest opportunity, and prior to the earliest development contribution milestone as set out in Section 10 of the Policy. Where it is determined by Council that all relevant information has not been provided prior to the applicable development contribution milestone set out in Section 10 of this Policy, development contributions will be required in accordance with Schedule 1 of this Policy.

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

16.9 An application for special assessment, regardless of the outcome, will not affect the applicant's right to apply for a remission under Section 17 of this Policy.

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

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

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

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

17.2 Any application for a remission must be made to Council in writing using the Application for remission of development contributions which can be found on Council's website, and shall be lodged with Council within 30 working days of the development contribution charge being advised in writing to the developer.

17.3 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.

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

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

17.6 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.

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

17.8 There are two categories of remission, as described in the following paragraphs.

17.9 **Actual demand remission**

17.10 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.

17.11 Actual Demand Remission Criteria

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

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

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

17.13 **CBD charge reduction**

17.14 Any development in the CBD will pay only 34.0% of the standard applicable infill charge, as set out in Schedule 1.

17.15 CBD reduction criteria

17.16 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; or

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

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

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

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

18.1 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.

18.2 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.

19. ESTIMATING A DEVELOPMENT CONTRIBUTION CHARGE

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

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

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

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

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

19.6 **Using the Policy**

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

1. **Identify the development type** using the definitions in section 6. Refer to Table 1 for residential or Table 2 for non-residential development.
2. **Identify the geographic catchment** in which the development is situated by using the maps in the schedule 8.
3. **Add up the charges** for each activity (reserves, stormwater, wastewater, transport, and water) by reading across the row relating to your geographical catchment, or just use the total on the right-hand side. Do not add the citywide charges; they are already included in the charge for each catchment.
4. **Add the stormwater and wastewater catchment charges** to the above charge by identifying the stormwater catchment, and the wastewater catchments using the maps in schedule 8 below.
5. **Your total charge** is the sum of the above charges.

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

19.9 There may be aspects of a development that require a more complex calculation. Please refer to the notes at the bottom of schedule 1 and schedule 5 and the "How to estimate a development contribution charge" information sheet on Council's website to assist with more complex calculations.

20. REFERENCES

- Local Government Act 2002
- Council's 2018-28 10-Year Plan
- Council's Growth Funding Policy
- Council's 30 Year Infrastructure Strategy

21. SCHEDULE 1 – DEVELOPMENT CONTRIBUTION CHARGES

For further guidelines on how to use the charge schedules below to estimate a development contribution, please refer to the Council's website "Estimating your development contribution".

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

	Reserves	Stormwater	Transport	Wastewater	Water	Total
Large Residential	**Charge per lot, dwelling or unit title, inclusive of Citywide components**					
Citywide	1,505		3,439	3,033	5,278	13,255
Infill East	1,546		3,793	11,128	6,766	23,233
Infill West	1,546		3,793	12,632	6,766	24,737
Peacocke 1	4,107		8,970	13,964	6,901	33,942
Peacocke 2	6,748		13,227	14,253	6,901	41,129
Rotokauri	3,653		19,896	4,691	7,021	35,261
Rototuna	2,958		14,293	5,723	9,276	32,250
Ruakura	1,505		5,715	7,043	7,251	21,514
Te Rapa North	1,505		3,439	3,033	24,179	32,156
Temple View	1,505		3,439	8,358	9,073	22,375
SW - Citywide		22				22
SW - Chartwell		238				238
SW - City Centre		1,367				1,367
SW - Hamilton East		342				342
SW - Kirikiriroa		1,904				1,904
SW - Lake Rotokauri		50,580				50,580
SW - Mangaheka		10,789				10,789
SW - Mangakotukutuku		6,530				6,530
SW - Mangaonua		1,758				1,758
SW - Ohote		3,047				3,047
SW - Otama-ngenge		174				174
SW - Peacocke		3,318				3,318
SW - River North		22				22
SW - Rotokauri West		760				760
SW - St Andrews		30				30
SW - Te Awa o Katapaki		9,666				9,666
SW - Te Rapa Stream		7,581				7,581
SW - Temple View		432				432
SW - Waitawhiriwhiri		389				389
SW - Western Heights		22				22
WW - East				1,534		1,534
WW - West				3,834		3,834
Standard Residential	**Charge per lot, dwelling or unit title, inclusive of Citywide components**					
Citywide	1,167		2,666	2,351	4,091	10,275
Infill East	1,199		2,940	8,626	5,245	18,010
Infill West	1,199		2,940	9,792	5,245	19,176
Peacocke 1	3,184		6,954	10,825	5,350	26,313
Peacocke 2	5,231		10,253	11,049	5,350	31,883
Rotokauri	2,832		15,423	3,637	5,443	27,335
Rototuna	2,293		11,080	4,436	7,191	25,000
Ruakura	1,167		4,430	5,460	5,621	16,678
Te Rapa North	1,167		2,666	2,351	18,743	24,927
Temple View	1,167		2,666	6,479	7,033	17,345
SW - Citywide		17				17
SW - Chartwell		184				184
SW - City Centre		1,060				1,060
SW - Hamilton East		265				265
SW - Kirikiriroa		1,476				1,476
SW - Lake Rotokauri		39,209				39,209
SW - Mangaheka		8,364				8,364
SW - Mangakotukutuku		5,062				5,062
SW - Mangaonua		1,363				1,363
SW - Ohote		2,362				2,362
SW - Otama-ngenge		135				135
SW - Peacocke		2,572				2,572
SW - River North		17				17
SW - Rotokauri West		589				589
SW - St Andrews		23				23
SW - Te Awa o Katapaki		7,493				7,493
SW - Te Rapa Stream		5,877				5,877
SW - Temple View		335				335
SW - Waitawhiriwhiri		301				301
SW - Western Heights		17				17
WW - East				1,189		1,189
WW - West				2,972		2,972

Table 1 – Continued

	Reserves	Stormwater	Transport	Wastewater	Water	Total
Two Bed	**Charge per lot, dwelling or unit title, inclusive of Citywide components**					
Citywide	804		1,838	1,621	2,821	7,084
Infill East	827		2,027	5,948	3,617	12,419
Infill West	827		2,027	6,752	3,617	13,223
Peacocke 1	2,195		4,795	7,464	3,689	18,143
Peacocke 2	3,607		7,070	7,618	3,689	21,984
Rotokauri	1,952		10,635	2,508	3,753	18,848
Rototuna	1,581		7,640	3,059	4,958	17,238
Ruakura	804		3,055	3,765	3,876	11,500
Te Rapa North	804		1,838	1,621	12,924	17,187
Temple View	804		1,838	4,467	4,849	11,958
SW - Citywide		12				12
SW - Chartwell		127				127
SW - City Centre		731				731
SW - Hamilton East		183				183
SW - Kirikiriroa		1,018				1,018
SW - Lake Rotokauri		27,035				27,035
SW - Mangaheka		5,767				5,767
SW - Mangakotukutuku		3,491				3,491
SW - Mangaonua		939				939
SW - Ohote		1,629				1,629
SW - Otama-ngenge		93				93
SW - Peacocke		1,773				1,773
SW - River North		12				12
SW - Rotokauri West		406				406
SW - St Andrews		16				16
SW - Te Awa o Katapaki		5,167				5,167
SW - Te Rapa Stream		4,052				4,052
SW - Temple View		231				231
SW - Waitawhiriwhiri		208				208
SW - Western Heights		12				12
WW - East				820		820
WW - West				2,049		2,049
One Bed	**Charge per lot, dwelling or unit title, inclusive of Citywide components**					
Citywide	557		1,272	1,122	1,953	4,904
Infill East	572		1,403	4,117	2,503	8,595
Infill West	572		1,403	4,673	2,503	9,151
Peacocke 1	1,520		3,318	5,166	2,553	12,557
Peacocke 2	2,496		4,893	5,273	2,553	15,215
Rotokauri	1,351		7,360	1,736	2,597	13,044
Rototuna	1,094		5,288	2,117	3,432	11,931
Ruakura	557		2,114	2,606	2,683	7,960
Te Rapa North	557		1,272	1,122	8,945	11,896
Temple View	557		1,272	3,092	3,356	8,277
SW - Citywide		8				8
SW - Chartwell		88				88
SW - City Centre		506				506
SW - Hamilton East		127				127
SW - Kirikiriroa		705				705
SW - Lake Rotokauri		18,712				18,712
SW - Mangaheka		3,991				3,991
SW - Mangakotukutuku		2,416				2,416
SW - Mangaonua		650				650
SW - Ohote		1,127				1,127
SW - Otama-ngenge		64				64
SW - Peacocke		1,227				1,227
SW - River North		8				8
SW - Rotokauri West		281				281
SW - St Andrews		11				11
SW - Te Awa o Katapaki		3,576				3,576
SW - Te Rapa Stream		2,805				2,805
SW - Temple View		160				160
SW - Waitawhiriwhiri		144				144
SW - Western Heights		8				8
WW - East				568		568
WW - West				1,418		1,418

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			5,332	1,192	1,613	8,137
Infill East			5,880	4,373	2,068	12,321
Infill West			5,880	4,965	2,068	12,913
Peacocke 1			13,907	5,488	2,110	21,505
Peacocke 2			20,506	5,602	2,110	28,218
Rotokauri			30,846	1,844	2,146	34,836
Rototuna			22,160	2,249	2,836	27,245
Ruakura			8,860	2,768	2,217	13,845
Te Rapa North			5,332	1,192	7,391	13,915
Temple View			5,332	3,285	2,773	11,390
SW - Citywide		7				7
SW - Chartwell		71				71
SW - City Centre		408				408
SW - Hamilton East		102				102
SW - Kirikiriroa		568				568
SW - Lake Rotokauri		15,080				15,080
SW - Mangaheka		3,217				3,217
SW - Mangakotukutuku		1,947				1,947
SW - Mangaonua		524				524
SW - Ohote		908				908
SW - Otama-ngenge		52				52
SW - Peacocke		989				989
SW - River North		7				7
SW - Rotokauri West		227				227
SW - St Andrews		9				9
SW - Te Awa o Katapaki		2,882				2,882
SW - Te Rapa Stream		2,260				2,260
SW - Temple View		129				129
SW - Waitawhiriwhiri		116				116
SW - Western Heights		7				7
WW - East				603		603
WW - West				1,507		1,507
Industrial	**Charge per 100m2 floor area (site area for Stormwater)**					
Citywide			2,399	703	856	3,958
Infill East			2,646	2,578	1,097	6,321
Infill West			2,646	2,927	1,097	6,670
Peacocke 1			6,258	3,235	1,119	10,612
Peacocke 2			9,228	3,302	1,119	13,649
Rotokauri			13,881	1,087	1,139	16,107
Rototuna			9,972	1,326	1,504	12,802
Ruakura			3,987	1,632	1,176	6,795
Te Rapa North			2,399	703	3,921	7,023
Temple View			2,399	1,936	1,471	5,806
SW - Citywide		5				5
SW - Chartwell		52				52
SW - City Centre		298				298
SW - Hamilton East		75				75
SW - Kirikiriroa		415				415
SW - Lake Rotokauri		11,022				11,022
SW - Mangaheka		2,351				2,351
SW - Mangakotukutuku		1,423				1,423
SW - Mangaonua		383				383
SW - Ohote		664				664
SW - Otama-ngenge		38				38
SW - Peacocke		723				723
SW - River North		5				5
SW - Rotokauri West		166				166
SW - St Andrews		7				7
SW - Te Awa o Katapaki		2,106				2,106
SW - Te Rapa Stream		1,652				1,652
SW - Temple View		94				94
SW - Waitawhiriwhiri		85				85
SW - Western Heights		5				5
WW - East				355		355
WW - West				888		888

Table 2 – Continued

	Reserves	Stormwater	Transport	Wastewater	Water	Total
Retail	**Charge per 100m2 floor area (site area for Stormwater)**					
Citywide			7,331	979	1,324	9,634
Infill East			8,085	3,590	1,698	13,373
Infill West			8,085	4,076	1,698	13,859
Peacocke 1			19,122	4,506	1,732	25,360
Peacocke 2			28,196	4,599	1,732	34,527
Rotokauri			42,414	1,514	1,762	45,690
Rototuna			30,470	1,846	2,328	34,644
Ruakura			12,183	2,273	1,820	16,276
Te Rapa North			7,331	979	6,068	14,378
Temple View			7,331	2,697	2,277	12,305
SW - Citywide		7				7
SW - Chartwell		71				71
SW - City Centre		408				408
SW - Hamilton East		102				102
SW - Kirikiriroa		568				568
SW - Lake Rotokauri		15,080				15,080
SW - Mangaheka		3,217				3,217
SW - Mangakotukutuku		1,947				1,947
SW - Mangaonua		524				524
SW - Ohote		908				908
SW - Otama-ngenge		52				52
SW - Peacocke		989				989
SW - River North		7				7
SW - Rotokauri West		227				227
SW - St Andrews		9				9
SW - Te Awa o Katapaki		2,882				2,882
SW - Te Rapa Stream		2,260				2,260
SW - Temple View		129				129
SW - Waitawhiriwhiri		116				116
SW - Western Heights		7				7
WW - East				495		495
WW - West				1,237		1,237

Note 1 – Charges for non-residential developments

Non-residential charges are average charges for a typical development per 100m² GFA (Site area for stormwater).

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

The retail transport factor operates on sliding scales, so the applicable charges for a retail development will 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, retail, commercial and industrial components of the development.

Note 2 – Assessment of Reserves component through resource consent applications

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

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

Note 3 – GST

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

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

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

Note 5 – The stages at which development contributions are required (s198, 202(1)(b) LGA) are set out in section 10

Note 6 –Producer Price Index adjustments

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

22. SCHEDULE 2 – GROWTH-RELATED CAPITAL EXPENDITURE

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

Note 1 – Historical capex refers to capital expenditure incurred before 1 July 2017 or specified in the 2017-18 Annual Plan, and future capex refers to capital expenditure specified in the 2018-28 10-Year Plan.

Growth Related Capital Expenditure ($000s)	Total Capex Including Subsidies	Total Subsidies & Operating Revenue	Total Capex Net Subsidies	DC Capex	DC Interest	Total Cost DC Funded Capex	% DC Funded	% Rates Funded	% Other Sources
Total Reserves	**144,098**	**(586)**	**143,512**	**99,108**	**21,954**	**121,062**	**69%**	**31%**	**0%**
Citywide	**73,165**	**(100)**	**73,065**	**41,127**	**5,892**	**47,018**	**56%**	**44%**	**0%**
2018 10-Year Plan	54,077		54,077	31,939	3,240	35,179	59%	41%	0%
Historical	19,088	(100)	18,988	9,188	2,652	11,840	48%	51%	1%
Infill	**4,256**	**(486)**	**3,769**	**1,313**	**(254)**	**1,059**	**31%**	**58%**	**11%**
Historical	4,256	(486)	3,769	1,313	(254)	1,059	31%	58%	11%
Peacocke	**669**		**669**	**537**	**722**	**1,258**	**80%**	**20%**	**0%**
Historical	669		669	537	722	1,258	80%	20%	0%
Peacocke 1	**2,987**		**2,987**	**2,545**	**(213)**	**2,332**	**85%**	**15%**	**0%**
2018 10-Year Plan	2,987		2,987	2,545	(213)	2,332	85%	15%	0%
Peacocke 2	**35,573**		**35,573**	**30,495**	**10,193**	**40,688**	**86%**	**14%**	**0%**
2018 10-Year Plan	35,573		35,573	30,495	10,193	40,688	86%	14%	0%
Rotokauri	**2,772**		**2,772**	**2,323**	**3,179**	**5,502**	**84%**	**16%**	**0%**
2018 10-Year Plan	647		647	544	306	850	84%	16%	0%
Historical	2,125		2,125	1,780	2,873	4,653	84%	16%	0%
Rototuna	**24,676**		**24,676**	**20,768**	**2,436**	**23,204**	**84%**	**16%**	**0%**
2018 10-Year Plan	6,536		6,536	5,498	(1,629)	3,869	84%	16%	0%
Historical	18,140		18,140	15,270	4,065	19,335	84%	16%	0%
Total Stormwater	**206,681**	**(1,661)**	**205,020**	**180,315**	**113,083**	**293,398**	**87%**	**12%**	**1%**
SW - Chartwell	**343**		**343**	**302**	**(57)**	**246**	88%	12%	0%
2018 10-Year Plan	245		245	218	(56)		89%	11%	0%
Historical	98		98	85	(1)	84	**86%**	**14%**	**0%**
SW - City Centre	**1,188**		**1,188**	**1,051**	**665**	**1,717**	88%	12%	0%
2018 10-Year Plan	612		612	544	69	613	89%	11%	0%
Historical	577		577	507	597	1,104	**88%**	**12%**	**0%**
SW - Citywide	**799**		**799**	**550**	**221**	**771**	69%	31%	0%
Historical	799		799	550	221	771	69%	31%	0%
SW - Eureka							**0%**	**0%**	**0%**
2018 10-Year Plan							0%	0%	0%
SW - Hamilton East	**982**		**982**	**871**	**(148)**	**722**	**89%**	**11%**	**0%**
2018 10-Year Plan	856		856	762	(169)	593	89%	11%	0%
Historical	125		125	109	20	129	**87%**	**13%**	**0%**
SW - Kirikiriroa	**3,984**		**3,984**	**3,493**	**1,990**	**5,482**	88%	12%	0%
2018 10-Year Plan	1,957		1,957	1,742	(80)	1,661	89%	11%	0%
Historical	2,027		2,027	1,751	2,070	3,821	**86%**	**14%**	**0%**
SW - Lake Rotokauri	**136,712**	**(1,661)**	**135,051**	**120,123**	**82,243**	**202,366**	88%	11%	1%
2018 10-Year Plan	128,344		128,344	114,227	74,988	189,214	89%	11%	0%
Historical	8,368	(1,661)	6,707	5,896	7,256	13,152	**70%**	**10%**	**20%**
SW - Mangaheka	**6,112**		**6,112**	**5,429**	**6,182**	**11,611**	89%	11%	0%
2018 10-Year Plan	5,719		5,719	5,090	5,794	10,885	89%	11%	0%
Historical	392		392	338	388	726	**86%**	**14%**	**0%**
SW - Mangakotukutuku	**25,317**		**25,317**	**22,521**	**12,030**	**34,550**	89%	11%	0%
2018 10-Year Plan	24,571		24,571	21,868	11,408	33,276	89%	11%	0%
Historical	746		746	652	622	1,275	**87%**	**13%**	**0%**
SW - Mangaonua	**737**		**737**	**652**	**10**	**662**	88%	12%	0%
2018 10-Year Plan	612		612	544	(37)	507	89%	11%	0%
Historical	125		125	108	47	155	**86%**	**14%**	**0%**
SW - Ohote	**343**		**343**	**302**	**1,039**	**1,341**	88%	12%	0%
2018 10-Year Plan	245		245	218	654	872	89%	11%	0%
Historical	98		98	85	385	469	**86%**	**14%**	**0%**
SW - Otama-ngenge	**184**		**184**	**159**	**61**	**220**	86%	14%	0%
Historical	184		184	159	61	220	86%	14%	0%
SW - Peacocke	**5,000**		**5,000**	**4,448**	**3,351**	**7,798**	**89%**	**11%**	**0%**
2018 10-Year Plan	4,902		4,902	4,363	3,261	7,623	89%	11%	0%
Historical	98		98	85	90	175	86%	14%	0%
SW - River North	**167**		**167**	**145**	**21**	**166**	**87%**	**13%**	**0%**
2018 10-Year Plan							0%	0%	0%
Historical	167		167	145	21	166	87%	13%	0%
SW - Rotokauri West	**343**		**343**	**302**	**336**	**639**	**88%**	**12%**	**0%**
2018 10-Year Plan	245		245	218	195	413	89%	11%	0%
Historical	98		98	85	141	226	86%	14%	0%
SW - St Andrews	**1,199**		**1,199**	**1,064**	**(550)**	**515**	**89%**	**11%**	**0%**
2018 10-Year Plan	1,101		1,101	980	(514)	466	89%	11%	0%
Historical	98		98	85	(35)	49	86%	14%	0%

Growth Related Capital Expenditure ($000s)	Total Capex Including Subsidies	Total Subsidies & Operating Revenue	Total Capex Net Subsidies	DC Capex	DC Interest	Total Cost DC Funded Capex	% DC Funded	% Rates Funded	% Other Sources
SW - Te Awa o Katapaki	**20,041**		**20,041**	**16,048**	**4,083**	**20,130**	**80%**	**20%**	**0%**
2018 10-Year Plan	15,131		15,131	11,799	566	12,365	78%	22%	0%
Historical	4,910		4,910	4,249	3,516	7,765	87%	13%	0%
SW - Te Rapa Stream	**651**		**651**	**573**	**1,276**	**1,849**	**88%**	**12%**	**0%**
2018 10-Year Plan							0%	0%	0%
Historical	651		651	573	1,276	1,849	88%	12%	0%
SW - Temple View	**98**		**98**	**85**	**219**	**304**	**86%**	**14%**	**0%**
Historical	98		98	85	219	304	86%	14%	0%
SW - Templeview	**122**		**122**	**109**	**177**	**286**	89%	11%	0%
2018 10-Year Plan	122		122	109	177	286	**89%**	**11%**	**0%**
SW - Waitawhiriwhiri	**1,992**		**1,992**	**1,763**	**(59)**	**1,704**	89%	11%	0%
2018 10-Year Plan	1,223		1,223	1,089	(316)	773	**89%**	**11%**	**0%**
Historical	768		768	675	257	931	88%	12%	0%
SW - Western Heights							**0%**	**0%**	**0%**
2018 10-Year Plan							0%	0%	0%
SW - Otama	**367**		**367**	**327**	**(7)**	**319**	89%	11%	0%
2018 10-Year Plan	367		367	327	(7)	319	**89%**	**11%**	**0%**
Total Transport	**741,745**	**(228,974)**	**512,771**	**300,765**	**118,434**	**419,199**	**41%**	**29%**	**31%**
Citywide	**377,125**	**(129,208)**	**247,918**	**125,350**	**42,140**	**167,490**	**33%**	**33%**	**34%**
2018 10-Year Plan	251,859	(112,181)	139,678	88,570	12,955	101,525	**35%**	**20%**	**45%**
Historical	125,266	(17,027)	108,240	36,780	29,185	65,965	**29%**	**57%**	**14%**
Infill	**20,543**	**(5,242)**	**15,301**	**6,146**	**1,236**	**7,382**	30%	45%	26%
2018 10-Year Plan	14,964	(5,242)	9,722	3,068	(805)	2,263	21%	44%	35%
Historical	5,579		5,579	3,078	2,041	5,119	**55%**	**45%**	**0%**
Peacocke	**736**	**(37)**	**699**	**323**	**346**	**670**	44%	51%	5%
Historical	736	(37)	699	323	346	670	44%	51%	5%
Peacocke 1	**9,748**	**(4,251)**	**5,497**	**4,219**	**(153)**	**4,066**	**43%**	**13%**	**44%**
2018 10-Year Plan	8,715	(4,177)	4,537	3,419	(375)	3,045	39%	13%	48%
Historical	1,033	(74)	959	800	222	1,022	**77%**	**15%**	**7%**
Peacocke 2	**149,556**	**(58,272)**	**91,285**	**60,160**	**19,517**	**79,677**	40%	21%	39%
2018 10-Year Plan	149,356	(58,272)	91,085	60,068	19,420	79,488	40%	21%	39%
Historical	200		200	93	96	189	**46%**	**54%**	**0%**
Rotokauri	**83,490**	**(8,085)**	**75,405**	**55,928**	**39,366**	**95,294**	67%	23%	10%
2018 10-Year Plan	72,491	(7,984)	64,507	47,605	27,474	75,080	66%	23%	11%
Historical	11,000	(102)	10,898	8,323	11,891	20,214	**76%**	**23%**	**1%**
Rototuna	**77,229**	**(14,770)**	**62,460**	**40,155**	**13,626**	**53,781**	52%	29%	19%
2018 10-Year Plan	58,823	(13,097)	45,726	27,272	338	27,610	46%	31%	22%
Historical	18,406	(1,672)	16,734	12,883	13,288	26,171	**70%**	**21%**	**9%**
Ruakura	**23,316**	**(9,109)**	**14,207**	**8,482**	**2,357**	**10,839**	36%	25%	39%
2018 10-Year Plan	22,413	(9,109)	13,304	7,819	1,889	9,707	35%	24%	41%
Historical	903		903	664	468	1,132	**73%**	**27%**	**0%**
Te Rapa North							0%	0%	0%
2018 10-Year Plan							0%	0%	0%
Total Wastewater	**347,655**	**(500)**	**347,155**	**260,948**	**105,754**	**366,702**	**75%**	**25%**	**0%**
Citywide	**90,188**		**90,188**	**59,743**	**38,189**	**97,932**	**66%**	**34%**	**0%**
2018 10-Year Plan	29,091		29,091	25,845	10,114	35,959	89%	11%	0%
Historical	61,097		61,097	33,898	28,075	61,974	**55%**	**45%**	**0%**
Infill	**827**		**827**	**714**	**673**	**1,386**	**86%**	**14%**	**0%**
Historical	827		827	714	673	1,386	86%	14%	0%
Infill East	**41,521**	**(250)**	**41,271**	**35,045**	**1,063**	**36,109**	84%	15%	1%
2018 10-Year Plan	41,521	(250)	41,271	35,045	1,063	36,109	**84%**	**15%**	**1%**
Infill West	**61,953**	**(250)**	**61,703**	**35,444**	**5,205**	**40,649**	57%	42%	0%
2018 10-Year Plan	61,953	(250)	61,703	35,444	5,205	40,649	**57%**	**42%**	**0%**
Peacocke	**49,979**		**49,979**	**44,437**	**11,881**	**56,318**	89%	11%	0%
2018 10-Year Plan	48,176		48,176	42,877	10,008	52,885	**89%**	**11%**	**0%**
Historical	1,803		1,803	1,560	1,873	3,433	87%	13%	0%
Peacocke 1	**3,608**		**3,608**	**3,197**	**93**	**3,290**	**89%**	**11%**	**0%**
2018 10-Year Plan	2,472		2,472	2,200	(109)	2,091	89%	11%	0%
Historical	1,137		1,137	997	202	1,199	88%	12%	0%
Peacocke 2	**27,802**		**27,802**	**24,744**	**11,021**	**35,765**	**89%**	**11%**	**0%**
2018 10-Year Plan	27,802		27,802	24,744	11,021	35,765	89%	11%	0%
Rotokauri	**4,520**		**4,520**	**4,006**	**3,175**	**7,181**	89%	11%	0%
2018 10-Year Plan	3,169		3,169	2,821	2,063	4,883	**89%**	**11%**	**0%**
Historical	1,351		1,351	1,185	1,112	2,298	88%	12%	0%
Rototuna	**16,668**		**16,668**	**10,525**	**4,218**	**14,742**	**63%**	**37%**	**0%**
2018 10-Year Plan	9,914		9,914	4,598	(909)	3,690	46%	54%	0%
Historical	6,754		6,754	5,926	5,126	11,052	88%	12%	0%
Ruakura	**7,836**		**7,836**	**6,973**	**3,147**	**10,120**	**89%**	**11%**	**0%**
2018 10-Year Plan	7,809		7,809	6,950	3,126	10,076	89%	11%	0%
Historical	27		27	24	20	44	88%	12%	0%
Temple View	**3,346**		**3,346**	**1,339**	**5,213**	**6,552**	**40%**	**60%**	**0%**
2018 10-Year Plan	1,675		1,675	645	1,392	2,037	39%	61%	0%
Historical	1,671		1,671	694	3,820	4,514	42%	58%	0%

Growth Related Capital Expenditure ($000s)	Total Capex Including Subsidies	Total Subsidies & Operating Revenue	Total Capex Net Subsidies	DC Capex	DC Interest	Total Cost DC Funded Capex	% DC Funded	% Rates Funded	% Other Sources
WW - East	**21,465**		**21,465**	**19,000**	**8,000**	**27,000**	**89%**	**11%**	**0%**
2018 10-Year Plan	13,209		13,209	11,756	615	12,371	89%	11%	0%
Historical	8,255		8,255	7,244	7,385	14,629	88%	12%	0%
WW - West	**17,942**		**17,942**	**15,781**	**13,877**	**29,658**	**88%**	**12%**	**0%**
Historical	17,942		17,942	15,781	13,877	29,658	88%	12%	0%
Total Water Supply	**184,610**	**(13)**	**184,596**	**123,182**	**62,477**	**185,659**	**67%**	**33%**	**0%**
Citywide	**122,531**		**122,531**	**78,485**	**47,495**	**125,979**	**64%**	**36%**	**0%**
2018 10-Year Plan	32,808		32,808	28,879	3,706	32,584	**88%**	**12%**	**0%**
Historical	89,724		89,724	49,606	43,789	93,395	**55%**	**45%**	**0%**
Infill	**21,324**		**21,324**	**10,454**	**3,088**	**13,542**	**49%**	**51%**	**0%**
2018 10-Year Plan	17,873		17,873	8,678	1,066	9,744	49%	51%	0%
Historical	3,450		3,450	1,776	2,022	3,798	**51%**	**49%**	**0%**
Peacocke	**9,227**		**9,227**	**8,210**	**1,715**	**9,925**	**89%**	**11%**	**0%**
2018 10-Year Plan	8,472		8,472	7,540	1,148	8,688	89%	11%	0%
Historical	755		755	670	567	1,237	89%	11%	0%
Rotokauri	**3,697**	**(13)**	**3,684**	**3,069**	**3,123**	**6,192**	**83%**	**17%**	**0%**
2018 10-Year Plan	1,988		1,988	1,611	1,140	2,751	81%	19%	0%
Historical	1,709	(13)	1,696	1,458	1,983	3,441	85%	14%	1%
Rototuna	**21,060**		**21,060**	**17,908**	**834**	**18,741**	**85%**	**15%**	**0%**
2018 10-Year Plan	15,967		15,967	14,210	(1,165)	13,045	89%	11%	0%
Historical	5,093		5,093	3,697	1,999	5,696	73%	27%	0%
Ruakura	**3,382**		**3,382**	**3,010**	**620**	**3,630**	**89%**	**11%**	**0%**
2018 10-Year Plan	3,365		3,365	2,994	611	3,606	89%	11%	0%
Historical	18		18	16	9	25	89%	11%	0%
Te Rapa North	**2,401**		**2,401**	**1,171**	**1,642**	**2,813**	**49%**	**51%**	**0%**
2018 10-Year Plan	2,401		2,401	1,171	1,642	2,813	49%	51%	0%
Temple View	**987**		**987**	**876**	**3,961**	**4,837**	**89%**	**11%**	**0%**
Historical	987		987	876	3,961	4,837	**89%**	**11%**	**0%**
Grand Total	**1,624,789**	**(231,734)**	**1,393,055**	**964,318**	**421,701**	**1,386,019**	**59%**	**26%**	**14%**

23. SCHEDULE 3 – CHARGE CALCULATION WORKED EXAMPLE

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

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

23.3 Table 4 below shows the method of calculation for the specified project, where NPV is the net present value of the capital expenditure and growth at the assumed interest rate. NPV calculations are used solely to account for interest incurred on development contributions funded projects. No discount is applied for risk or uncertainty.

Table 4 –development charge calculation worked example

Project : C9310221N-Road 1328.4 Horsham Downs Road Rototuna							Interest Rate (r)	DC Charge for Future Years
Year	*(000's)*	*(000's)*	*(000's)*	*(000's)*			4.6%	
t	*HR*	*HC*	$Cost_t$	$(NPV(Cost_t) + HC) - HR$	HUE_t	$NPV(HUE_t)$	DC_1	$DC_t = DC_1$
NPV:				645		3,996		
2019	203	0	0		375	375	$161.35	
2020					357	341		$161.35
2021					339	310		$161.35
2022					338	295		$161.35
2023					380	317		$161.35
2024					374	299		$161.35
2025					384	293		$161.35
2026			454	332	389	284		$161.35
2027			226	158	366	255		$161.35
2028			537	358	345	230		$161.35
2029					368	235		$161.35
2030					394	240		$161.35
2031					362	211		$161.35
2032					310	173		$161.35
2033					211	112		$161.35
2034					3	1		$161.35
2035					6	3		$161.35
2036					6	3		$161.35
2037					6	2		$161.35
2038					3	1		$161.35
2039					6	2		$161.35
2040					6	2		$161.35
2041					6	2		$161.35
2042					3	1		$161.35
2043					6	2		$161.35
2044					3	1		$161.35
2045					3	1		$161.35
2046					3	1		$161.35
2047					3	1		$161.35
2048					0	0		$161.35
2049					3	1		$161.35
2050					0	0		$161.35
2051					3	1		$161.35
2052					0	0		$161.35
2053					3	1		$161.35
2054					0	0		$161.35
2055					0	0		$161.35

24. SCHEDULE 4 – NON-RESIDENTIAL DEMAND CONVERSION FACTORS

Table 5 – Types of development and household unit equivalents (HUEs per 100m² GFA)

Non-Residential Conversion Factors		
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 100m² 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).*

25. SCHEDULE 5 – RESIDENTIAL DEMAND CONVERSION FACTORS

Table 6 – Types of residential development and household unit equivalents

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

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

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

Note 2 – Wet industries

At the discretion of Council, the charges for water and wastewater for wet industries may be assessed on a case by case basis in relation to the level of demand produced by the development and the cost of servicing it, and set by agreement with the developer in accordance with section 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.

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

26. SCHEDULE 6 – CAPPING OF RESERVES DEVELOPMENT CONTRIBUTIONS (S203 LGA)

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

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

26.3 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.

27. SCHEDULE 7 – GROWTH FORECASTS

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

Growth Rates (HUEs)	Activity	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Citywide	Reserves	1,173	1,220	1,235	1,240	1,196	1,174	1,271	1,334	1,306	1,241
	Transport	2,039	2,039	2,045	1,999	1,920	1,837	1,948	2,001	1,972	1,890
	Wastewater	1,393	1,426	1,437	1,431	1,378	1,347	1,448	1,510	1,481	1,413
	Water	1,337	1,373	1,385	1,382	1,331	1,302	1,402	1,465	1,436	1,369
Infill	Reserves	525	532	516	483	432	381	369	369	356	349
	Transport	1,114	1,011	948	869	823	759	796	801	794	770
	Wastewater	675	653	624	581	528	478	478	480	468	457
	Water	638	623	597	556	504	454	451	452	440	430
Infill East	Reserves	294	308	310	296	248	216	209	206	198	192
	Transport	585	540	482	441	392	322	329	267	364	324
	Wastewater	366	361	348	327	279	241	239	222	240	225
	Water	349	349	339	319	271	235	232	218	230	217
Infill West	Reserves	231	224	206	187	184	165	160	163	158	157
	Transport	528	471	465	428	431	437	466	534	430	445
	Wastewater	309	292	275	254	250	238	239	258	228	232
	Water	289	274	258	237	233	219	219	234	210	212
Peacocke	Reserves	139	152	190	248	319	424	519	559	543	475
	Transport	145	160	199	257	327	424	519	559	543	475
	Wastewater	140	153	192	250	320	424	519	559	543	475
	Water	140	153	191	249	320	424	519	559	543	475
Peacocke 1	Reserves	139	152	190	247	56					
	Transport	139	152	190	247	56					
	Wastewater	139	152	190	247	56					
	Water	139	152	190	247	56					
Peacocke 2	Reserves	0	0	0	1	263	424	519	559	543	475
	Transport	6	8	8	9	271	424	519	559	543	475
	Wastewater	1	1	1	2	264	424	519	559	543	475
	Water	1	1	1	2	264	424	519	559	543	475
Rotokauri	Reserves	29	33	36	38	35	24	11	19	39	76
	Transport	125	123	127	129	126	114	90	95	115	151
	Wastewater	56	59	62	63	61	50	34	42	61	98
	Water	48	51	55	56	54	43	28	35	55	92
Rototuna	Reserves	310	268	238	236	291	294	310	317	294	274
	Transport	375	357	339	338	380	374	384	389	366	345
	Wastewater	325	288	261	259	311	313	327	335	312	291
	Water	322	284	256	254	307	309	324	331	308	287
Ruakura	Reserves	160	227	247	223	107	34	48	56	58	53
	Transport	266	374	418	386	242	138	134	131	124	122
	Wastewater	186	263	290	264	142	61	72	78	78	74
	Water	179	253	278	253	132	54	65	72	72	68
Te Rapa North	Reserves	1	1	1	1	1	2	1	1	1	1
	Transport	6	5	5	5	5	6	5	6	5	5
	Wastewater	3	2	2	2	2	4	2	3	2	2
	Water	2	2	2	2	2	3	2	2	2	2
Temple View	Reserves	7	7	6	10	11	14	13	12	15	12
	Transport	9	9	10	14	17	22	21	20	25	22
	Wastewater	8	8	7	11	13	16	15	14	17	15
	Water	8	8	7	11	12	15	15	14	17	14
SW - Chartwell	Stormwater	64	83	84	78	46	36	30	43	42	33
SW - City Centre	Stormwater	43	92	74	73	73	75	81	75	82	78
SW - Citywide	Stormwater	1,181	1,538	1,554	1,531	1,444	1,405	1,505	1,566	1,544	1,441
SW - Hamilton East	Stormwater	186	180	135	119	102	90	85	80	76	78
SW - Kirikiriroa	Stormwater	107	258	304	283	168	116	144	142	140	128
SW - Lake Rotokauri	Stormwater	30	33	36	38	35	24	11	19	45	75
SW - Mangaheka	Stormwater	0	23	16	21	20	31	32	33	33	33
SW - Mangakotukutuku	Stormwater	182	191	228	278	237	250	261	332	359	361
SW - Mangaonua	Stormwater	123	68	65	57	30	5	5	5	5	0
SW - Ohote	Stormwater	0	0	0	0	0	0	0	0	0	0

Growth Rates (HUEs)	Activity	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
SW - Otama-ngenge	Stormwater	149	194	184	172	257	289	292	285	252	232
SW - Peacocke	Stormwater	0	0	0	0	107	201	283	251	205	136
SW - River North	Stormwater	0	0	0	0	0	0	0	0	0	0
SW - Rotokauri West	Stormwater	0	0	0	0	0	0	0	0	0	0
SW - St Andrews	Stormwater	15	54	55	38	44	20	47	45	40	43
SW - Te Awa o Katapaki	Stormwater	250	212	226	228	179	119	121	130	138	131
SW - Te Rapa Stream	Stormwater	0	0	6	11	3	21	0	2	8	1
SW - Temple View	Stormwater	9	9	10	9	11	14	13	13	16	15
SW - Waitawhiriwhiri	Stormwater	74	157	143	142	137	135	123	135	126	125
SW - Western Heights	Stormwater	0	0	0	0	9	1	1	1	2	0
WW - East	Wastewater	878	913	900	852	996	1,040	1,157	1,194	1,173	1,066
WW - West	Wastewater	515	512	537	578	382	307	291	317	309	347

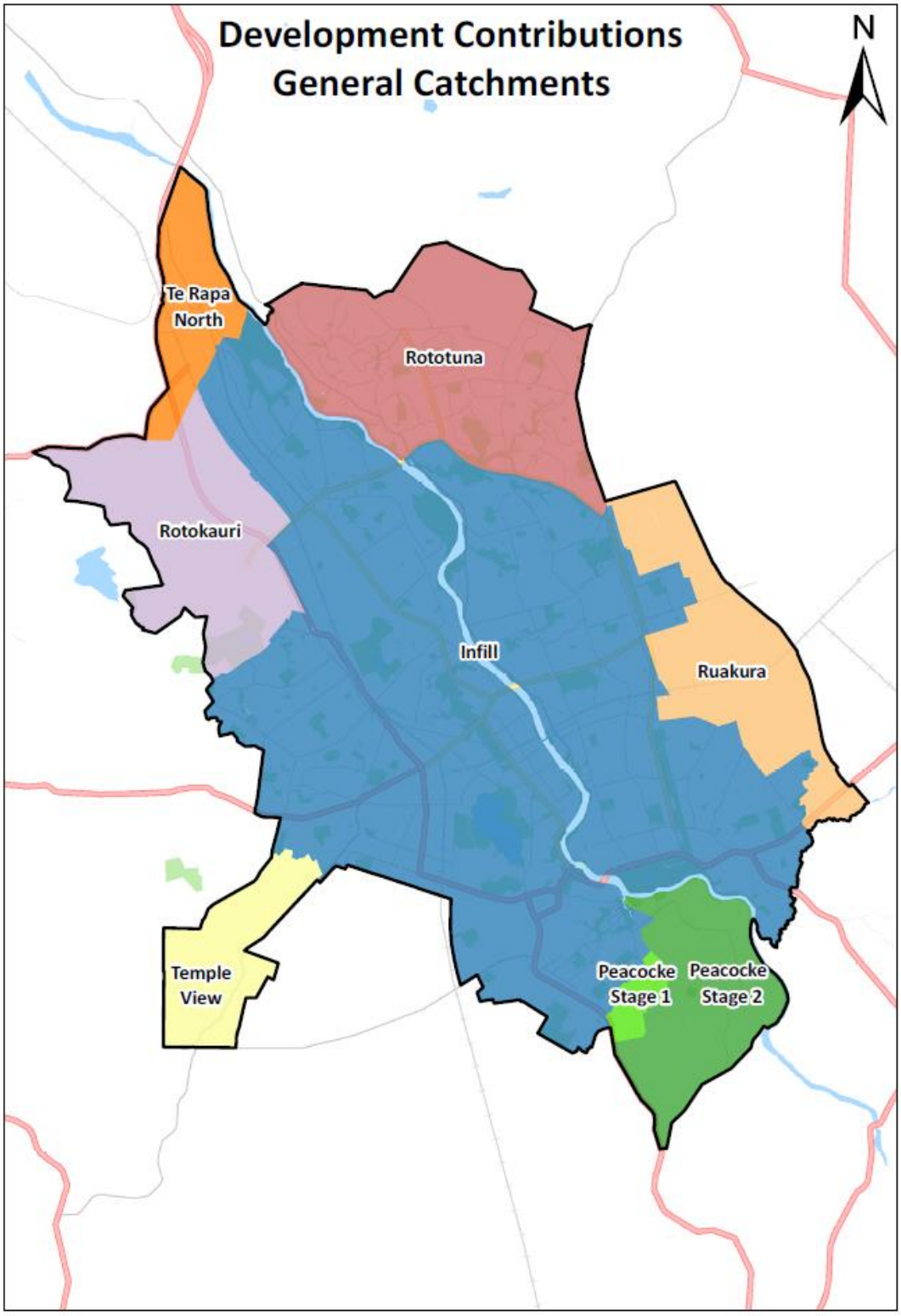
Note 1 - The above forecasts form part of a more complex growth model used in the calculation of charges, and which is available for inspection by request to Council.

28. SCHEDULE 8 – DEVELOPMENT CONTRIBUTIONS CATCHMENT MAPS

Map 1 – General Catchments

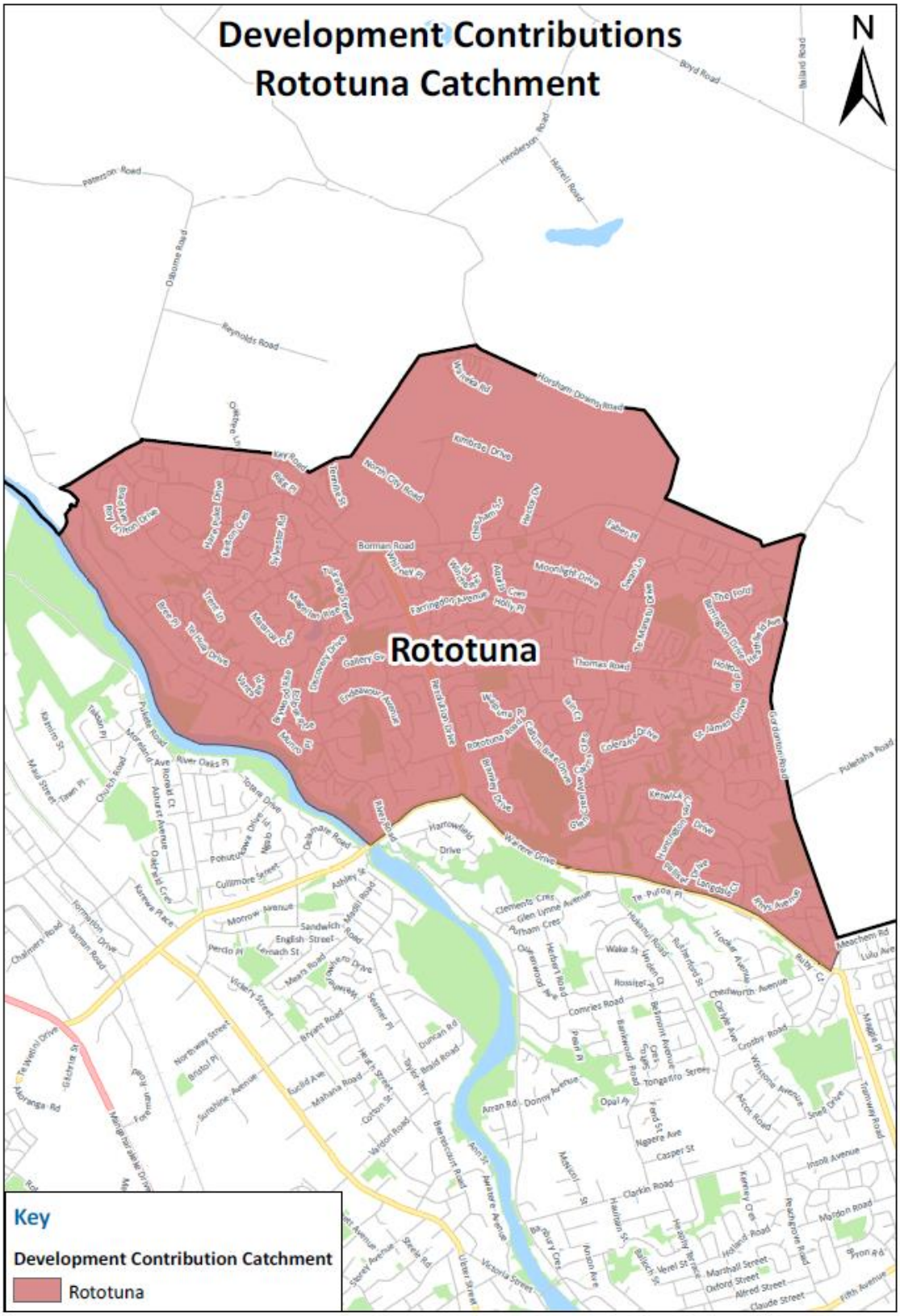
For more detail regarding areas please refer to Council's development contributions GIS viewer***.***

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



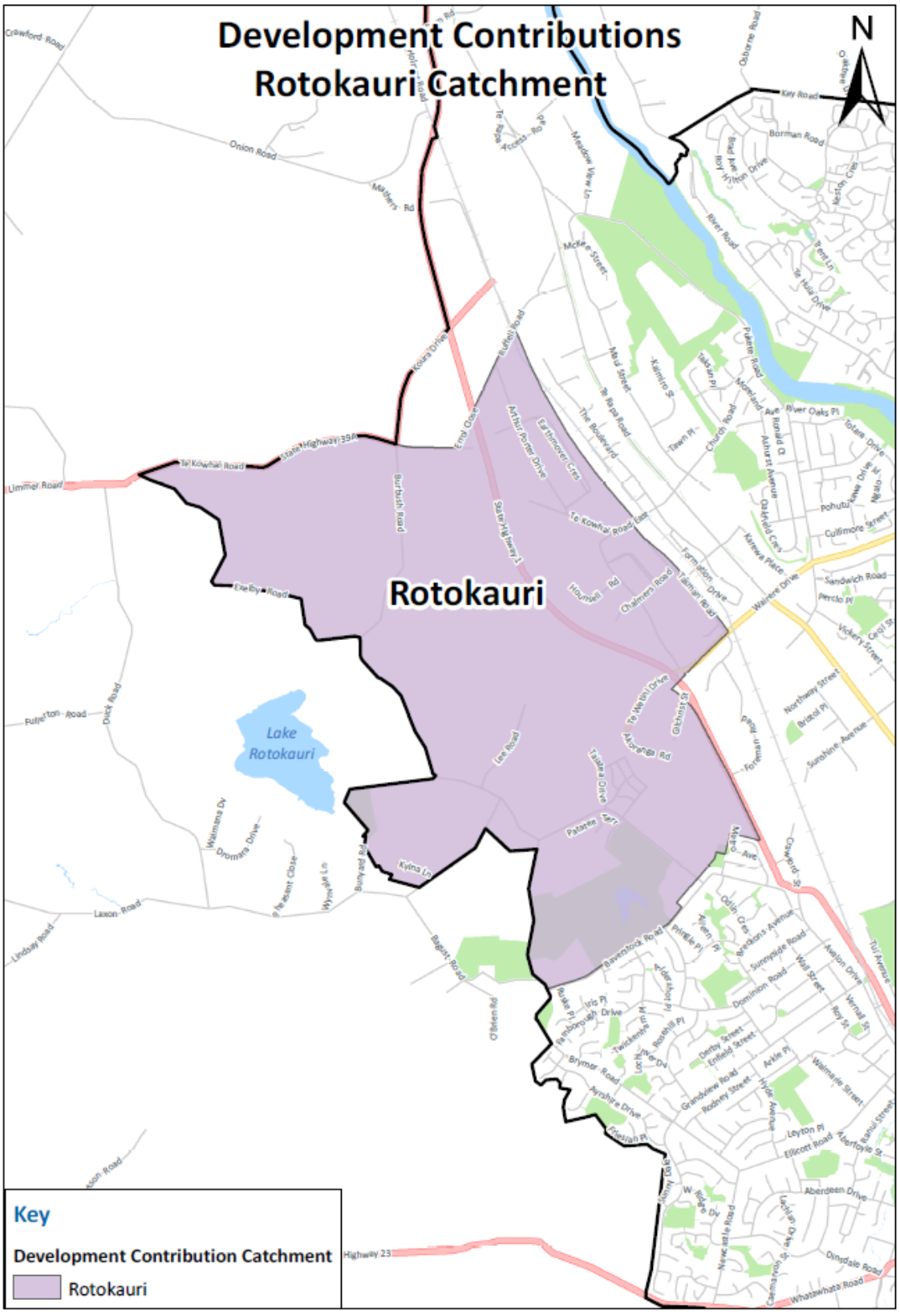
Map 2 – Rototuna catchment

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



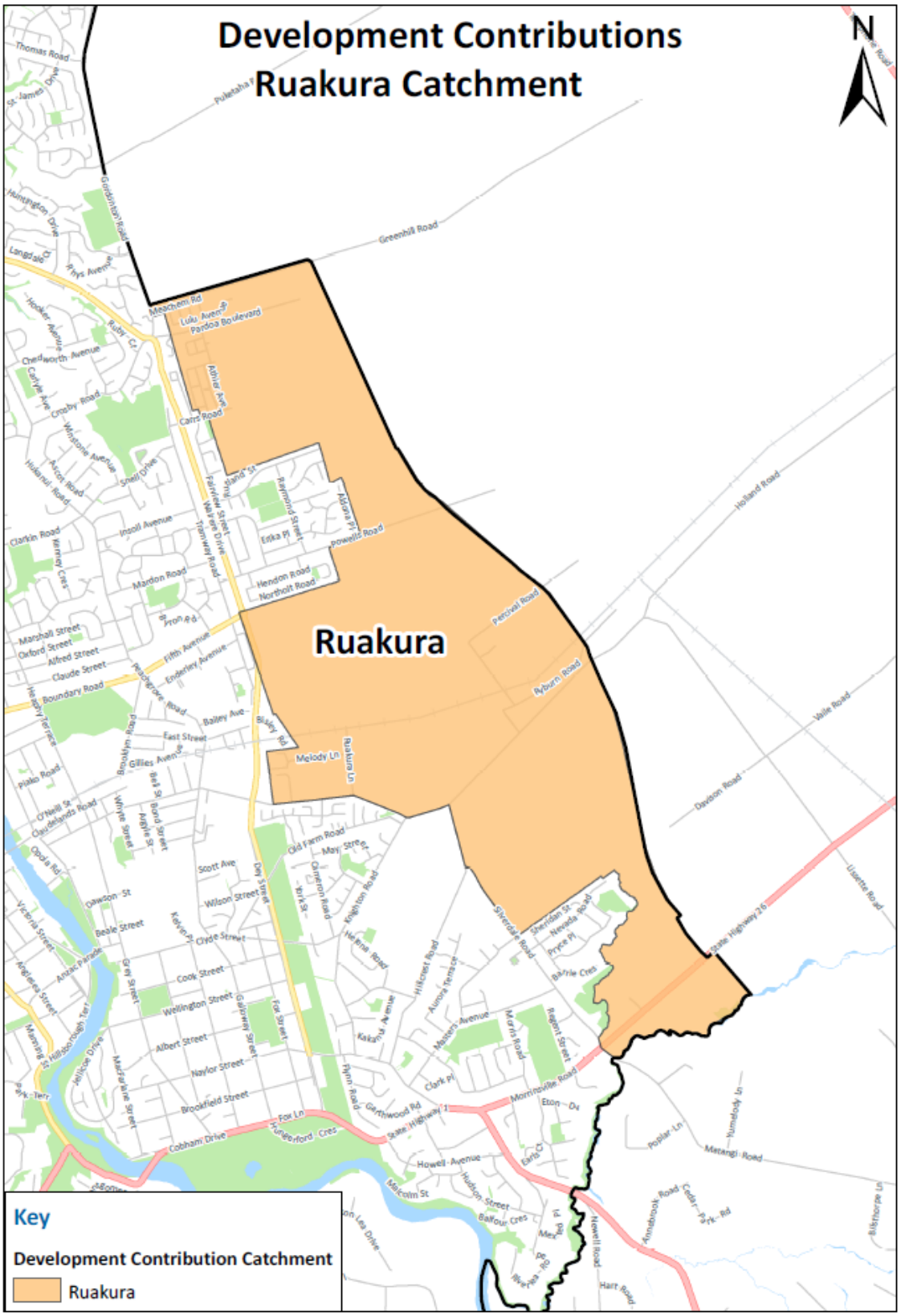
Map 3 – Rotokauri catchment

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



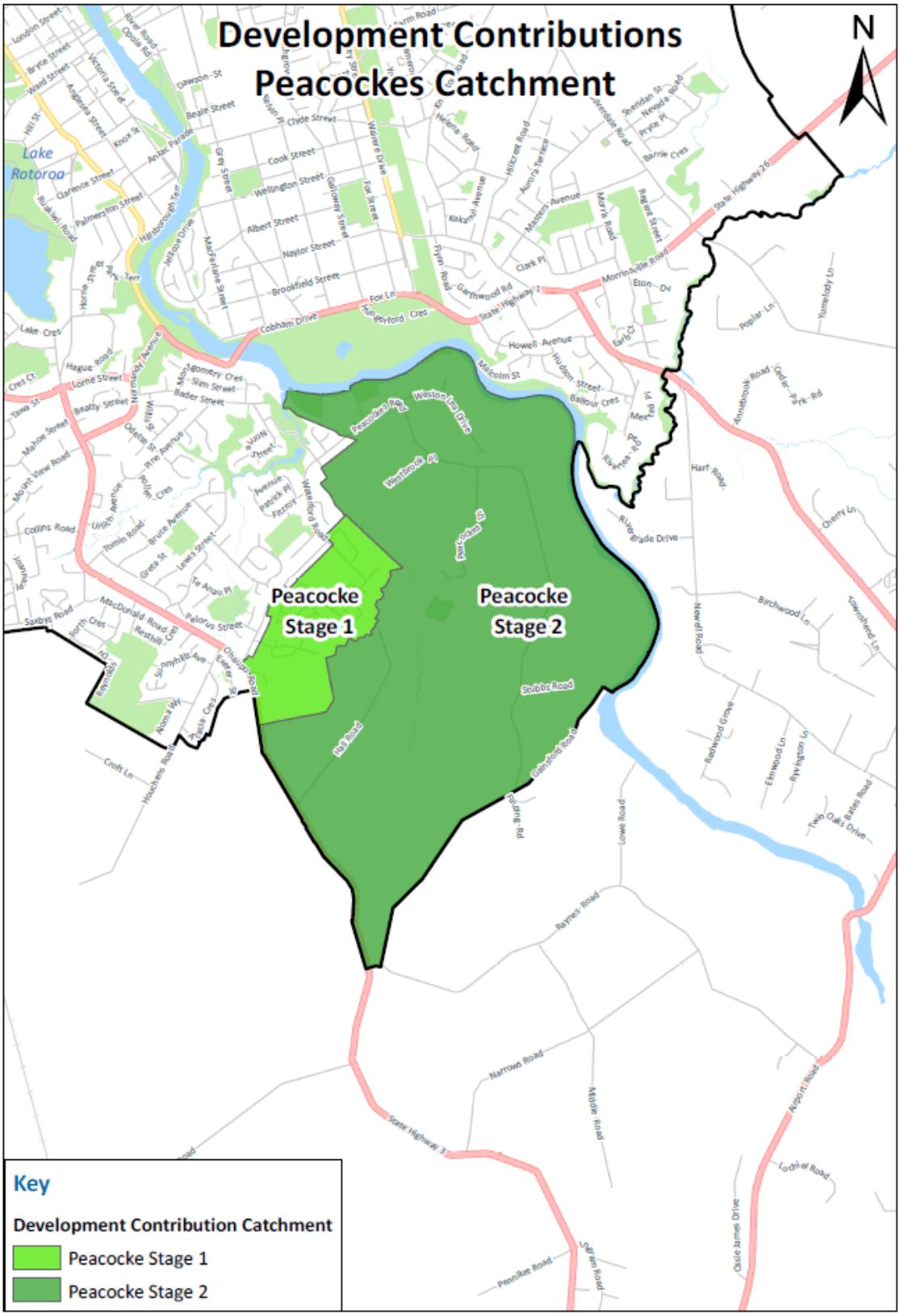
Map 4 – Ruakura Catchment

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



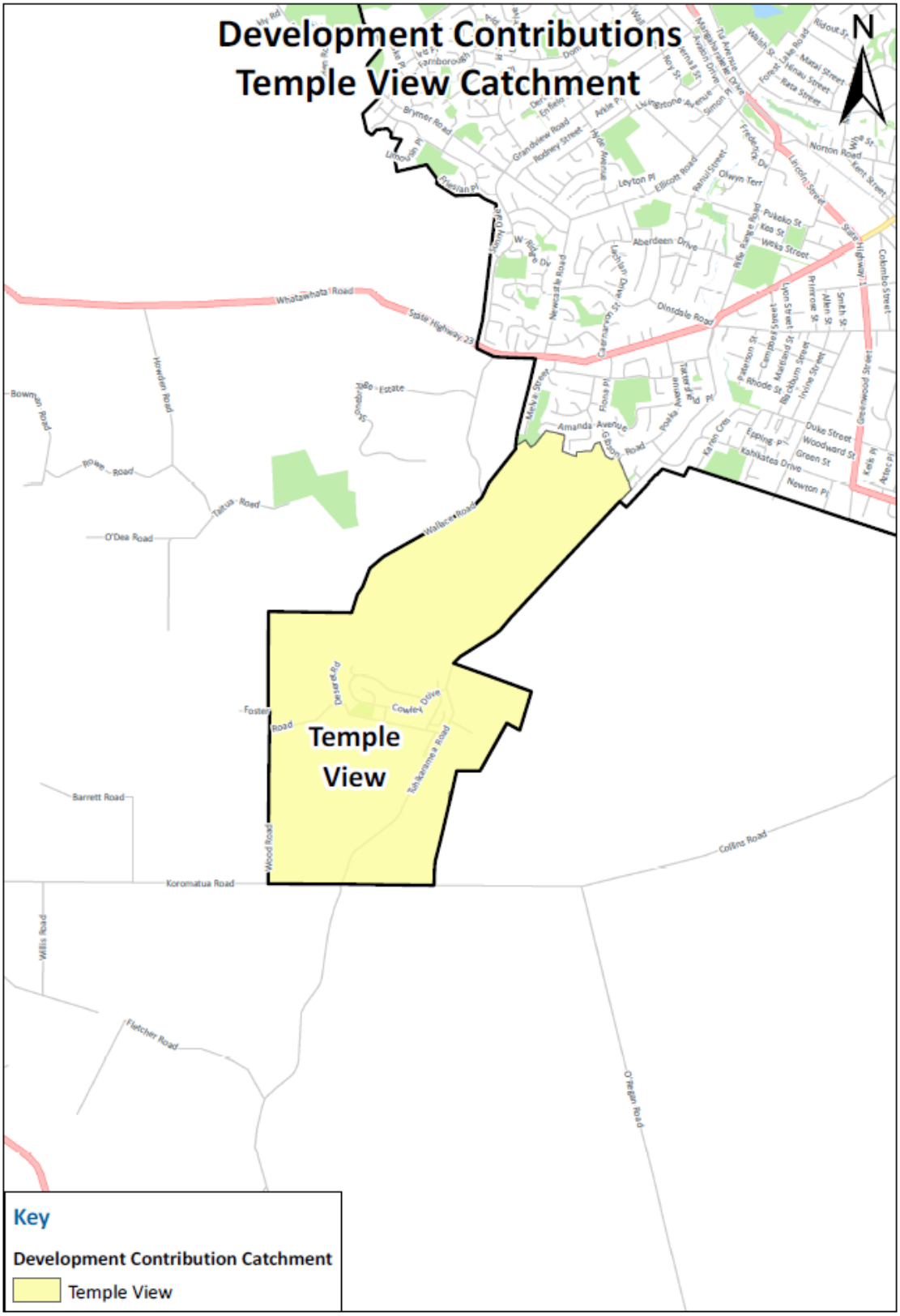
Map 5 – Peacockes Catchments

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



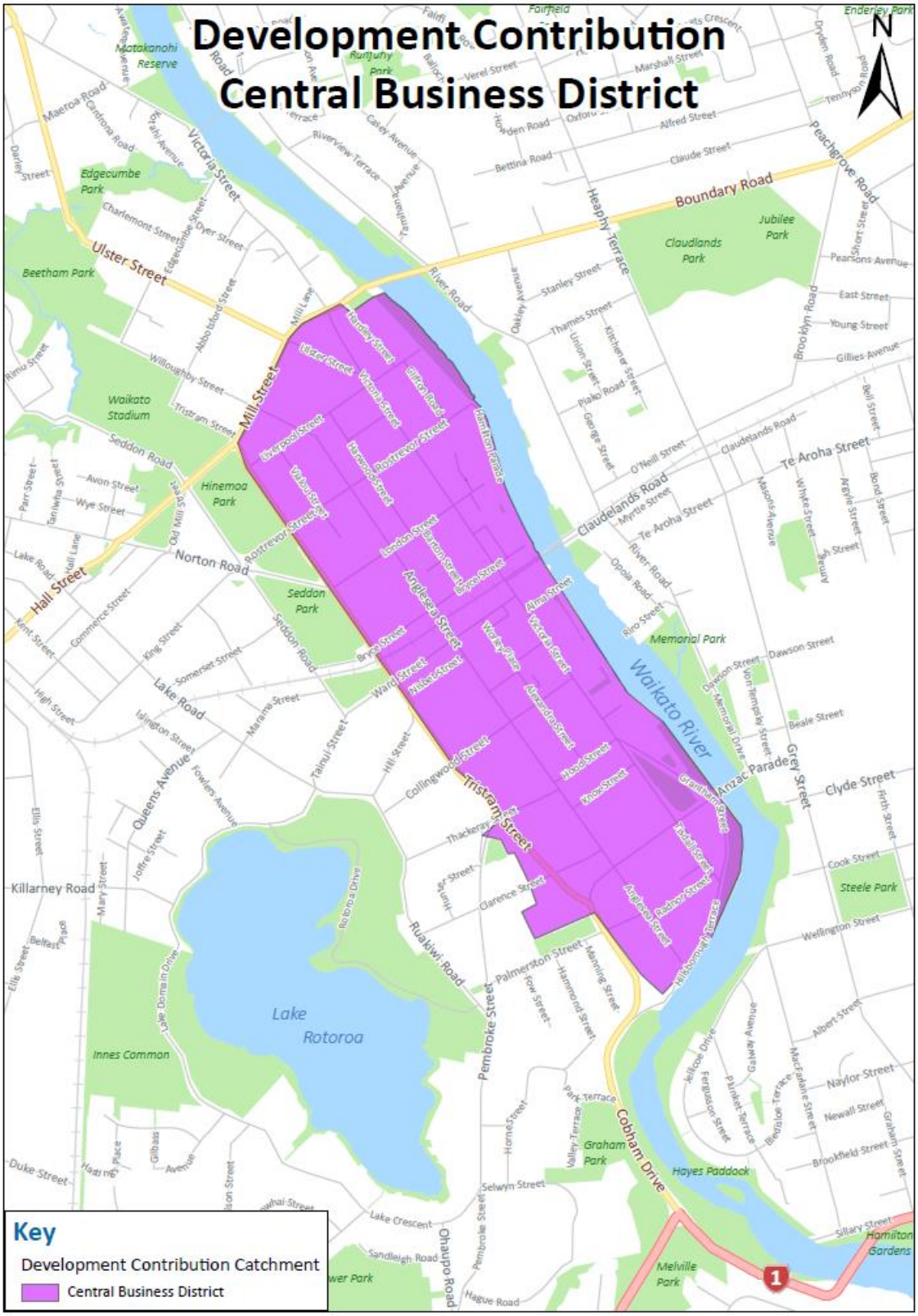
Map 6 – Temple View Catchment

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



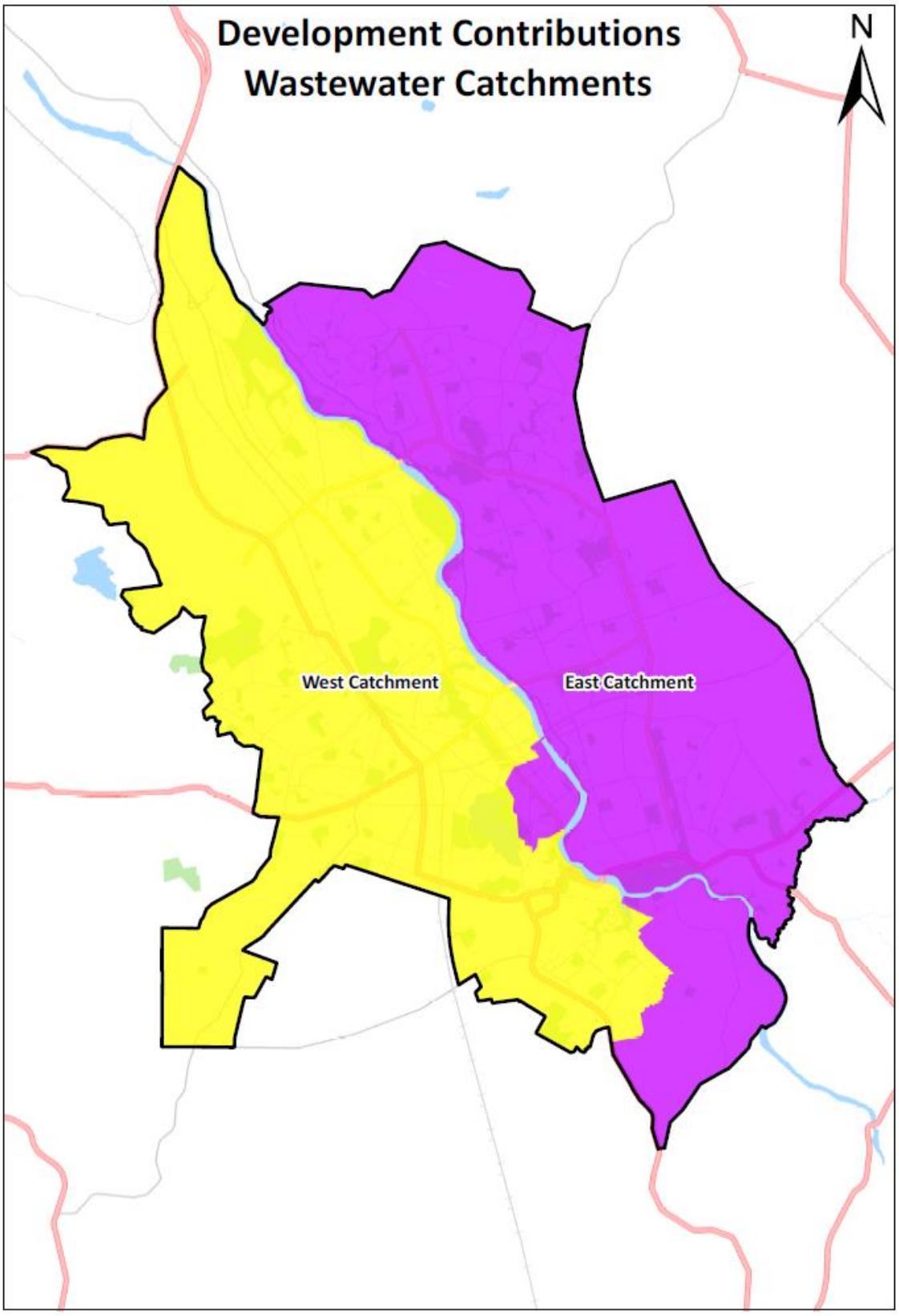
Map 7 – CBD Catchment

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



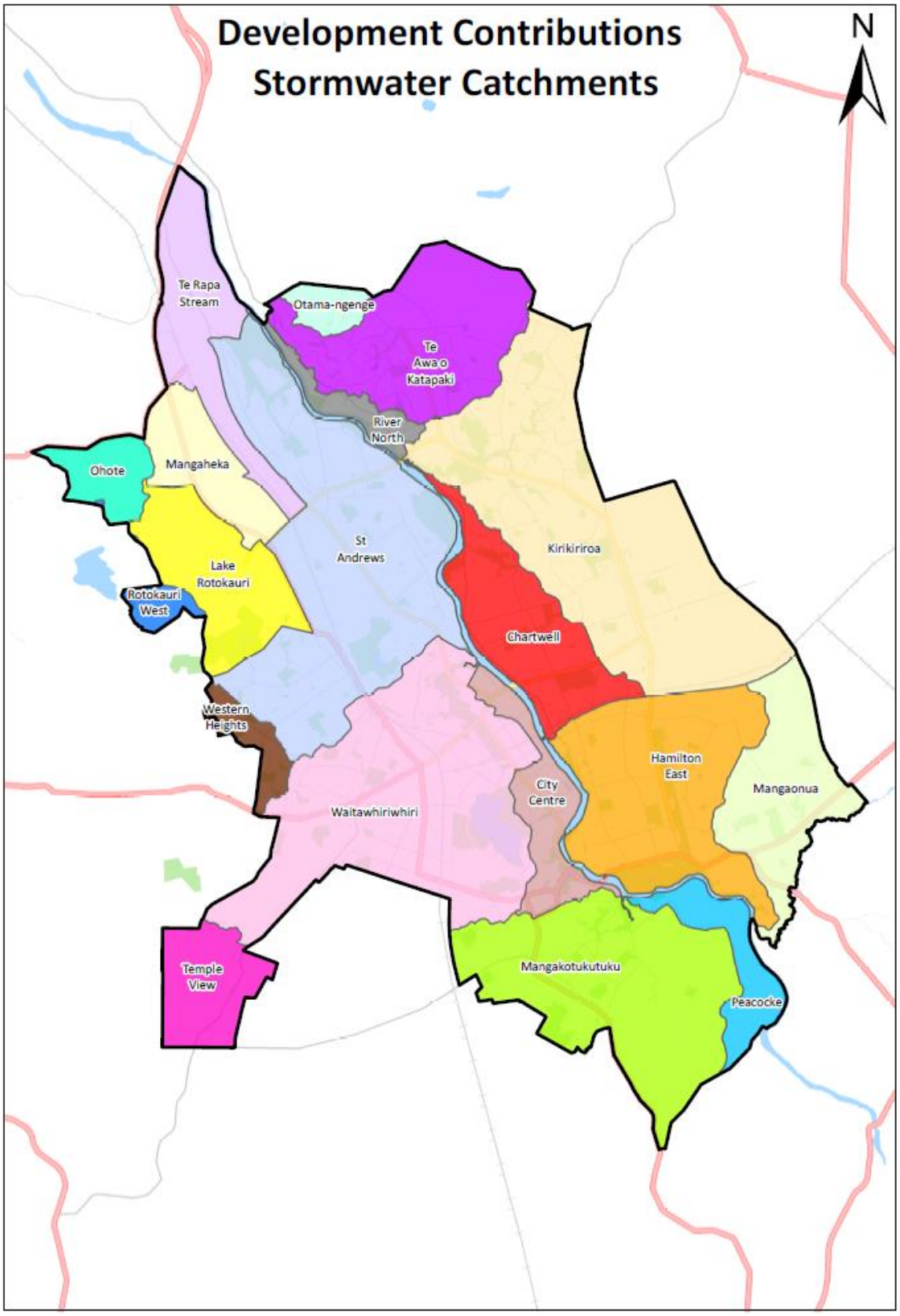
Map 8 – Catchments for Bulk Wastewater Infrastructure

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



Map 9 – Catchments for Stormwater Infrastructure

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



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