Development Contributions Policy 2026

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1. CONTENT AND PURPOSE

1.1 This policy is made under the Local Government (Water Services) Act 2025 (the Act).

1.2 The purpose of the policy is to enable IAWAI, in accordance with s 111 of the Act, to recover from those persons undertaking development a fair, equitable, and proportionate portion of the total cost of capital expenditure necessary to service an additional or increased demand on water services infrastructure over the long term

1.3 To achieve that purpose, under s 113(2) of the Act, IAWAI must adopt a development contributions policy under Part 3 subpart 2 of the Act. Under s120(1) of the Act, for that purpose, IAWAI may adopt, as its initial development contributions policy, the relevant parts of Hamilton City Council's (HCC) and Waikato District Council's (WDC) Development Contribution Policy that were in place immediately before HCC and WDC were required to amend their policies under s. 117 of the Act.

1.4 This policy IAWAI gives effect to s 120(1) of the Act.

2. DEFINITIONS

Act	Local Government (Water Services) Act 2025
Drinking water	Drinking water means the treated, potable water supplied through the public water supply network in Hamilton city and Waikato district. It refers to the drinking water activity for which development contributions are levied and excludes any non-potable or stormwater services.
Hamilton City Council Development Contributions Policy	Adopted by Hamilton City Council on 4 July 2024, the policy sets out how development contributions are assessed, calculated, required, and used to fund growth-related infrastructure. It outlines the methodology, catchments, schedules of assets, and contributions payable by developers, and provides the basis for ensuring that those who create demand for additional infrastructure contribute fairly to its costs.
Relevant parts	Means all of those provisions within the Hamilton City Council (HCC) and Waikato District Council (WDC) Development Contributions Policies that relate, either directly or indirectly to drinking water and

	wastewater activities, as responsibility for these matters have been transferred from HCC and WDC to IAWAI. It excludes any provisions relating to other development contribution activities which are not transferred from HCC or WDC to IAWAI.
Stormwater	Stormwater means water collected, conveyed, treated or discharged through the stormwater network, including overland flow paths, green infrastructure and watercourses, but excluding any stormwater functions within transport corridors.
Waikato District Council Development Contributions Policy	Adopted by Waikato District Council on 30 June 2025, the policy sets out how development contributions are assessed, calculated, required, and used to fund growth-related infrastructure. It outlines the methodology, maps of catchments, schedules of assets, and contributions payable by developers, and provides the basis for ensuring that those who create demand for additional infrastructure contribute fairly to its costs.
Waste water	Water containing waste, including sewage and other liquid wastes from residential, commercial, and industrial activities, collected through the public wastewater network for treatment and safe disposal.

3. APPLICATION

3.1 Under s 120 (1) of the Act, IAWAI adopts, as its initial Development Contributions Policy, the Relevant parts of the Hamilton City Council Development Contributions Policy (Attachment 1) and the Waikato District Council Development Contributions Policy (Attachment 2).

3.2 In accordance with clause 7.2 of the adopted WDC policy (Attachment 2), charges will be updated with PPI adjusted appendices from 1 July 2026.

3.3 Each of the adopted policies will be applied by IAWAI as a complete policy only excluding any parts not deemed Relevant parts.

3.4 If any ambiguity arises in the implementation of the adopted policies, it shall be resolved in a manner consistent with Part 3 subpart 2 of the Act.

4. SHARED SERVICES

4.1 In the implementation of this policy, IAWAI will use a shared service framework to support efficiency and ensure alignment with its shareholding Councils, HCC and WDC. Shared services are where either HCC and/or WDC are providing a direct service to IAWAI.

4.2 Under this shared service agreement, HCC and WDC will continue to administer and manage their respective HCC and WDC Development Contributions Policies and will also administer the charging of development contributions on behalf of IAWAI under this policy.

5. REVIEW

5.1 This policy shall be reviewed at three-yearly intervals or as otherwise required by the Chief Executive of IAWAI or the IAWAI Board.

6. REFERENCES

- Local Government (Water Services) Act 2025
- IAWAI's Water Service Strategy

Attachment 1

First adopted:	1 July 2005
Revision dates/version:	Version 19. Adopted 4/07/2024, updated schedules adopted 12/09/2024.
Date this Policy operative:	5 July 2024
Engagement required:	Sections 82-87 LGA 2002
Associated documents:	Refer www.hamilton.govt.nz/dc
Sponsor/Group:	Strategy, Planning and Growth Group

DEVELOPMENT CONTRIBUTIONS POLICY

2026/27

Hamilton City Council
Te kaunihera o Kirikiriroa

1. PURPOSE OF POLICY

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

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

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

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

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

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

2. QUICK REFERENCE GUIDE

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

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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 ongoing growth is projected for Hamilton into the foreseeable future.

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

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

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

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

4.6 This Policy takes effect on 5 July 2024 and will, unless otherwise specified in this Policy, apply to applications for consents or service connections submitted on or after that date where accompanied by all required information.

4.7 Applications for consents or authorisations submitted to Council prior to 5 July 2024 but not granted until after 5 July 2024 will, unless otherwise specified in this Policy, be considered under the policy that was in force at the time that the application was submitted to Council accompanied by all required information.

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

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

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

5.3 A development contribution may be required in relation to developments if the effect of the developments is to require new or additional assets or assets of increased capacity, and as a

consequence, Council incurs capital expenditure to provide appropriately for community infrastructure, reserves or network infrastructure. Developments are considered in this context to be cumulative with other developments.

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

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

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

6. DEFINITIONS

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

6.2 **allotment** means:

a) any parcel of land under the Land Transfer Act 1952 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not:

i. the subdivision shown on the survey plan has been allowed, or subdivision approval has been granted by Council.

ii. a subdivision consent for the subdivision shown on the survey plan has been granted under the Act.

b) any parcel of land or building or part of a building that is shown or identified separately:

i. on a survey plan.

ii. on a licence within the meaning of Part 7A of the Land Transfer Act 1952.

c) any unit on a unit plan.

d) any parcel of land not subject to the Land Transfer Act 1952.

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

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

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

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

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

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

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

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

6.10 **capex** means capital expenditure.

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

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

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

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

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

6.16 **community infrastructure**

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

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

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

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

6.19 **DC** means development contribution.

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

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

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

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

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

The measurement of gross floor area shall include:

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

The measurement of gross floor area shall exclude:

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

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

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

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

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

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

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

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

6.32 **lot** means allotment.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7.12 Community outcomes

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

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

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

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

7.16 Causes and benefits

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

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

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

7.20 Extent to which development causes expenditure

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

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

- the project description and relevant information
- the purpose and key outcomes of the project
- related projects and project dependencies
- rationale for the choice of catchment

- multiple levels of service considerations
- growth benefits and growth causation rationale
- the duration of those benefits
- the exclusion of non-DC growth.

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

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

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

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

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

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

7.29 Significant assumptions in the cost allocation process are described under 10.69 below. Full details of methodology for cost allocations, causation and benefit analysis, and other related aspects for each individual project cost allocation are available on request.

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

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

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

7.33 Housing Infrastructure Fund (HIF)

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

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

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

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

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

7.39 Transparency and accountability

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

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

7.42 Overall impact of allocation

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

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

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

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

8.1 **Development contribution catchments**

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

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

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

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

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

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

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

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

8.8 **Producer Price Index adjustments**

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

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

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

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

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

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

8.13 Where:

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

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

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

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

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

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

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

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

9.3 Council has considered the base charges in light of the critical filter set out in s101(3)b and concluded that if the base charges were adopted, in some cases this would represent an allocation of liability for revenue needs which would not deliver the most advantageous

impacts on the community. Accordingly, Council has decided to reduce certain base charges as set out below.

9.4 Capped and phased development contribution charges in this section represent a manual adjustment to a base charge. The decision to introduce a capped or phased charge is at the discretion of Council.

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

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

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

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

9.9 **Phased charges**

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

9.11 **Capped residential charges**

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

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

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

9.15 Development contribution charges for commercial, or retail development undertaken as part of a neighbourhood centre will pay no more than $40,000, or $50,000 respectively (exclusive of GST) per 100m^2 of gross floor area for the total of water, wastewater and transport activities, and correspondingly for stormwater on a site area basis. Supermarkets, as defined in the Operative District Plan with a gross floor area greater than 1,000m^2 are excluded.

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

9.17 **Rationale**

9.18 Due to increasing costs of providing growth infrastructure and the scale of infrastructure required, development contribution charges are materially higher in this policy than in

previous policies, which creates financial planning challenges for developers and those purchasing property.

9.19 Council has made substantial infrastructure investments based on long-term city growth planning and land use strategies, which, if materially compromised due to low uptake, could reduce the realisation of expected benefits from Council's investment in infrastructure.

9.20 Under those circumstances, allocation of liability for revenue needs according to the base charges may have an adverse impact on the community and to avoid this impact, the base charges for some charges are capped or phased in, as described above.

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

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

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

10.3 **Growth projections**

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

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

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

10.7 Effects of uncertainty

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

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

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

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

10.12 **Conservative revenue assumptions**

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

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

10.15 Effects of uncertainty

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

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

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

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

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

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

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

10.23 **Supply of land**

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

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

10.26 Effects of uncertainty

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

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

10.29 **Types of development (sectors)**

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

1. residential, which includes:
    - one-bedroom dwelling
    - two-bedroom dwelling
    - standard residential dwelling
    - large residential dwelling
2. retail
3. commercial
4. industrial
5. wet industry

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

10.32 With the exception of development types identified in clause 17.3, where demand will be assessed on a case-by-case basis, all developments within a sector will be charged development contributions at the rate applicable to that sector as a whole.

10.33 Effects of uncertainty

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

10.35 **Residential dwellings**

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

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

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

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

10.40 Effects of uncertainty

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

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

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

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

10.45 **Non-residential demand conversion factors**

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

10.47 Effects of uncertainty

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

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

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

10.51 **Catchments**

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

10.53 The infill catchment is defined as all areas in the city that are not greenfield areas, typically referred to as the built-up area or brownfields. Infill East and Infill West are the infill catchment areas separated by the Waikato River.

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

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

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

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

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

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

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

10.58 Effects of uncertainty

10.59 Where there are developments in close proximity but in different catchments, significantly different charges may be payable when the demand they place on infrastructure may be

very similar. Conversely, not all developments within the same catchment will benefit equally from the infrastructure provided in that catchment.

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

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

10.62 **Cost recovery periods**

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

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

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

10.66 Effects of uncertainty

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

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

10.69 **Allocation of capital costs to growth**

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

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

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

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

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

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

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

10.77 Effects of uncertainty

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

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

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

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

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

10.83 **Limits of modelling**

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

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

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

10.87 Effects of uncertainty

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

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

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

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

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

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

c) an authorisation for a service connection is granted;

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

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

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

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

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

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

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

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

11.6 **Residential development**

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

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

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

11.10 **Non-residential development**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

14.6 Council will consider:

a) the grounds and reasons set out in the written request;
b) the purposes and principles in sections 197AA – 197A LGA; and
c) the application of this Policy in determining the proposed development contribution.

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

14.8 Council's decisions on requests will:

a) be in writing;
b) be provided within 15 working days after the date on which Council received all required relevant information relating to the request; and
c) state whether the development contribution will be amended and, if so, the new amount.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- Sections 207(A-F) of the LGA which contains specific "Developer agreements" provisions
- clause 18.37 of this Policy "Private Developer Agreement (PDA) Remission"
- Council's Growth Funding Policy; or
- contact Council's Development Contributions Officer (DCO) or Infrastructure and Assets group for further information.

17. SPECIAL ASSESSMENT

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

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

17.3 **Council initiated special assessment**

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

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

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

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

17.5 In undertaking the special assessment, Council will:

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

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

17.6 **Developer initiated special assessment**

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

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

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

17.10 All actual and reasonable costs incurred by Council in undertaking a developer initiated special assessment, including staff time as set out in Council's schedule of 'City Planning fees and charges' published on Council's website, its consultant and legal costs, and administration costs, shall be paid by the applicant whether or not a remission is ultimately

granted in respect of the special assessment. If external costs are to be incurred by Council in its assessment of a special assessment Council may at its discretion require those costs to be met by the applicant in advance.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

18.9 **Actual demand remission**

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

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

18.12 Actual demand remission criteria

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

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

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

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

18.15 **Central city remission**

18.16 At Council's sole discretion, developments in the central city may be eligible for a 50% remission (being a 50% remission of the standard applicable Infill West charge, as set out in Schedule 1 of this Policy) subject to:

a) engagement with the Urban Design Advisory Panel, and

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

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

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

18.19 High rise building remission

18.20 Subject to the criteria in 18.16 above, developments in the central city with 6 or more storeys will pay no development contributions (being a 100% remission of the standard applicable Infill West charge, as set out in Schedule 1 of this Policy)

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

a) below grade basement levels

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

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

18.22 **Community housing remission**

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

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

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

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

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

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

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

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

18.25 No community housing remission shall be provided to:

a) developments with commercial lease agreements; or

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

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

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

18.28 **State integrated schools remission**

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

18.30 Any approved remission will be calculated having regard to:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

19. REFUNDS (S209 LGA)

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

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

b) the site credits have never been exercised; and

c) code compliance certificate has been issued for the development on the site;

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

e) the refund applicant is the current land owner.

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

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

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

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

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

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

21. ESTIMATING A DEVELOPMENT CONTRIBUTION CHARGE

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

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

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

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

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

21.6 **Using the Policy**

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

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

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

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

22. REFERENCES

- Local Government Act 2002
- Council's 2024-34 Long Term Plan
- Council's Growth Funding Policy
- Council's 30 Year Infrastructure Strategy

23. SCHEDULE 1A – DEVELOPMENT CONTRIBUTION CHARGES 2026/27

Table 1 – 2026/27 Phased residential development contributions payable in each catchment (excl. GST)

Catchment	SW Catchment	WW Catchment	CI	Reserves	Storm-water	Transport	Waste-water	Water	Total
Large residential			**Charge per lot, dwelling or unit title**						
Infill East	SW - Chartwell	WW - East	461	2,013	4,539	6,759	20,343	13,706	47,820
Infill East	SW - City Centre	WW - East	461	2,013	3,435	6,759	20,343	13,706	46,716
Infill East	SW - Hamilton East	WW - East	461	2,013	2,090	6,759	20,343	13,706	45,372
Infill East	SW - Kirikiriroa	WW - East	461	2,013	3,509	6,759	20,343	13,706	46,790
Infill East	SW - Mangaonua	WW - East	461	2,013	100	6,759	20,343	13,706	43,382
Infill East	SW - Waitawhiriwhiri	WW - East	461	2,013	5,648	6,759	20,343	13,706	48,930
Infill West	SW - City Centre	WW - West	461	1,743	3,435	6,705	23,974	16,045	52,363
Infill West	SW - Mangakotukutuku	WW - West	461	1,743	13,530	6,705	23,974	16,045	62,458
Infill West	SW - St Andrews	WW - West	461	1,743	6,707	6,705	23,974	16,045	55,635
Infill West	SW - Te Rapa Stream	WW - West	461	1,743	2,630	6,705	23,974	16,045	51,558
Infill West	SW - Waitawhiriwhiri	WW - West	461	1,743	5,648	6,705	23,974	16,045	54,576
Infill West	SW - Western Heights	WW - West	461	1,743	681	6,705	23,974	16,045	49,609
Infill West	SW - Lake Rotokauri	WW - West	489	1,850	43,761	7,118	25,448	17,032	90,153
Peacocke 1	SW - Mangakotukutuku	WW - West	372	8,865	10,912	17,482	40,763	10,240	88,635
Peacocke 2	SW - Peacocke	WW - East	379	4,564	2,061	29,769	37,811	11,848	86,432
Peacocke 2	SW - Mangakotukutuku	WW - East	380	4,573	11,151	29,831	37,891	11,873	95,699
Rotokauri	SW - Lake Rotokauri	WW - West	415	5,073	37,099	15,186	22,586	15,341	95,699
Rotokauri	SW - Mangaheka	WW - West	461	5,637	2,459	16,875	25,098	17,047	67,577
Rotokauri	SW - Ohote	WW - West	461	5,637	1,606	16,875	25,098	17,047	66,724
Rotokauri	SW - Rotokauri West	WW - West	461	5,637	16	16,875	25,098	17,047	65,134
Rototuna	SW - Kirikiriroa	WW - East	1,130	1,930	3,509	23,350	21,578	12,723	64,220
Rototuna	SW - River North	WW - East	1,130	1,930	214	23,350	21,578	12,723	60,925
Rototuna	SW - Te Awa o Katapaki	WW - East	1,130	1,930	6,935	23,350	21,578	12,723	67,646
Rototuna	SW - Otama-ngenge	WW - East	1,130	1,930	16	23,350	21,578	12,723	60,727
Ruakura	SW - Hamilton East	WW - East	461	1,644	2,090	11,747	20,800	12,985	49,727
Ruakura	SW - Kirikiriroa	WW - East	461	1,644	3,509	11,747	20,800	12,985	51,145
Ruakura	SW - Mangaonua	WW - East	461	1,644	100	11,747	20,800	12,985	47,737
Te Rapa North	SW - Mangaheka	WW - West	461	1,644	2,459	13,610	21,903	11,499	51,575
Te Rapa North	SW - Te Rapa Stream	WW - West	461	1,644	2,630	13,610	21,903	11,499	51,746
Te Rapa North	SW - St Andrews	WW - West	461	1,644	6,707	13,610	21,903	11,499	55,823
Temple View	SW - Temple View	WW - West	461	1,644	16	6,481	25,779	14,488	48,869
Temple View	SW - Waitawhiriwhiri	WW - West	461	1,644	5,648	6,481	25,779	14,488	54,501
Standard residential			**Charge per lot, dwelling or unit title**						
Infill East	SW - Chartwell	WW - East	357	1,561	4,539	5,239	15,769	10,625	38,091
Infill East	SW - City Centre	WW - East	357	1,561	3,435	5,239	15,769	10,625	36,987
Infill East	SW - Hamilton East	WW - East	357	1,561	2,090	5,239	15,769	10,625	35,642
Infill East	SW - Kirikiriroa	WW - East	357	1,561	3,509	5,239	15,769	10,625	37,060
Infill East	SW - Mangaonua	WW - East	357	1,561	100	5,239	15,769	10,625	33,652
Infill East	SW - Waitawhiriwhiri	WW - East	357	1,561	5,648	5,239	15,769	10,625	39,200
Infill West	SW - City Centre	WW - West	357	1,351	3,435	5,198	18,584	12,438	41,364
Infill West	SW - Mangakotukutuku	WW - West	357	1,351	13,530	5,198	18,584	12,438	51,459
Infill West	SW - St Andrews	WW - West	357	1,351	6,707	5,198	18,584	12,438	44,636
Infill West	SW - Te Rapa Stream	WW - West	357	1,351	2,630	5,198	18,584	12,438	40,559
Infill West	SW - Waitawhiriwhiri	WW - West	357	1,351	5,648	5,198	18,584	12,438	43,577
Infill West	SW - Western Heights	WW - West	357	1,351	681	5,198	18,584	12,438	38,609
Infill West	SW - Lake Rotokauri	WW - West	342	1,292	39,430	4,971	17,775	11,896	75,706
Peacocke 1	SW - Mangakotukutuku	WW - West	284	6,782	10,769	13,375	31,185	7,834	70,230
Peacocke 2	SW - Peacocke	WW - East	293	3,528	2,056	23,015	29,232	9,160	67,283
Peacocke 2	SW - Mangakotukutuku	WW - East	291	3,499	11,007	22,828	28,995	9,086	75,706
Rotokauri	SW - Lake Rotokauri	WW - West	295	3,608	34,033	10,799	16,061	10,909	75,706
Rotokauri	SW - Mangaheka	WW - West	357	4,370	2,459	13,081	19,456	13,215	52,938
Rotokauri	SW - Ohote	WW - West	357	4,370	1,606	13,081	19,456	13,215	52,085
Rotokauri	SW - Rotokauri West	WW - West	357	4,370	16	13,081	19,456	13,215	50,495
Rototuna	SW - Kirikiriroa	WW - East	876	1,496	3,509	18,101	16,727	9,863	50,571
Rototuna	SW - River North	WW - East	876	1,496	214	18,101	16,727	9,863	47,277
Rototuna	SW - Te Awa o Katapaki	WW - East	876	1,496	6,935	18,101	16,727	9,863	53,998
Rototuna	SW - Otama-ngenge	WW - East	876	1,496	16	18,101	16,727	9,863	47,079
Ruakura	SW - Hamilton East	WW - East	357	1,274	2,090	9,106	16,124	10,066	39,018
Ruakura	SW - Kirikiriroa	WW - East	357	1,274	3,509	9,106	16,124	10,066	40,436
Ruakura	SW - Mangaonua	WW - East	357	1,274	100	9,106	16,124	10,066	37,028
Te Rapa North	SW - Mangaheka	WW - West	357	1,274	2,459	10,550	16,979	8,914	40,533
Te Rapa North	SW - Te Rapa Stream	WW - West	357	1,274	2,630	10,550	16,979	8,914	40,705
Te Rapa North	SW - St Andrews	WW - West	357	1,274	6,707	10,550	16,979	8,914	44,782
Temple View	SW - Temple View	WW - West	357	1,274	16	5,024	19,984	11,231	37,886
Temple View	SW - Waitawhiriwhiri	WW - West	357	1,274	5,648	5,024	19,984	11,231	43,519

Table 1– Continued

Catchment	SW Catchment	WW Catchment	CI	Reserves	Storm-water	Transport	Waste-water	Water	Total
Two-bedroom			**Charge per lot, dwelling or unit title**						
Infill East	SW - Chartwell	WW - East	246	1,076	4,539	3,613	10,873	7,326	27,673
Infill East	SW - City Centre	WW - East	246	1,076	3,435	3,613	10,873	7,326	26,569
Infill East	SW - Hamilton East	WW - East	246	1,076	2,090	3,613	10,873	7,326	25,225
Infill East	SW - Kirikiriroa	WW - East	246	1,076	3,509	3,613	10,873	7,326	26,643
Infill East	SW - Mangaonua	WW - East	246	1,076	100	3,613	10,873	7,326	23,235
Infill East	SW - Waitawhiriwhiri	WW - East	246	1,076	5,648	3,613	10,873	7,326	28,783
Infill West	SW - City Centre	WW - West	246	931	3,435	3,584	12,814	8,576	29,587
Infill West	SW - Mangakotukutuku	WW - West	246	931	13,530	3,584	12,814	8,576	39,683
Infill West	SW - St Andrews	WW - West	246	931	6,707	3,584	12,814	8,576	32,859
Infill West	SW - Te Rapa Stream	WW - West	246	931	2,630	3,584	12,814	8,576	28,783
Infill West	SW - Waitawhiriwhiri	WW - West	246	931	5,648	3,584	12,814	8,576	31,801
Infill West	SW - Western Heights	WW - West	246	931	681	3,584	12,814	8,576	26,833
Infill West	SW - Lake Rotokauri	WW - West	199	751	33,224	2,888	10,327	6,912	54,301
Peacocke 1	SW - Mangakotukutuku	WW - West	191	4,564	10,510	9,001	20,987	5,272	50,525
Peacocke 2	SW - Peacocke	WW - East	201	2,420	2,045	15,785	20,049	6,282	46,782
Peacocke 2	SW - Mangakotukutuku	WW - East	196	2,356	10,747	15,367	19,519	6,116	54,301
Rotokauri	SW - Lake Rotokauri	WW - West	176	2,152	29,443	6,442	9,581	6,508	54,301
Rotokauri	SW - Mangaheka	WW - West	246	3,013	2,459	9,020	13,415	9,112	37,265
Rotokauri	SW - Ohote	WW - West	246	3,013	1,606	9,020	13,415	9,112	36,412
Rotokauri	SW - Rotokauri West	WW - West	246	3,013	16	9,020	13,415	9,112	34,822
Rototuna	SW - Kirikiriroa	WW - East	604	1,031	3,509	12,481	11,534	6,801	35,959
Rototuna	SW - River North	WW - East	604	1,031	214	12,481	11,534	6,801	32,665
Rototuna	SW - Te Awa o Katapaki	WW - East	604	1,031	6,935	12,481	11,534	6,801	39,386
Rototuna	SW - Otama-ngenge	WW - East	604	1,031	16	12,481	11,534	6,801	32,466
Ruakura	SW - Hamilton East	WW - East	246	879	2,090	6,279	11,118	6,940	27,552
Ruakura	SW - Kirikiriroa	WW - East	246	879	3,509	6,279	11,118	6,940	28,971
Ruakura	SW - Mangaonua	WW - East	246	879	100	6,279	11,118	6,940	25,562
Te Rapa North	SW - Mangaheka	WW - West	246	879	2,459	7,275	11,707	6,146	28,712
Te Rapa North	SW - Te Rapa Stream	WW - West	246	879	2,630	7,275	11,707	6,146	28,883
Te Rapa North	SW - St Andrews	WW - West	246	879	6,707	7,275	11,707	6,146	32,960
Temple View	SW - Temple View	WW - West	246	879	16	3,464	13,779	7,744	26,128
Temple View	SW - Waitawhiriwhiri	WW - West	246	879	5,648	3,464	13,779	7,744	31,761
One-bedroom			**Charge per lot, dwelling or unit title**						
Infill East	SW - Chartwell	WW - East	171	745	2,269	2,500	7,526	5,071	18,281
Infill East	SW - City Centre	WW - East	171	745	1,717	2,500	7,526	5,071	17,729
Infill East	SW - Hamilton East	WW - East	171	745	1,045	2,500	7,526	5,071	17,057
Infill East	SW - Kirikiriroa	WW - East	171	745	1,754	2,500	7,526	5,071	17,766
Infill East	SW - Mangaonua	WW - East	171	745	50	2,500	7,526	5,071	16,062
Infill East	SW - Waitawhiriwhiri	WW - East	171	745	2,824	2,500	7,526	5,071	18,836
Infill West	SW - City Centre	WW - West	171	645	1,717	2,481	8,869	5,936	19,818
Infill West	SW - Mangakotukutuku	WW - West	171	645	6,765	2,481	8,869	5,936	24,866
Infill West	SW - St Andrews	WW - West	171	645	3,354	2,481	8,869	5,936	21,454
Infill West	SW - Te Rapa Stream	WW - West	171	645	1,315	2,481	8,869	5,936	19,416
Infill West	SW - Waitawhiriwhiri	WW - West	171	645	2,824	2,481	8,869	5,936	20,925
Infill West	SW - Western Heights	WW - West	171	645	340	2,481	8,869	5,936	18,441
Infill West	SW - Lake Rotokauri	WW - West	160	604	19,319	2,325	8,312	5,563	36,284
Peacocke 1	SW - Mangakotukutuku	WW - West	135	3,228	5,370	6,366	14,843	3,729	33,670
Peacocke 2	SW - Peacocke	WW - East	140	1,683	1,027	10,977	13,943	4,369	32,138
Peacocke 2	SW - Mangakotukutuku	WW - East	138	1,666	5,489	10,865	13,801	4,324	36,284
Rotokauri	SW - Lake Rotokauri	WW - West	138	1,693	16,731	5,067	7,536	5,119	36,284
Rotokauri	SW - Mangaheka	WW - West	171	2,086	1,229	6,243	9,285	6,307	25,320
Rotokauri	SW - Ohote	WW - West	171	2,086	803	6,243	9,285	6,307	24,893
Rotokauri	SW - Rotokauri West	WW - West	171	2,086	8	6,243	9,285	6,307	24,098
Rototuna	SW - Kirikiriroa	WW - East	418	714	1,754	8,638	7,983	4,707	24,214
Rototuna	SW - River North	WW - East	418	714	107	8,638	7,983	4,707	22,567
Rototuna	SW - Te Awa o Katapaki	WW - East	418	714	3,468	8,638	7,983	4,707	25,928
Rototuna	SW - Otama-ngenge	WW - East	418	714	8	8,638	7,983	4,707	22,468
Ruakura	SW - Hamilton East	WW - East	171	608	1,045	4,346	7,695	4,804	18,668
Ruakura	SW - Kirikiriroa	WW - East	171	608	1,754	4,346	7,695	4,804	19,377
Ruakura	SW - Mangaonua	WW - East	171	608	50	4,346	7,695	4,804	17,673
Te Rapa North	SW - Mangaheka	WW - West	171	608	1,229	5,035	8,103	4,254	19,400
Te Rapa North	SW - Te Rapa Stream	WW - West	171	608	1,315	5,035	8,103	4,254	19,486
Te Rapa North	SW - St Andrews	WW - West	171	608	3,354	5,035	8,103	4,254	21,524
Temple View	SW - Temple View	WW - West	171	608	8	2,398	9,537	5,360	18,081
Temple View	SW - Waitawhiriwhiri	WW - West	171	608	2,824	2,398	9,537	5,360	20,897

Table 2 – 2026/27 Phased non-residential development contributions payable in each catchment (excl. GST)

Catchment	SW Catchment	WW Catchment	CI	Reserves	Storm-water	Transport	Waste-water	Water	Total
Industrial			**Charge per 100m2 floor area (site area for Stormwater)**						
Infill East	SW - Chartwell	WW - East			1,276	3,248	4,713	2,223	11,460
Infill East	SW - City Centre	WW - East			966	3,248	4,713	2,223	11,150
Infill East	SW - Hamilton East	WW - East			588	3,248	4,713	2,223	10,772
Infill East	SW - Kirikiriroa	WW - East			986	3,248	4,713	2,223	11,170
Infill East	SW - Mangaonua	WW - East			28	3,248	4,713	2,223	10,212
Infill East	SW - Waitawhiriwhiri	WW - East			1,588	3,248	4,713	2,223	11,772
Infill West	SW - City Centre	WW - West			966	3,223	5,554	2,602	12,345
Infill West	SW - Mangakotukutuku	WW - West			3,803	3,223	5,554	2,602	15,182
Infill West	SW - St Andrews	WW - West			1,885	3,223	5,554	2,602	13,264
Infill West	SW - Te Rapa Stream	WW - West			739	3,223	5,554	2,602	12,118
Infill West	SW - Waitawhiriwhiri	WW - West			1,588	3,223	5,554	2,602	12,967
Infill West	SW - Western Heights	WW - West			191	3,223	5,554	2,602	11,570
Infill West	SW - Lake Rotokauri	WW - West			11,589	3,223	5,554	2,602	22,968
Peacocke 1	SW - Mangakotukutuku	WW - West			3,803	10,418	11,710	2,059	27,991
Peacocke 2	SW - Peacocke	WW - East			704	17,397	10,652	2,336	31,090
Peacocke 2	SW - Mangakotukutuku	WW - East			3,803	17,397	10,652	2,336	34,189
Rotokauri	SW - Lake Rotokauri	WW - West			11,589	8,110	5,815	2,765	28,278
Rotokauri	SW - Mangaheka	WW - West			691	8,110	5,815	2,765	17,381
Rotokauri	SW - Ohote	WW - West			451	8,110	5,815	2,765	17,141
Rotokauri	SW - Rotokauri West	WW - West			4	8,110	5,815	2,765	16,694
Rototuna	SW - Kirikiriroa	WW - East			986	11,222	4,999	2,063	19,271
Rototuna	SW - River North	WW - East			60	11,222	4,999	2,063	18,345
Rototuna	SW - Te Awa o Katapaki	WW - East			1,950	11,222	4,999	2,063	20,235
Rototuna	SW - Otama-ngenge	WW - East			4	11,222	4,999	2,063	18,289
Ruakura	SW - Hamilton East	WW - East			588	5,646	4,819	2,106	13,158
Ruakura	SW - Kirikiriroa	WW - East			986	5,646	4,819	2,106	13,557
Ruakura	SW - Mangaonua	WW - East			28	5,646	4,819	2,106	12,599
Te Rapa North	SW - Mangaheka	WW - West			691	6,541	5,074	1,865	14,172
Te Rapa North	SW - Te Rapa Stream	WW - West			739	6,541	5,074	1,865	14,220
Te Rapa North	SW - St Andrews	WW - West			1,885	6,541	5,074	1,865	15,366
Temple View	SW - Temple View	WW - West			4	3,115	5,973	2,350	11,441
Temple View	SW - Waitawhiriwhiri	WW - West			1,588	3,115	5,973	2,350	13,025
Commercial			**Charge per 100m2 floor area (site area for Stormwater)**						
Infill East	SW - Chartwell	WW - East			1,746	9,117	7,995	4,190	23,047
Infill East	SW - City Centre	WW - East			1,321	9,117	7,995	4,190	22,623
Infill East	SW - Hamilton East	WW - East			804	9,117	7,995	4,190	22,105
Infill East	SW - Kirikiriroa	WW - East			1,349	9,117	7,995	4,190	22,651
Infill East	SW - Mangaonua	WW - East			39	9,117	7,995	4,190	21,340
Infill East	SW - Waitawhiriwhiri	WW - East			2,172	9,117	7,995	4,190	23,474
Infill West	SW - City Centre	WW - West			1,321	9,044	9,422	4,905	24,692
Infill West	SW - Mangakotukutuku	WW - West			5,204	9,044	9,422	4,905	28,575
Infill West	SW - St Andrews	WW - West			2,580	9,044	9,422	4,905	25,951
Infill West	SW - Te Rapa Stream	WW - West			1,012	9,044	9,422	4,905	24,383
Infill West	SW - Waitawhiriwhiri	WW - West			2,172	9,044	9,422	4,905	25,544
Infill West	SW - Western Heights	WW - West			262	9,044	9,422	4,905	23,633
Infill West	SW - Lake Rotokauri	WW - West			15,856	9,044	9,422	4,905	39,227
Peacocke 1	SW - Mangakotukutuku	WW - West			5,204	29,239	19,865	3,881	58,189
Peacocke 2	SW - Peacocke	WW - East			964	48,825	18,070	4,404	72,262
Peacocke 2	SW - Mangakotukutuku	WW - East			5,204	48,825	18,070	4,404	76,502
Rotokauri	SW - Lake Rotokauri	WW - West			15,856	22,761	9,864	5,211	53,692
Rotokauri	SW - Mangaheka	WW - West			946	22,761	9,864	5,211	38,782
Rotokauri	SW - Ohote	WW - West			618	22,761	9,864	5,211	38,454
Rotokauri	SW - Rotokauri West	WW - West			6	22,761	9,864	5,211	37,842
Rototuna	SW - Kirikiriroa	WW - East			1,349	31,495	8,481	3,889	45,215
Rototuna	SW - River North	WW - East			82	31,495	8,481	3,889	43,947
Rototuna	SW - Te Awa o Katapaki	WW - East			2,667	31,495	8,481	3,889	46,532
Rototuna	SW - Otama-ngenge	WW - East			6	31,495	8,481	3,889	43,871
Ruakura	SW - Hamilton East	WW - East			804	15,844	8,175	3,969	28,792
Ruakura	SW - Kirikiriroa	WW - East			1,349	15,844	8,175	3,969	29,338
Ruakura	SW - Mangaonua	WW - East			39	15,844	8,175	3,969	28,027
Te Rapa North	SW - Mangaheka	WW - West			946	18,358	8,608	3,515	31,426
Te Rapa North	SW - Te Rapa Stream	WW - West			1,012	18,358	8,608	3,515	31,492
Te Rapa North	SW - St Andrews	WW - West			2,580	18,358	8,608	3,515	33,060
Temple View	SW - Temple View	WW - West			6	8,742	10,132	4,429	23,309
Temple View	SW - Waitawhiriwhiri	WW - West			2,172	8,742	10,132	4,429	25,475

Table 2 – Continued

Catchment	SW Catchment	WW Catchment	CI	Reserves	Storm-water	Transport	Waste-water	Water	Total
Retail			**Charge per 100m2 floor area (site area for Stormwater)**						
Infill East	SW - Chartwell	WW - East			1,746	13,099	6,564	3,440	24,847
Infill East	SW - City Centre	WW - East			1,321	13,099	6,564	3,440	24,423
Infill East	SW - Hamilton East	WW - East			804	13,099	6,564	3,440	23,906
Infill East	SW - Kirikiriroa	WW - East			1,349	13,099	6,564	3,440	24,451
Infill East	SW - Mangaonua	WW - East			39	13,099	6,564	3,440	23,140
Infill East	SW - Waitawhiriwhiri	WW - East			2,172	13,099	6,564	3,440	25,274
Infill West	SW - City Centre	WW - West			1,321	12,995	7,735	4,027	26,077
Infill West	SW - Mangakotukutuku	WW - West			5,204	12,995	7,735	4,027	29,960
Infill West	SW - St Andrews	WW - West			2,580	12,995	7,735	4,027	27,336
Infill West	SW - Te Rapa Stream	WW - West			1,012	12,995	7,735	4,027	25,768
Infill West	SW - Waitawhiriwhiri	WW - West			2,172	12,995	7,735	4,027	26,929
Infill West	SW - Western Heights	WW - West			262	12,995	7,735	4,027	25,018
Infill West	SW - Lake Rotokauri	WW - West			15,856	12,995	7,735	4,027	40,612
Peacocke 1	SW - Mangakotukutuku	WW - West			5,204	42,010	16,308	3,186	66,709
Peacocke 2	SW - Peacocke	WW - East			964	70,150	14,834	3,615	89,564
Peacocke 2	SW - Mangakotukutuku	WW - East			5,204	70,150	14,834	3,615	93,804
Rotokauri	SW - Lake Rotokauri	WW - West			15,856	32,703	8,098	4,278	60,935
Rotokauri	SW - Mangaheka	WW - West			946	32,703	8,098	4,278	46,024
Rotokauri	SW - Ohote	WW - West			618	32,703	8,098	4,278	45,696
Rotokauri	SW - Rotokauri West	WW - West			6	32,703	8,098	4,278	45,085
Rototuna	SW - Kirikiriroa	WW - East			1,349	45,251	6,962	3,193	56,756
Rototuna	SW - River North	WW - East			82	45,251	6,962	3,193	55,489
Rototuna	SW - Te Awa o Katapaki	WW - East			2,667	45,251	6,962	3,193	58,074
Rototuna	SW - Otama-ngenge	WW - East			6	45,251	6,962	3,193	55,413
Ruakura	SW - Hamilton East	WW - East			804	22,765	6,711	3,259	33,538
Ruakura	SW - Kirikiriroa	WW - East			1,349	22,765	6,711	3,259	34,084
Ruakura	SW - Mangaonua	WW - East			39	22,765	6,711	3,259	32,773
Te Rapa North	SW - Mangaheka	WW - West			946	26,376	7,067	2,886	37,274
Te Rapa North	SW - Te Rapa Stream	WW - West			1,012	26,376	7,067	2,886	37,340
Te Rapa North	SW - St Andrews	WW - West			2,580	26,376	7,067	2,886	38,908
Temple View	SW - Temple View	WW - West			6	12,560	8,318	3,636	24,520
Temple View	SW - Waitawhiriwhiri	WW - West			2,172	12,560	8,318	3,636	26,686

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

24. SCHEDULE 1B – DEVELOPMENT CONTRIBUTION BASE CHARGES

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

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

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

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

Table 4 – Non-residential base development contributions in each catchment (excl. GST)

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

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

Notes for Schedules 1A and 1B

Note 1 – Charges for non-residential developments

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

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

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

A more precise estimate of the development contributions payable for any development can be provided by Council on request. In assessing HUEs for mixed-use developments such as a retirement village or a combined industrial and commercial development, a separate assessment will be made for all residential, retail, commercial and industrial components of the development.

Note 2 – Assessment of Reserves component through resource consent applications

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

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

Note 3 – GST

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

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

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

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

Note 6 –Producer Price Index adjustments

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

Note 7 – Capped charges

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

Note 8 – Phased charges

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

Note 9 – Central city remission

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

Note 10 – High rise building remission

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

Note 11 –Community housing remission

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

Note 12 – State integrated schools remission

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

Note 13 – Te Ture Whenua Māori Act 1993 remission

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

Note 14 – Rounding

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

25. SCHEDULE 2 – GROWTH-RELATED CAPITAL EXPENDITURE

Table 5 – Growth related capital expenditure by Council activity group ($000s)

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

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

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

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

Note 1 – Capital expenditure groupings

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

26. SCHEDULE 3 – CHARGE CALCULATION WORKED EXAMPLE

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

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

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

Table 6 –Development charge calculation worked example

Project: Road 1328.4 Horsham Downs Road Rototuna							Interest Rate (r)	DC Charge for Future Years
Year	*(000's)*	*(000's)*	*(000's)*	*(000's)*			5.26%	
t	*HR*	*HC*	$Cost_t$	$(NPV(Cost_t)+HC) - HR$	HUE_t	*NPV(HUE$_t$)*	DC_1	$DC_t = DC_1$
NPV:				**703**		**3,101**		
2025	633		0		**420**	**420**	**$227**	
2026					449	426		**$227**
2027					322	291		**$227**
2028					250	215		**$227**
2029					264	215		**$227**
2030					187	144		**$227**
2031					130	96		**$227**
2032			683	477	148	104		**$227**
2033			483	320	96	64		**$227**
2034			855	539	89	56		**$227**
2035					61	37		**$227**
2036					43	25		**$227**
2037					44	24		**$227**
2038					60	31		**$227**
2039					49	24		**$227**
2040					43	20		**$227**
2041					36	16		**$227**
2042					88	37		**$227**
2043					174	69		**$227**
2044					260	98		**$227**
2045					108	39		**$227**
2046					108	37		**$227**
2047					183	59		**$227**
2048					256	79		**$227**
2049					287	84		**$227**
2050					149	41		**$227**
2051					120	32		**$227**
2052					183	46		**$227**
2053					186	44		**$227**
2054					121	27		**$227**
2055					111	24		**$227**
2056					107	22		**$227**
2057					237	46		**$227**
2058					232	43		**$227**
2059					186	33		**$227**
2060					82	14		**$227**
2061					140	22		**$227**

27. SCHEDULE 4 –DEMAND CONVERSION FACTORS

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

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

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

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

Table 8 – Types of residential development and household unit equivalents

Residential Conversion Factors		
DC Account	**Type**	**Factor**
Transport	Large residential	1.290
Water	Large residential	1.290
Wastewater	Large residential	1.290
Stormwater	Large residential	1
Reserves	Large residential	1.290
Community infrastructure	Large residential	1.290
Transport	Standard residential	1
Water	Standard residential	1
Wastewater	Standard residential	1
Stormwater	Standard residential	1
Reserves	Standard residential	1
Community infrastructure	Standard residential	1
Transport	Two-bedroom	0.689
Water	Two-bedroom	0.689
Wastewater	Two-bedroom	0.689
Stormwater	Two-bedroom	1
Reserves	Two-bedroom	0.689
Community infrastructure	Two-bedroom	0.689
Transport	One-bedroom	0.477
Water	One-bedroom	0.477
Wastewater	One-bedroom	0.477
Stormwater	One-bedroom	0.5
Reserves	One-bedroom	0.477
Community infrastructure	One-bedroom	0.477

Table 9 – Transport HUEs (per 100m^2 of non-residential GFA)

Type of development	Vehicle trips	Number of HUEs
Residential (per household unit)	10	1
Commercial (non-retail)	17.4	1.74
Commercial (retail) ≤ 4,000m^2 GFA	25	2.5
Commercial (retail) 4,001 to 10,000m^2 GFA	25 to 11	2.5 to 1.1
Commercial (retail) > 10,000m^2 GFA	11	1.1
Industrial (per 100m^2 of GFA)	6.2	0.62

Note 1 – Stormwater HUEs

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

Note 2 - Water HUEs

HUEs for water are calculated on the basis of the expected usage. A typical household is assumed to use 594 litres of water a day (in accordance with the Infrastructure Technical Specifications). The HUEs for commercial and industrial developments are calculated on the expected water usage per 100m^2 of gross floor area, relative to the usage of an average household. This figure is derived from an average over several years of Council's water meter readings.

Note 3 - Wastewater HUEs

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

Note 4 - Transport HUEs

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

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

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

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

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

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

29. SCHEDULE 6 – GROWTH FORECASTS

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

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

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

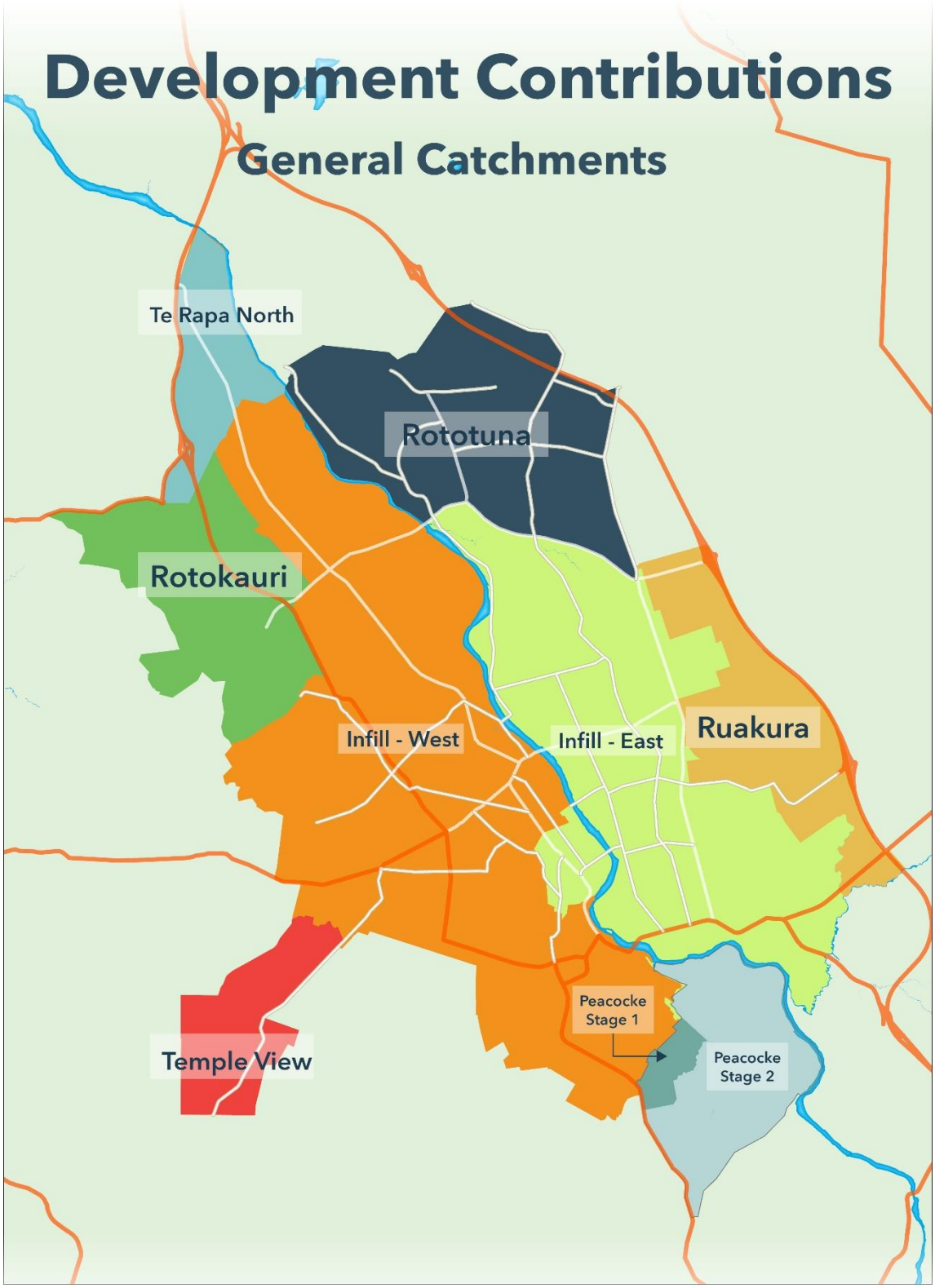
Note 1 - The above forecasts form part of a more complex growth model used in the calculation of charges, and which is available for inspection by request to Council.

30. SCHEDULE 7 – DEVELOPMENT CONTRIBUTIONS CATCHMENT MAPS

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

Map 1 – General Catchments

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



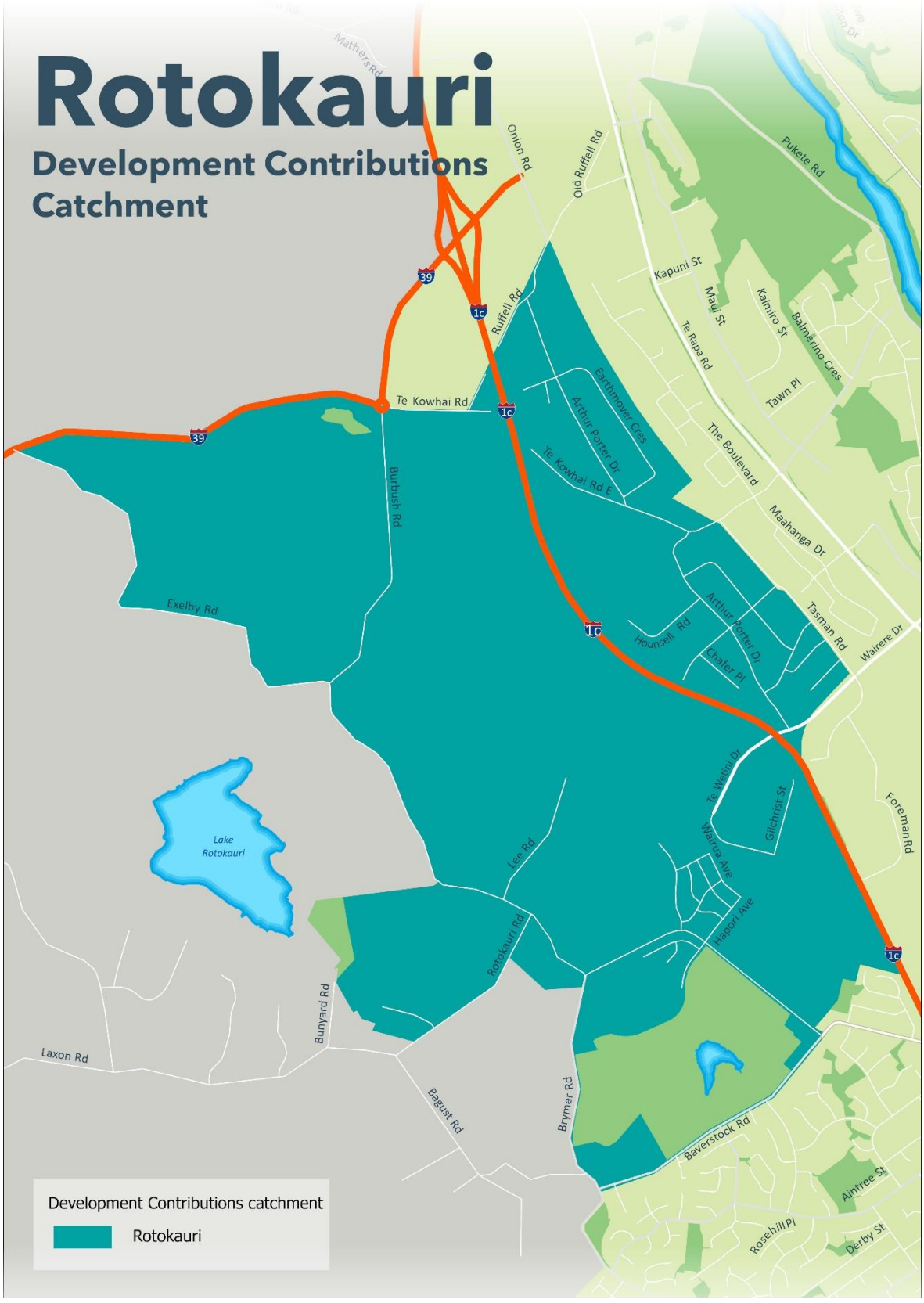
Map 2 – Infill West and Infill East catchments



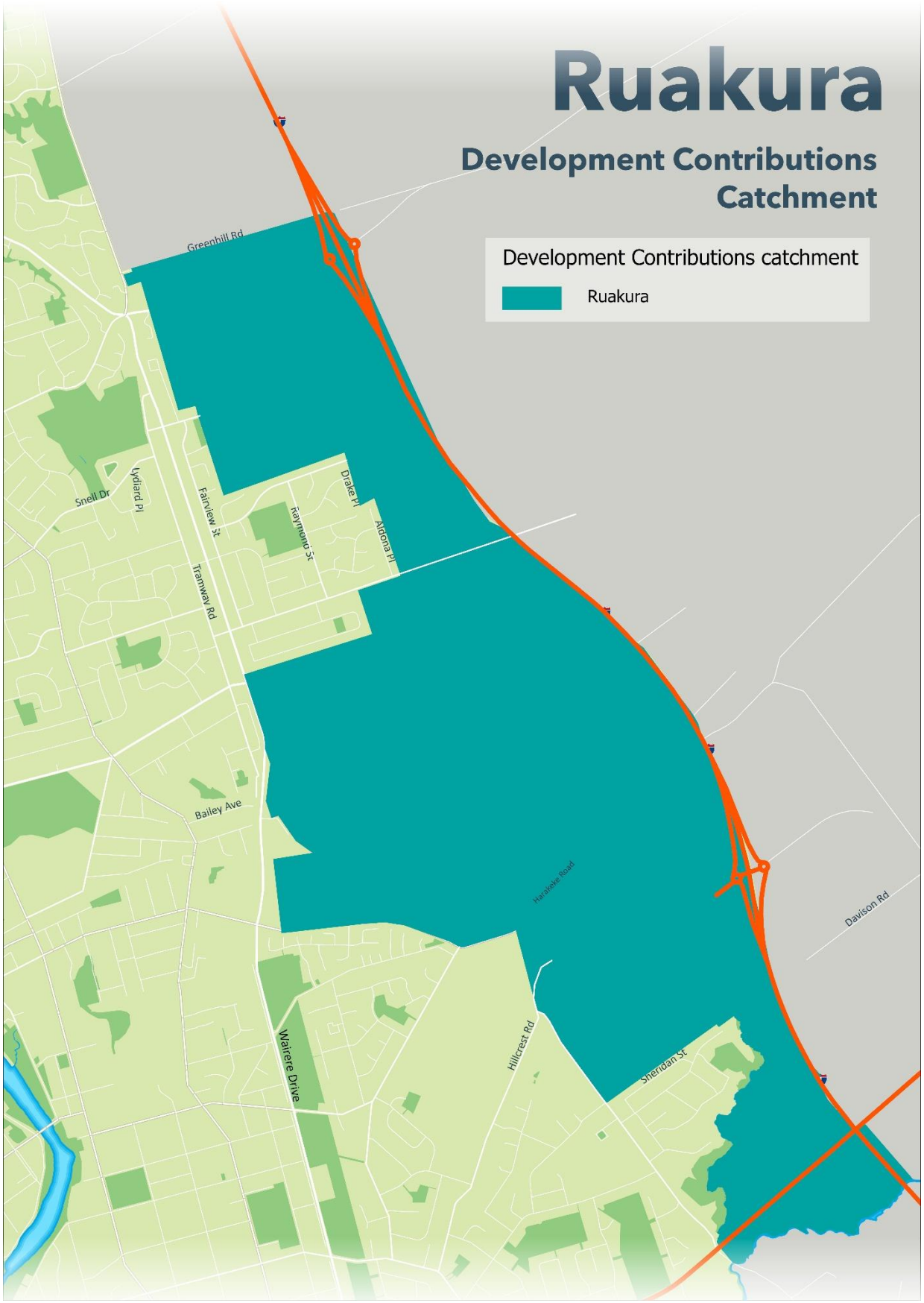
Map 3 - Rototuna catchment



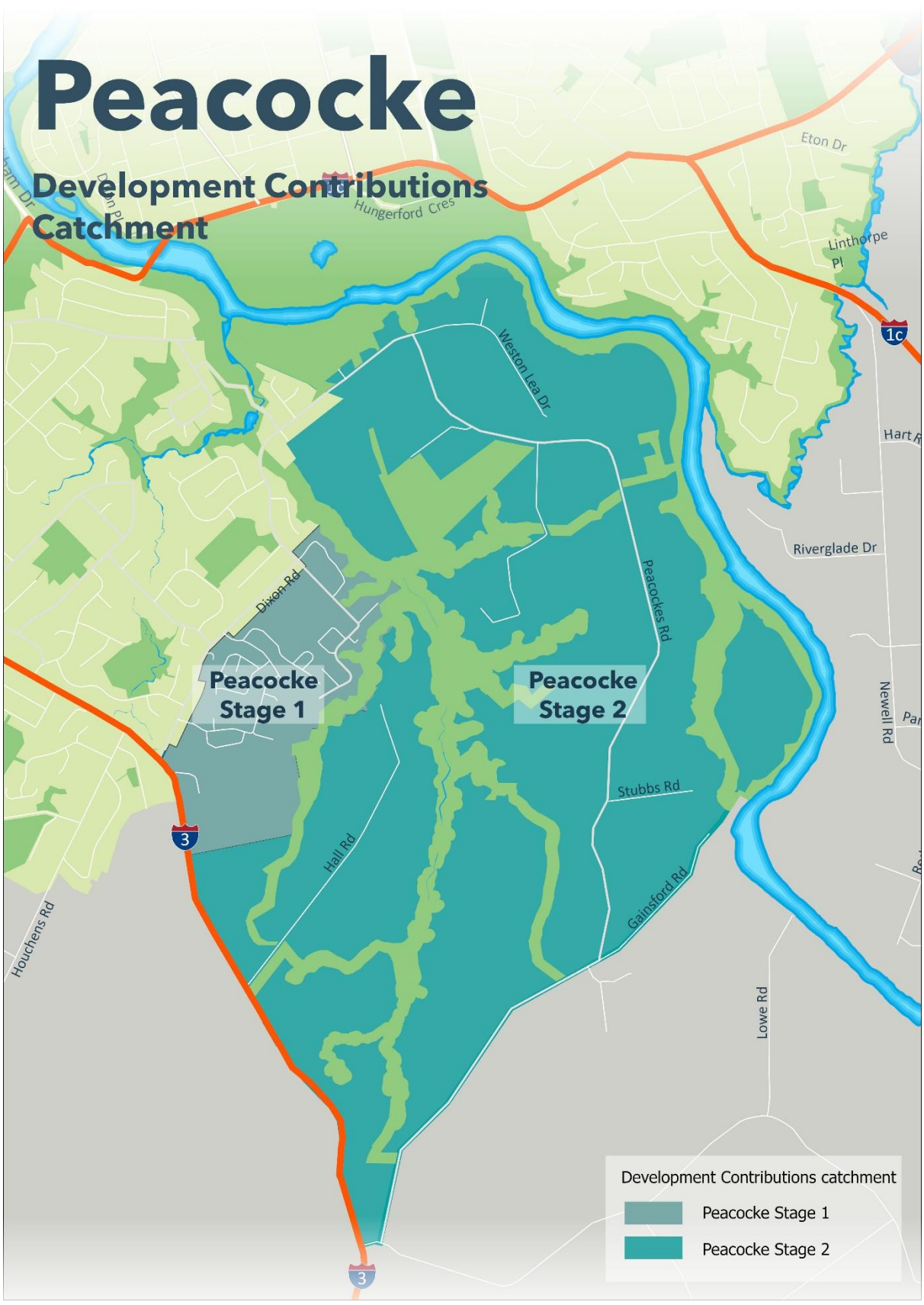
Map 4 – Rotokauri catchment



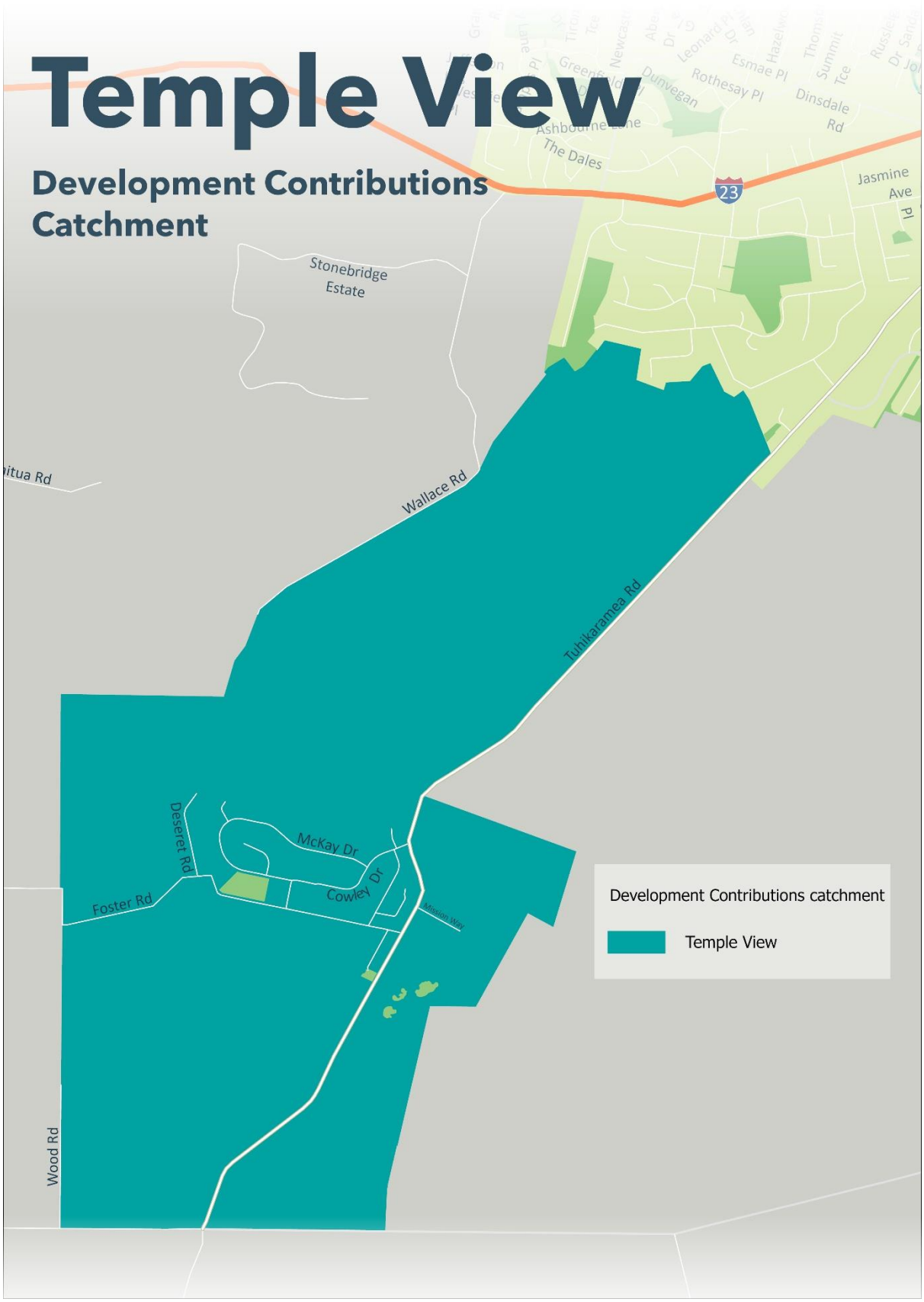
Map 5 – Ruakura Catchment



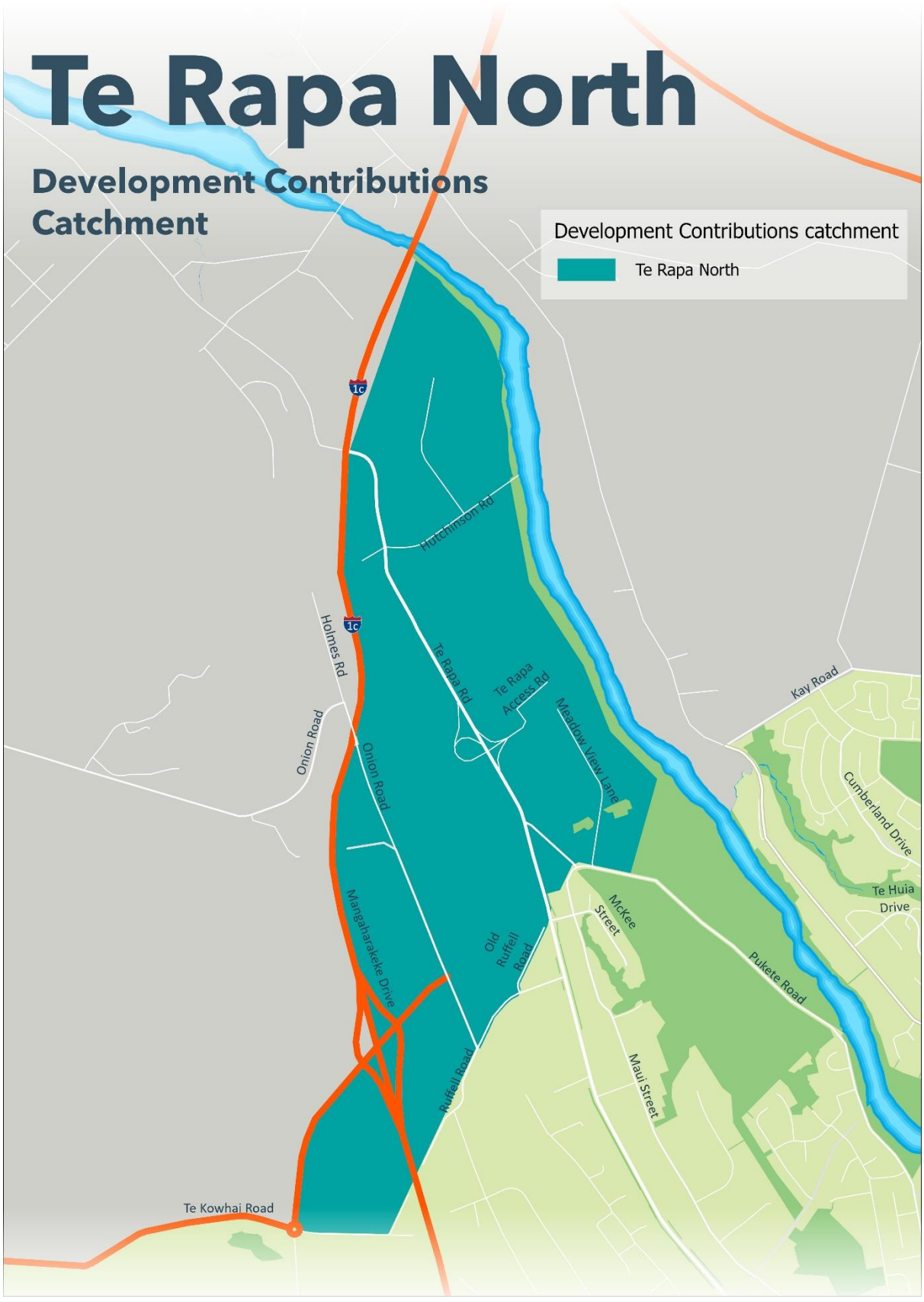
Map 6 – Peacocke Catchments



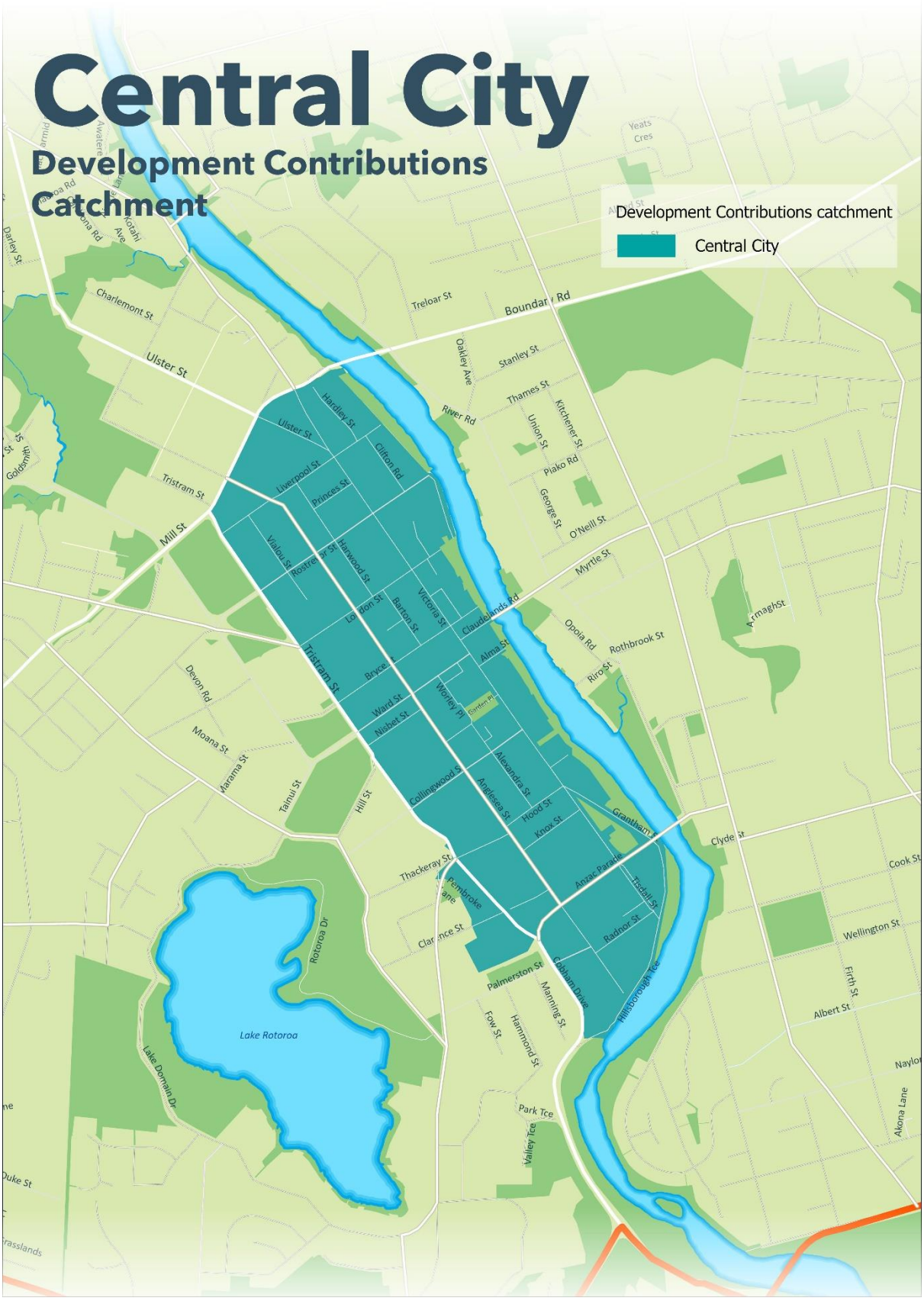
Map 7 – Temple View Catchment



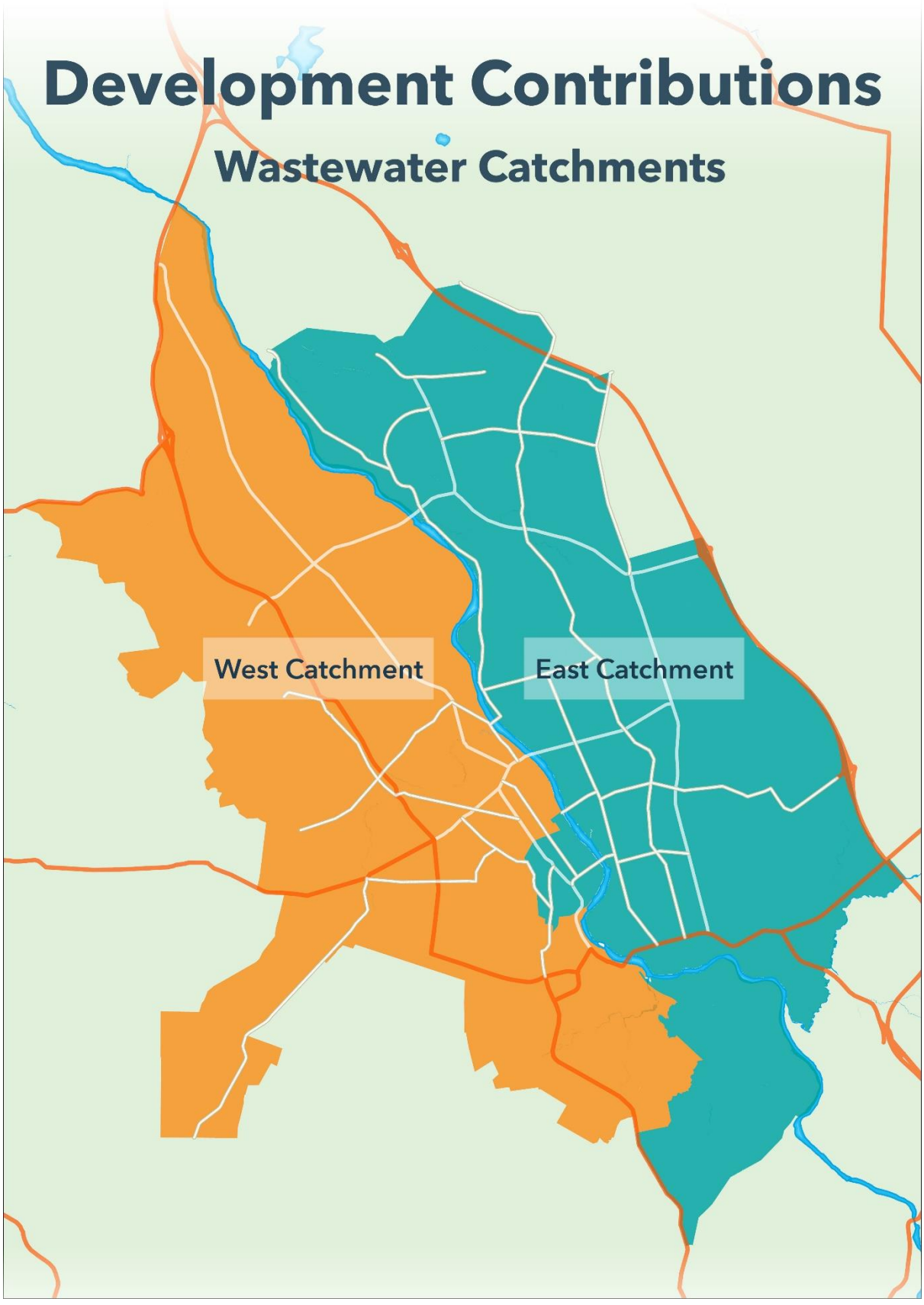
Map 8 – Te Rapa North Catchment



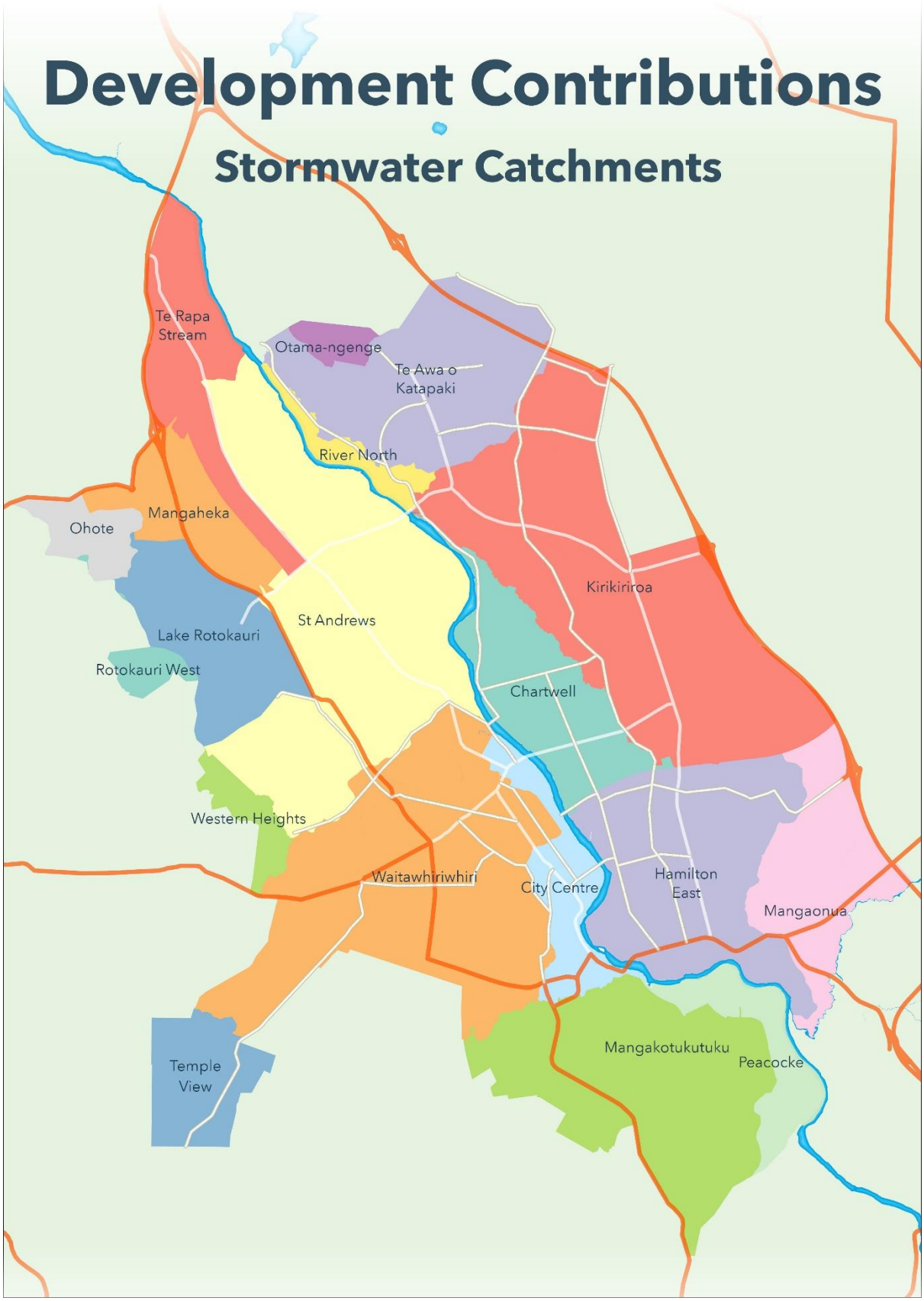
Map 9 – Central City Catchment



Map 10 – Catchments for Bulk Wastewater Infrastructure



Map 11 – Catchments for Stormwater Infrastructure



END.

Development Contributions Policy 2025

Policy Owner:	Growth Funding Team Leader
Date approved:	30 June 2025
Next review date:	30 June 2027
Document number:	3149059
Required by legislation:	S102 (2)(d) Local Government Act 2002

1 Introduction

1.1 Waikato district has experienced significant growth over the past decade which is forecast to continue across the district. Over the next decade a large proportion of this additional growth (approximately 75%) is forecasted to be in the district's towns and villages.

Although growth is often described as positive for the community, it also presents a number of challenges. One of the greatest challenges for Council is expanding its infrastructure networks to cater for increased demand.

The cost of expanding these networks typically comes with a high up-front capital cost. The issue of funding and financing this inevitably arises. A range of funding sources is available to Council including rates, grants, subsidies and development contributions. Funding growth related infrastructure via general rates (or other indirect means) can be inequitable, where existing ratepayers are neither the primary cause nor the primary beneficiaries. Where new infrastructure also benefits the wider community, an appropriate funding balance must be struck.

This document sets out Council's policy on development contributions.

2 Purpose

2.1 The purpose of this policy is to:

a) Ensure that new development contributes fairly to the funding of Council's infrastructure;
b) Establish a policy framework for the calculation and application of development contributions;
c) Set development contribution levies at a level which enables the provision of infrastructure to accommodate growth and delivers on strategic outcomes.

3 Definitions

Accommodation units	units, apartments, rooms in one or more buildings, or cabins or sites in camping grounds and holiday parks, for the purpose of providing overnight, temporary, or rental accommodation.
Activity	a good or service provided by, or on behalf of, a local authority or a council-controlled organisation, e.g., water supply, transport networks.
Allotment	has the same meaning given to it in section 218(2) of the Resource Management Act 1991.
Allotment area	the total land area of an allotment.
Applicant	the person/persons that apply for resource consent, building consent or service connection.
Asset Management Plan (AMP)	a Council document outlining how an asset class will be managed, upgraded and expanded as required.
Capital Expenditure	the cost of capital works for network infrastructure, reserves and community infrastructure.
Catchment	the part of the district for which development contributions charges are assessed and charged.
Commercial	any land use involving commercial transactions, or providing commercial or administrative services, and includes offices and banks; but excludes premises or activities involving industrial manufacture or production.
Community facilities	reserves, network infrastructure, or community infrastructure that development contributions may be required for in accordance with section 199 of the Local Government Act 2002.
Community infrastructure	a) means land, or development assets on land, owned or controlled by Council for the purpose of providing public amenities; and

	b) includes land that Council will acquire for that purpose.
Community outcomes	the outcomes that Council aims to achieve in meeting the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions.
Council	Waikato District Council.
Development	a) any subdivision, building (as defined in section 8 of the Building Act 2004), land use, or work that generates a demand for reserves, network infrastructure, or community infrastructure; but b) does not include the pipes or lines of a network utility operator.
Development Agreement	a voluntary contractual agreement made under sections 207A to 207F of the LGA between one or more developers and one or more territorial authorities for the provision, supply, or exchange of infrastructure, land, or money to provide network infrastructure, community infrastructure, or reserves in one or more districts or a part of a district.
Development Contribution	a contribution - a) provided for in this policy; and b) calculated in accordance with the methodology; and c) comprising – i. money; or ii. land, including a reserve or esplanade reserve (other than in relation to a subdivision consent), but excluding Maaori land within the meaning of Te Ture Whenua Maori Act 1993, unless that Act provides otherwise; or iii. both.
District	the Waikato district.
District Plan	the District Plan of Waikato District Council.

Dwelling	any building, whether permanent or temporary, that is used for the purpose of residential accommodation.
Financial Contribution	has the same meaning as Financial Contributions in section 108 (9) (a)-(c) of the Resource Management Act 1991.
Goods and Services Tax (GST)	goods and services tax under the Goods and Services Tax Act 1985.
Gross Floor Area (GFA)	the sum of the area of all floors of the dwelling or buildings measured from the exterior faces of the exterior walls, or from the centre lines of walls separating two abutting buildings but excluding: a) car parking; b) loading docks; c) vehicle access and manoeuvring areas/ramps; d) plant and equipment enclosures on the roof e) service station canopies; f) pedestrian circulation space in an enclosed retail shopping centre; g) any foyer/Lobby or a primary means of access to an enclosed retail shopping centre, which is accessed directly from a public place.
Household Equivalent Unit (HEU)	an average residential dwelling occupied by a household of average size.
Impervious Surface Area (ISA)	the area that is not capable of absorbing water and includes any area that is: a) covered by buildings; b) covered by decks; c) occupied by swimming pools; d) used for parking, manoeuvring or loading of motor vehicles; e) paved with a continuous surface with a run-off coefficient of greater than 0.45.
Industrial	any land use involving: a) premises used for any industrial or trade purposes; or b) premises used for the storage, transfer, treatment, or disposal of

	waste materials or for other waste-management purposes, or used for composting organic materials; or c) other premises from which containment is discharged in connection with any other industrial or trade process; or d) activity where people use materials and physical effort to: i. Extract or convert natural resources ii. Produce goods or energy from natural or converted resources iii. Repair goods iv. Store goods (ensuing from an industrial process).
Kaumaatua housing	Kaumaatua whare situated on Maaori land administered under Te Ture Whenua Maori Act 1993.
LGA	the Local Government Act 2002.
Local Authority	a regional council or territorial authority.
LTP	Council's Long Term Plan.
Maaori Customary Land	land that is held by Maaori in accordance with tikanga Maaori.
Maaori Freehold Land	land, of which the beneficial ownership has been determined by the Maaori Land Court by freehold order.
Methodology	the methodology for calculating development contributions set out in Schedule 13 of the LGA.
Minor dwelling	any dwelling in addition to the main dwelling, not on its own Record of Title, and with a gross floor area that does not exceed 70 square metres and includes any vehicle, trailer, tent, marquee, shipping container, caravan or boat, whether fixed or moveable, used as a dwelling regardless of whether or not it connects to council services.
Network infrastructure	the provision of roads and other transport, water, wastewater, and stormwater collection and management.

Network utility operator	has the same meaning as in section 166 of the Resource Management Act 1991.
Non-residential development	any development where the intended land use is not residential or rural. It further includes, but is not limited to, commercial and industrial (as defined).
Papakaainga housing	a group of houses situated on Maaori land administered under Te Ture Whenua Maori Act 1993 as a 'community' which may include broader support and occupant involvement.
PPI	the Producers Price Index Outputs for Construction provided by Statistics New Zealand.
Residential development	the development of residential allotments (lots), dwellings or other accommodation units.
Resource consent	has the same meaning as in section 2 (1) of the Resource Management Act 1991 and includes a change to a condition of a resource consent under section 127 of that Act.
Retirement village	has the same meaning in section 6 of the Retirement Villages Act 2003.
RMA	the Resource Management Act 1991.
Service connection	a physical connection to a service provided by, or on behalf of, Council.
Service connection fee	a charge for physically connecting to a service provided by, or on behalf of, Council.
Subdivision	has the same meaning as in Section 218 of the Resource Management Act 1991.
Third party funds	funding or subsidy, either in full or in part, from a third party. e.g., New Zealand Transport Agency subsidies for the roading network.
Unit of demand	the measure of demand for community facilities.

4 Navigating this document

This document comprises the following sections:

Section 1 is an **introduction** to the policy.
Section 2 states **purpose** of this policy.
Section 3 lists **definitions.**
Section 4 how to **navigate** this document.
Section 5 sets out **engagement.**
Section 6 provides a brief **overview of the policy**, including the purpose of development contributions, when contributions may be required, the types of development that may be charged, and other general information regarding development contributions.
Section 7 addresses the **adoption and implementation** of this policy, including the date of adoption, the frequency and scope of policy reviews, and any transitional provisions.
Section 8 summarises **growth** projections, capital expenditure and policy rationale.
Section 9 presents the **schedule of development contributions charges** and details any limitations on the use of those funds.
Section 10 provides a simple flowchart diagram that shows **how to calculate** the contributions payable on developments.
Section 11 demonstrates the **application of the policy** to various development activities including **special assessments** and **development agreements** and outlines how credits are granted.
Section 12 presents Council's policy on **remissions, reconsiderations, objections, refunds, and postponement** of development contributions.
Section 13 provides details on **additional administrative matters**, such as invoicing and payment, service connection fees and the handling of GST.
Section 14 outlines **how demand has been measured**, including the definition of household equivalent units.
Section 15 presents the overview of the **methodology.**
Section 16 presents the methodology used to calculate charges and outlines the **significant assumptions** underlying this policy.

5 Significance

5.1 Any changes proposed as a result of a review of this policy must be consulted on in accordance with s82 of the LGA.

6 Policy statements

6.1 Purpose of development contributions

The purpose of development contributions under the LGA is to recover from persons undertaking development a fair, equitable, and proportionate portion of the total cost of capital expenditure necessary to service growth over the long term.

It is Council's position that costs of growth-related capital expenditure should largely be borne from participants in the property development process, rather than from rate payers at large or any other indirect funding source.

6.2 When development contributions may be required

According to the LGA, development contributions may be required in relation to developments if:

a) the effect of the developments is to require new or additional assets or assets of increased capacity[1] and, as a consequence,
b) Council incurs capital expenditure to provide appropriately for those assets.[2]

Council is also entitled to require a development contribution for capital expenditure already incurred in anticipation of development.

Under section 197AB(2) of the LGA assets include eligible infrastructure that has been, or is intended to be, transferred by a responsible SPV to a responsible infrastructure authority under section 90 of the Infrastructure Funding and Financing Act 2020.

6.3 Relationship to Financial Contributions under the Resource Management Act (RMA)

Council continues to collect Financial Contributions that have been previously required under the Resource Management Act (RMA). Council no longer applies Financial Contributions under the RMA and they have been removed from the Proposed District Plan.

6.4 Types of development that may be charged

Any residential or non-residential development that generates a demand for community facilities may be liable for development contributions.

[1] "Assets" are reserves, network infrastructure or community infrastructure.

[2] In this context, "effect" includes the cumulative effect that a development may have in combination with other developments.

6.5 Types of activities that may be funded

Council may charge development contributions to help fund the total capital cost of:

a) *Network Infrastructure* – This includes roads and other transport, water, wastewater, and stormwater networks.
b) *Community Infrastructure* –This includes land purchases or the development of assets on land owned or controlled by Council to provide public amenities.
c) Reserves – this includes both acquisition and development of land used to provide public open space.

Note that onsite works (within the boundaries of each development) which are the responsibility of developer are not funded by development contributions and do not form part of this policy.

6.6 Te Ture Whenua Maori Act 1993

Section 102(3A) of the LGA requires development contributions policies to support the Principles set out in the Preamble to Te Ture Whenua Maaori Act 1993. That Preamble refers to facilitating the occupation, development and utilisation of Maaori land and the establishment of mechanisms to assist Maaori in the achievement of the principles.

Council has considered how development on Maaori land will be assessed for development contributions, in a way which supports the principles to Te Ture Whenua Maaori Act 1993. As a result, it has decided that the method of assessing DCs for development on Maaori land will be as follows:

- Papakaainga Housing will be assessed using the same method as Minor Dwellings.
- Kaumaatua Housing will be assessed using the same method as Retirement Villages.
- Marae re-development on Maaori customary land: Buildings like wharenui, will not attract development contributions unless the building is for a commercial purpose, for example, a kohanga reo run as a business.
- Other development on Maaori land: Any development on Maaori land where the purpose of the building is commercial/business focused will attract development contributions. These buildings will be assessed as per the non-residential activities in section 11.4.

7 Adoption, implementation and review

7.1 Timing

Section 198(2) of the LGA says that Council may only require a development contribution as provided for in a development contribution policy. Section 198(2A) of the LGA states: 'For the purposes of subsection (2), a development contribution must be consistent with the content of the policy adopted under section102(1) that was in force at the time that the application for a resource consent, building consent, or service connection was submitted, accompanied by all required information.'

This policy (including any amendments) applies to any application for resource consent, building consent, certificate of acceptance or service connection submitted on, or after1 July 2025.

Applications lodged prior to this date and accompanied by all required information will be assessed under previous development contributions policies. The method for calculating current charges payable under previous policies are available on Council's website

https://www.waikatodistrict.govt.nz/your-council/development-contributions

Note: that in order for the charges within the current policy to apply to a development that already has consent, the existing consent would need to be surrendered, and a new consent obtained. Applicants would need to give consideration to the impact of any changes in the district plan that may have come into effect during the corresponding period.

7.2 Frequency and scope of reviews

As required by the LGA, Council will review this policy at least once every three years (or more frequently if deemed necessary). Such reviews may be triggered by, and will take into account, the following factors to the extent they are material:

a) any changes to the significant assumptions underlying the development contributions policy.
b) any changes in the capital works programme for growth.
c) any significant changes in the costs of labour, construction or technology.
d) any changes in the expected nature, scale, location or timing of development.
e) any changes that require new or significant modelling of the networks.
f) any changes to the District Plan.

g) the regular reviews of the Funding and Financial Policies, and the LTP.
h) any other matters Council considers relevant.

Each review will include, as appropriate, an analysis of relevant factors listed above. Any proposed changes will be carefully considered, and subject to consultation under Sections 82 and 82A of the LGA.

In addition to these regular reviews, Council may, in accordance with Section 106(2C) of the LGA, annually increase its charges (excluding the portion relating to interest), in accordance with the rate of increase (if any), in the PPI since the development contribution was last set or increased. Council will make publicly available information setting out details of the adjustment before it takes effect.

8 Planning for growth

This section presents historic and future growth trends, which provide both the context and need for this policy. It also outlines capital expenditures required to service the amount of growth in the district.

8.1 Growth Projections

Accurate growth projections are a fundamental component of any development contributions policy. They help determine the extent of capital works required to service growth, as well as the level of demand over which the resulting costs should be spread.

Appendix 5 of this Policy contains the growth data.[3]

8.2 Capital expenditure required to service growth

Appendix 3 contains a table presenting capital expenditures (from the LTP) that Council expects to incur to meet the increased demand for community facilities resulting from growth. Appendix 3 also states the proportion of the total cost of capital expenditure funded from development contributions, financial contributions, and other sources. It also identifies historic growth-related expenditures that Council has incurred in anticipation of demand. These will also be recovered from future development through this policy. Section 201A(1)(e) of the LGA requires Council to include eligible infrastructure transferred or intended to be transferred by a SPV (Special Purpose Vehicle) into its schedule of assets. Council does not currently have any SPV's in the District.

[3] Council formally adopted the University of Waikato 2021 high growth scenario as its default growth projection on 21 September 2021. In alignment with Future Proof partners, in June 2023, the WDC adopted UoW2021 high growth projections as the base scenario to inform its 2025-2034 LTP. The growth projections (SA2 level1) were generated by the University of Waikato's (UoW) National Institute of Demography and Economic Analysis (NIDEA), completed at the end of March 2021 taking into account the 2018 Census data and the impacts of Covid-19 on international migration. The full technical report can be downloaded from www.waikatoregion.govt.nz.

Appendix 4 relates to specific Parks and Reserves infrastructure that was completed or substantially underway in August 2014 which fell outside the LGA definition of 'community infrastructure' from the amendments to the LGA 2002. Council is able to continue to recoup these costs via the development contributions method in accordance with clause 15 of schedule 1AA LGA 2002.

Appendix 5 contains information on interest for Capital works.

8.3 Policy rationale

Section 106(2)(c) of the LGA requires Council to explain – in terms of the matters outlined in section 101(3) of the LGA - why it has determined to use development contributions to meet the expected capital expenditure set out above in Section 8.2 of this policy.

8.3.1 Community outcomes

Council's growth-related capital expenditure primarily contributes to the "Economy" community outcome, as set out in Waikato District Council's LTP:

> *"We champion sustainable growth in our local economy. We support local enterprise and encourage innovation and socio-economic prosperity for all, while managing regulatory processes to protect and promote our unique district. We acknowledge our rural and Maaori economies as key contributors to our district's prosperity and sustainability."*

The principle of sustainable growth is promoted by fairly apportioning the cost of expenditure necessary to service increased demand to developers. Development contributions provide a suitable method for funding increases in demand.

8.3.2 Distribution of benefits

By definition, capital works to service growth are primarily for the benefit of future residents and businesses. Their purpose is to increase capacity in community facilities to accommodate new users, not to improve service levels for existing users. Using development contributions to fund growth-related works therefore aligns with the principle of benefits-based funding (otherwise referred to as 'user-pays'). The benefits arising from these projects for existing communities and users is assessed and funded separately from development contributions.

8.3.3 Period over which benefits occur

Due to their 'lumpy' nature, most capital works provide additional capacity for long periods of time. Thus, in order to achieve intergenerational equity, and avoid over-

recovery of costs from a particular cohort of developers, Council must fund them over relatively long-time spans, too.

Development contributions facilitate this by spreading the cost over multiple years, thereby more closely aligning the period of funding with the period of benefit. Council has used a maximum cost recovery period of 25 years as the interest impact beyond this period is deemed to be uneconomic.

8.3.4 Need to undertake activity

Development related growth pressures are a key driver of capital works funded by development contributions. Hence, requiring them to be largely funded by the growth community ensures that costs are borne by those who cause them to be incurred. This is both efficient and equitable.

Non-growth-related capital expenditure is not funded by development contributions. The benefits from new or improved infrastructure for existing users are funded instead by loans to be repaid by rates income over time. Appraising the overall benefits to the community is an important part of determining the correct apportionment of costs between growth and existing users.

8.3.5 Separation from other activities

Growth-related capital works do not usually stand-alone within Council's capital works programme; they are usually included within much larger projects that simultaneously cater for a number of different needs.

The use of development contributions to fund the growth components means Council must allocate the costs of capital works between various project drivers and recover those costs accordingly in proportion to the persons who will benefit from and create the need for the assets provided.

8.3.6 Overall impact on the community

Council considers that recovery of growth-related capital expenditure from developers through development contributions will best support the social, economic, environmental and cultural well-being of the community. Unless the funding exists for the community facilities necessary to provide these benefits, they will not be built. The economic well-being of the community is best served by the costs of such facilities being borne by those creating the need for them, namely the growth community, via development contributions. This allows other council

revenue to be used for other purposes which benefit the community more generally.

8.3.7 Catchments

Whilst some services, such as roading, are generally available to all district residents on an unrestricted basis, the size and diversity of geographical characteristics across the district help define local catchments for services such as water supply, wastewater and stormwater. These characteristics, as well as the nature of specific projects, have been used to define catchment areas for the assessment and recovery of development contributions. Catchment areas vary between services, for instance a wastewater network may extend further than a natural stormwater catchment. As a consequence, development contributions vary across the district depending on the extent of works providing additional capacity.

Appendix 2 contains the Catchment Maps relating to this policy.

In terms of reserves and community infrastructure the proposed works form part of a district-wide network that is available to all residents. It is not practical to distinguish between the level of benefit that growth in one part of the district, as opposed to growth in another part of the district, may receive from increasing the capacity of these network assets. Having district-wide catchments for these activities provides, on average, a lower development charge than would be experienced via a local catchment-based approach and is consistent with fairness and equity considerations of Council's other funding policies e.g., general rather than targeted rates fund the ongoing operational and maintenance costs of these services.

The district comprises a large rural area with multiple small urban areas. Its significant growth areas (Te Kauwhata, Pokeno, Tuakau and Tamahere) will have relatively few HEUs, even when anticipated development is complete relative to the total HEUs in the District. The capital cost of providing reserves and community infrastructure in catchments based on these small growth centres, or indeed any other basis that is less than catchment-wide, would be prohibitive on a per HEU basis. It is Council's policy that all residents should have reasonable access to reserves and community infrastructure, and to make that more feasible the cost is shared by all users.

Accordingly, development contributions for reserves and community infrastructure are charged on a district-wide basis as it would be impractical to do otherwise.

To clarify: Council sets charges for water, wastewater and stormwater on a catchment-specific basis, but sets charges for roads, reserves and community facilities on a district-wide basis. In addition, Council has set catchment-specific roading charges where significant area-specific works are required. E.g., new structure plan areas.

9 Charges, usage and limitations

9.1 Schedule of charges

Appendix 1 contains a schedule of development contributions charges.

To incentivise early development the calculated levies for each year of the LTP include a long range (20 year+) consumer price index adjustment of 2.5% per annum. If these discounts help drive development to occur earlier than anticipated this will in turn reduce the amount of interest originally estimated and trigger a review of the charges based on the factors discussed in Section 7.2.

Council will make publicly available information setting out details of the adjustment before it takes effect.

9.2 Use of development contributions

Council will use development contributions only on capital expenditure for the activity for which they are collected. This will be undertaken on an aggregated project basis for each catchment. Development contributions are not used for maintenance of reserves, network infrastructure or community infrastructure.

Contributions may not be redistributed across catchments or across activities, but they may be reallocated across projects within a catchment for a given activity. Thus, for instance, contributions collected for water projects in a specific water catchment will only be spent on water projects in that catchment.

9.3 Limitations

Council will not require a development contribution for network infrastructure, reserves or community infrastructure in the following cases:

a) where, under S108(2)(a) of the Resource Management Act (RMA), it has imposed a condition on a resource consent in relation to the same development for the same purpose; or
b) where the developer will fund or otherwise provide for the same reserve, network infrastructure, or community infrastructure; or
c) where it has already required a development contribution for the same purpose, in respect of the same building work, whether on the granting of a resource consent, building consent or on the issuing of a certificate of acceptance; or

d) where it has received, or will receive, funding for or provision of the reserve, network infrastructure or community infrastructure from a third party.

Despite (c) above, Council may require a development contribution to be made for the same purpose if that is required to reflect an increase in the scale or intensity of the development since the original contribution was required.

10 How to calculate contributions payable

The following table demonstrates how to calculate the contributions payable on a development.

Step	What to do	Where do I find it?
1. Identify catchments	Using the catchment maps, identify what catchment your development falls in for each development contribution.	Appendix 2
2. Identify contribution payable	Use the development contributions schedule to identify the contributions payable per unit of demand for the catchments identified in step 1.	Appendix 1
3. Calculate the number of Household Equivalent Units (HEU)	Use the units of demand table to calculate the number of HEUs generated for each activity. Subtract any credits that may apply. (In general credits are given for the pre-existing status of properties. Credits may also be granted for historic payments of development or financial contributions).	Section 14 Section 11.9
4. Calculate charges for each service	Multiply the HEUs calculated in step 3 by the contributions payable identified in step 2.	
5. Aggregate charges	Calculate the total development contributions payable by adding together the charges calculated in step 4.	

11 Assessment and application of policy

11.1 Timing of assessment

Whether or not a development will have to pay development contributions will usually be established at the time of granting/issuing:

a) a resource consent under the RMA for a development;
b) a building consent under the Building Act 2004; or
c) an authorisation for a service connection; or
d) a certificate of acceptance under the Building Act 2004.

11.2 Assessment process

The assessment process starts with Council checking:

1. that the application before it relates to a development, as defined in this policy:
2. that the development, alone or in combination with other developments, will have the effect of requiring Council to incur capital expenditure on community facilities (or Council has already incurred such capital expenditure);
3. that the policy provides for a development contribution to be required in the circumstances.

Assessment of whether development contributions will be required will normally be made against the first consent application lodged for each development, and when (if any) subsequent consent is sought, a re-assessment will be undertaken. If, for whatever reason, development contributions were not assessed at the first available opportunity, they still may be required at subsequent consenting stages in the development process. This includes where a development, which could only be assessed for some activities under the policy that applied when it was first assessed for development contributions, can be assessed for additional activities under a later policy.

The main exceptions to contributions being assessed on the first consent application are Retirement Village and Kaumaatua Housing developments, which will be assessed for development contributions at the building consent stage (which typically occurs after a resource consent application for that development has been lodged).

11.3 Residential developments

11.3.1 Resource consent applications

The creation of residential allotments via subdivision provides scope for new dwellings and therefore attracts development contributions at a rate of one HEU per additional allotment or service connection.

Where the property being subdivided is vacant land that has never been connected to services, development contributions for services will be charged for all allotments with no credit given for the existing allotment.

Any resource consent application that creates the potential to build additional independent dwellings will also attract development contributions at a rate of one HEU per *additional* allotment, service connection or dwelling.

When building on a vacant lot that does not have existing service connections, development contributions will be charged for the required services.

Minor Dwellings will be assessed as per Table 1 below:
Minor dwellings with a GFA up to 45m^2 shall be charged as a 0.5 HEU.
Minor dwellings with a GFA between 45m^2 and 70m^2 will be assessed for development contributions on a per bedroom basis using three categories, being one, two, or three bedrooms with a HEU of 0.5, 0.75 or 1 HEU respectively.

Dwellings less than 70m^2 GFA which are part of Papakaainga Housing will be assessed in the same way as for Minor Dwellings.

Table 1. Household Equivalent Units (HEU) Minor Dwelling and Papakaainga Housing

Gross floor area (GFA)	Less than 45m^2	Between 45m^2 and 70m^2	Between 45m^2 and 70m^2	Between 45m^2 and 70m^2
Number of bedrooms	N/A	1	2	3
Number of HEUs	0.5	0.5	0.75	1

11.3.2 Building consent applications

Dwellings constructed on allotments with registered titles may attract development contributions under this policy. The amount of any contributions

payable will depend on whether development contributions assessed when granting an earlier resource consent for the development have been paid, as well as the specific services that the development is connected to.

If development contributions were not assessed when granting an earlier resource consent for a development, development contributions will be assessed when granting a building consent for that development.

If development contributions were for an activity assessed when granting an earlier resource consent for a development, development contributions will still be assessed when granting a building consent for that development, but any contributions for that activity that have already been paid will attract credit (in HEUs). Where contributions were not assessed for an activity when granting an earlier resource consent, they will be assessed for that activity when granting a building consent for the same development.

Additions and alterations to residential dwellings do not attract development contributions unless they create additional independent dwelling units. Thus, garages, car ports and garden sheds do not attract contributions.

Minor Dwellings will be assessed as per Table 2 below:
Minor dwellings with a GFA up to 45m^2 shall be charged as a 0.5 HEU.
Minor dwellings with a GFA between 45m^2 and 70m^2 will be assessed for development contributions on a per bedroom basis using three categories, being one, two, or three bedrooms with an HEU of 0.5, 0.75 or 1 HEU respectively.

Dwellings less than 70m^2 GFA which are part of Papakaainga Housing will be assessed in the same way as for Minor Dwellings.

Table 2. Household Equivalent Units (HEU) Minor Dwelling and Papakaainga Housing

Gross floor area (GFA)	Less than 45m^2	Between 45m^2 and 70m^2	Between 45m^2 and 70m^2	Between 45m^2 and 70m^2
Number of bedrooms	N/A	1	2	3
Number of HEUs	0.5	0.5	0.75	1

Retirement Villages will be assessed on each building consent for a Villa, Apartment, or Care Bed. Accessory buildings that are part of a Retirement Village

development but commercial in nature, such as cafes that are open to the public, will be assessed as non-residential developments at the time of building consent.

Kaumaatua Housing will be assessed in the same way as for Retirement Villages.

Retirement Villages and Kaumaatua Housing will be assessed as per Table 2 below:

Table 3. Household Equivalent Units (HEU) for Villas, Apartments and Care Beds

HEU Allocation for Retirement Villages and Kaumaatua Housing			
	Villa	Apartment	Care Bed
District Wide Reserves	0.5	0.5	0
District Wide Community Facilities	0.5	0.5	0
District Wide Roading	0.26	0.26	0.26
Roads & Transport	0.26	0.26	0.26
Water	0.7	0.7	0.7
Wastewater	0.7	0.7	0.7
Stormwater	1.0	Per ISA*	Per ISA*

*ISA means Impervious Surface Area

11.3.3 Service connection applications

Service connection applications accompanied by building or resource consent applications will not be assessed separately. Instead, they will be assessed as per section 11.3.1 or 11.3.2.

Service connection applications that are not accompanied by building or resource consent applications will be assessed in the same manner as resource consent or building consent applications, but only for the activity for which connection is sought.

Applications to separate-out shared water meters will not attract contributions.

11.3.4 Certificates of Acceptance

Where Council grants a certificate of acceptance under the Building Act 2004, a development contribution may be payable at the time of issuing the certificate 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 issued.

11.4 Non-residential activities

11.4.1 Subdivision

Subdivisions will attract development contributions on each additional allotment created that is able to be developed, or each service connection required for the first 100m^2.

Where the property being subdivided is vacant land that has never been connected to services, development contributions for services will be charged for all allotments with no credit given for the existing allotment.

If the intended built form/design and land use is unknown at the time of granting subdivision consent, each allotment will be charged a development contribution based upon the HEUs set out in Table 2 in Section 14.3[4]. Development contributions will then be reassessed at the time a building consent, land use consent or service connection application for the same development is granted.

Any additional demand over that originally assessed when granting the subdivision consent will require additional development contributions to be paid to reflect that additional demand.

If the intended built form is known at the time of subdivision, contributions will be based on each lot's planned gross floor area (GFA) and the intended land use.[5]

11.4.2 Land use and building consent applications

Non-residential developments will attract development contributions based on their GFAs and intended land use.

When building on a vacant lot that does not have existing service connections, development contributions will be charged in relation to the required services.

11.4.3 Service connection applications

Service connection applications accompanied by building or resource consent applications will not be assessed separately. Instead, they will be assessed as per section 11.4.1 or 11.4.2.

[4] At time of non-residential subdivision only the first 100m2 is charged. Table 2 sets the 100m2 being 0.4 HEU for roading and 0.25 HEU for water and wastewater per 100m2

[5] Noting that stormwater charges will be based on the impervious surface area of each non-residential development, not the gross floor areas.

Service connection applications not accompanied by a building or resource consent will be assessed in the same manner as resource consent or building consent applications, but only for the activity for which connection is sought.

Applications to separate shared water meters will not attract contributions.

11.4.4 Certificate of Acceptance

Where Council issues a certificate of acceptance under the Building Act 2004, a development contribution may be payable at the time of issuing the certificate 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 issued.

11.5 Council developments

Council is exempt from paying development contributions on any development for which development contributions are otherwise required. However, any development within the district undertaken by other local authorities may be liable for development contributions.

11.6 Special assessments

The approach taken to identify a long-term infrastructure programme and the required expenditure is based upon "averaging" the likely demand from anticipated development, acknowledging that some development will create a higher level of demand, and some will create a lower level. This approach is also reflected in the development contributions policy.

There is the possibility that some development may be proposed that would have markedly different characteristics from "typical" residential or non-residential development in terms of demand for infrastructure capacity, for instance:

a) Early childcare centres, kindergartens, schools, technical training institutions and universities
b) Hospitals, palliative care facilities, medical facilities (doctors' surgeries)
c) Accommodation activities e.g., traveller's accommodation, farm stay accommodation, hostels/backpackers, hotels and motels
d) Wet industry including water bottling facilities, high use water and/or wastewater activities
e) Chicken sheds, bulk store facilities
f) Supermarkets

Special assessment provisions will apply to such types of development, and any other development that is considered by Council to generate a level of demand

that is significantly in excess of, or significantly lower than, the levels identified in section 14.

A decision on whether a special assessment will be undertaken will be made by Council at the application stage once details of the development are known. Applicants are expected to provide supporting information and detailed calculations of the likely demand for roading, water, wastewater and stormwater capacity to enable a special assessment to be undertaken. This information will be used to calculate an equivalent HEU and the development contributions for the development will be charged accordingly.

11.7 Development Agreements

In some circumstances a development may have particular needs, such as a specific level of service for water supply, or may involve the provision of infrastructure as part of the development. Another unusual circumstance is where a significant development is proposed, and capital expenditure is required but none has been budgeted. In these circumstances, where Council believes it is in the best interests of the community, development agreements may be entered into with a developer. Development agreements may be used in lieu of charging development contributions (at Council's sole discretion) where a developer and Council agree that particular infrastructure and/or services can be provided in a manner different to Council's standard procedures/guidelines, and where Council's minimum level of service will be achieved.

Such agreements must clearly state:

a) the rationale for the agreement;
b) the basis of any cost sharing;
c) how and when the associated infrastructure will be provided;
d) which lot(s) the agreement refers to; and
e) the matters set out in section 207C(2) and (3) of the LGA.

11.8 Application in other circumstances

11.8.1 Cross-boundary developments

Some developments may span more than one catchment and/or straddle the boundary between the district and another territorial authority's district. In this event, the following rules will apply:

a) Where a development spans more than one catchment, the total HEUs of that development will be allocated to the various catchments on the basis of site area. The resulting number of HEUs in each catchment will then be used to calculate contributions payable.

b) Where a development straddles the district boundary with another territorial authority, development contributions under this policy will only be payable to Waikato District Council on the HEUs (or parts thereof) that are located within the Waikato District. (development contributions may also be payable to other territorial authorities, for the HEUs located within their district).

11.8.2 Consent variations

Applications to change or cancel resource consent conditions or to amend a building consent will trigger a reassessment of development contributions. Any increase in the number of HEUs (relative to the original assessment) will be calculated and the contributions adjusted to reflect this. No automatic refund will be made for any decrease in the number of HEUs relative to the original assessment.

11.8.3 Boundary adjustments

Where subdivision consent is granted purely for the purposes of boundary adjustment, and with no increase in the number of allotments, development contributions will not be required in respect of the allotments created.

11.9 Credits

11.9.1 Overview

As shown in section 10, the calculation of contributions payable requires Council to assess whether any credits shall apply. There are two types of credit. The first relates to development contributions that have already been paid in the past. For instance, a development may have paid contributions at the subdivision stage, and these must be taken into account when granting subsequent land use or building consents for the same development, or if any further or additional development triggers reassessment at subsequent stages.

In general, credits will be given towards the activities for which payment was made on a 'HEU by HEU' basis. Thus, if a development has already paid for two water HEUs, a credit for two water HEUs will be given at any reassessment. To clarify: credits are not provided for the dollars paid, but for the number of HEUs to which any previous payments correspond.

Credits will apply per activity. If development contributions were not required for an activity on a development's first consent application (and not then paid by the developer), no credit will be available for that activity when the development is reassessed for contributions on a later consent.

Provided written evidence of payment can be provided, no historical time limit will apply in the recognition of such credits, and all previous credits will be taken into

account. This also applies to historic payments for financial contributions to the extent that such contributions related to the same activity for which a development contribution is sought.

The second type of credit relates to the existing use or uses of a site. It recognises that development contributions only apply to increases in infrastructure demands caused by developments. For instance, if a dwelling is demolished and replaced with an equivalent new dwelling, development contributions would not usually apply because there is no corresponding increase in infrastructure demand.

When applying credits for a change of use, credits are calculated on the original use.
For example, if converting a commercial building into residential apartments, credits will be calculated for the existing commercial activity based on GFA for the existing services only. These credits would then offset any development contributions associated with the new residential use. No credits would apply for reserves or community facilities development contributions as these are not applicable to commercial activities.

Another example is if converting a dwelling into a commercial activity then a 1 HEU credit for the existing dwelling would apply to the services connected to the dwelling. The demand for services for the new activity would be calculated, the 1 HEU credit applied, and any additional development contributions required for the additional demand assessed. DCs for reserves and community facilities cannot be credited against other development contributions.

Credits will be associated with the existing title and calculated and assigned to individual activities. More details on the nature of these credits are outlined below.

If a property connects to a service that was not previously available, development contributions will be required for that service connection at the service connection stage in accordance with the provisions of this policy. Also, if a property was not connected to a service prior to 1 July 2024, no credit will be given in respect of the service. That is to say that when subdividing a vacant lot where no water, wastewater or stormwater connections exist, but the service is available, no credit will be given for those services. All lots requiring a connection will be charged (rather than just the *additional* lots being created).

11.9.2 General principles of credit

a) Residential credits will apply at the rate of one HEU per connected service per existing allotment or independent dwelling unit.
b) Non-residential credits will be calculated on the basis of the GFA of the existing development and converted to HEUs using the conversion factors set out in Table in Section 14.
c) On subdivision of undeveloped land, historic credits of one HEU per service connected per existing allotment will be allocated.
d) For existing non-residential buildings that are extended or demolished and re-built to the same or higher intensity, the assessment of credits will be based only on the existing development prior to rebuilding.
e) For existing residential buildings that are demolished or destroyed, no development contributions will be payable provided that the same number or fewer independent dwelling units are rebuilt. Any additional units will be assessed for payment of development contributions according to the terms of this policy.
f) Credits must be allocated to the same allotment or allotments. This prevents the transfer of credits from one allotment to another.
g) Credit will not be granted for infrastructure provided in excess of that required as a condition of any consent(s) issued by Council.
h) Credits cannot be used to reduce the total number of HEUs to a negative number. That is to say, credits cannot be used to force payments by Council to the developer.

12 Remissions, reconsiderations, objections, refunds and postponement

12.1 Remissions

Remissions are adjustments to the scheduled charges for a particular activity, either as a percentage or in absolute (dollar value) terms. Remissions will only be granted pursuant to a Council resolution and are not able to be requested by applicants. Remissions are usually triggered by significant changes to the levies or a change of legislation.

12.2 Reconsiderations

An applicant may request a reconsideration of the development contribution payable on their development where there are grounds to believe that:

a) The development contribution was incorrectly calculated or assessed under this development contributions policy, or
b) Council has incorrectly applied its development contributions policy, or

c) The information used to assess the development against this policy, or the way in which Council has recorded or used it when requiring a development contribution, is incomplete or contained errors.

Reconsideration will only be undertaken if requested by the applicant.

All reconsideration requests must be made within 10 working days of receiving notice from Council of the level of development contributions required as per section 199A(3) of the LGA 2002.

Requests must provide the reference number of the relevant consent or service connection and must be short and concise, but fully outline the reasons why reconsideration is being sought and provide sufficiently reliable data to enable a revised estimate of demand and associated development contribution charge to be made.

Requests can be lodged with Council in the following ways:

- email: DCReviewCommittee@waidc.govt.nz
- writing to Council at the following address:
  Attention: DC Review Committee
  Waikato District Council
  Private Bag 544
  Ngaruawahia 3742

Requests need to include in the subject line 'request for reconsideration' and the reference number of the relevant Council consent.

In undertaking a review, Council:

a) must consider the request as soon as reasonably practicable.
b) may, at its discretion, uphold, reduce, or cancel the original amount of development contributions required on the development and will communicate its decision in writing to the applicant within 15 working days of receiving all relevant information pertaining to the request.
c) may delegate this role to Council officers or other suitably qualified persons as required.

In reaching a decision, Council will take account of the following matters:

a) the Development Contributions Policy
b) any other matters Council considers relevant.

12.3 Objections to development contributions

A formal objections process before development contribution commissioners is available in accordance with section 199 of the LGA. Schedule 13A of the LGA outlines the objection process in detail. Section 150A of the LGA outlines costs of development contribution objections.

12.4 Refunds

There may be occasions where Council must refund development contributions collected under this policy. The specific circumstances in which this may occur – as well as the way in which refunds must be handled - are set out in sections 209 and 210 of the LGA. In essence, refunds may occur if:

a) the development or building does not proceed; or
b) a consent lapses or is surrendered; or
c) Council does not provide the reserve, network infrastructure or community infrastructure for which the development contribution was required.

Any refund will be issued to the consent holder of the development to which the refund applies.

The refund amount will be the contribution paid, less any costs already incurred by Council in relation to the development or building and its discontinuance and will not be subject to any interest or inflationary adjustment.

12.5 Postponement

Council will not consider postponements of contributions payable under the policy.

13 Other administrative matters

13.1 Assessment and invoicing

The LGA allows Council to assess applications (for consents and service connections) at various stages of the development process to determine the extent of any development contributions payable. Council's policy is to undertake such assessments as early as possible, i.e. on the first consent application lodged for a development (except for Retirement Villages and Kaumaatua Housing, where contributions will be assessed when granting a building consent irrespective of whether this is the first consent granted for these developments).

Council may reassess contributions on a subsequent consent application for the same development, at which point it will apply any credits that are available (see

section 11.9 above) and take into account any change of the number of HEUs since the previous consent was granted for the development.

An applicant can request an invoice be generated at any time after development contributions have been assessed and the consent has been granted. If not requested by the applicant, an invoice will be issued at the earliest of:

a) an application for a certificate under section 224(c) of the RMA; or
b) an application for a Code Compliance Certificate under section 92 of the Building Act 2004; or
c) an application for a Certificate of Acceptance under section 96 of the Building Act 2004; or
d) a grant of land use consent where the use triggers additional demand, but a section 224(c) certificate, code compliance certificate or additional service connection is not required.
e) a request for service connection.

13.2 Timing of payments

The due date for payment will be the date specified in the invoice. If no date is specified contributions must be paid as follows:

a) For contributions required when granting subdivision resource consents: prior to issue of the section 224c certificate.
b) For contributions required when granting other resource consents: prior to the commencement of consent.
c) For contributions required when granting building consents: prior to issue of the Code Compliance Certificate.
d) For contributions required when granting service connections: prior to connection.
e) For contributions required when granting certificates of acceptance: prior to issue.

13.3 Non-payment and enforcement powers

Until a development contribution required in relation to a development has been paid, Council may:

a) In the case of a development contribution assessed on subdivision, withhold a certificate under section 224(c) of the RMA.
b) In the case of a development contribution assessed on building consent, withhold a Code Compliance Certificate under section 95 of the Building Act 2004.
c) In the case of a development contribution assessed on an authorisation for a service connection, withhold a service connection to the development.

d) In the case of a development contribution assessed on a land use consent application, prevent the commencement of resource consent under the RMA.
e) In the case where a development has been undertaken without a building consent, withhold a Certificate of Acceptance for building work already done.

Council may register the development contribution under the Statutory Land Charges Registration Act 1928 as a charge on the title of the land in respect of which the development contribution was required, as provided for in section 208 of the LGA.

13.4 Contributions taken as money in first instance

The LGA specifies that contributions may be taken either as money, land or both. Council will usually take contributions as money but may also accept land from time to time at its sole discretion as per the development contributions policy in place at time of assessment.

13.5 Service connection fees

Where physical connections to the network are required, Council will require service connections fees for the following services:

a) potable water
b) wastewater
c) stormwater

These fees relate to the cost of connections rather than the cost of providing additional network capacity: accordingly, they are separate from, and are charged in addition to, development contributions.

13.6 GST

The process for calculating development contributions is GST exclusive. Once all calculations are complete, GST is added to the levy calculations as required by the prevailing legislation and/or regulations of the day.

Note: that while Development Contribution Advice Notices are inclusive of GST, they do not constitute an invoice for the purposes of the Goods and Services Tax Act 1985. Council can issue an invoice on request.

14 Measuring demand

14.1 Units of demand

Units of demand provide the basis for distributing the costs of growth. They illustrate the rates at which different types of development utilise capacity. Council has adopted the household equivalent unit (HEU) as the base unit of demand and describes the demand for capacity from other forms of development as HEU multipliers (also known as conversion factors). These show the number of HEUs that shall apply per 100m^2 of gross floor area (GFA) for non-residential development. For stormwater, the calculations are based on impervious surface area (ISA), not GFA.

The following subsections outline the demand characteristics of each HEU, and the conversion factors used to convert non-residential demand to HEUs.

14.2 Base units

The following table summarises the demand characteristics of each household equivalent unit, which represents an average household living in a single dwelling.

Table 4: Base Units (Demand per HEU) *Trickle feed only

Activity	Base Unit	Demand per HEU
Roading	Vehicle trips per day	10
Water Supply – Urban	M^3/day/lot	0.7
Water Supply – Rural*	M^3/day/lot	1.8
Wastewater	M^3/day/lot	0.49
Stormwater	Impervious surface area (ISA)	260m^2
Community facilities	Base Unit determined by Level of Service per lot for respective service area	1

14.3 Conversion factors

The following table outlines the conversion factors used to convert non-residential developments to household equivalent units (HEUs). These are the same conversion factors used by Council in the (previous) Development Contribution Policy 2021, which Council considers have been broadly accepted by the community. The factors are also used by other councils. However, Council will continue to monitor the infrastructure demands created by non-residential developments to ensure that these factors remain appropriate, and with a view to review as required.

Council has considered whether to differentiate between types of non-residential development for the purposes of the HUE conversion factors. However, as any choice of subcategory would be somewhat arbitrary, and because developments can significantly differ from other each even within a subcategory, Council considers it more consistent and equitable to have a uniform approach and deal with any anomalies though special assessments which satisfy section 6.6 of this policy.

Note that section 11.6 of this policy allows a special assessment to be undertaken where the application of these factors may result in an unreliable estimate of infrastructure demands.

Table 5: HEUs per 100m^2 of Gross Floor Area (*ISA for stormwater)

Activity	HEUs per 100m^2 GFA
Roading	0.4
Water Supply	0.25
Wastewater	0.25
Stormwater*	0.25
Community facilities	n/a
Reserves	n/a

15 Methodology and significant assumptions

15.1 Methodology overview

The methodology Council uses to calculate development contributions comprises the following eight steps:

Step	Explanation	LGA reference
1. Define catchments	For network-based services, such as water, stormwater and wastewater the total costs are allocated across catchments, which are based on the area to be serviced by the network. For arterial and collector roading networks the catchment is based on urban boundaries. For some more localised infrastructure a sub-catchment is in place. For the small portion of district-wide intersection improvements, safety and pavement rehabilitation works	Schedule 13(1)(a) Section 197AB(g)

	related to growth in the capital works schedule the catchment is the Waikato District. For community infrastructure and reserves the catchment is the Waikato District.	
2. Define Levels of Service	Review the capital works programme in terms of Council's asset management plans to determine whether there are any shortfalls in the current service levels.	
3. Identify growth related capital works	Capital expenditure already incurred in anticipation of growth, net of third-party contributions. The proportion of total future capital works planned in the LTP resulting from growth. Service level and renewal related costs are met from funding other than development contributions.	Schedule 13(1)(b) Section 101(3)
4. Allocate project costs between growth & non-growth drivers	100% of growth-related capital expenditure will be funded by development contributions. The costs relate directly to expenditure within the LTP, and the proportion identified for growth can be reasonably identified. The cost of capital (interest) is split between growth & non-growth. The growth-related interest is included in the development contribution charge, and the non-growth related interest is ratepayer funded.	Section 106(2)(b)
5. Define appropriate units of demand	Council will use household equivalent units (HEUs) differentiated on a residential and non-residential basis. For residential development, HEU charges will be applied uniformly for	Schedule 13(1)(b)

	each dwelling for simplicity and cost effectiveness of administration. Further dwellings will also have the charges applied on this uniform basis. For non-residential development, HEUs are calculated on the basis of Gross Floor Area (GFA) and Impervious Surface Area (ISA) conversion factors. Water, wastewater and stormwater conversions equate to 1 HEU for every 400m^2 of GFA (ISA for stormwater). Roading conversions equate to 1 HEU for every 250m^2. Where demand is demonstrably different from the demand outlined in this policy, a special assessment is likely to be required.	
6. Identify the capacity life for growth	The period where spare capacity is available for new users will vary across each asset. Costs are distributed over the capacity life of a project to a maximum of 25 years. Beyond this period the interest impacts are deemed uneconomic.	Section 197AB(b) Schedule 13(1)(b) and (2)
7. Allocate costs to each unit of demand	The development contribution per HEU is calculated by spreading the total cost of capital expenditure resulting from growth (including debt servicing) of each catchment across their capacity life.	Schedule 13(1)(b)
8. Calculate fees by activity and catchment	A schedule of charges is included in the policy to enable development contributions to be calculated by infrastructure type and catchment. The significant assumptions, criteria for credits, remission, reconsiderations and refunds,	Section 201(2) Section 201(1)(a), (b), (c) and (d)

	valuation basis for maximum reserve charges and catchment maps support this policy.	

A detailed discussion of this method is provided in the Development Contributions Method Report (available at Council's offices). A brief summary of the report is as follows:

16 Method steps

16.1 Define catchments

Service catchments are geographic boundaries within which linkages can be created between infrastructure investments and the specific developments that benefit from those investments and/or which cause them to occur. The smaller the catchment; the tighter these linkages become.

For example, suppose Council installs a water treatment plant to serve a small area of growth. If a catchment is used to isolate the specific developments that caused that particular investment to occur (and which will receive direct service from it), only those developments will help fund its costs. If a catchment is not used, however, the costs of that investment will be spread across all the developments in the district, regardless of whether they caused (or benefited from) the investment.

Given the intentions of the LGA - to allocate costs on the basis of causation and benefits received - it follows that catchments should be used where appropriate, i.e., where the size and diversity of geographical characteristics across the Waikato District define natural catchments for services.

16.2 Define levels of service

Service levels define the quality of service and are typically embedded in Council's asset management plans. Service levels are critically important because they help identify any shortfalls in the existing service and, therefore, the extent to which capital works reflect backlog (to resolve poor existing service levels). This, in turn, informs the allocation of project costs between growth and non-growth drivers.

16.2.1 Identify growth-related capital works

Next, the specific capital works need to be identified for which development contributions are sought. These comprise both future capital works – as listed in the LTP – and historic works undertaken in anticipation of growth.

16.2.2 Allocate project costs

Many of the capital works projects underlying this policy are multi-dimensional. That is to say, very few projects are designed to serve only growth. The reason for this is so-called "economies of scope." Economies of scope mean that it is cheaper to undertake one project that serves several purposes than to undertake a series of smaller single-purpose projects.

Economies of scope lead to shared costs, and the goal of cost allocation is to spread those shared costs across project drivers (one of which is growth).
The cost allocations underlying this policy are based on a two-staged approach. In stage one, the method checks whether a project is to any degree required to service growth. If so, stage two derives a percentage cost allocation. Both stages of the allocation process have been guided by a number of considerations, such as:

a) Section 101(3) of the LGA. This sets out the issues to which Council must have regard when determining its funding sources. These include the distribution of benefits, (in terms of the period with which the benefits arise and the area that receives that benefit) the extent of any cost causation, and the impacts on community outcomes and policy transparency. It also requires Council to consider the overall impact of any allocation of liability for revenue needs on the community.
b) Asset management plans, which provide details about the scale and nature of capital works.
c) Network modelling, which helps understand the usage of infrastructure networks.
d) Cost allocation principles, such as standalone costs and incremental costs.
e) The presence of any third-party funding.

More detail on Council's cost allocation methodology can be found in Council's Development Contributions Method Report (available at Council offices).

16.2.3 Define appropriate units of demand

After identifying the specific capital works for which contributions will be required, we need to identify the unit of demand used to attribute costs to different forms of development. The LGA requires this to be done on a consistent and equitable basis.

Council considers the household equivalent unit (HEU), which captures the demands of an average household, as the appropriate unit of demand, and specifies the demands imposed by other forms of development as multipliers. This approach mirrors that used by other councils in New Zealand.

16.2.4 Identify the capacity life for growth

The capacity life of an asset is the period over which it has spare capacity to accommodate new users. This may differ from its useful life, which is the period over which it remains in service.

In accordance with section 197AB(1)(b), project costs should be spread over the asset's capacity life. This makes sense, because only developments occurring within the capacity life can physically connect to the network and receive benefit from its provision.

In some cases, however, the design life may be very long, and a shorter funding period may be used. In this development contributions policy, costs are spread over an asset capacity life of up to a maximum of 25 years.

16.2.5 Allocate costs to each unit of demand

This is a fairly straightforward exercise and is carried out within the development contributions funding model. It entails spreading the total growth-related costs of each project (along with any debt-servicing) costs to the various developments that are predicted to fall within the same catchment and within the asset's design life.

16.2.6 Calculate fees by activity and catchment

The final step is to aggregate the costs of each project at the activity/catchment level. The results are then used to derive the schedule of development contributions.

16.3 The funding model

A funding model has been developed to calculate charges under this policy. It tracks all the activities for which contributions are sought, the catchments underlying each activity, and the infrastructure projects related to growth. It also incorporates growth projections for each catchment and each type of development.

The funding model embodies a number of important assumptions, including:

a) All capital expenditure estimates are inflation-adjusted and GST exclusive.
b) The backlog, renewal and maintenance portions of each project will not be funded by development contributions.
c) Methods of service delivery will remain largely unchanged.
d) Interest will be earned by Council where contributions precede works. Conversely, interest expenses will be incurred (or interest revenue will be

foregone) where works precede contributions. Both are calculated at the weighted average interest cost of borrowings.

e) Any debts incurred for a project will be fully repaid by the end of that project's funding period.
f) The development contributions will be adjusted on 1 July each year at the rate of increase in the Producers Price Index Outputs for Construction. This has been modelled as an average increase of 1 per cent per annum.
g) Increases in general rates and user charges - due to increases in the number of ratepayers – will be sufficient to fund increases in operational expenses (including depreciation) associated with growth-related capital works.

16.4 Other significant assumptions

A number of other important assumptions underlie this policy. The most significant of these are outlined below.

16.4.1 Planning timeframe

This policy is based on the ten-year time frame of the LTP and on the principle that costs triggered by growth over that period should be both allocated to, and recovered within, that period. However, in many cases, economies of scale require Council to build assets of greater capacity that extend beyond the timeframe of the LTP.

Council accepts that, in such cases, it may have to forward fund costs and recover them over time from future developments. Any costs incurred in anticipation of future growth (i.e., beyond the LTP) will be allocated to and recovered in those later years, subject to a maximum total recovery period of 25 years.

16.4.2 External funding

This policy assumes that the eligibility criteria used - and the level of funding provided - by third parties (such as New Zealand Transport Agency) remain unchanged over the life of the LTP.

16.4.3 Best available knowledge

The growth projections[6] and capital works programme contained in Council's LTP underlying this policy represent the best available knowledge at the time of writing. These will be updated as better information becomes available and incorporated in the policy at review times.

[6] This policy is using the UoW 2021 high growth scenario.

16.4.4 Changes to capital works programme

Deviations from projected growth rates will result in acceleration or delay of the capital works programme (or the re-sequencing of projects), rather than more significant changes to the overall scope of capital works.

16.4.5 Avoidance of double-dipping

Development contributions will not be sought for projects already funded by other sources, such as external subsidies or financial contributions.

16.5 Identification of risks

The main risks associated with this policy are uncertainty over (i) the rate and timing of growth, and (ii) the exact nature of future growth-related capital works, and their associated cost and timing. In both cases, the most effective risk mitigation strategy is to constantly monitor and update the policy as better information becomes available.

Appendix 1: Development Contribution Levies 2021 Development Contributions Policy - 2024 Enhanced Annual Plan levies 2026/27 Financial Year

The following table illustrates the charges that would be payable for one Household Equivalent Unit (HEU) in each individual catchment.
Dependant on the physical location of an HEU you may be levied more than one catchments levies.

Development contributions effective from 1 July 2026 (charges include GST)

Catchment	District Wide Reserves *	District Wide community facilities	District Wide Roading	Roads and Transport	Stormwater	Wastewater	Water	Total charges
All areas (if not covered below)	$2,408	$2,334	$1,394					**$6,136**
Horotiu **1**	$2,408	$2,334	$1,394	$2,405		$22,536	$522	**$31,599**
Huntly	$2,408	$2,334	$1,394		$9	$7,985	$1,048	**$15,178**
Lorenzen Bay	$2,408	$2,334	$1,394	$2,644	$578	$9,780	$11,014	**$30,152**
Meremere	$2,408	$2,334	$1,394				$15,391	**$21,527**
Ngaruawahia	$2,408	$2,334	$1,394	$606	$805	$12,407	$1,492	**$21,446**
Pokeno	$2,408	$2,334	$1,394	$6,830	$4,600	$7,540	$4,637	**$29,743**
Raglan	$2,408	$2,334	$1,394	$2,644	$578	$9,718	$11,014	**$30,090**
Rangiriri	$2,408	$2,334	$1,394				$15,391	**$21,527**
Southern Districts	$2,408	$2,334	$1,394				$2,730	**$8,866**
Tamahere CLZ	$2,408	$2,334	$1,394	$7,449			$2,730	**$16,315**
Tamahere Subcatchment A	$2,408	$2,334	$1,394	$17,298			$2,730	**$26,164**
Tamahere Subcatchment B	$2,408	$2,334	$1,394	$19,698			$2,730	**$28,564**
Taupiri/ Hopuhopu	$2,408	$2,334	$1,394			$11,622	$1,492	**$19,250**
Te Kauwhata	$2,408	$2,334	$1,394	$3,562	$202	$15,824	$29,643	**$55,367**
Tuakau	$2,408	$2,334	$1,394	$339	$958	$8,913	$5,897	**$22,243**
Whaanga Coast	$2,408	$2,334	$1,394			$35,228		**$41,364**

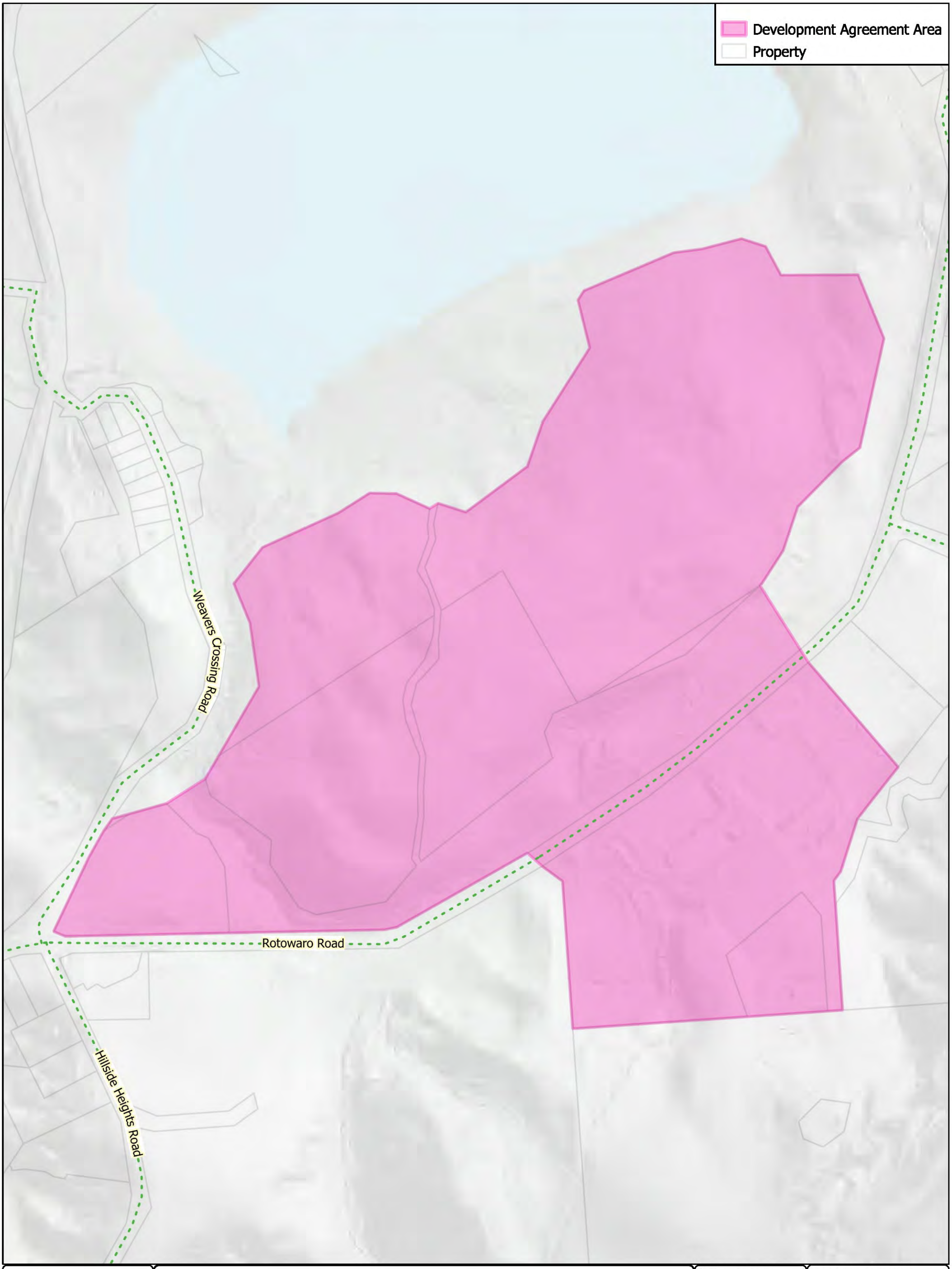
**** Development contributions for reserves must not exceed the greater of:***

a) 7.5% of the value of the additional allotments created by a subdivision; and

b) The value equivalent of 20 square metres of land for each additional household unit or accommodation unit created by the development.

It is the responsibility of the developer to demonstrate that the cap should be applied to the reserves development contribution levies by providing evidence of the value of the land from an approved registered valuer. ***Where a valuation is not provided the charge in the table above will be levied in accordance with section 11 of the Development Contributions Policy .***

1. The Horotiu industrial area is subject to a development agreement. The charges in the table will be charged in addition to any charges determined by the development agreement.

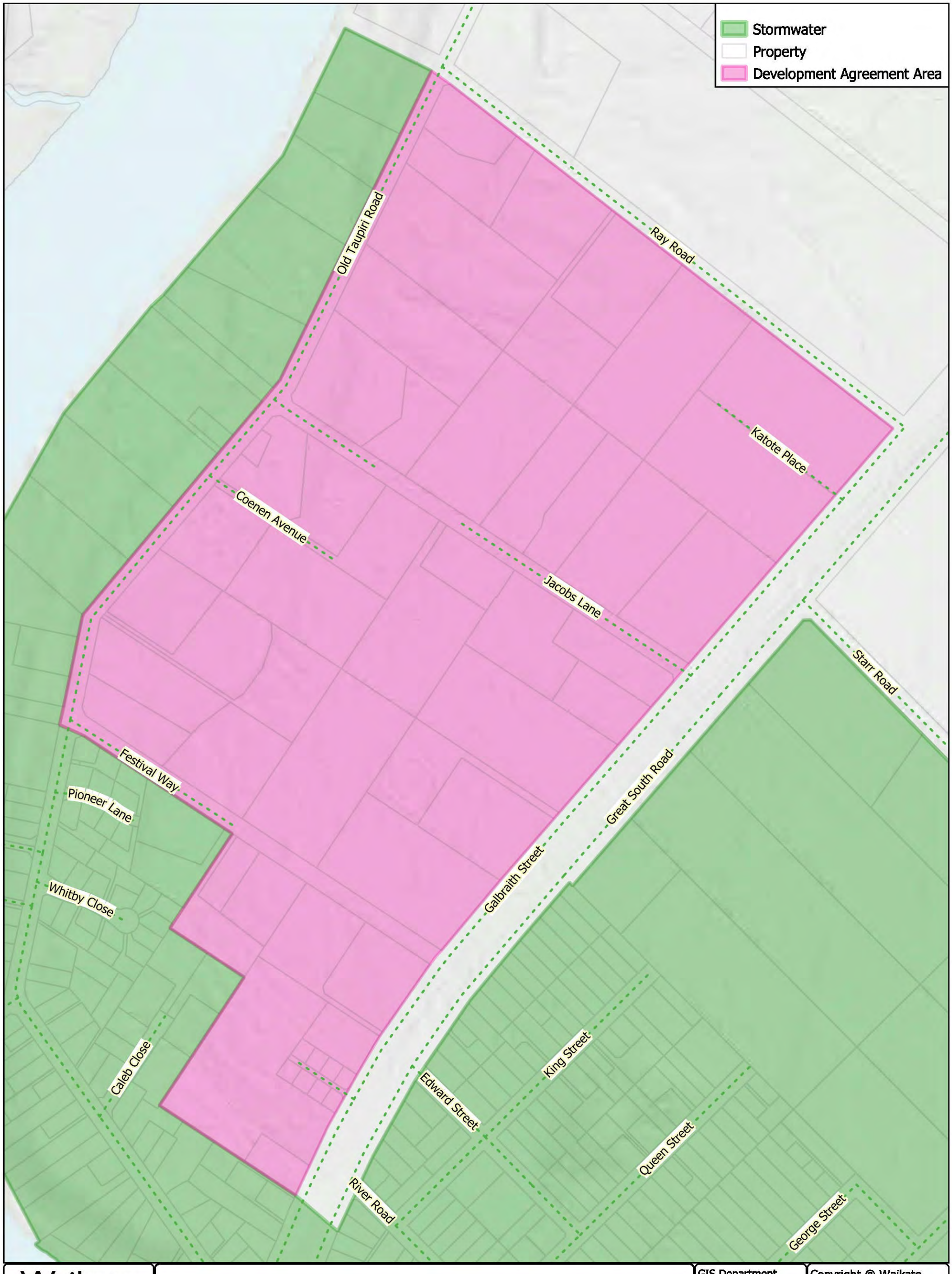


Waikato DISTRICT COUNCIL
Te Kaunihera aa Takiwaa o Waikato

Development Agreement Huntly Roads & Transport

GIS Department
Created By: BI
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Te Kaunihera aa Takiwaa o Waikato

Development Agreement Ngaruawahia Sub Catchment A Stormwater

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Property
Development Agreement Area

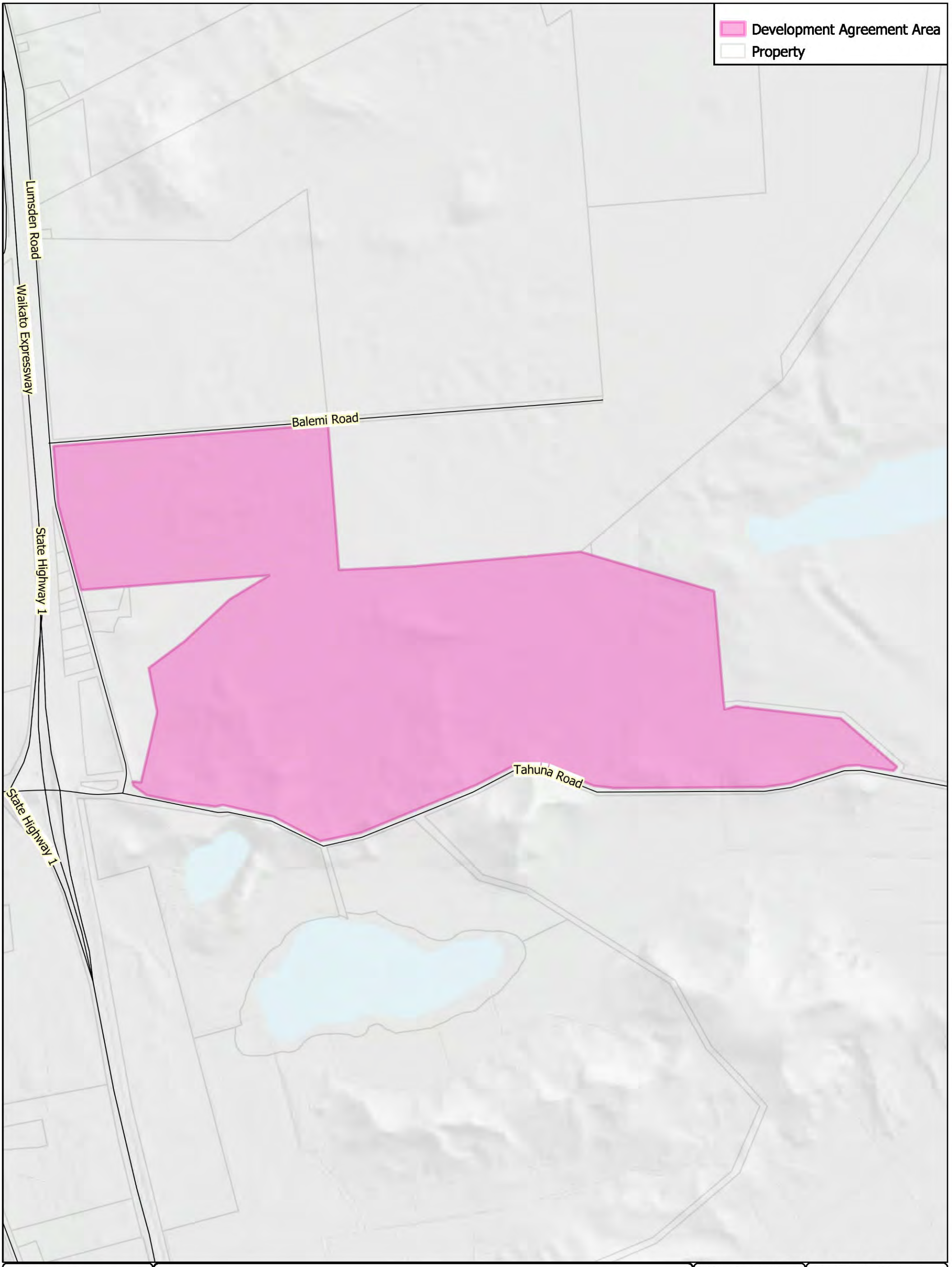
Hakarimata Road
Old Taupiri Road
Ray Road
Katote Place
Coenen Avenue
Great South Road
Jacobs Lane
Starr Road
Festival Way
Pioneer Lane
Whitby Close
Gallbraith Street
Caleb Close
Edward Street
King Street
Queen Street
River Road
George Street
Kent Street

Waikato DISTRICT COUNCIL
Te Kaunihera aa Takiwaa o Waikato

Development Agreement Ngaruawahia Sub Catchment A Roads & Transport

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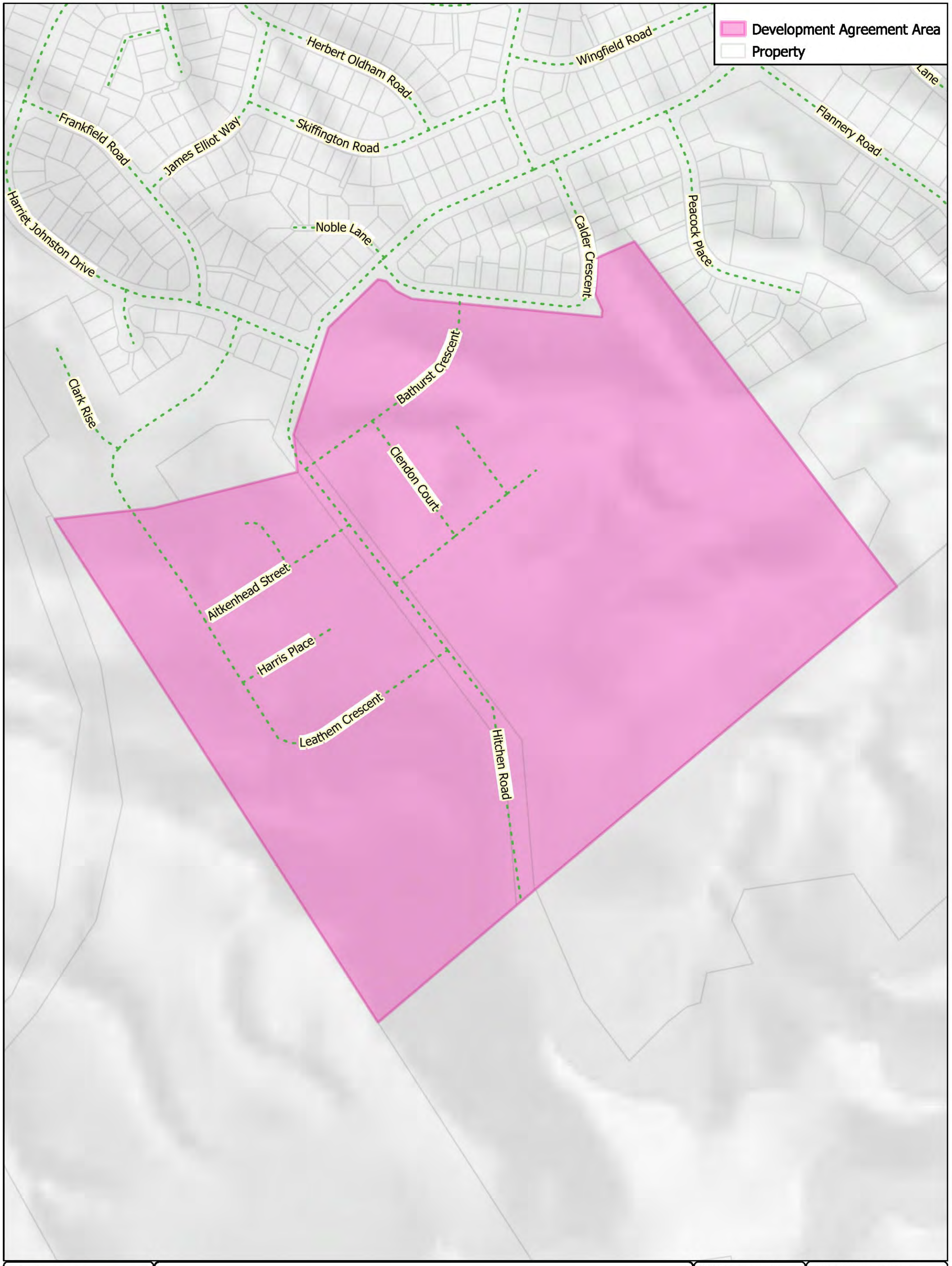


Waikato DISTRICT COUNCIL
Te Kaunihera aa Takiwaa o Waikato

Development Agreement Ohinewai

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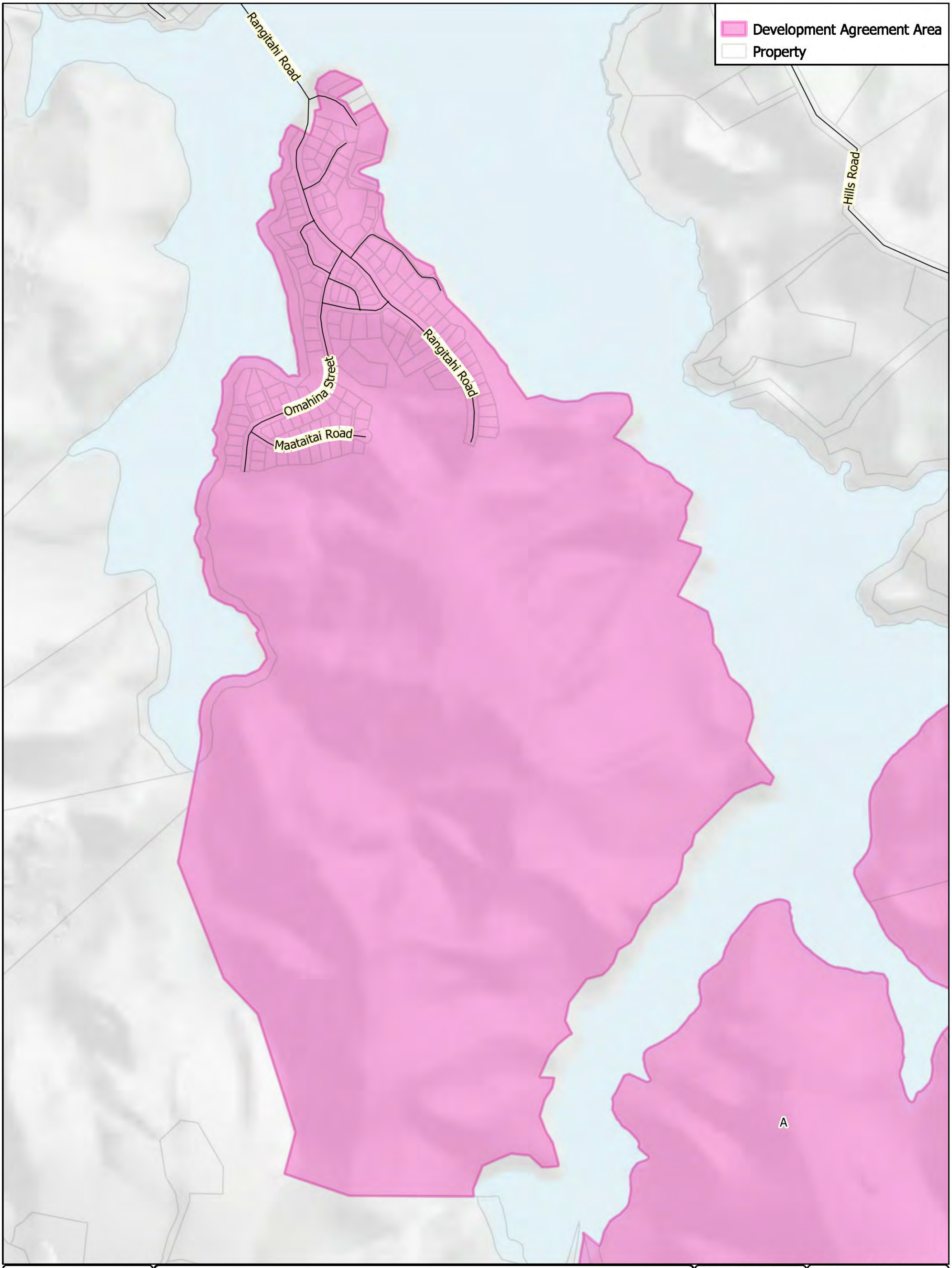


Waikato DISTRICT COUNCIL
Te Kaunihera aa Takiwaa o Waikato

Development Agreement Pokeno

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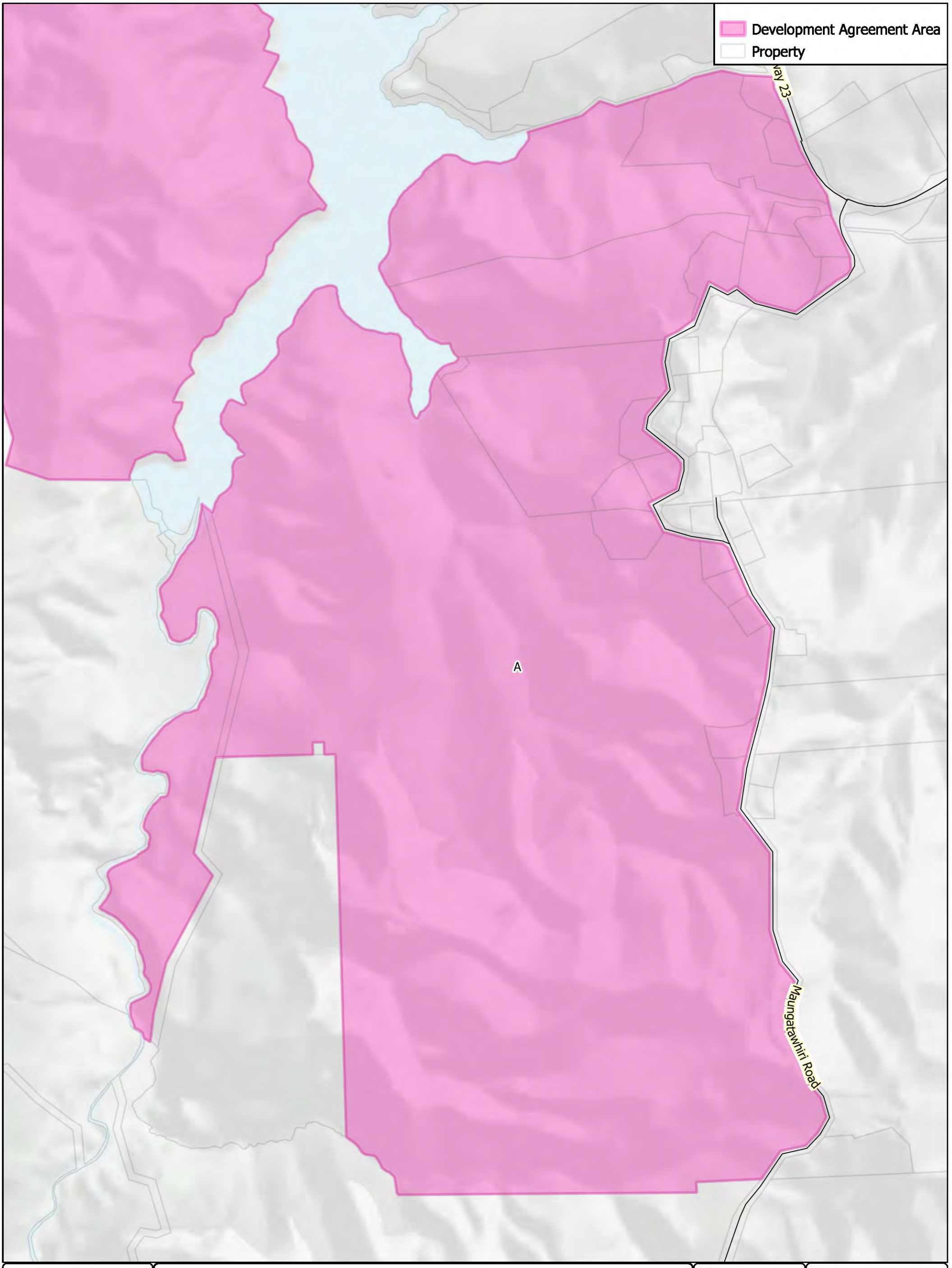


Waikato DISTRICT COUNCIL
Te Kaunihera aa Takiwaa o Waikato

Development Agreement Raglan

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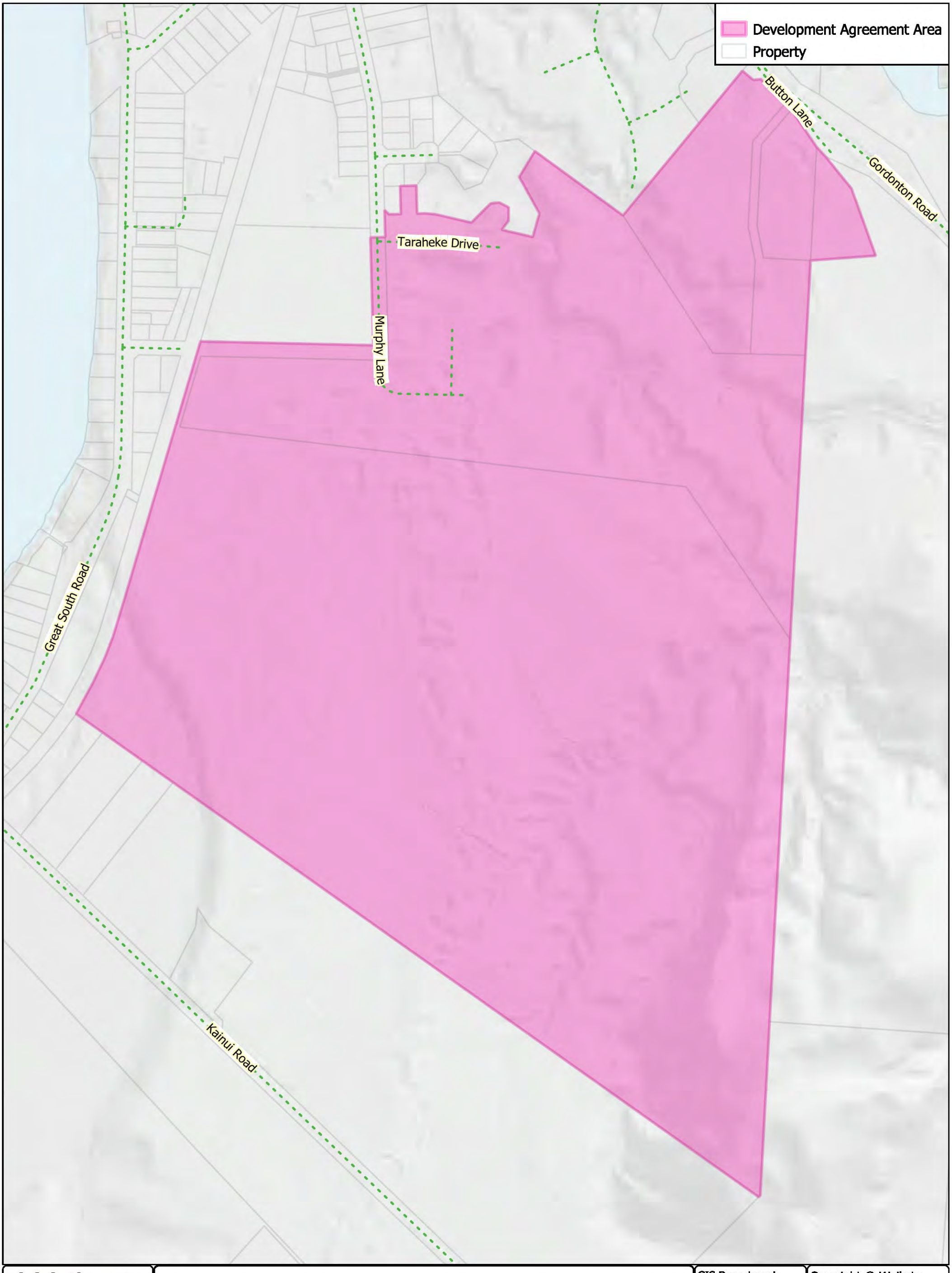


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Te Kaunihera aa Takiwaa o Waikato

Development Agreement Raglan Sub Catchment A Roads And Transport

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Development Agreement Taupiri Roads & Transport

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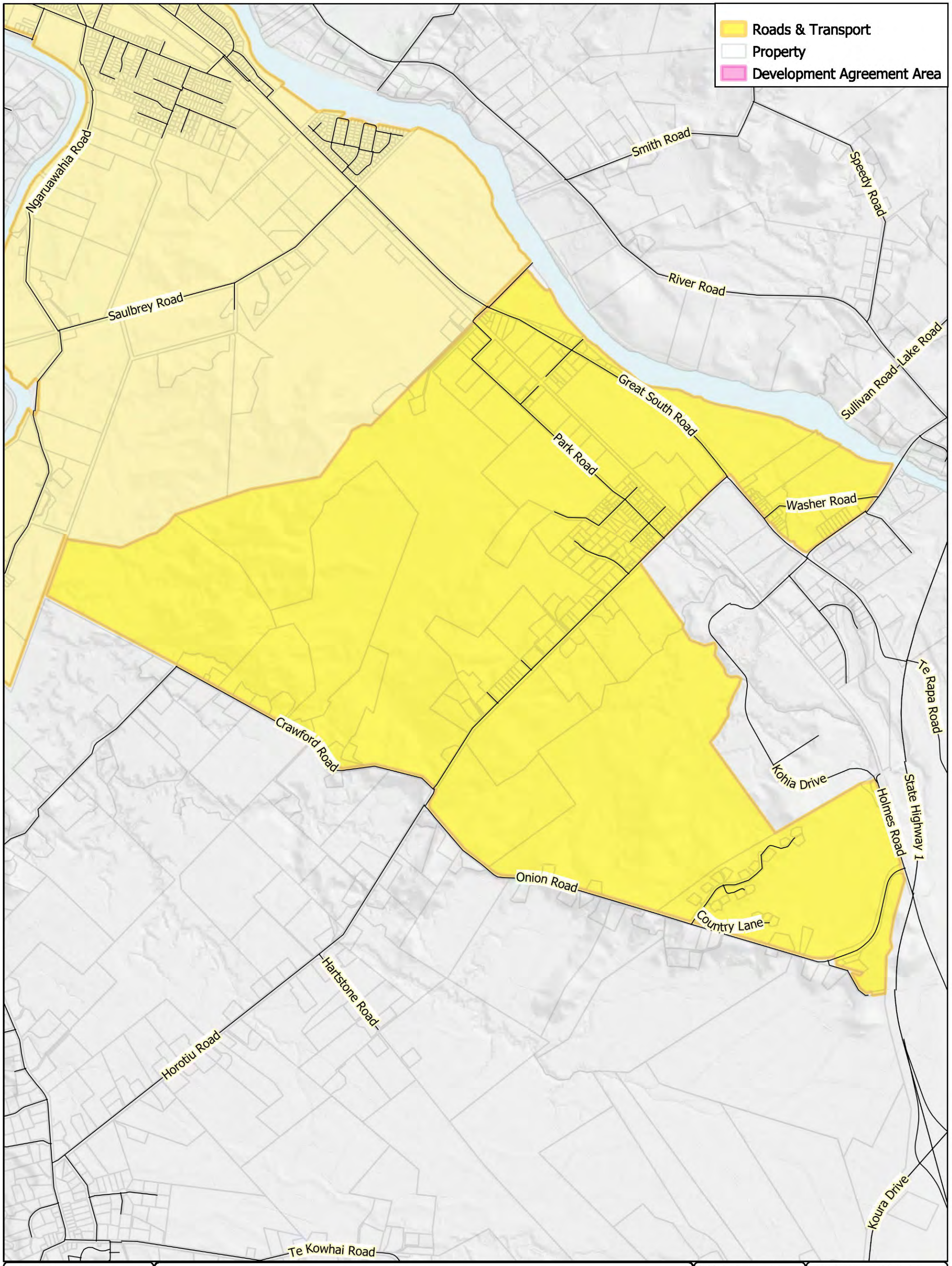


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Te Kaunihera aa Takiwaa o Waikato

Development Agreement Te Kauwhata

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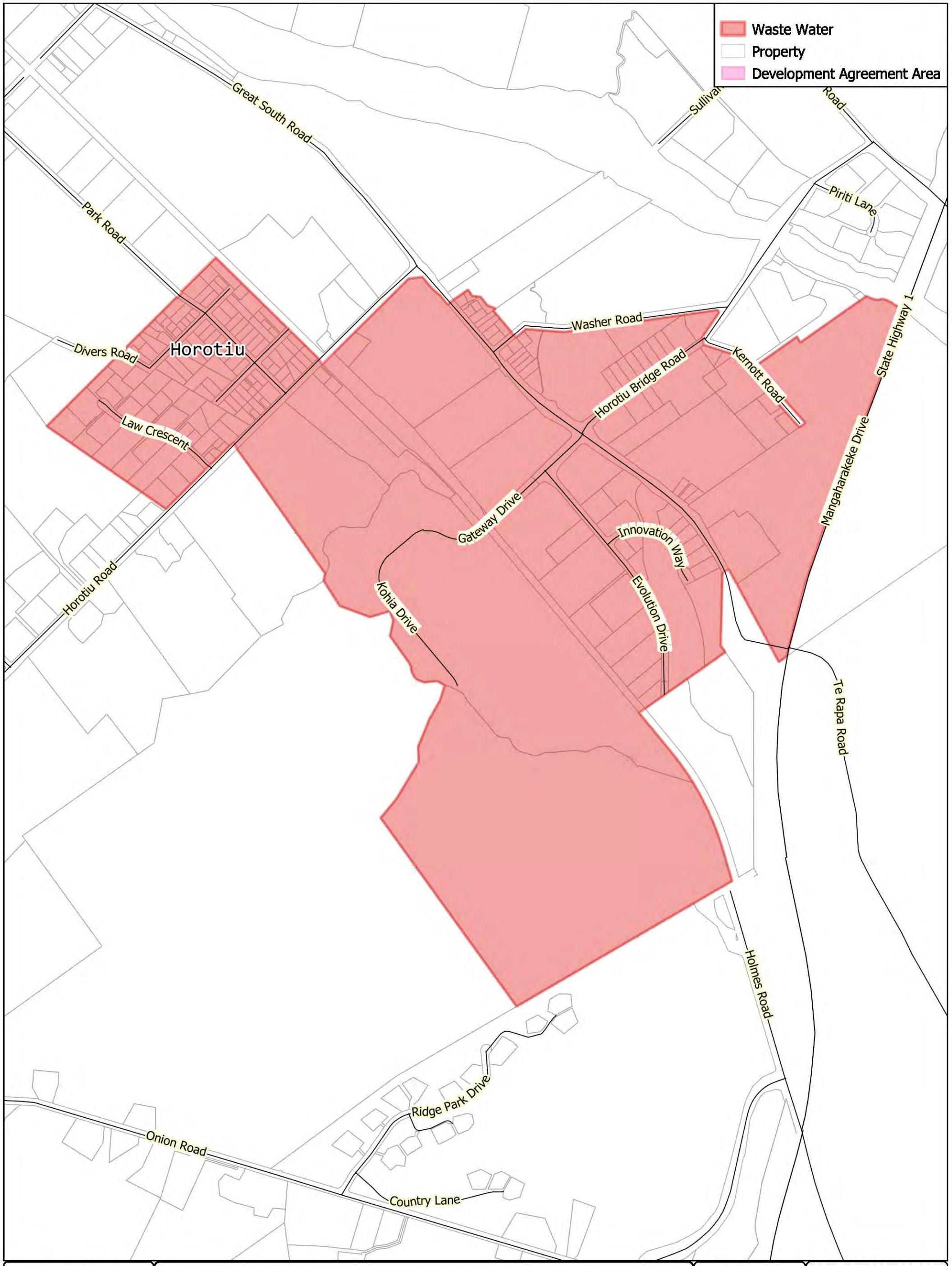


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Te Kaunihera aa Takiwaa o Waikato

Development Contribution Horotiu Roads & Transport

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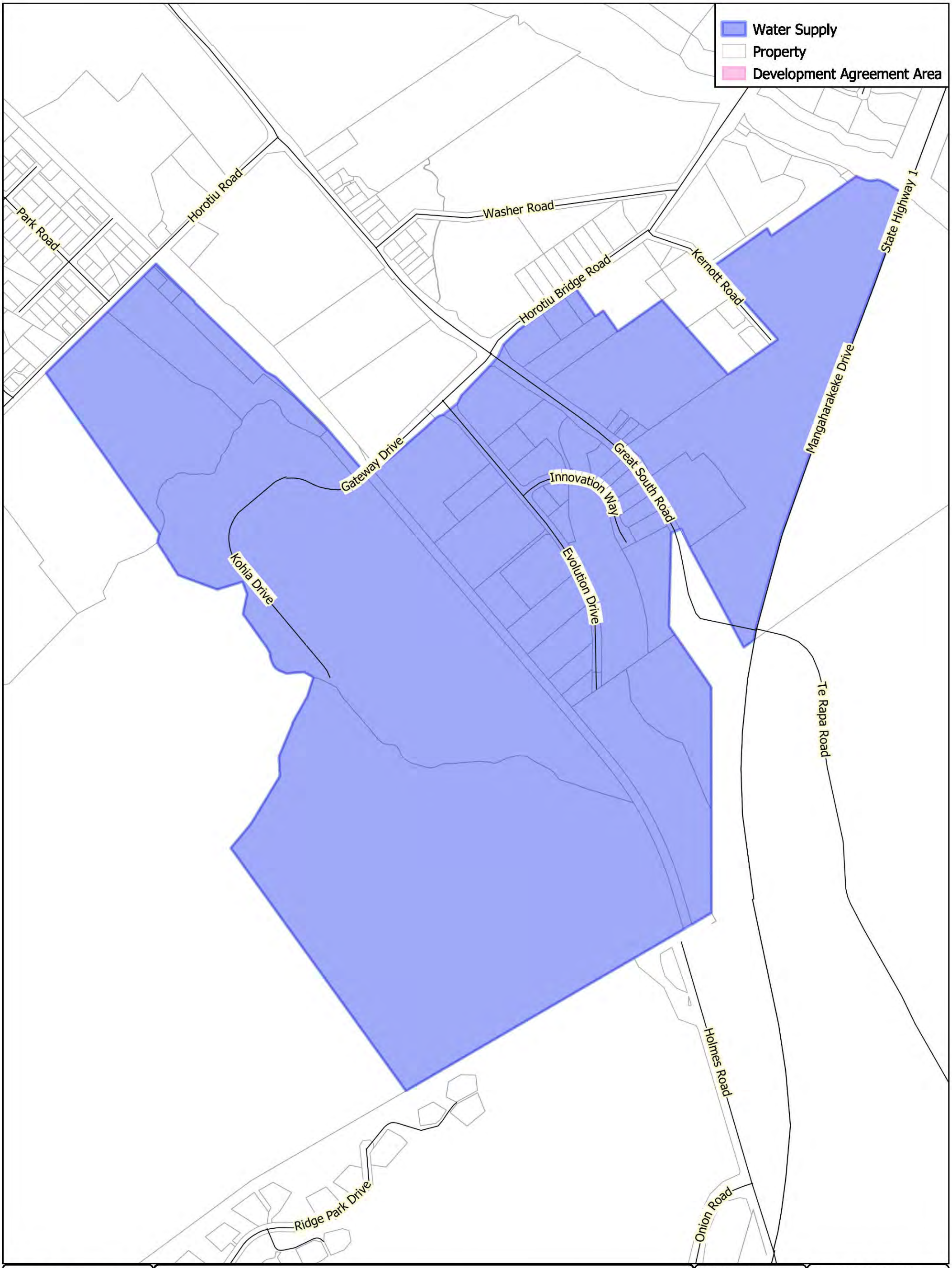


Waikato DISTRICT COUNCIL
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Development Contribution Horotiu Wastewater

GIS Department
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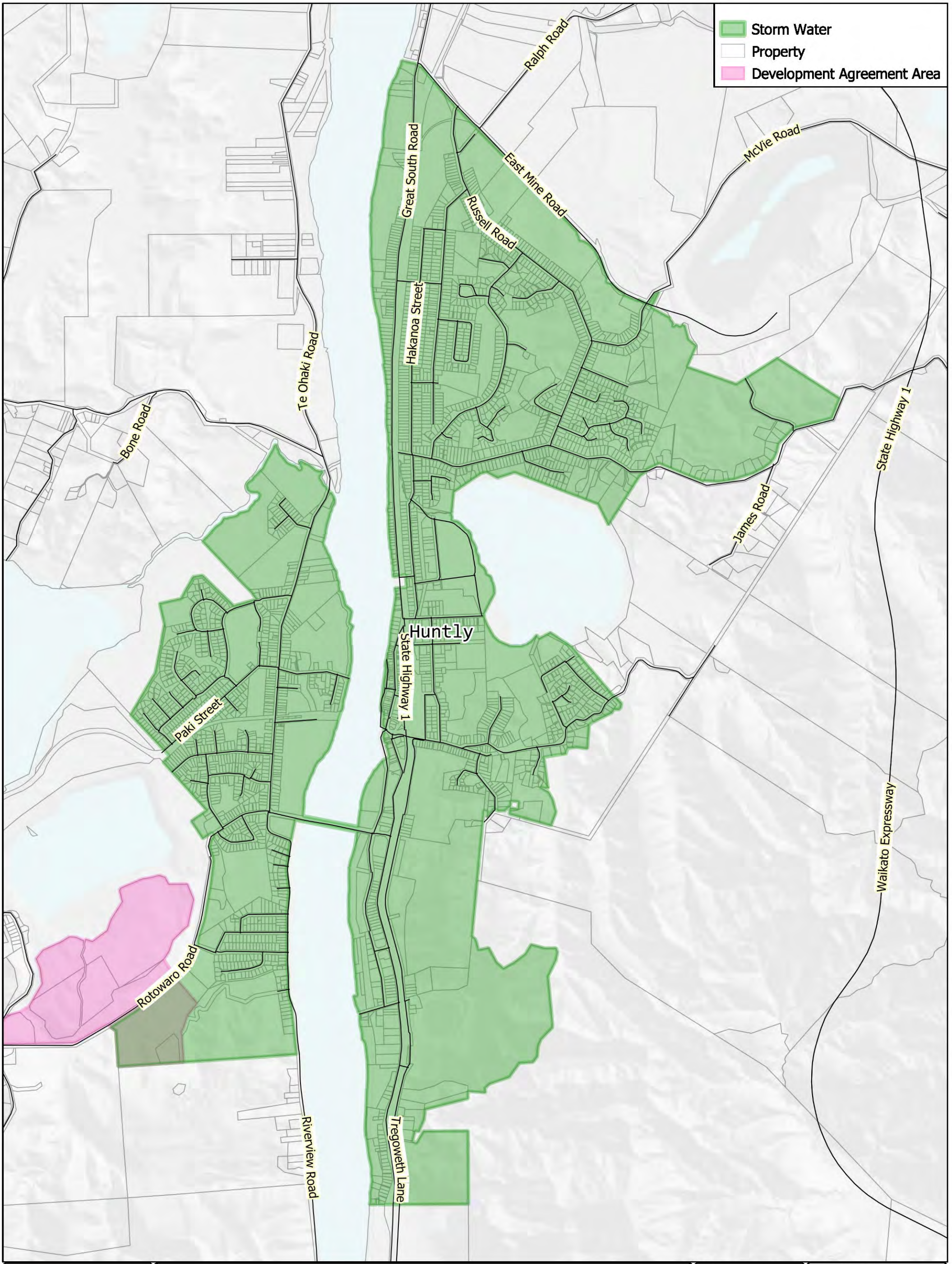


Waikato DISTRICT COUNCIL
Te Kaunihera aa Takiwaa o Waikato

Development Contribution Horotiu Water

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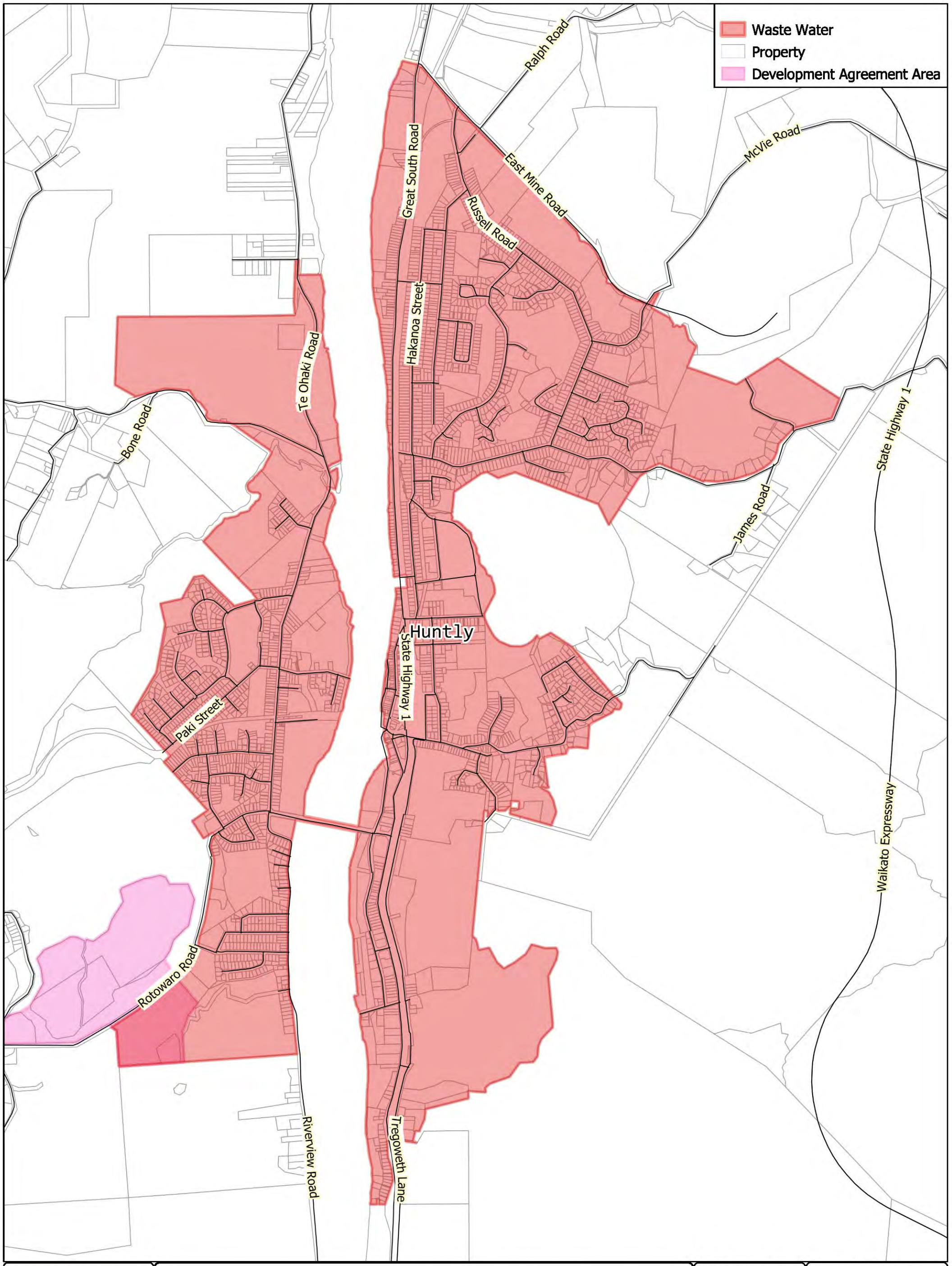


Development Contribution Huntly Stormwater

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Te Kaunihera aa Takiwaa o Waikato

GIS Department
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Date Created: 2021-01-21
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Ref: SBI-307

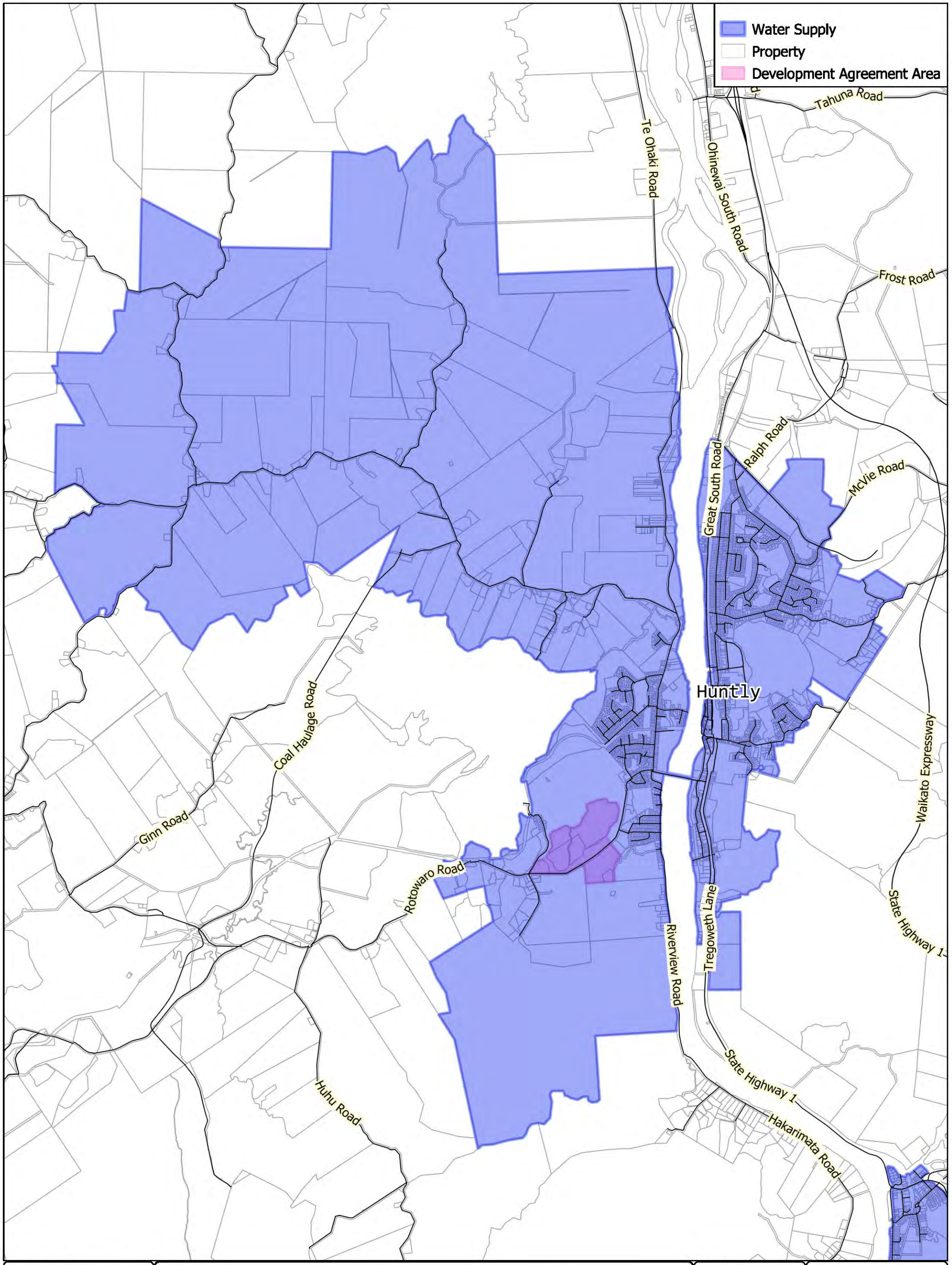
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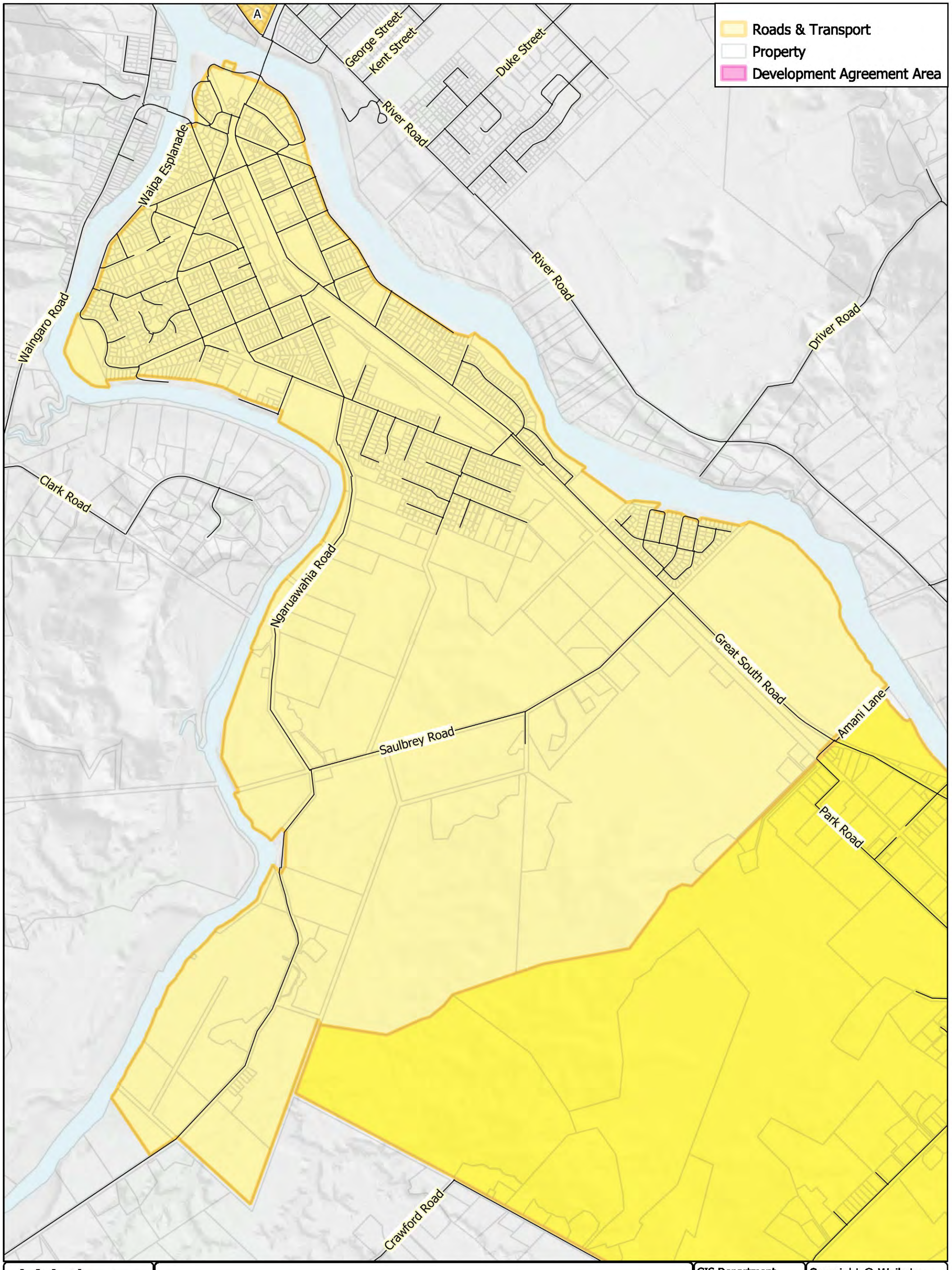


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Te Kaunihera aa Takiwaa o Waikato

Development Contribution Huntly Water

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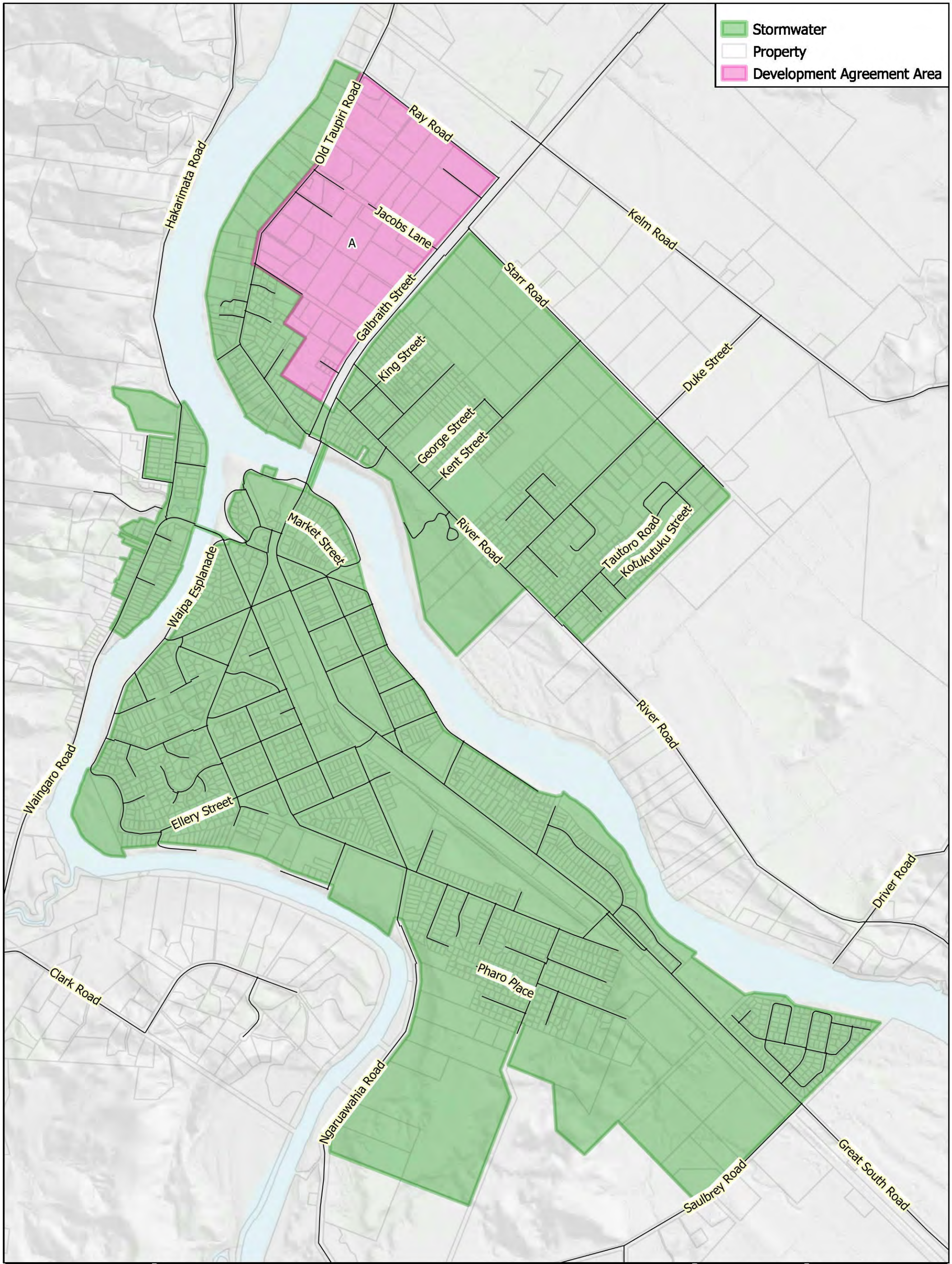


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Te Kaunihera aa Takiwaa o Waikato

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Waste Water
Property
Development Agreement Area

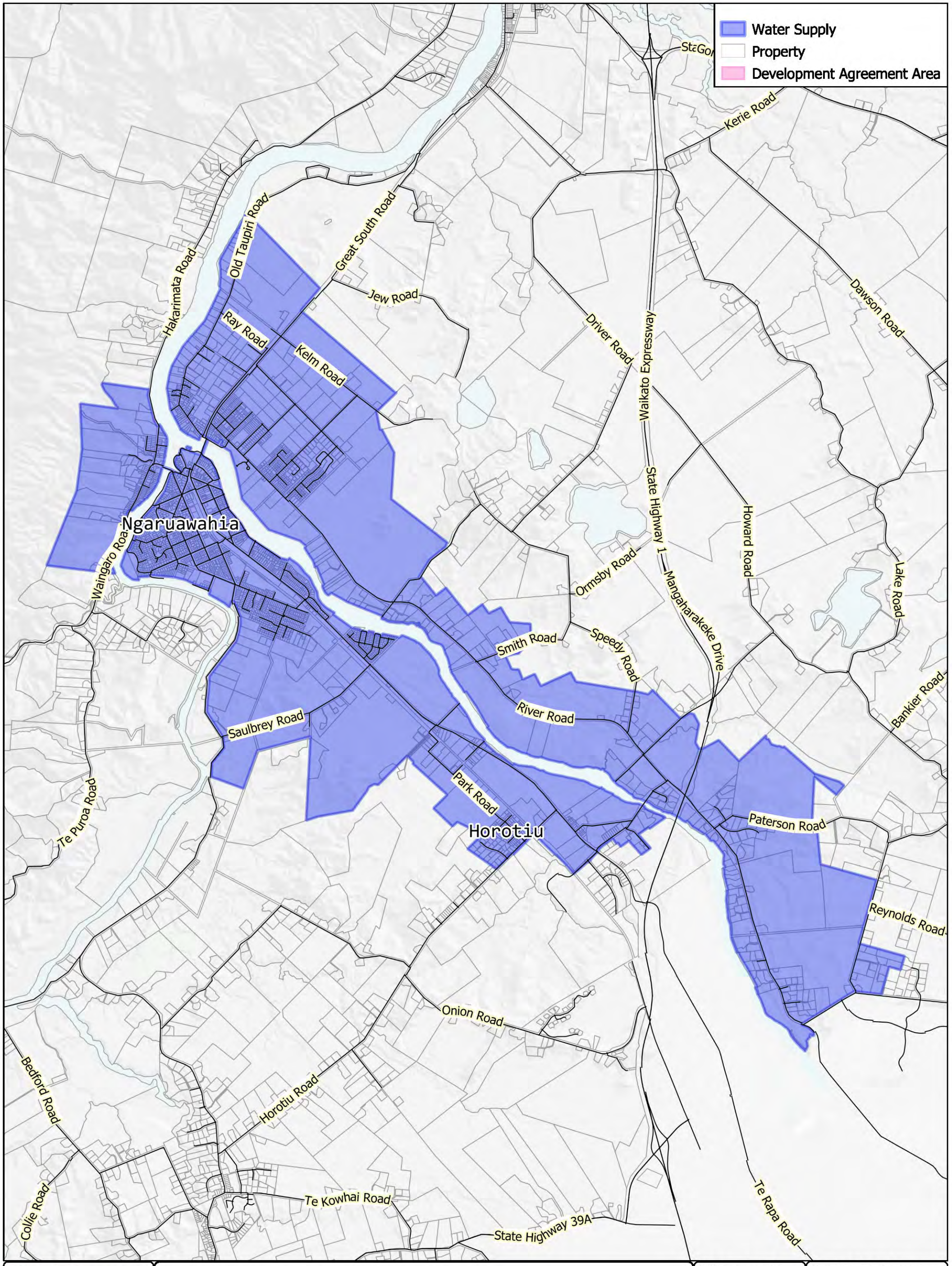
Hakarimata Road
Old Taupiri Road
Ray Road
Jacobs Lane
Kelm Road
Starr Road
Galbraith Street
Duke Street
George Street
Kent Street
Waipa Esplanade
Ngaruawahia
River Road
Waingaro Road
Driver Road
Clark Road
Ngaruawahia Road
Great South Road
Saulbrey Road
Te Puroa Road

Waikato DISTRICT COUNCIL
Te Kaunihera aa Takiwaa o Waikato

Development Contribution Ngaruawahia Wastewater

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Development Contribution Ngaruawahia Water

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Roads & Transport
Property
Development Agreement Area

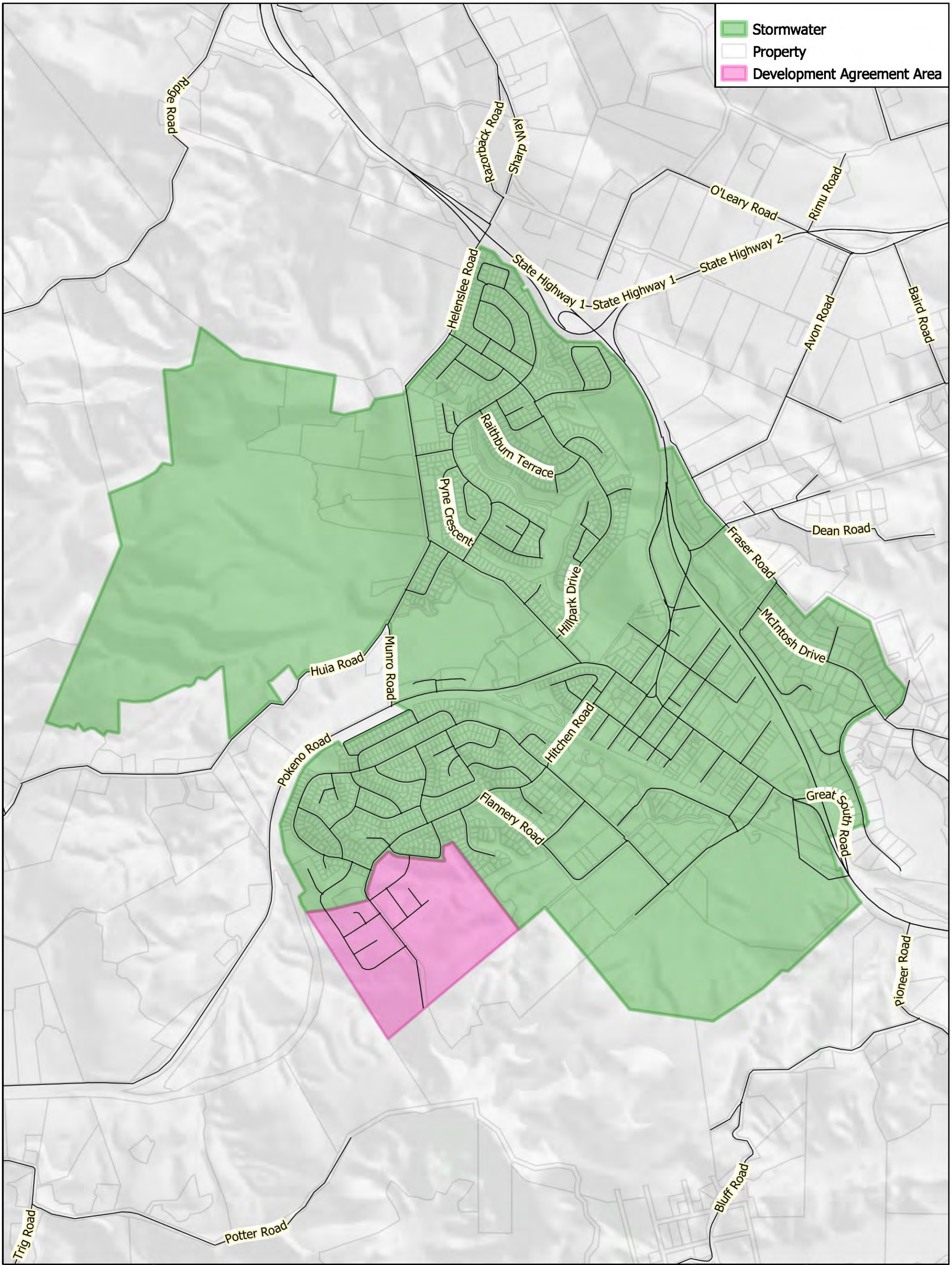
Mkau Road
Razorback Road
Pirrit Road
Ridge Road
Sharp Way
McMillan Road
Irish Road
State Highway 2
O'Leary Road
Rimu Road
State Highway 1
Avon Road
Baird Road
Dean Road
Huia Road
Pokeno Road
Great South Road
Miller Road
Pioneer Road
Bluff Road
Potter Road
Trig Road

Waikato DISTRICT COUNCIL
Te Kaunihera aa Takiwaa o Waikato

Development Contribution Pokeno Roads & Transport

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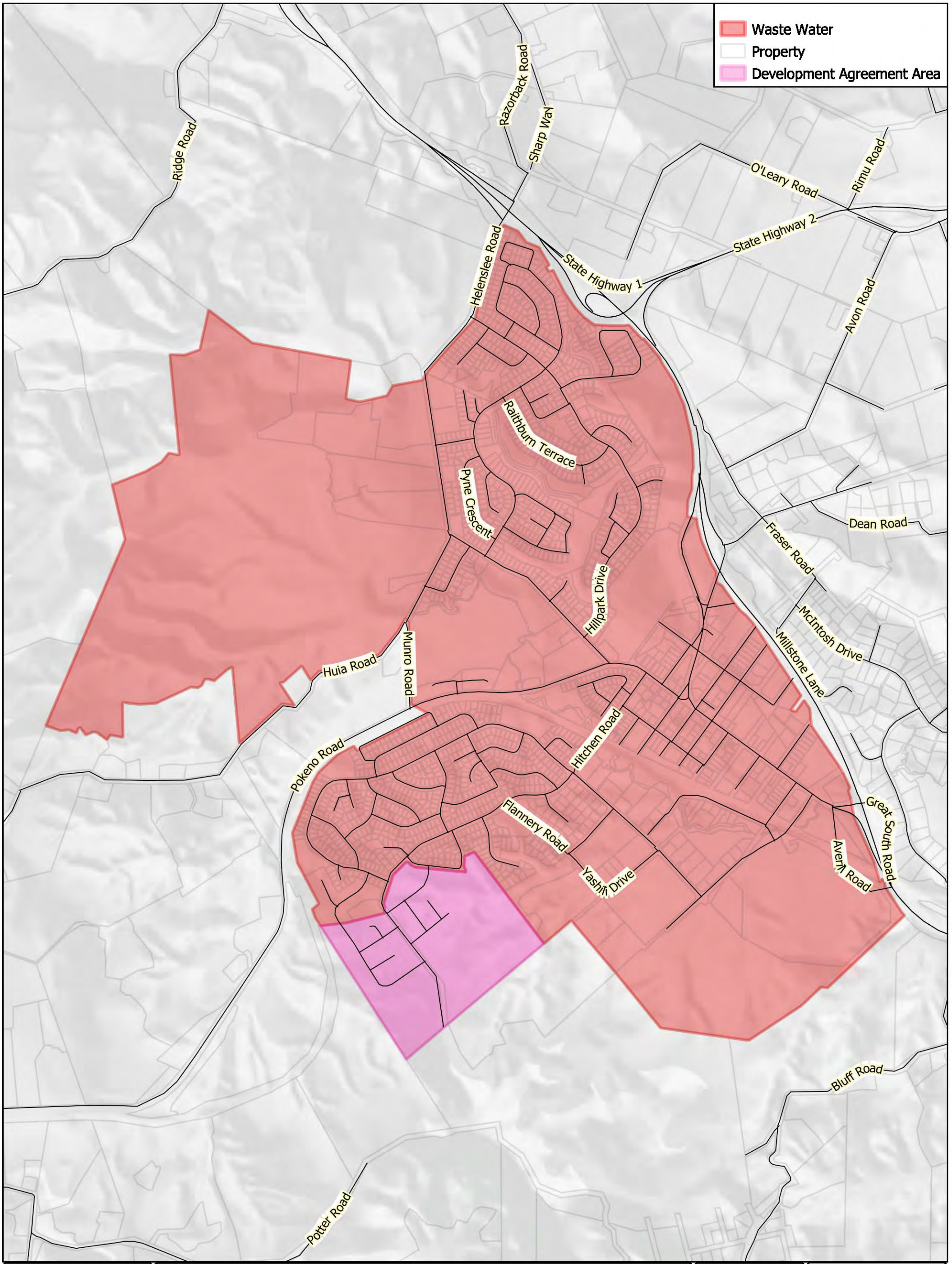


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Te Kaunihera aa Takiwaa o Waikato

Development Contribution Pokeno Stormwater

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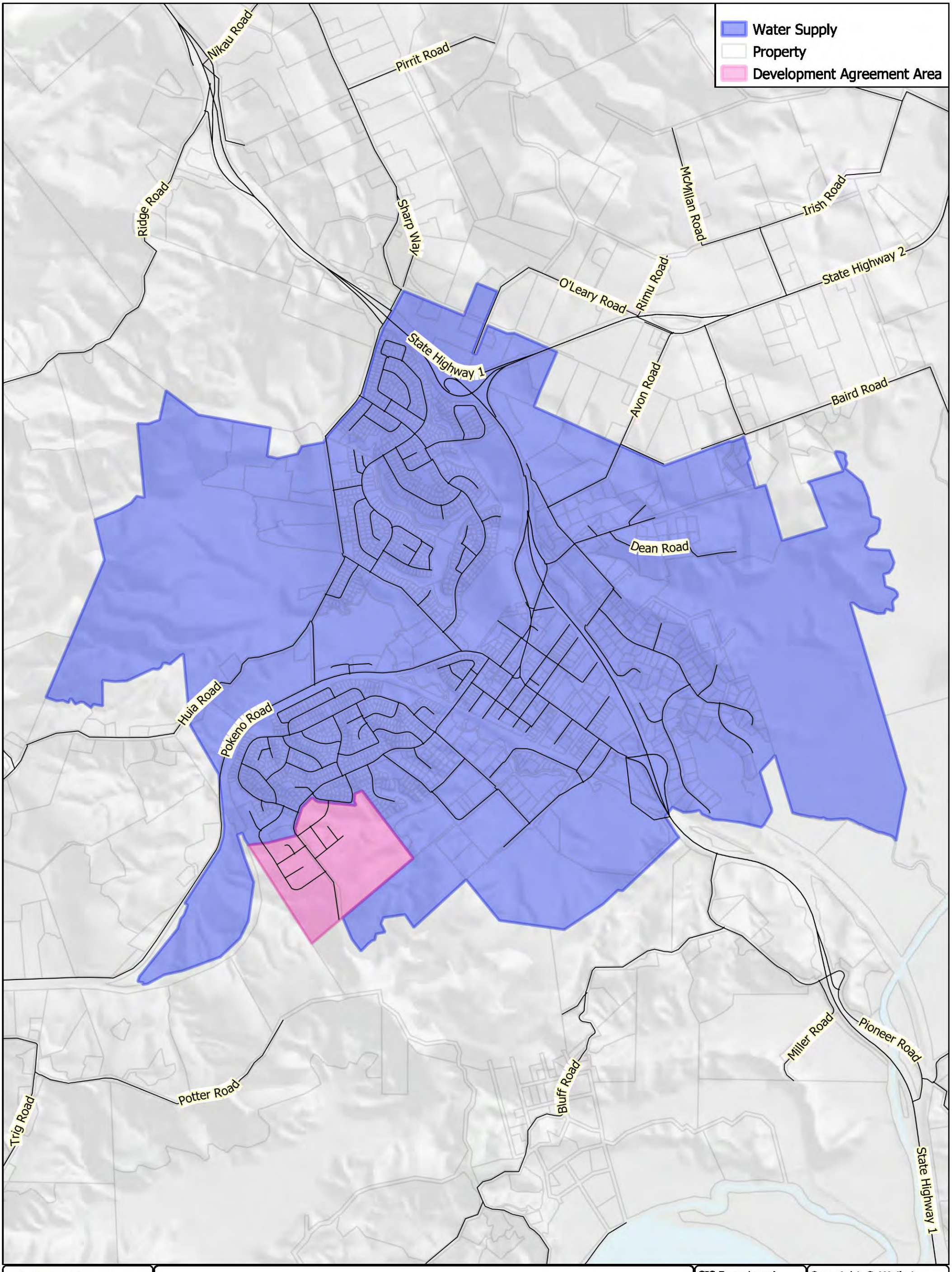


Waikato DISTRICT COUNCIL
Te Kaunihera aa Takiwaa o Waikato

Development Contribution Pokeno Wastewater

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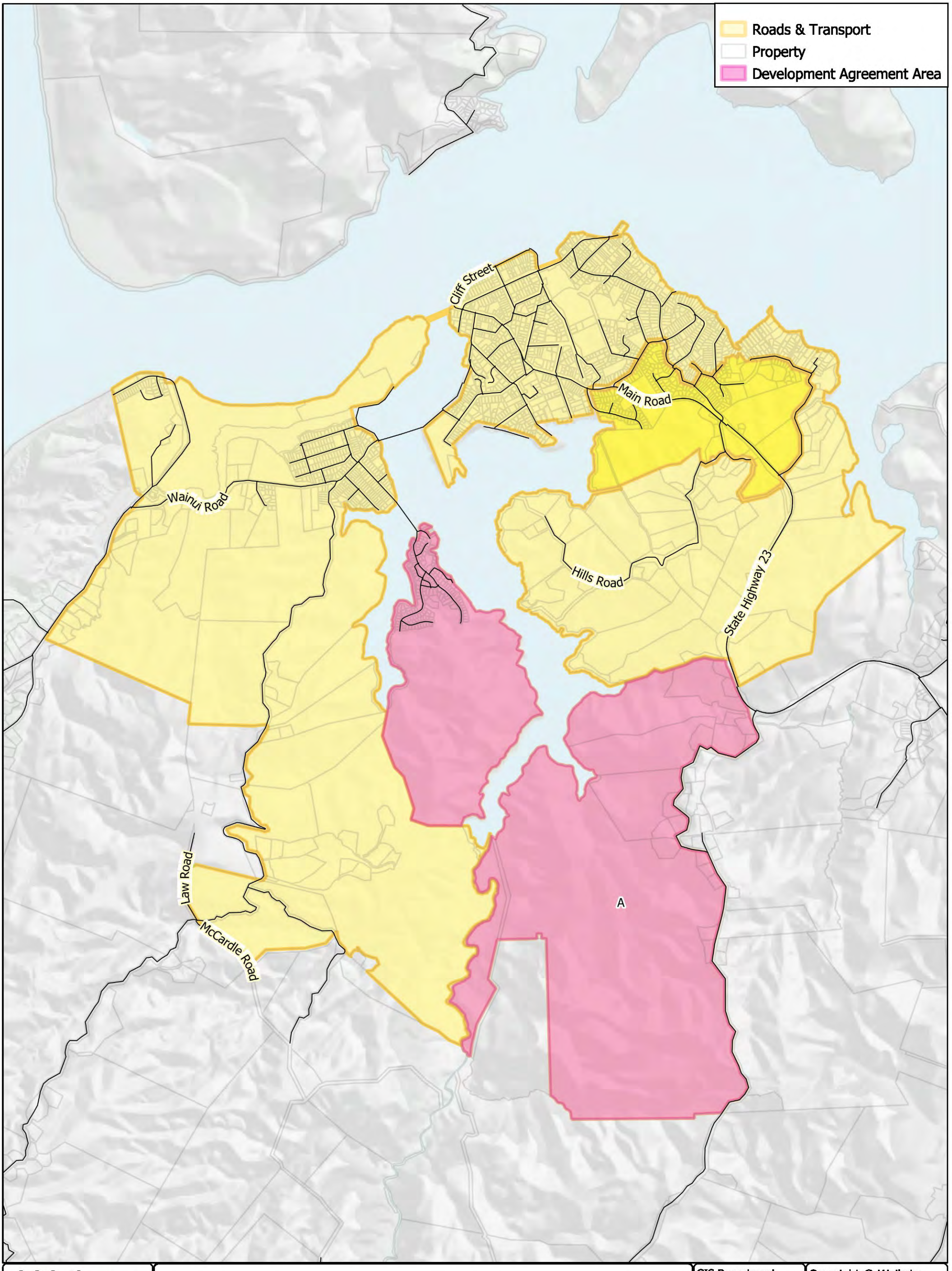


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Te Kaunihera aa Takiwaa o Waikato

Development Contribution Pokeno Water

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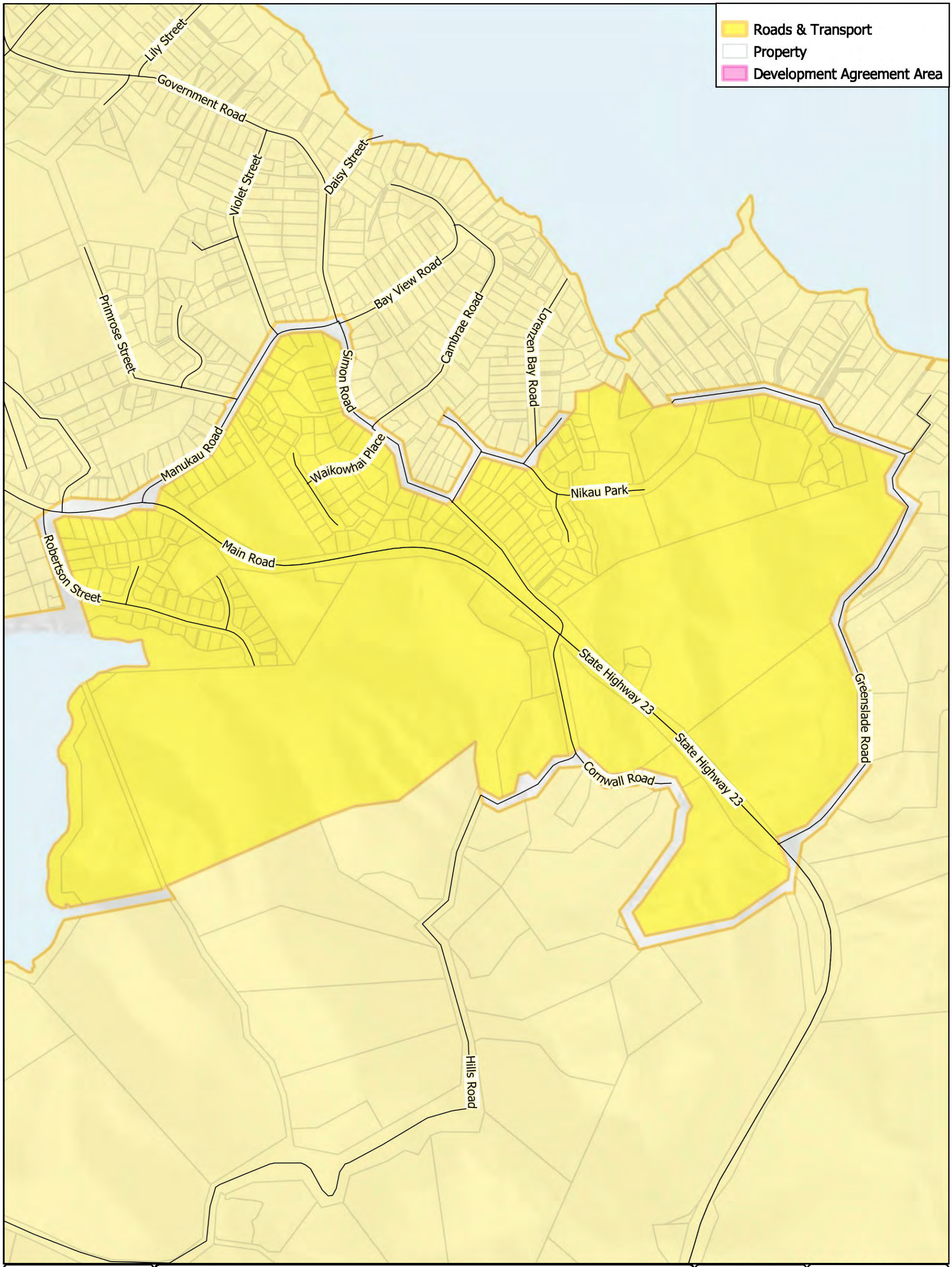


Waikato DISTRICT COUNCIL
Te Kaunihera aa Takiwaa o Waikato

Development Contribution Raglan Roads & Transport

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Te Kaunihera aa Takiwaa o Waikato

Development Contribution Lorenzen Bay Roads & Transport

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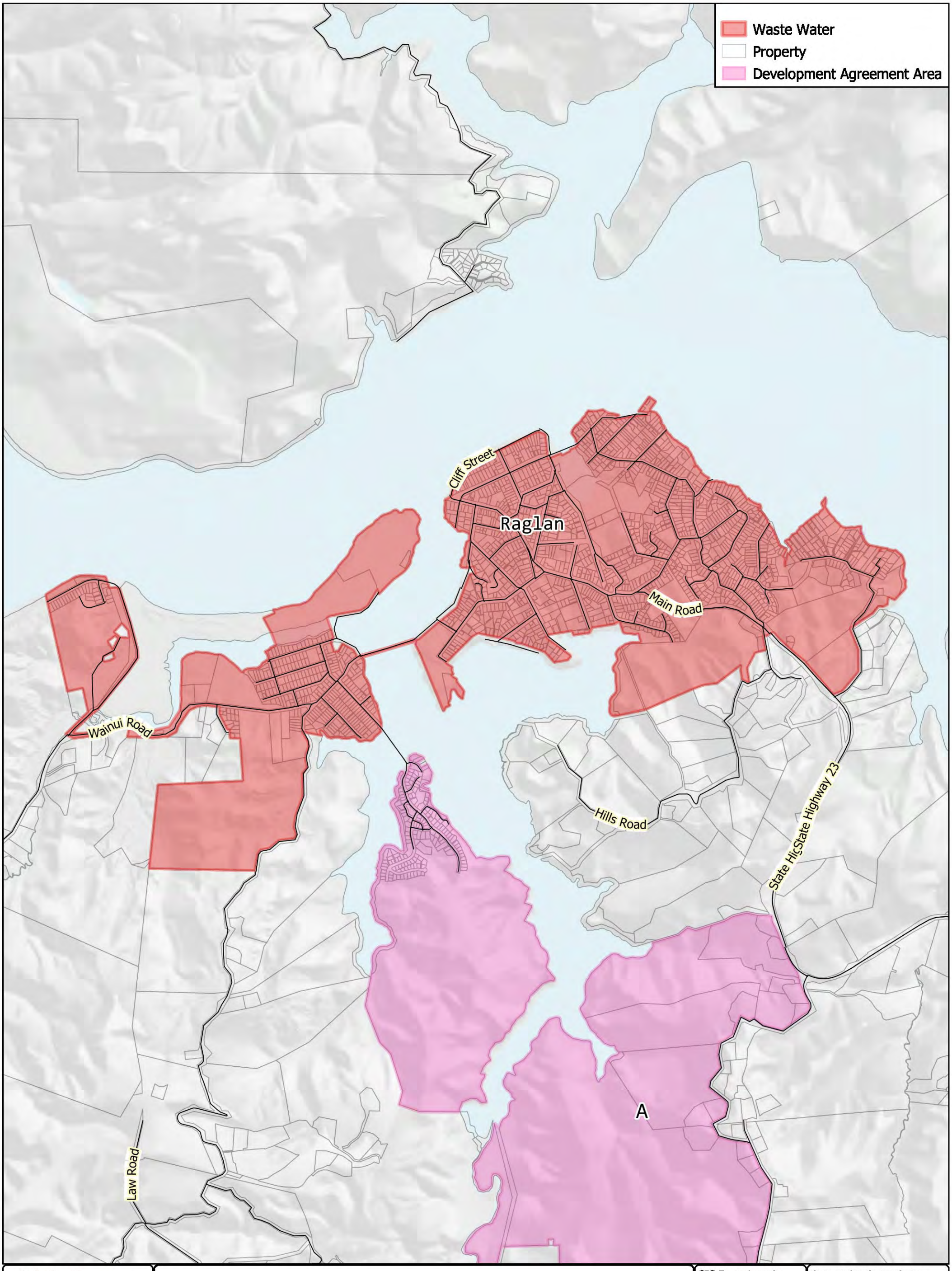
Cliff Street
Raglan
Main Road
Wainui Road
Hills Road
State HighState Highway 23
A
Law Road

Waikato DISTRICT COUNCIL
Te Kaunihera aa Takiwaa o Waikato

Development Contribution Raglan Stormwater

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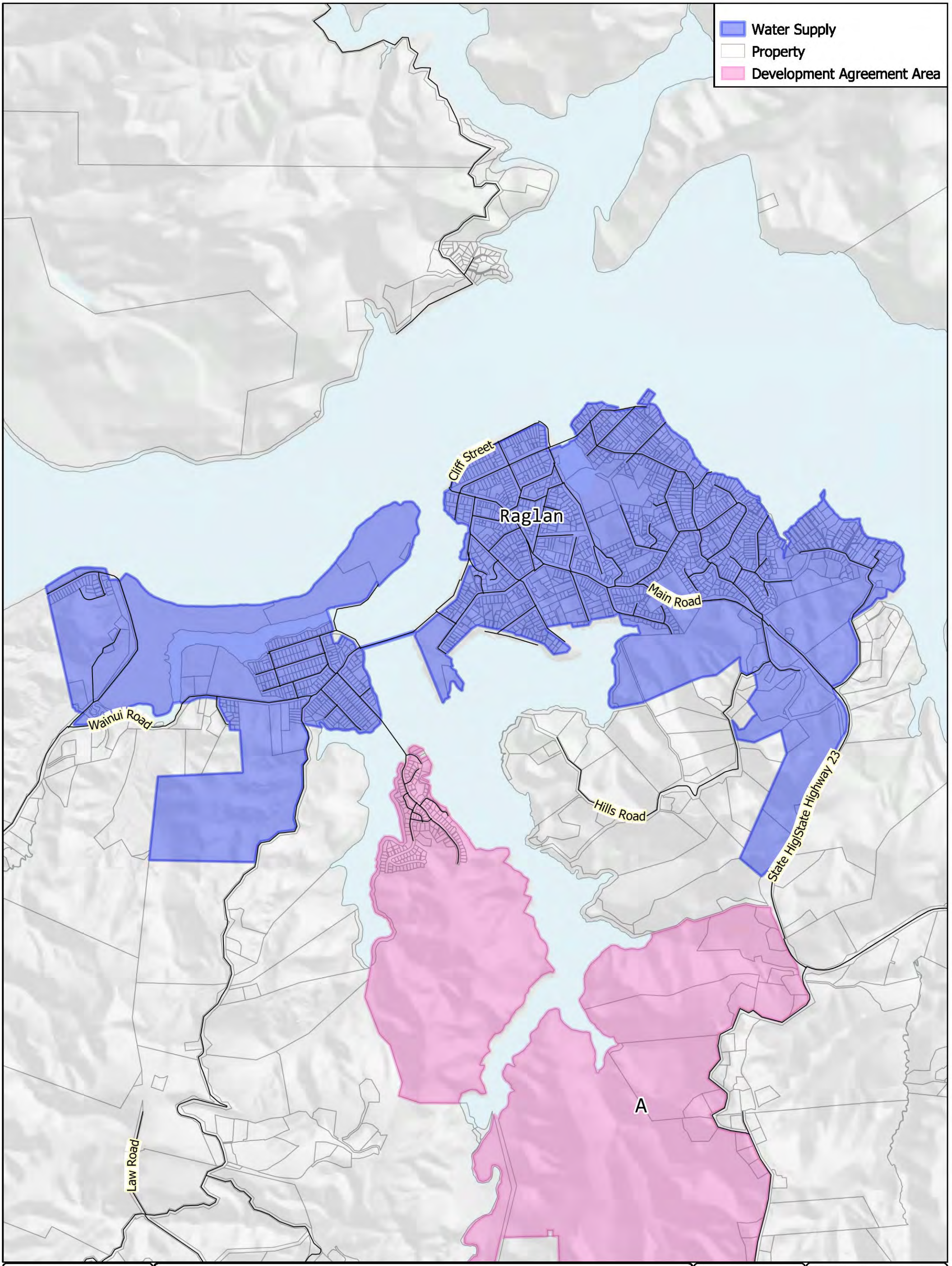


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Te Kaunihera aa Takiwaa o Waikato

Development Contribution Raglan Wastewater

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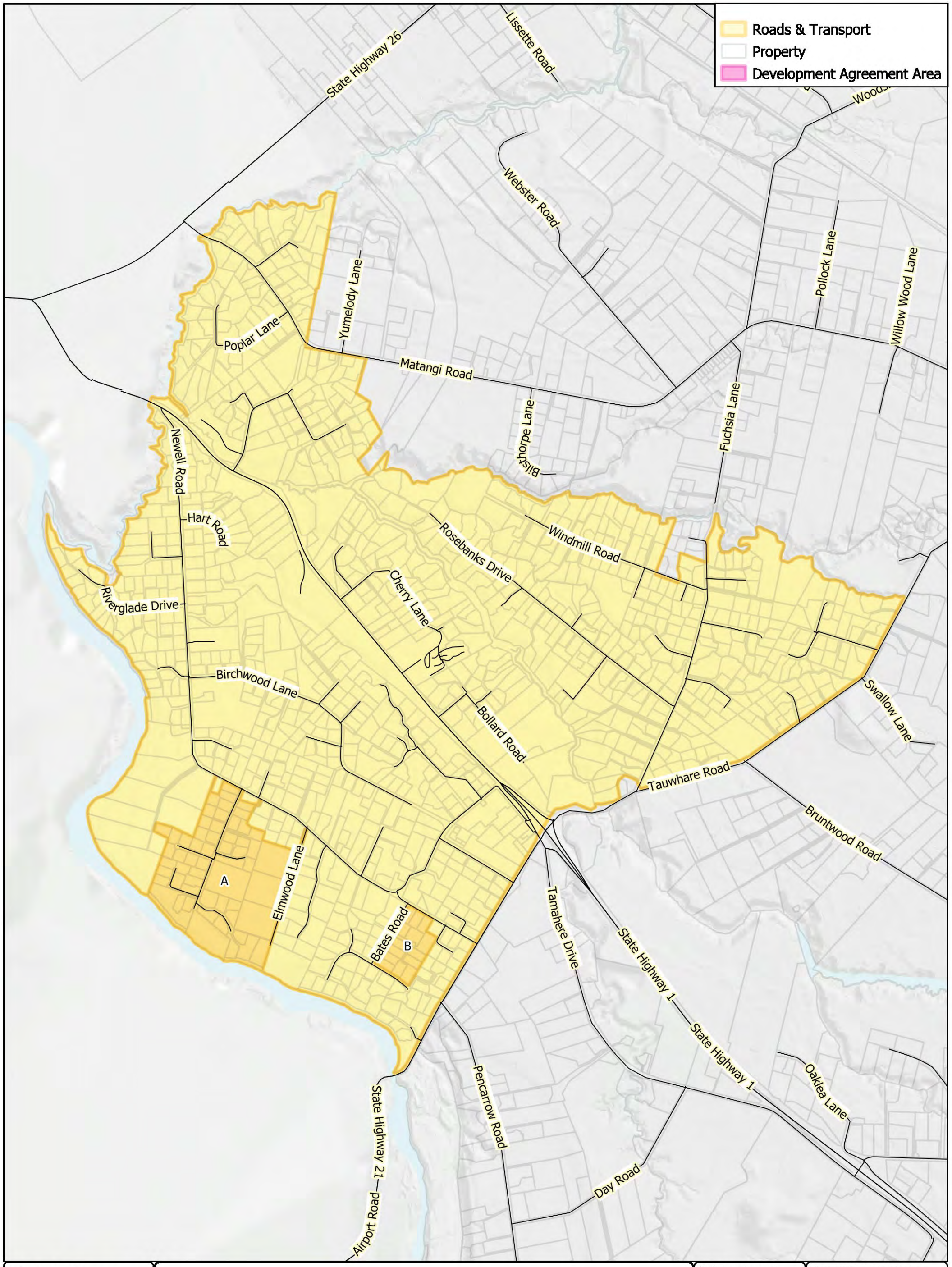


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Te Kaunihera aa Takiwaa o Waikato

Development Contribution Raglan Water

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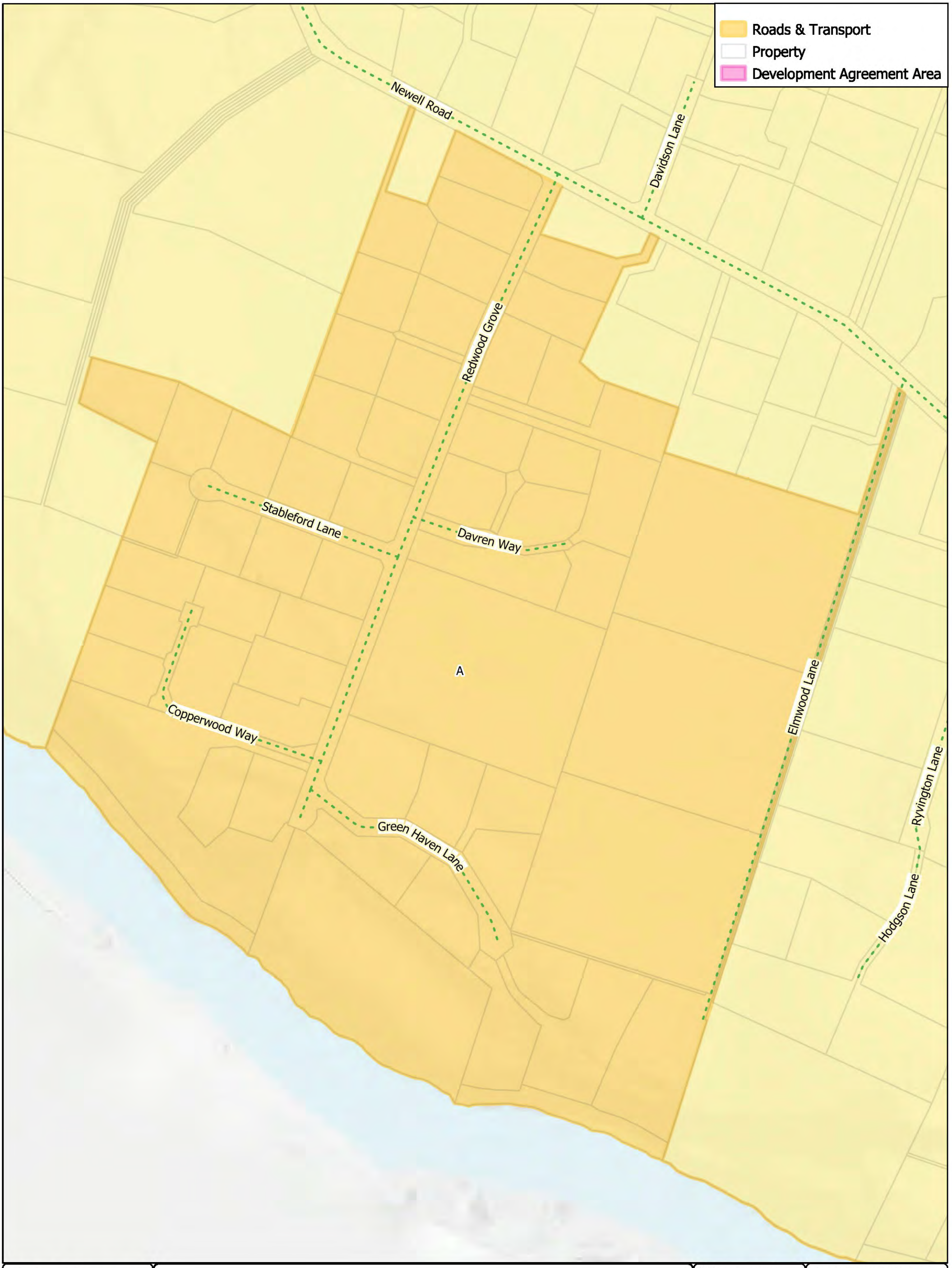


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Te Kaunihera aa Takiwaa o Waikato

Development Contribution Tamahere Roads & Transport

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Development Contribution Tamahere Sub Catchment A Roads & Transport

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Water Supply
Property
Development Agreement Area

Gower Road
Lake Road
Bankier Road
Ballard Road
Peach Road
Gordonton
Middle Road
Woodlands Road
Valintine Road
Taylor Road
Reid Road
Shewan Road
Piako Road
Waverley Road
Sainsbury Road
Seddon Road
Kiroa Road
Telephone Roadway 1B
Puketaha Road
Holland Road
Eureka Road
Craig Road
Vaile Road
Hamilton
Hoeka Road
Victoria Road
Ringer Road
Bellevue Road
Lee Martin Road
Bruntwood Road
Pickering Road
Day Road
State Highway 1
Waikato Expressway
Hooker Road

Waikato District Council
Te Kaunihera aa Takiwaa o Waikato

Development Contribution Southern Districts Water

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Waste Water
Property
Development Agreement Area

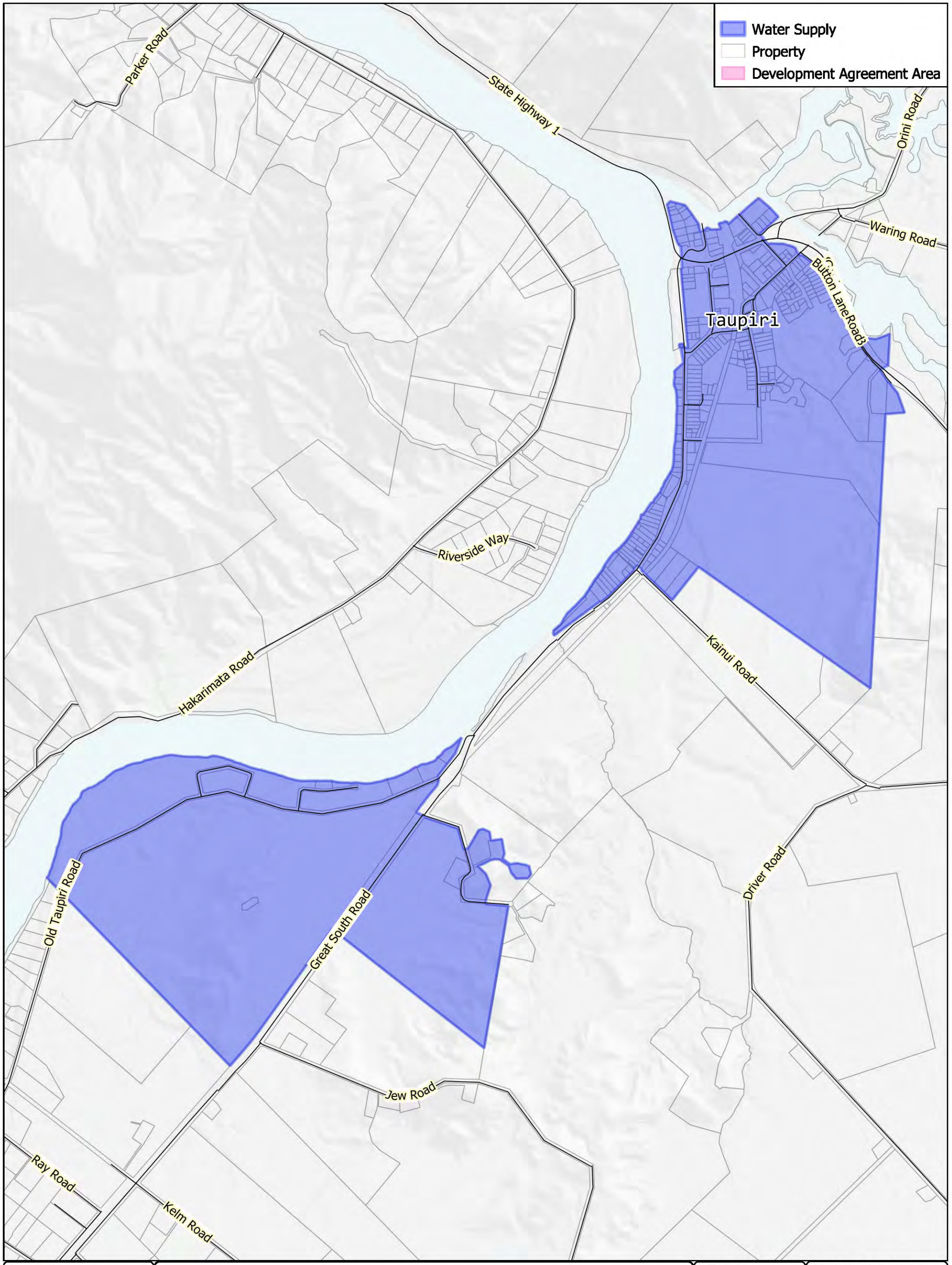
Parker Road
State Highway 1
Orini Road
Waring Road
Button Lane
Road3
Taupiri
Riverside Way
Hakarimata Road
Kainui Road
Old Taupiri Road
Great South Road
Driver Road
Jew Road
Ray Road
Kelm Road

Waikato DISTRICT COUNCIL
Te Kaunihera aa Takiwaa o Waikato

Development Contribution Hopuhopu & Taupiri Wastewater

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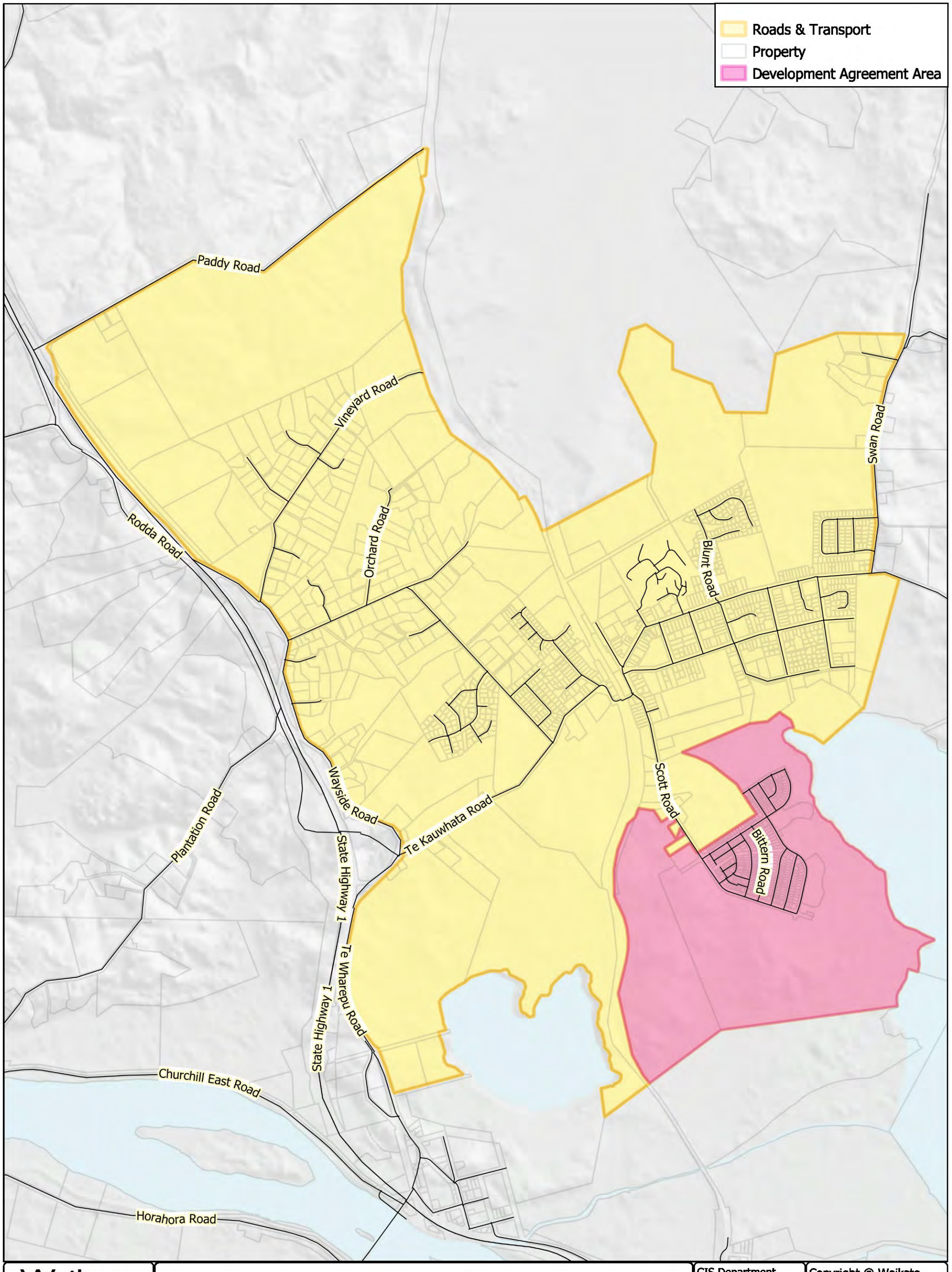


Waikato DISTRICT COUNCIL
Te Kaunihera aa Takiwaa o Waikato

Development Contribution Hopuhopu & Taupiri Water

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Te Kaunihera aa Takiwaa o Waikato

Development Contribution Te Kauwhata Roads & Transport

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Storm Water
Property
Development Agreement Area

Vineyard Road
Orchard Road
Moorfield Road
Travers Road
Wayside Road
Rodda Road
Te Kauwhata Road
State Highway 1
Te Wharepu Road
Awanui Avenue
Blunt Road
Waerenga Road
Te Kauwhata
Saleyard Road
Main Road
Mahi Road
Arthur Street
Roto Street
Rata Street
Swan Road
Scott Road
Rimu Street
Bittern Road
Panewaka Street
Pa Ariki Road
Whites Way

Waikato DISTRICT COUNCIL
Te Kaunihera aa Takiwaa o Waikato

Development Contribution Te Kauwhata Stormwater

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Waste Water
Property
Development Agreement Area

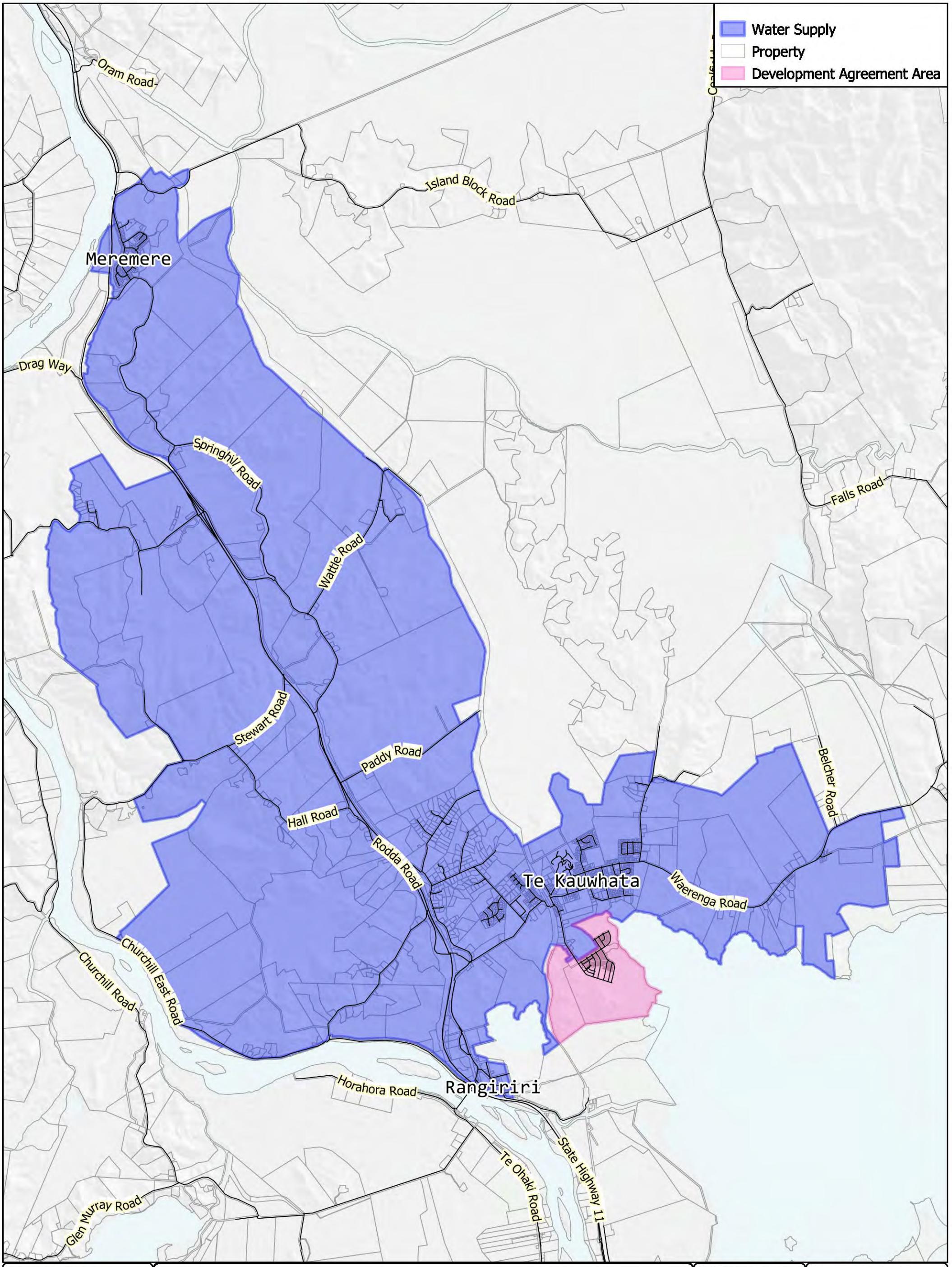
Vineyard Road
Orchard Road
Moorfield Road
Travers Road
Wayside Road
Rodda Road
Te Kauwhata Road
State Highway 1
Te Wharepu Road
Saleyard Road
Main Road
Mahi Road
Scott Road
Awanui Avenue
Blunt Road
Swan Road
Waerenga Road
Te Kauwhata
Arthur Street
Rata Street
Roto Street
Rimu Street
Bittern Road
Panewaka Street
Pa Ariki Road
Whites Way

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Te Kaunihera aa Takiwaa o Waikato

Development Contribution Te Kauwhata Wastewater

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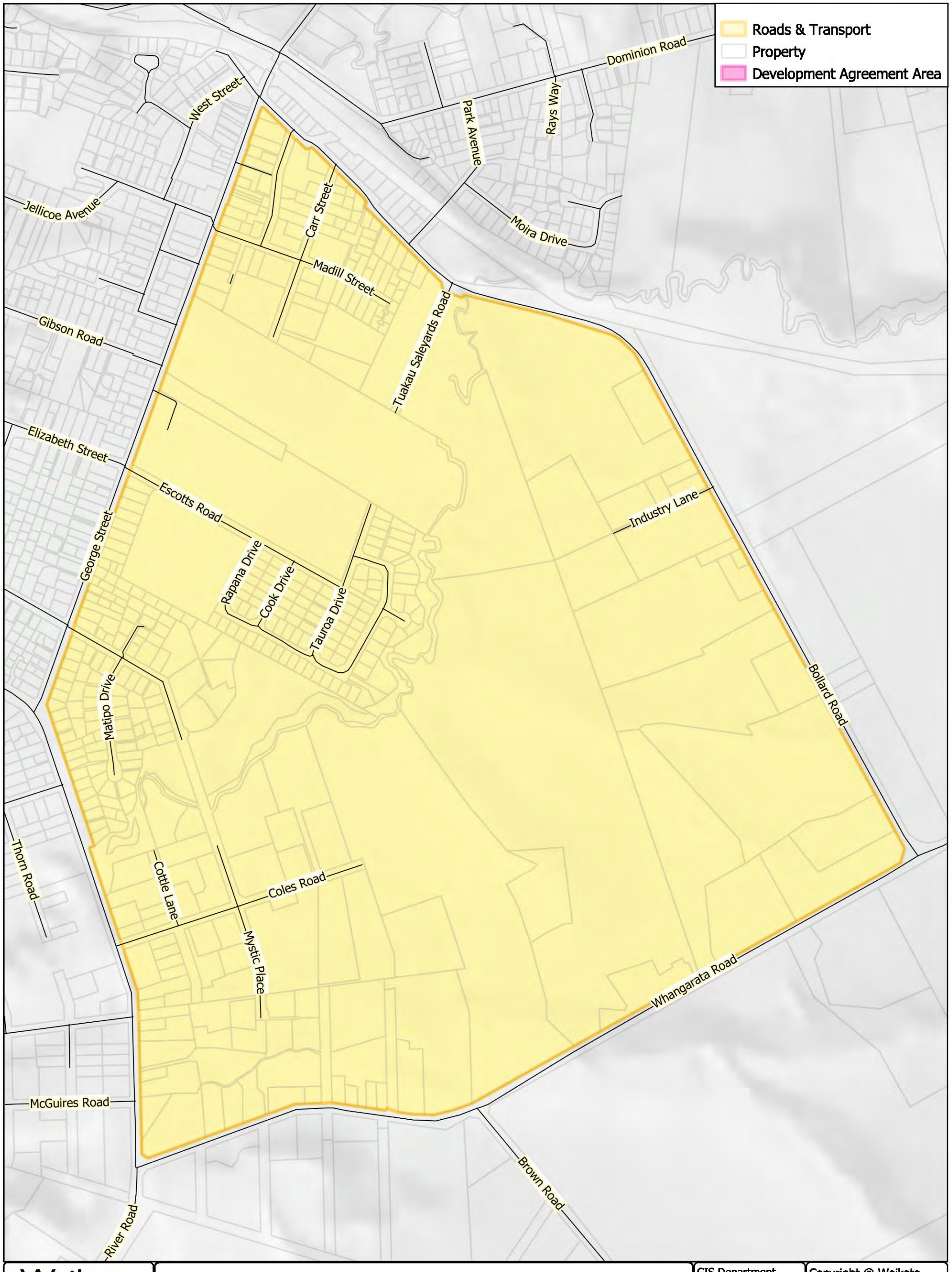


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Development Contribution Te Kauwhata, Meremere & Rangiriri Water

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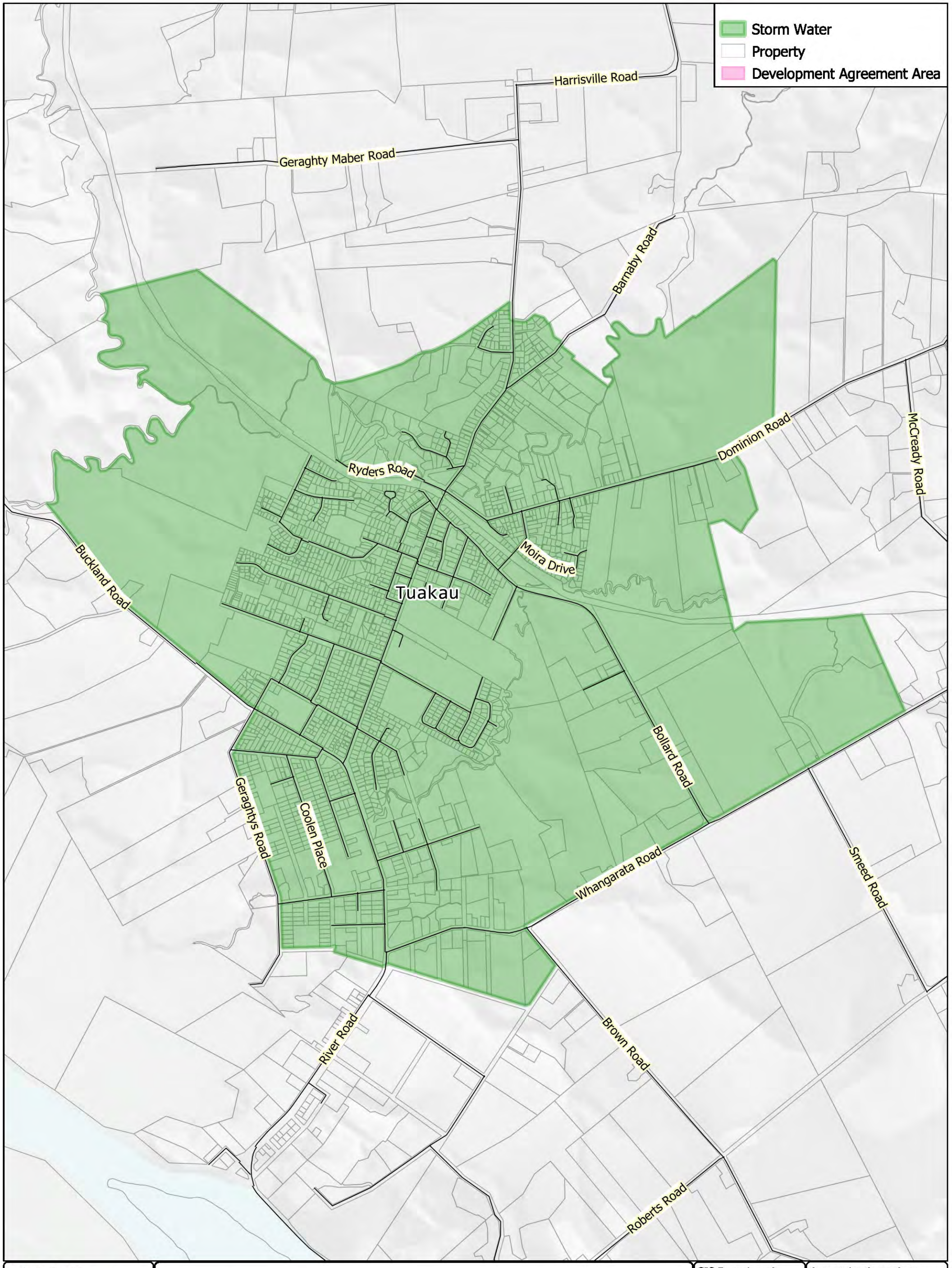


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Development Contribution Tuakau Roads & Transport

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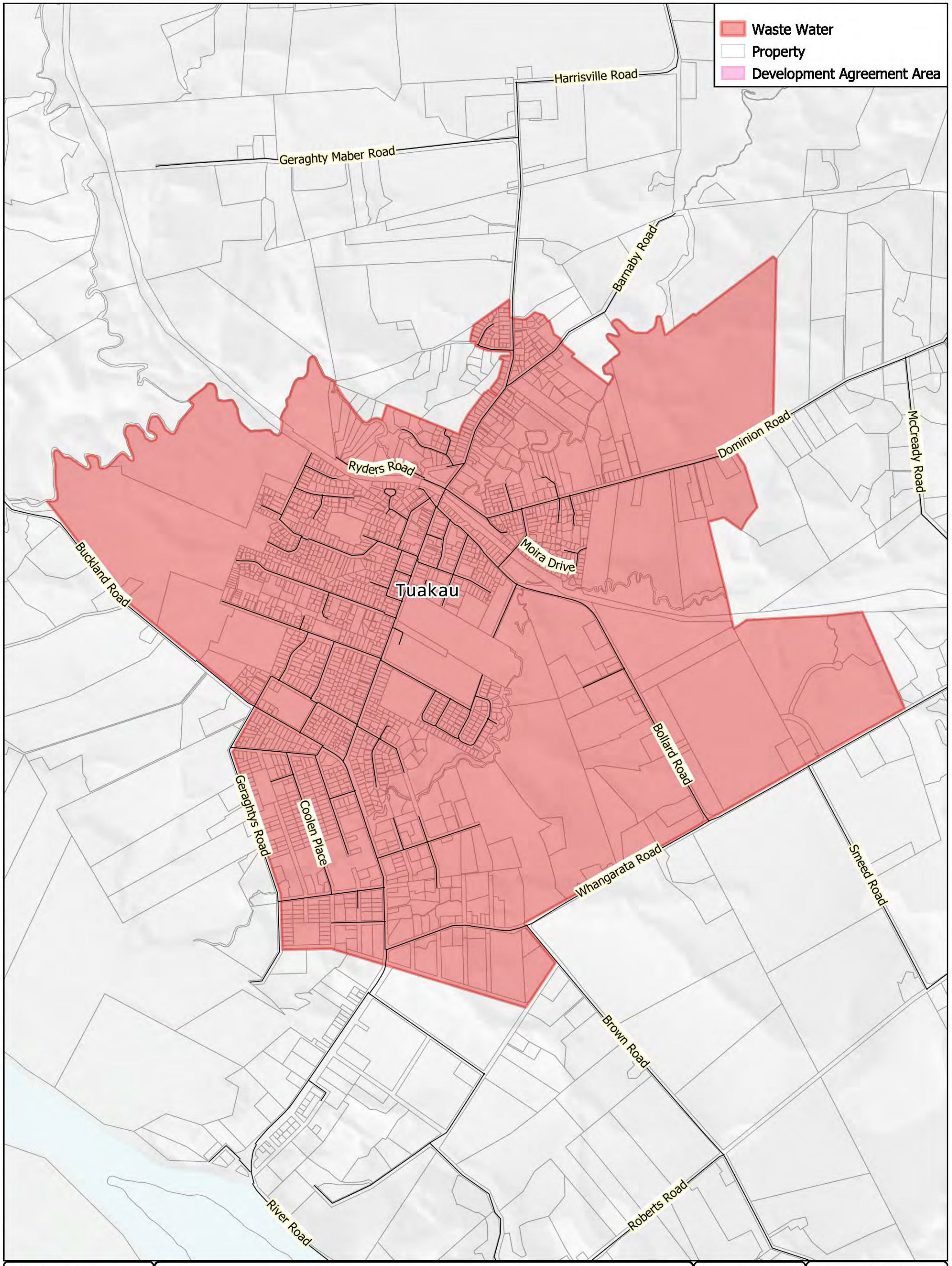


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Development Contribution Tuakau Stormwater

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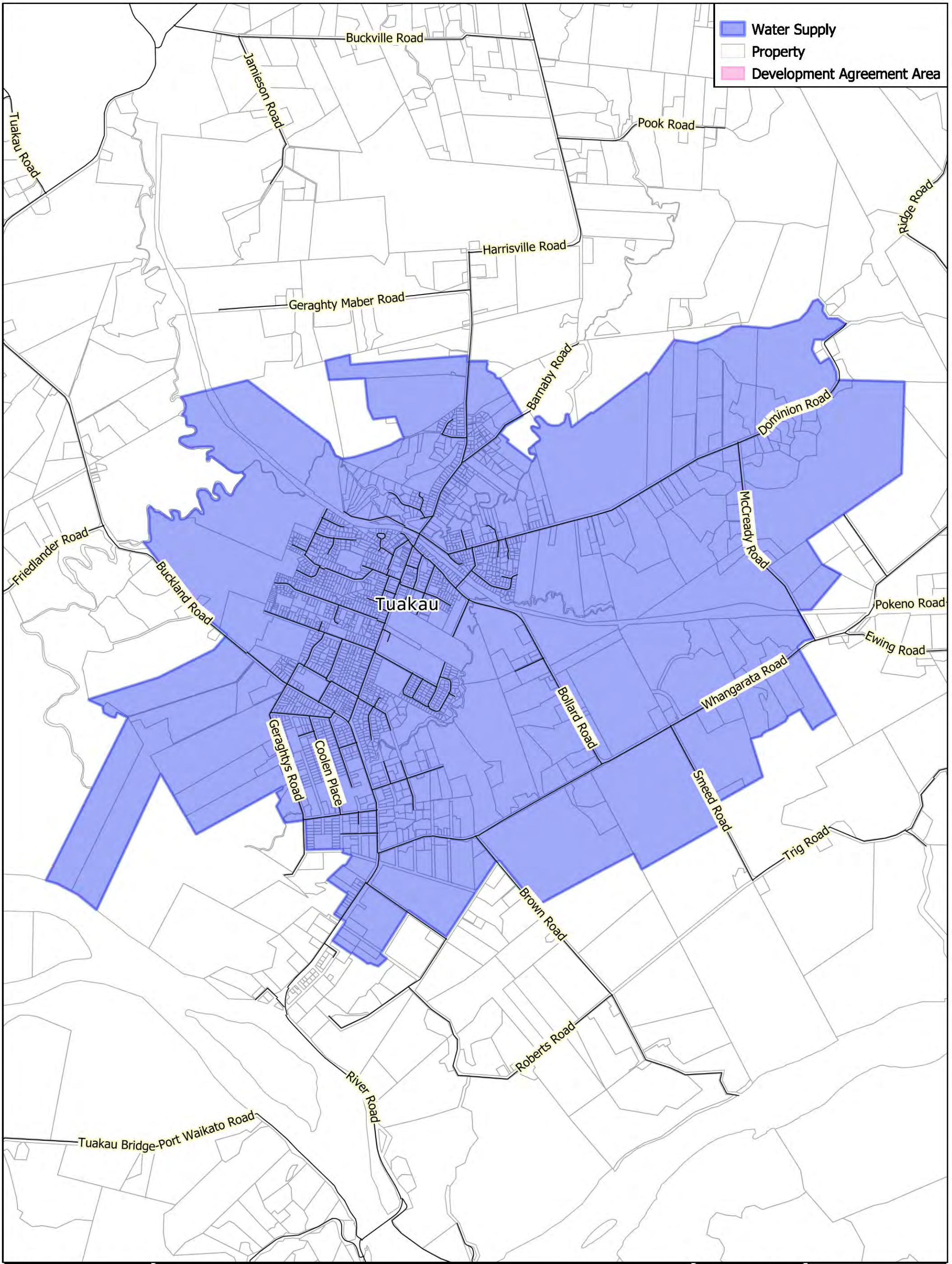


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Development Contribution Tuakau Wastewater

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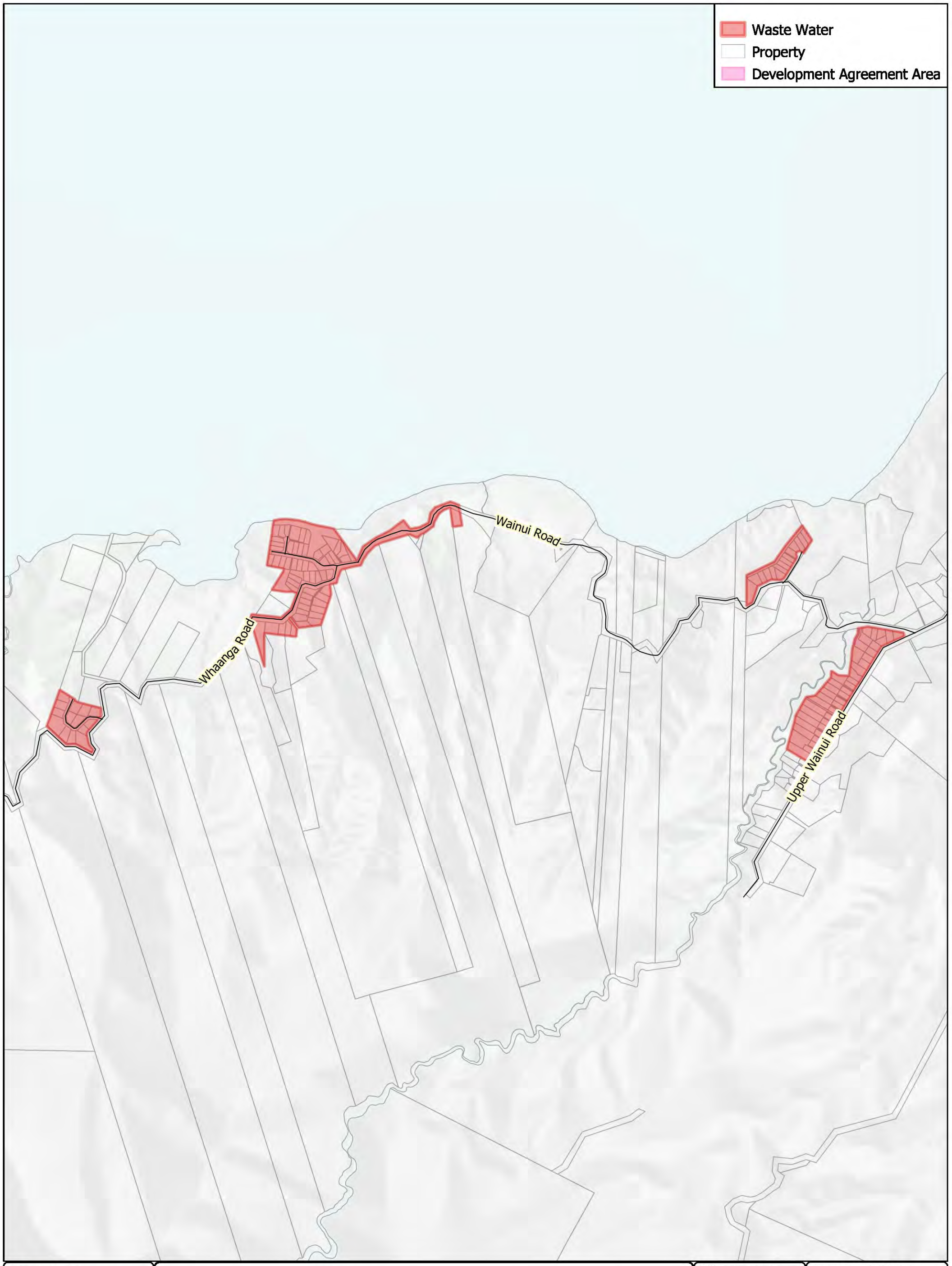


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Development Contribution Tuakau Water

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Development Contribution Whaanga Coast Wastewater

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Appendix 3: Capital Works Schedule - 2021 DC Policy with EAP 2024/2025 capex programme

Work Programme/Asset	Catchment	Description	% Financial Contributions	% DCs	% Other	Estimated Capital Cost
Facilities	District Wide Facilities	District Wide playgrounds IPM # PR-295	0%	100%	0%	$210,022
Facilities	District Wide Facilities	Raglan toilets IPM # PR-308	0%	50%	50%	$57,520
Facilities	District Wide Facilities	Libraries: Te Kauwhata Library	0%	41%	59%	$1,300,000
Facilities	District Wide Facilities	Neighbourhood Parks: Neighbourhood Parks Pokeno	0%	100%	0%	$469,322
Facilities	District Wide Facilities	Reserves General: Hoods Landing Boatramp	0%	50%	50%	$10,000
Facilities	District Wide Facilities	Reserves General: New Fencing	0%	30%	70%	$6,000
Facilities	District Wide Facilities	Reserves General: P&R Raglan	0%	100%	0%	$11,256
Facilities	District Wide Facilities	Reserves General: Reserve balance from Wilde/Murray properties	0%	100%	0%	$1,536,617
Facilities	District Wide Facilities	Reserves General: Reserves general Pokeno	0%	100%	0%	$2,764,274
Facilities	District Wide Facilities	Reserves General: Tuakau Esplanades	0%	10%	90%	$40,000
Facilities	District Wide Facilities	Reserves General: Village Pl Tuakau	0%	80%	20%	$40,000
Facilities	District Wide Facilities	Sports Facilities: Dr Lightbody Reserve Changing Rooms	0%	20%	80%	$100,000
Facilities	District Wide Facilities	Sports Facilities: Sports grounds Pokeno	0%	90%	10%	$4,564,098
Facilities	District Wide Facilities	Sports Facilities: Sports grounds Tamahere	0%	80%	20%	$437,963
Facilities	District Wide Facilities	Sports Facilities: Sports Pavillions Tuakau	0%	60%	40%	$38,621
Facilities	District Wide Facilities	Walkways	0%	36%	64%	$299,758
Facilities	District Wide Facilities	Walkways Pokeno	0%	100%	0%	$191,968
Facilities	District Wide Facilities	Walkways Tamahere	0%	80%	20%	$1,520,735
Facilities	District Wide Facilities	Walkways Wainui Reserve Raglan	0%	100%	0%	$34,029
Facilities	District Wide Facilities	Libraries / Ngaruawahia / New Build	0%	38%	62%	$7,411,663
Facilities	District Wide Facilities	Libraries / Raglan / Extension	0%	40%	60%	$2,846,951
Facilities	District Wide Facilities	Libraries / Pokeno / New Build	0%	100%	0%	$3,698,730
Reserves	District Wide Reserves	Tamahere sports ground	0%	100%	0%	$4,141,787
Reserves	District Wide Reserves	Pokeno sports ground	0%	100%	0%	$837,230
Reserves	District Wide Reserves	Pokeno walkways	0%	100%	0%	$5,570
Reserves	District Wide Reserves	Pokeno neighbourhood parks IPM # PR-286	0%	100%	0%	$3,805,845
Reserves	District Wide Reserves	Pokeno parks and reserves IPM # PR-456	0%	100%	0%	$5,103,858
Reserves	District Wide Reserves	Tamahere sports ground IPM # PR-461	0%	80%	20%	$2,429,888
Reserves	District Wide Reserves	Pokeno sports ground IPM # PR-313	0%	90%	10%	$315,724
Reserves	District Wide Reserves	Te Kauwhata walkways IPM # PR-460	0%	100%	0%	$838,956
Reserves	District Wide Reserves	Pokeno walkways IPM # PR-309	0%	100%	0%	$178,214
Reserves	District Wide Reserves	Te Kauwhata P&R Land purchase	0%	100%	0%	$697,180
Reserves	District Wide Reserves	Greenslade Road Improvements	0%	50%	50%	$192,888
Reserves	District Wide Reserves	Pokeno DFH / NBH-3 / Land Improvements at Helenslee Block	0%	100%	0%	$31,300
Reserves	District Wide Reserves	Land Acquisition - District Wide Growth	0%	70%	30%	$1,170,852
Reserves	District Wide Reserves	Pokeno DFH / Other Park Improvements (covers OR-1, 2, 3, 4, 7, 9, 10 and 15)	0%	100%	0%	$363,239
Reserves	District Wide Reserves	Sports and Recreation / Te Kowhai Village Green land development	0%	100%	0%	$1,512,781
Reserves	District Wide Reserves	Council controlled project in Pokeno / Sports Park / SP-1a / Land - above 1% AEP	0%	100%	0%	$4,749,147
Reserves	District Wide Reserves	Pokeno DFH / Reserve Paths / RP - 8	0%	100%	0%	$85,000
Transportation	District Wide Roading	Minor Safety Capital	0%	2%	98%	$8,778,767
Transportation	District Wide Roading	Area wide pavement rehabilitation	0%	2%	98%	$18,056,123
Transportation	District Wide Roading	New footpaths	0%	88%	12%	$1,965,258
Transportation	District Wide Roading	Pavement rehabilitation	0%	2%	98%	$52,487,580
Transportation	District Wide Roading	NZTA Minor Safety	0%	2%	98%	$18,257,358
Transportation	District Wide Roading	Seal Widening Programme	0%	75%	25%	$1,007,000
Transportation	District Wide Roading	Minor Safety Projects	0%	50%	50%	$1,121,000
Transportation	District Wide Roading	Seal Widening	0%	75%	25%	$360,000
Transportation	District Wide Roading	Bridge Widening & Strengthening	0%	20%	80%	$341,000

Appendix 3: Capital Works Schedule - 2021 DC Policy with EAP 2024/2025 capex programme

Work Programme/Asset	Catchment	Description	% Financial Contributions	% DCs	% Other	Estimated Capital Cost
Transportation	District Wide Roading	Project Management	0%	20%	80%	$132,000
Transportation	District Wide Roading	Urban Pedestrian Facility Improvements	0%	40%	60%	$21,000
Transportation	District Wide Roading	Area wide pavement rehabilitation	0%	5%	95%	$59,466,116
Transportation	District Wide Roading	Whangarata road minor improvements	0%	24%	76%	$1,638,820
Transportation	District Wide Roading	District wide contribution to developments for new roads	0%	49%	51%	$14,509,879
Transportation	District Wide Roading	Gordonton road improvements	0%	20%	80%	$4,250,000
Transportation	District Wide Roading	Safety improvements associated with rehabs	0%	10%	90%	$4,639,148
Transportation	Horotiu	RD2A (stage b) construction cost	0%	12%	88%	$1,387,121
Transportation	Horotiu	Underpass construction cost	0%	12%	88%	$3,509,174
Transportation	Horotiu	RD1C construction cost	0%	18%	82%	$892,578
Wastewater	Horotiu	Horotiu wastewater reticulation extensions	0%	30%	70%	$824,436
Wastewater	Horotiu	Horotiu wastewater reticulation extensions	0%	100%	0%	$520,000
Wastewater	Horotiu	Horotiu wastewater pump station upgrades	0%	100%	0%	$12,823,007
Stormwater	Huntly	Upgrade culvert across SH1 & Railway	0%	7%	93%	$157,500
Wastewater	Huntly	Huntly wastewater treatment plant upgrades	0%	20%	80%	$56,108,437
Water	Huntly	Construct additional storage for Huntly Supply	0%	33%	67%	$1,683,153
Water	Huntly	Huntly water supply reticulation extensions	0%	50%	50%	$131,040
Water	Huntly	Huntly water supply reticulation upgrades	0%	50%	50%	$1,515,930
Wastewater	Lorenzen Bay	Relocate and rebuild Lorenzen Bay PumpST	0%	9%	91%	$601,909
Stormwater	Ngaruawahia	Ngaruawahia stormwater reticulation upgrades	0%	100%	0%	$117,369
Stormwater	Ngaruawahia	Stormwater projects	0%	100%	0%	$249,367
Stormwater	Ngaruawahia	Ngaruawahia stormwater reticulation extensions	0%	11%	89%	$1,928,722
Transportation	Ngaruawahia	Saulbrey road roundabout	0%	36%	64%	$100,000
Transportation	Ngaruawahia	Saulbrey road roundabout	0%	23%	77%	$3,188,842
Wastewater	Ngaruawahia	Ngaruawahia wastewater reticulation renewals	0%	30%	70%	$4,400,000
Wastewater	Ngaruawahia	Ngaruawahia wastewater pump station upgrades	0%	12%	88%	$709,800
Wastewater	Ngaruawahia	Ngaruawahia wastewater treatment plant upgrades	0%	20%	80%	$53,000,653
Water	Ngaruawahia	Design network improvements to be constructed over 5 years	0%	33%	67%	$852,081
Water	Ngaruawahia	Construction network upgrades	0%	33%	67%	$653,827
Water	Ngaruawahia	ngaruawahia treatment plant upgrade	0%	100%	0%	$600,000
Water	Ngaruawahia	Ngaruawahia Water supply network upgrade	0%	100%	0%	$583,144
Water	Ngaruawahia	Ngaruawahia water supply reticulation upgrades	0%	33%	67%	$296,411
Water	Ngaruawahia	Ngaruawahia water supply reticulation upgrades	0%	50%	50%	$4,992,024
Stormwater	Ngaruawahia A	Galbraith Stormwater capex for Nga sub-catchment A	0%	100%	0%	$3,700,000
Transportation	Ngaruawahia A	Galbraith Road capex for Nga sub-catchment A	0%	49%	51%	$6,185,860
Stormwater	Pokeno	PR-3539 Treatment Device (Existing Pokeno - East)	0%	100%	0%	$184,298
Stormwater	Pokeno	PR-3540 Land for Pond G2	0%	100%	0%	$749,649
Stormwater	Pokeno	PR-3540 Construct stormwater pond G1 (Bartell)	0%	100%	0%	$189,091
Stormwater	Pokeno	PR-3540 Land for Pond G1	0%	100%	0%	$220,606
Stormwater	Pokeno	PR-3542 Land for Pond Q	0%	90%	10%	$103,207
Stormwater	Pokeno	PR-3543 Construct stormwater pond E1 (Hitchen Block)	0%	100%	0%	$161,681
Stormwater	Pokeno	PR-3543 Land for Pond E1	0%	100%	0%	$183,949
Stormwater	Pokeno	PR-3597 Pipeline from Winstones Catchment to Pond J or K	0%	100%	0%	$359,783
Stormwater	Pokeno	PR-3598 Upgrade existing piped reticulation between Marlborough and Wellington Streets	0%	100%	0%	$252,122
Stormwater	Pokeno	PR-3598 Reticulation upstream of TD-2 (Town centre east)	0%	100%	0%	$307,166
Stormwater	Pokeno	PR-3612 Hydraulic improvements to Gt South Road bridge	0%	100%	0%	$102,450
Stormwater	Pokeno	Strmwtr Retic Upgrades Pokeno	0%	100%	0%	$605,826
Stormwater	Pokeno	Strmwtr TP Extentions Pokeno	0%	78%	22%	$7,087,205
Stormwater	Pokeno	Strmwtr TP Extentions Pokeno	0%	100%	0%	$4,081,299

Appendix 3: Capital Works Schedule - 2021 DC Policy with EAP 2024/2025 capex programme

Work Programme/Asset	Catchment	Description	% Financial Contributions	% DCs	% Other	Estimated Capital Cost
Stormwater	Pokeno	Pokeno stormwater treatment plant extensions	0%	100%	0%	$932,786
Stormwater	Pokeno	Pokeno -DHLPON-F1 Construct stormwater pond F1	0%	100%	0%	$889,832
Stormwater	Pokeno	Pokeno stormwater reticulation extensions	0%	100%	0%	$6,861,764
Transportation	Pokeno	Hitchen road 2 (upgrade) Pokeno structure plan	0%	100%	0%	$373,900
Transportation	Pokeno	Intersections	0%	39%	61%	$835,587
Transportation	Pokeno	Intersection upgrade dean road off ramp	0%	100%	0%	$107,582
Transportation	Pokeno	Intersection upgrade pokeno/great south road	0%	70%	30%	$417,794
Transportation	Pokeno	Pokeno road Pokeno structure plan	0%	70%	30%	$1,153,557
Transportation	Pokeno	Great south road Pokeno structure plan	0%	75%	25%	$278,227
Transportation	Pokeno	Bridge road	0%	76%	24%	$533,000
Transportation	Pokeno	Helenslee/munro intersection upgrade	0%	76%	24%	$216,525
Transportation	Pokeno	Intersection upgrade pokeno/great south road	0%	76%	24%	$817,794
Transportation	Pokeno	Pokeno bridge	0%	76%	24%	$3,525,000
Transportation	Pokeno	Pokeno road Pokeno structure plan	0%	62%	38%	$2,407,237
Transportation	Pokeno	Great south road Pokeno structure plan	0%	94%	6%	$778,227
Transportation	Pokeno	Helenslee Collector 1 - Pokeno SP	0%	96%	4%	$2,969,672
Transportation	Pokeno	Helenslee Road - Pokeno SP	0%	88%	12%	$3,145,485
Transportation	Pokeno	Hitchen Road 2 (Upgrade) - Pokeno SP	0%	95%	5%	$748,900
Transportation	Pokeno	Industrial Road - Pokeno SP	0%	95%	5%	$1,108,497
Transportation	Pokeno	Intersections	0%	76%	24%	$3,784,801
Transportation	Pokeno	Bunds	0%	76%	24%	$50,000
Transportation	Pokeno	Level Crossing Road - Pokeno SP	0%	95%	5%	$2,663,499
Transportation	Pokeno	Train Station Property	0%	76%	24%	$600,000
Transportation	Pokeno	Hitchen Road Bridge	0%	76%	24%	$2,922,929
Transportation	Pokeno	Helenslee road minor improvements	0%	24%	76%	$2,062,000
Transportation	Pokeno	Dean road minor improvements	0%	24%	76%	$2,450,206
Transportation	Pokeno	Fraser road minor improvements	0%	12%	88%	$674,649
Transportation	Pokeno	Huia road minor improvements	0%	12%	88%	$2,381,153
Transportation	Pokeno	Pokeno road minor improvements	0%	24%	76%	$2,886,748
Transportation	Pokeno	Great south road, Pokeno minor improvements	0%	29%	71%	$2,062,000
Transportation	Pokeno	Munro road & bridge upgrade	0%	29%	71%	$5,878,092
Transportation	Pokeno	Ford street resilience improvements	0%	13%	87%	$515,500
Transportation	Pokeno	Huia road resilience improvements	0%	11%	89%	$500,000
Transportation	Pokeno	Munro road resilience improvements	0%	34%	66%	$1,000,000
Transportation	Pokeno	Close ford/great south road intersection + cul-de-sac	0%	100%	0%	$115,936
Transportation	Pokeno	Razorback off ramp intersection upgrade	0%	100%	0%	$52,581
Transportation	Pokeno	Helenslee/pokeno signals	0%	100%	0%	$206,200
Transportation	Pokeno	Dean road/great south road intersection upgrade	0%	60%	40%	$1,881,200
Transportation	Pokeno	Hitchen road bridge	0%	76%	24%	$30,913
Transportation	Pokeno	Helenslee road Pokeno structure plan	0%	70%	30%	$57,647
Transportation	Pokeno	Munro road Pokeno structure plan	0%	76%	24%	$144,010
Transportation	Pokeno	Pokeno road Pokeno structure plan	0%	70%	30%	$611,978
Transportation	Pokeno	Great south road Pokeno structure plan	0%	75%	25%	$2,092,102
Wastewater	Pokeno	Pokeno wastewater pump station upgrades	0%	97%	3%	$171,085
Wastewater	Pokeno	WW Pump station extensions Pokeno	0%	96%	4%	$2,473,709
Wastewater	Pokeno	WW Retic extensions Pokeno	0%	52%	48%	$11,600,269
Wastewater	Pokeno	Pokeno wastewater pump station extensions	0%	100%	0%	$520,000
Wastewater	Pokeno	Pokeno wastewater pump station upgrades	0%	90%	10%	$17,789,281
Water	Pokeno	Construct Trunk Main (G - H) across railway	0%	100%	0%	$94,185

Appendix 3: Capital Works Schedule - 2021 DC Policy with EAP 2024/2025 capex programme

Work Programme/Asset	Catchment	Description	% Financial Contributions	% DCs	% Other	Estimated Capital Cost
Water	Pokeno	Construct Trunk Main (B-C Helenslee Road)	0%	100%	0%	$165,231
Water	Pokeno	PR-3843 Construct Trunk Main(D - I Railway Bridge crossing)	0%	100%	0%	$328,531
Water	Pokeno	Construct Trunk Main (G - I Hitchen Road)	0%	100%	0%	$72,450
Water	Pokeno	WA Reservoir/Storage Ext Pokeno	0%	80%	20%	$60,167
Water	Pokeno	Water Retic Extensions Pokeno	0%	100%	0%	$485,254
Water	Pokeno	Water TP Extensions Pokeno	0%	100%	0%	$8,072,238
Water	Pokeno	Pokeno water supply reticulation extensions	0%	100%	0%	$2,909,139
Water	Pokeno	Pokeno Network Improvement incl NMIT Crossing	0%	50%	50%	$212,296
Water	Pokeno	Pokeno Helenslee Booster PS	0%	50%	50%	$2,379,005
Water	Pokeno	Pokeno water supply reservoir extensions	0%	100%	0%	$4,449,016
Stormwater	Raglan	Raglan Stormwater	0%	100%	0%	$170,612
Stormwater	Raglan	Upgrade stormwater network	0%	9%	91%	$321,311
Stormwater	Raglan	Raglan stormwater reticulation extensions	0%	21%	79%	$2,701,929
Transportation	Raglan	Wainui Bridge traffic signals trial	0%	75%	25%	$200,000
Transportation	Raglan	Hills road minor improvements	0%	24%	76%	$778,314
Transportation	Raglan	Wainui # 360 bridge	0%	24%	76%	$12,406,315
Wastewater	Raglan	Raglan wastewater treatment plant upgrades	0%	10%	90%	$527,105
Wastewater	Raglan	Provide additional storage	0%	9%	91%	$488,566
Wastewater	Raglan	Raglan Sewer Mains renewal	0%	9%	91%	$505,338
Wastewater	Raglan	Replace outfall	0%	9%	91%	$356,308
Wastewater	Raglan	Replace rising main	0%	9%	91%	$358,627
Wastewater	Raglan	WW Retic Upgdes Raglan	0%	20%	80%	$262,708
Wastewater	Raglan	Raglan wastewater treatment plant upgrades	0%	35%	65%	$43,469,665
Water	Raglan	Design replacement trunk main from treatment plant to Raglan township	0%	25%	75%	$29,878
Water	Raglan	Raglan Treatment Plant upgrade	0%	9%	91%	$110,000
Water	Raglan	Water Pump Station Exten Raglan	0%	40%	60%	$127,293
Water	Raglan	Water Retic Extensions Raglan	0%	10%	90%	$173,579
Water	Raglan	Water Retic Upgrades Raglan	0%	60%	40%	$5,251,822
Water	Raglan	Raglan water supply reticulation extensions	0%	100%	0%	$1,636,524
Water	Raglan	Raglan water supply reticulation upgrades	0%	50%	50%	$364,000
Water	Raglan	Raglan Hills Reservoir No.2	0%	80%	20%	$5,148,490
Water	Southern Districts	Reticulation extensions within the agreed service area as development occurs	0%	100%	0%	$80,735
Water	Southern Districts	Construct new 0.35ML reservoir to service Matangi (split over 2 years as per Martin's instruction)	0%	50%	50%	$1,305,512
Water	Southern Districts	Upgrade existing ps to improve pressure	0%	10%	90%	$270,918
Water	Southern Districts	Southern DistrictsPuketaha Rd Watermain	0%	20%	80%	$2,684,749
Water	Southern Districts	Matangi water supply reservoir extensions	0%	20%	80%	$2,184,077
Water	Southern Districts	Southern DistrictGordonton Rerservoir & PS	0%	20%	80%	$5,251,965
Water	Southern Districts	Tamahere water supply reservoir extensions	0%	52%	48%	$1,817,566
Transportation	Tamahere	East/West Link	0%	42%	58%	$502,500
Transportation	Tamahere	Anne Brook Road extension	0%	42%	58%	$780,000
Transportation	Tamahere	Tamahere structure plan Birchwood lane	0%	42%	58%	$467,981
Transportation	Tamahere	Tamahere SP historic works	0%	42%	58%	$4,327,796
Transportation	Tamahere A	Redwood Grove - local road	0%	100%	0%	$720,000
Stormwater	Te Kauwhata	Stormwater projects	0%	75%	25%	$481,220
Transportation	Te Kauwhata	Bypass Stage I Roto to Scott	0%	30%	70%	$1,108,240
Transportation	Te Kauwhata	Te Kauwhata Structure Plan/ bal 19998698	0%	100%	0%	$2,213,930
Wastewater	Te Kauwhata	Design - Undertake reticulation design for growth	0%	75%	25%	$52,500
Wastewater	Te Kauwhata	Construction - Undertake Construction for growth	0%	75%	25%	$322,719
Wastewater	Te Kauwhata	additional storage at Mahi Road	0%	100%	0%	$525,000

Appendix 3: Capital Works Schedule - 2021 DC Policy with EAP 2024/2025 capex programme

Work Programme/Asset	Catchment	Description	% Financial Contributions	% DCs	% Other	Estimated Capital Cost
Wastewater	Te Kauwhata	Upgrade rising main from Mahi Rd Pump Stat	0%	46%	54%	$262,500
Wastewater	Te Kauwhata	WW Pump Station Extensions TK	0%	100%	0%	$300,000
Wastewater	Te Kauwhata	WW Retic Extensions TK	0%	100%	0%	$2,626,698
Wastewater	Te Kauwhata	Te Kauwhata wastewater pump station extensions	0%	50%	50%	$564,532
Wastewater	Te Kauwhata	Te Kauwhata wastewater treatment plant upgrades	0%	38%	62%	$38,400,000
Water	Te Kauwhata	Te Kauwhata water supply treatment plant upgrades	0%	88%	12%	$1,232,121
Water	Te Kauwhata	Reservoir	0%	74%	26%	$3,365,695
Water	Te Kauwhata	Design costs to upgrade the plant to produce additional capacity	0%	100%	0%	$331,108
Water	Te Kauwhata	Reticulation extentions	0%	100%	0%	$1,102,222
Water	Te Kauwhata	Te Kauwhata water supply pump station renewals	0%	40%	60%	$213,200
Water	Te Kauwhata	Te Kauwhata water supply treatment plant renewals	0%	88%	12%	$35,613,271
Water	Te Kauwhata	Mid Waikato water supply treatment plant upgrades	0%	100%	0%	$72,800
Water	Te Kauwhata	Te Kauwhata water supply treatment plant upgrades	0%	88%	12%	$364,000
Water	Te Kauwhata	Te Kauwhata water supply reticulation extensions	0%	50%	50%	$682,640
Water	Te Kauwhata	Te Kauwhata water supply reticulation extensions	0%	88%	12%	$11,747,111
Water	Te Kauwhata	Te Kauwhata water supply reticulation upgrades	0%	70%	30%	$2,953,357
Water	Te Kauwhata	Te Kauwhata water supply reservoir extensions	0%	74%	26%	$8,636,088
Stormwater	Tuakau	PR-3601 Business Land PC22 - Stage 1	0%	100%	0%	$126,667
Stormwater	Tuakau	PR-3603 Business Land PC22 - Stage 1	0%	100%	0%	$209,262
Stormwater	Tuakau	Business Land PC22	0%	76%	24%	$1,016,000
Stormwater	Tuakau	Strmwtr Retic Extensions Tuakau	0%	100%	0%	$142,273
Stormwater	Tuakau	Tuakau stormwater reticulation extensions	0%	18%	82%	$4,209,011
Transportation	Tuakau	Harrisville Road Bridge Replacement	0%	5%	95%	$1,044,484
Transportation	Tuakau	Harrisville Road/George Street/Dominion Road intersec	0%	24%	76%	$250,000
Transportation	Tuakau	Planning for whangarata/pokeno/buckland upgrades	0%	24%	76%	$156,673
Wastewater	Tuakau	Southern Interceptor to Treatment Plant	0%	80%	20%	$189,482
Wastewater	Tuakau	Design - Undertake design to service growth for stage 1 Tuakau structure plan	0%	100%	0%	$105,000
Wastewater	Tuakau	Construct - Reticulation extensions to service Whangarata Business Park and Stage 1	0%	100%	0%	$544,854
Wastewater	Tuakau	WW Retic Extensions Tuakau	0%	80%	20%	$1,902,217
Wastewater	Tuakau	WW TP Extensions (watercare)	0%	100%	0%	$18,372,389
Wastewater	Tuakau	Tuakau wastewater reticulation extensions	0%	75%	25%	$1,279,669
Wastewater	Tuakau	Tuakau wastewater reticulation extensions	0%	100%	0%	$2,463,575
Wastewater	Tuakau	Tuakau wastewater pump station upgrades	0%	100%	0%	$7,675,200
Water	Tuakau	Design watermain connection from Watercare for Tuakau	0%	75%	25%	$1,639,774
Water	Tuakau	Watermains to service Whangarata as per Structure Plan report	0%	100%	0%	$1,648,080
Water	Tuakau	Water Retic Extensions Tuakau	0%	100%	0%	$2,465,801
Water	Tuakau	Water TP Extensions Tuakau	0%	100%	0%	$5,152,325
Water	Tuakau	Tuakau water supply reticulation extensions	0%	80%	20%	$2,693,364
Water	Tuakau	TuakauTuakau Network Upgrades	0%	50%	50%	$1,410,516
Water	Tuakau	Tuakau water supply reservoir upgrades	0%	100%	0%	$572,754
						$797,110,626

Appendix 4: Community facilities work schedule (LGA: Clause 8(3)(b)(i) of Schedule 1AA)

Work programme/Asset	Catchment	Description	FirstLTCCPSta	CapStart	CapYears	Renewal	Backlog	% DCs	% other	Estimated Capital Cost	Total cost of capital still to be recovered*	Expected date of full recovery
Parks and Reserves	District Wide community facilities	Libraries: Te Kauwhata Library	2010	2012	25	0.00%	59.00%	41%	59%	1,300,000	1,142,648	2036
Parks and Reserves	District Wide community facilities	Neighbourhood Parks: Neighbourhood Parks Pokeno**	2013	2013	25	0.00%	0.00%	100%	0%	469,322	335,365	2042
Parks and Reserves	District Wide community facilities	Reserves General: Hoods Landing Boatramp	2010	2011	25	0.00%	50.00%	50%	50%	10,000	8,470	2040
Parks and Reserves	District Wide community facilities	Reserves General: New Fencing	2010	2011	25	0.00%	70.00%	30%	70%	6,000	5,449	2040
Parks and Reserves	District Wide community facilities	Reserves General: P&R Raglan	2013	2013	25	0.00%	0.00%	100%	0%	11,256	8,043	2042
Parks and Reserves	District Wide community facilities	Reserves General: Tamahere purchase of land for sports facilities	2013	2013	15	0.00%	0.00%	100%	0%	1,536,617	775,640	2027
Parks and Reserves	District Wide community facilities	Reserves General: Reserves general Pokeno**	2013	2013	25	0.00%	0.00%	100%	0%	2,764,274	2,639,039	2042
Parks and Reserves	District Wide community facilities	Reserves General: Tuakau Esplanades	2010	2012	25	0.00%	90.00%	10%	90%	40,000	38,819	2041
Parks and Reserves	District Wide community facilities	Reserves General: Village Place Tuakau	2010	2012	25	0.00%	20.00%	80%	20%	40,000	30,553	2041
Parks and Reserves	District Wide community facilities	Sports Facilities: Dr Lightbody Reserve Changing Rooms	2010	2011	25	0.00%	80.00%	20%	80%	100,000	93,878	2040
Parks and Reserves	District Wide community facilities	Sports Facilities: Sports grounds Pokeno**	2013	2013	15	0.00%	10.00%	90%	10%	4,564,098	2,529,852	2027
Parks and Reserves	District Wide community facilities	Sports Facilities: Sports grounds Tamahere**	2013	2013	15	0.00%	20.00%	80%	20%	437,963	264,449	2027
Parks and Reserves	District Wide community facilities	Sports Facilities: Sports Pavillions Tuakau	2013	2013	15	0.00%	40.00%	60%	40%	38,621	27,145	2027
Parks and Reserves	District Wide community facilities	Walkways: District Wide Walkways	2010	2010	15	0.00%	64.30%	36%	64%	299,758	223,728	2024
Parks and Reserves	District Wide community facilities	Walkways: Walkways Pokeno**	2013	2013	15	0.00%	0.00%	100%	0%	191,968	96,900	2027
Parks and Reserves	District Wide community facilities	Walkways: Walkways Tamahere**	2010	2010	15	0.00%	20.00%	80%	20%	1,520,735	899,158	2024
Parks and Reserves	District Wide community facilities	Walkways: Walkways Wainui Reserve Raglan	2013	2014	15	0.00%	0.00%	100%	0%	34,029	18,626	2028

* As per clause 15 of Part 2 of Schedule 1AA of the Local Government Act 2002, this column shows "the amount of the total cost of capital expenditure that is still to be recovered through development contributions (at the time the schedule is updated)", for community infrastructure programmes that are completed or substantially in progress and do not fall under the definition in section 197 of the Act. These figures do not account for contributions that have been assessed where the invoicing and payment has not yet ocurred.

** Historic costs remain in this schedule whereas new capital works now form part of the District Wide Reserves DC levy.

Appendix 5 Interest and Growth - Capital Works Projects

Catchment	Name	Cost Excluding Interest	Interest	Cost Including Interest
District Wide Facilities	District Wide playgrounds IPM # PR-295	$210,022.00	$14,199.41	$224,221.41
District Wide Facilities	Libraries / Ngaruawahia / New Build	$211,570.70	$14,304.12	$225,874.82
District Wide Facilities	Libraries / Ngaruawahia / New Build	$2,604,861.24	$176,112.52	$2,780,973.76
District Wide Facilities	Libraries / Pokeno / New Build	$528,390.00	$35,724.01	$564,114.01
District Wide Facilities	Libraries / Pokeno / New Build	$6,505,537.00	$439,833.99	$6,945,370.99
District Wide Facilities	Libraries / Raglan / Extension	$144,883.20	$9,795.43	$154,678.63
District Wide Facilities	Libraries / Raglan / Extension	$993,897.20	$67,196.57	$1,061,093.77
District Wide Facilities	Libraries: Te Kauwhata Library	$1,300,000.00	$87,891.93	$1,387,891.93
District Wide Facilities	Neighbourhood Parks: Neighbourhood Parks Pokeno	$469,322.00	$31,730.47	$501,052.47
District Wide Facilities	Raglan toilets IPM # PR-308	$57,520.48	$3,888.91	$61,409.39
District Wide Facilities	Reserves General: Hoods Landing Boatramp	$10,000.00	$676.09	$10,676.09
District Wide Facilities	Reserves General: New Fencing	$6,000.00	$405.66	$6,405.66
District Wide Facilities	Reserves General: P&R Raglan	$11,256.00	$761.01	$12,017.01
District Wide Facilities	Reserves General: Reserve balance from Wilde/Murray properties	$1,536,617.00	$103,889.41	$1,640,506.41
District Wide Facilities	Reserves General: Reserves general Pokeno	$2,764,274.18	$186,890.30	$2,951,164.48
District Wide Facilities	Reserves General: Tuakau Esplanades	$40,000.00	$2,704.37	$42,704.37
District Wide Facilities	Reserves General: Village Pl Tuakau	$40,000.00	$2,704.37	$42,704.37
District Wide Facilities	Sports Facilities: Dr Lightbody Reserve Changing Rooms	$100,000.00	$6,760.92	$106,760.92
District Wide Facilities	Sports Facilities: Sports grounds Pokeno	$4,564,098.00	$308,574.90	$4,872,672.90
District Wide Facilities	Sports Facilities: Sports grounds Tamahere	$437,963.00	$29,610.32	$467,573.32
District Wide Facilities	Sports Facilities: Sports Pavillions Tuakau	$38,621.00	$2,611.13	$41,232.13
District Wide Facilities	walkways: Walkways	$299,758.00	$20,266.39	$320,024.39
District Wide Facilities	walkways: Walkways Pokeno	$191,968.00	$12,978.80	$204,946.80
District Wide Facilities	walkways: Walkways Tamahere	$1,520,734.50	$102,815.60	$1,623,550.10
District Wide Facilities	walkways: Walkways Wainui Reserve Raglan	$34,029.00	$2,300.67	$36,329.67
District Wide Reserves	Council controlled project in Pokeno / Sports Park / SP-1a / Land - above 1% AEP	$1,561,500.00	$105,571.73	$1,667,071.73
District Wide Reserves	Council controlled project in Pokeno / Sports Park / SP-1a / Land - above 1% AEP	$445,190.00	$30,098.93	$475,288.93
District Wide Reserves	Council controlled project in Pokeno / Sports Park / SP-1b / Land - below 1% AEP & active sports	$1,765,632.00	$119,372.92	$1,885,004.92
District Wide Reserves	Council controlled project in Pokeno / Sports Park / SP-1c / Land - other	$976,825.00	$66,042.33	$1,042,867.33
District Wide Reserves	Greenslade Road Improvements	$10,000.00	$676.09	$10,676.09
District Wide Reserves	Greenslade Road Improvements	$43,222.00	$2,922.20	$46,144.20
District Wide Reserves	Greenslade Road Improvements	$44,864.00	$3,033.22	$47,897.22
District Wide Reserves	Land Acquisition - District Wide Growth	$819,596.40	$55,412.24	$875,008.64
District Wide Reserves	Land Acquisition - District Wide Growth	$2,355,400.60	$159,246.69	$2,514,647.29
District Wide Reserves	Pokeno DFH / NBH-3 / Land Improvements at Helenslee Block	$31,300.00	$2,116.17	$33,416.17
District Wide Reserves	Pokeno DFH / Other Park Improvements (covers OR-1, 2, 3, 4, 7, 9, 10 and 15)	$363,239.00	$24,558.29	$387,797.29
District Wide Reserves	Pokeno DFH / Reserve Paths / RP - 8	$85,000.00	$5,746.78	$90,746.78
District Wide Reserves	Pokeno neighbourhood parks IPM # PR-286	$3,805,845.00	$257,310.04	$4,063,155.04
District Wide Reserves	Pokeno parks and reserves IPM # PR-456	$5,103,858.00	$345,067.63	$5,448,925.63
District Wide Reserves	Pokeno sports ground	$837,229.97	$56,604.43	$893,834.40
District Wide Reserves	Pokeno sports ground IPM # PR-313	$315,724.00	$21,345.84	$337,069.84
District Wide Reserves	Pokeno walkways	$5,569.68	$376.56	$5,946.24
District Wide Reserves	Pokeno walkways IPM # PR-309	$178,214.00	$12,048.90	$190,262.90
District Wide Reserves	Sports and Recreation / Te Kowhai Village Green land development	$1,512,781.00	$102,277.88	$1,615,058.88
District Wide Reserves	Tamahere sports ground	$4,141,786.91	$280,022.80	$4,421,809.71
District Wide Reserves	Tamahere sports ground IPM # PR-461	$2,429,888.00	$164,282.72	$2,594,170.72
District Wide Reserves	Te Kauwhata P&R Land purchase	$697,179.87	$47,135.76	$744,315.63
District Wide Reserves	Te Kauwhata walkways IPM # PR-460	$464,159.68	$31,381.45	$495,541.13

Catchment	Name	Cost Excluding Interest	Interest	Cost Including Interest
District Wide Reserves	Te Kauwhata walkways IPM # PR-460	$374,796.48	$25,339.68	$400,136.16
District Wide Roading	Area wide pavement rehabilitation	$18,056,123.38	$1,220,759.61	$19,276,882.99
District Wide Roading	Area wide pavement rehabilitation	$1,209,087.66	$81,745.42	$1,290,833.08
District Wide Roading	Bridge Widening & Strengthening	$341,000.00	$23,054.73	$364,054.73
District Wide Roading	District wide contribution to developments for new roads	$8,180,712.19	$553,091.20	$8,733,803.39
District Wide Roading	Gordonton road improvements	$1,614,908.00	$109,182.60	$1,724,090.60
District Wide Roading	Minor Safety Capital	$8,778,767.47	$593,525.23	$9,372,292.70
District Wide Roading	Minor Safety Projects	$621,000.00	$41,985.30	$662,985.30
District Wide Roading	New footpaths	$915,258.24	$61,879.85	$977,138.09
District Wide Roading	NZTA Minor Safety	$18,257,358.00	$1,234,364.91	$19,491,722.91
District Wide Roading	Pavement rehabilitation	$52,487,580.00	$3,548,641.98	$56,036,221.98
District Wide Roading	Project Management	$132,000.00	$8,924.41	$140,924.41
District Wide Roading	Safety improvements associated with rehabs	$91,524.78	$6,187.91	$97,712.69
District Wide Roading	Seal Widening	$360,000.00	$24,339.30	$384,339.30
District Wide Roading	Seal Widening Programme	$1,007,000.00	$68,082.44	$1,075,082.44
District Wide Roading	Urban Pedestrian Facility Improvements	$21,000.00	$1,419.79	$22,419.79
District Wide Roading	Whangarata road minor improvements	$603,120.00	$40,776.45	$643,896.45
HIF - Wastewater	Te Kauwhata wastewater treatment plant upgrades	$5,532,800.00	$0.00	$5,532,800.00
HIF - Wastewater	Te Kauwhata wastewater treatment plant upgrades	$9,172,800.00	$0.00	$9,172,800.00
HIF - Water	Reservoir	$3,365,694.95	$0.00	$3,365,694.95
HIF - Water	Te Kauwhata water supply reservoir extensions	$2,000,960.00	$0.00	$2,000,960.00
HIF - Water	Te Kauwhata water supply reservoir extensions	$77,590.48	$0.00	$77,590.48
HIF - Water	Te Kauwhata water supply reservoir extensions	$1,940,234.86	$0.00	$1,940,234.86
HIF - Water	Te Kauwhata water supply reservoir extensions	$151,919.78	$0.00	$151,919.78
HIF - Water	Te Kauwhata water supply reticulation extensions	$3,863,911.92	$0.00	$3,863,911.92
HIF - Water	Te Kauwhata water supply reticulation extensions	$4,499,249.04	$0.00	$4,499,249.04
HIF - Water	Te Kauwhata water supply reticulation upgrades	$2,638,562.96	$0.00	$2,638,562.96
HIF Water Treatment Plant - Water	Te Kauwhata water supply treatment plant renewals	$220,794.64	$0.00	$220,794.64
HIF Water Treatment Plant - Water	Te Kauwhata water supply treatment plant renewals	$346,096.08	$0.00	$346,096.08
HIF Water Treatment Plant - Water	Te Kauwhata water supply treatment plant renewals	$15,055,179.92	$0.00	$15,055,179.92
HIF Water Treatment Plant - Water	Te Kauwhata water supply treatment plant renewals	$15,717,607.84	$0.00	$15,717,607.84
HIF Water Treatment Plant - Water	Te Kauwhata water supply treatment plant upgrades	$1,232,121.49	$0.00	$1,232,121.49
HIF Water Treatment Plant - Water	Te Kauwhata water supply treatment plant upgrades	$320,320.00	$0.00	$320,320.00
Horotiu - Roads and Transport	RD1C construction cost	$892,578.40	$60,346.49	$952,924.89
Horotiu - Roads and Transport	RD2A (stage b) construction cost	$1,387,120.63	$93,782.08	$1,480,902.71
Horotiu - Roads and Transport	Underpass construction cost	$3,509,174.32	$237,252.38	$3,746,426.70
Horotiu - Wastewater	Horotiu wastewater pump station upgrades	$1,206,400.00	$81,563.71	$1,287,963.71
Horotiu - Wastewater	Horotiu wastewater pump station upgrades	$599,673.00	$40,543.40	$640,216.40
Horotiu - Wastewater	Horotiu wastewater pump station upgrades	$188,178.00	$12,722.56	$200,900.56
Horotiu - Wastewater	Horotiu wastewater pump station upgrades	$3,932,911.00	$265,900.87	$4,198,811.87
Horotiu - Wastewater	Horotiu wastewater pump station upgrades	$2,121,412.00	$143,426.92	$2,264,838.92
Horotiu - Wastewater	Horotiu wastewater pump station upgrades	$745,158.00	$50,379.52	$795,537.52
Horotiu - Wastewater	Horotiu wastewater pump station upgrades	$906,360.00	$61,278.25	$967,638.25
Horotiu - Wastewater	Horotiu wastewater pump station upgrades	$262,080.00	$17,719.01	$279,799.01
Horotiu - Wastewater	Horotiu wastewater pump station upgrades	$1,191,328.00	$80,544.70	$1,271,872.70
Horotiu - Wastewater	Horotiu wastewater pump station upgrades	$652,445.60	$44,111.31	$696,556.91
Horotiu - Wastewater	Horotiu wastewater pump station upgrades	$622,737.00	$42,102.73	$664,839.73
Horotiu - Wastewater	Horotiu wastewater pump station upgrades	$1,103,091.00	$74,579.07	$1,177,670.07
Horotiu - Wastewater	Horotiu wastewater reticulation extensions	$824,436.17	$55,739.45	$880,175.62
Horotiu - Wastewater	Horotiu wastewater reticulation extensions	$520,000.00	$35,156.77	$555,156.77
Horotiu - Wastewater	Horotiu wastewater reticulation extensions	$520,000.00	$35,156.77	$555,156.77

Catchment	Name	Cost Excluding Interest	Interest	Cost Including Interest
Huntly - Stormwater	Upgrade culvert across SH1 & Railway	$157,500.00	$10,648.45	$168,148.45
Huntly - Wastewater	Huntly wastewater treatment plant upgrades	$2,885,388.60	$195,078.74	$3,080,467.34
Huntly - Wastewater	Huntly wastewater treatment plant upgrades	$3,015,231.20	$203,857.29	$3,219,088.49
Huntly - Wastewater	Huntly wastewater treatment plant upgrades	$3,421,632.00	$231,333.72	$3,652,965.72
Huntly - Water	Construct additional storage for Huntly Supply	$516,143.00	$34,896.00	$551,039.00
Huntly - Water	Construct additional storage for Huntly Supply	$1,167,010.00	$78,900.58	$1,245,910.58
Huntly - Water	Huntly water supply reticulation extensions	$65,520.00	$4,429.75	$69,949.75
Huntly - Water	Huntly water supply reticulation upgrades	$114,551.00	$7,744.70	$122,295.70
Huntly - Water	Huntly water supply reticulation upgrades	$119,935.00	$8,108.71	$128,043.71
Huntly - Water	Huntly water supply reticulation upgrades	$125,452.00	$8,481.71	$133,933.71
Huntly - Water	Huntly water supply reticulation upgrades	$131,097.00	$8,863.36	$139,960.36
Huntly - Water	Huntly water supply reticulation upgrades	$136,865.00	$9,253.33	$146,118.33
Lorenzen Bay - Wastewater	Relocate and rebuild Lorenzen Bay PumpST	$601,909.00	$40,694.57	$642,603.57
Ngaruawahia - Roads and Transport	Saulbrey road roundabout	$1,121,532.58	$75,825.89	$1,197,358.47
Ngaruawahia - Stormwater	Ngaruawahia stormwater reticulation extensions	$10,868.00	$734.78	$11,602.78
Ngaruawahia - Stormwater	Ngaruawahia stormwater reticulation extensions	$9,009.22	$609.11	$9,618.33
Ngaruawahia - Stormwater	Ngaruawahia stormwater reticulation extensions	$18,900.97	$1,277.88	$20,178.85
Ngaruawahia - Stormwater	Ngaruawahia stormwater reticulation extensions	$3,298.24	$222.99	$3,521.23
Ngaruawahia - Stormwater	Ngaruawahia stormwater reticulation extensions	$3,449.82	$233.24	$3,683.06
Ngaruawahia - Stormwater	Ngaruawahia stormwater reticulation extensions	$3,605.25	$243.75	$3,849.00
Ngaruawahia - Stormwater	Ngaruawahia stormwater reticulation extensions	$3,763.76	$254.46	$4,018.22
Ngaruawahia - Stormwater	Ngaruawahia stormwater reticulation extensions	$3,929.42	$265.66	$4,195.08
Ngaruawahia - Stormwater	Ngaruawahia stormwater reticulation extensions	$4,098.49	$277.10	$4,375.59
Ngaruawahia - Stormwater	Ngaruawahia stormwater reticulation extensions	$4,274.49	$288.99	$4,563.48
Ngaruawahia - Stormwater	Ngaruawahia stormwater reticulation upgrades	$117,369.06	$7,935.23	$125,304.29
Ngaruawahia - Stormwater	Stormwater projects	$249,367.00	$16,859.50	$266,226.50
Ngaruawahia - Wastewater	Ngaruawahia wastewater pump station upgrades	$85,176.00	$5,758.68	$90,934.68
Ngaruawahia - Wastewater	Ngaruawahia wastewater reticulation renewals	$780,000.00	$52,735.16	$832,735.16
Ngaruawahia - Water	Construction network upgrades	$322,718.00	$21,818.70	$344,536.70
Ngaruawahia - Water	Construction network upgrades	$331,109.00	$22,386.01	$353,495.01
Ngaruawahia - Water	Design network improvements to be constructed over 5 years	$852,081.00	$57,608.49	$909,689.49
Ngaruawahia - Water	ngaruawahia treatment plant upgrade	$600,000.00	$40,565.51	$640,565.51
Ngaruawahia - Water	Ngaruawahia Water supply network upgrade	$583,144.00	$39,425.88	$622,569.88
Ngaruawahia - Water	Ngaruawahia water supply reticulation upgrades	$296,411.02	$20,040.10	$316,451.12
Ngaruawahia - Water	Ngaruawahia water supply reticulation upgrades	$546,000.00	$36,914.61	$582,914.61
Ngaruawahia - Water	Ngaruawahia water supply reticulation upgrades	$572,754.00	$38,723.43	$611,477.43
Ngaruawahia - Water	Ngaruawahia water supply reticulation upgrades	$599,673.00	$40,543.40	$640,216.40
Ngaruawahia - Water	Ngaruawahia water supply reticulation upgrades	$627,258.00	$42,408.40	$669,666.40
Ngaruawahia A - Roads and Transport	Galbraith Road capex for Nga sub-catchment A	$3,031,071.40	$204,928.24	$3,235,999.64
Ngaruawahia A - Stormwater	Galbraith Stormwater capex for Nga sub-catchment A	$3,700,000.00	$250,153.95	$3,950,153.95
Ngaruawahia Wastewater Treament Plant	Ngaruawahia wastewater treatment plant upgrades	$3,286,409.20	$222,191.41	$3,508,600.61
Ngaruawahia Wastewater Treament Plant	Ngaruawahia wastewater treatment plant upgrades	$3,427,724.80	$231,745.65	$3,659,470.45
Ngaruawahia Wastewater Treament Plant	Ngaruawahia wastewater treatment plant upgrades	$3,885,996.60	$262,729.02	$4,148,725.62
Pokeno - Roads and Transport	Bridge road	$533,000.00	$36,035.69	$569,035.69
Pokeno - Roads and Transport	Bunds	$50,000.00	$3,380.46	$53,380.46
Pokeno - Roads and Transport	Close ford/great south road intersection + cul-de-sac	$115,936.00	$7,838.34	$123,774.34
Pokeno - Roads and Transport	Dean road minor improvements	$588,049.44	$39,757.54	$627,806.98
Pokeno - Roads and Transport	Dean road/great south road intersection upgrade	$123,720.00	$8,364.61	$132,084.61
Pokeno - Roads and Transport	Dean road/great south road minor improvements	$236,028.96	$15,957.72	$251,986.68
Pokeno - Roads and Transport	Ford street resilience improvements	$67,015.00	$4,530.83	$71,545.83
Pokeno - Roads and Transport	Fraser road minor improvements	$80,957.88	$5,473.50	$86,431.38

Catchment	Name	Cost Excluding Interest	Interest	Cost Including Interest
Pokeno - Roads and Transport	Great south road Pokeno structure plan	$278,226.81	$18,810.69	$297,037.50
Pokeno - Roads and Transport	Great south road Pokeno structure plan	$778,226.81	$52,615.27	$830,842.08
Pokeno - Roads and Transport	Great south road Pokeno structure plan	$23,238.75	$1,571.15	$24,809.90
Pokeno - Roads and Transport	Great south road, Pokeno minor improvements	$597,980.00	$40,428.93	$638,408.93
Pokeno - Roads and Transport	Helenslee Collector 1 - Pokeno SP	$2,969,672.00	$200,777.07	$3,170,449.07
Pokeno - Roads and Transport	Helenslee Road - Pokeno SP	$3,145,485.00	$212,663.65	$3,358,148.65
Pokeno - Roads and Transport	Helenslee road minor improvements	$494,880.00	$33,458.43	$528,338.43
Pokeno - Roads and Transport	Helenslee road Pokeno structure plan	$40,352.90	$2,728.23	$43,081.13
Pokeno - Roads and Transport	Helenslee/munro intersection upgrade	$216,525.00	$14,639.08	$231,164.08
Pokeno - Roads and Transport	Helenslee/pokeno signals	$206,200.00	$13,941.01	$220,141.01
Pokeno - Roads and Transport	Hitchen Road 2 (Upgrade) - Pokeno SP	$748,900.08	$50,632.52	$799,532.60
Pokeno - Roads and Transport	Hitchen road 2 (upgrade) Pokeno structure plan	$373,900.08	$25,279.08	$399,179.16
Pokeno - Roads and Transport	Hitchen Road Bridge	$2,922,928.95	$197,616.81	$3,120,545.76
Pokeno - Roads and Transport	Hitchen road bridge	$23,493.88	$1,588.40	$25,082.28
Pokeno - Roads and Transport	Huia road minor improvements	$285,738.36	$19,318.53	$305,056.89
Pokeno - Roads and Transport	Huia road resilience improvements	$55,000.00	$3,718.50	$58,718.50
Pokeno - Roads and Transport	Industrial Road - Pokeno SP	$1,108,497.00	$74,944.57	$1,183,441.57
Pokeno - Roads and Transport	Intersection upgrade dean road off ramp	$107,582.00	$7,273.53	$114,855.53
Pokeno - Roads and Transport	Intersection upgrade pokeno/great south road	$417,794.00	$28,246.71	$446,040.71
Pokeno - Roads and Transport	Intersection upgrade pokeno/great south road	$817,794.00	$55,290.38	$873,084.38
Pokeno - Roads and Transport	Intersections	$835,587.00	$56,493.35	$892,080.35
Pokeno - Roads and Transport	Intersections	$3,784,801.00	$255,887.27	$4,040,688.27
Pokeno - Roads and Transport	Level Crossing Road - Pokeno SP	$2,663,499.00	$180,076.97	$2,843,575.97
Pokeno - Roads and Transport	Munro road & bridge upgrade	$1,342,146.68	$90,741.43	$1,432,888.11
Pokeno - Roads and Transport	Munro road Pokeno structure plan	$109,447.60	$7,399.66	$116,847.26
Pokeno - Roads and Transport	Munro road resilience improvements	$55,000.00	$3,718.50	$58,718.50
Pokeno - Roads and Transport	Pokeno bridge	$3,525,000.00	$238,322.34	$3,763,322.34
Pokeno - Roads and Transport	Pokeno road minor improvements	$512,819.52	$34,671.30	$547,490.82
Pokeno - Roads and Transport	Pokeno road Pokeno structure plan	$1,153,557.33	$77,991.06	$1,231,548.39
Pokeno - Roads and Transport	Pokeno road Pokeno structure plan	$2,407,237.33	$162,751.33	$2,569,988.66
Pokeno - Roads and Transport	Pokeno road Pokeno structure plan	$428,384.60	$28,962.73	$457,347.33
Pokeno - Roads and Transport	Razorback off ramp intersection upgrade	$52,581.00	$3,554.96	$56,135.96
Pokeno - Roads and Transport	Train Station Property	$600,000.00	$40,565.51	$640,565.51
Pokeno - Stormwater	Pokeno -DHLPON-F1 Construct stormwater pond F1	$230,958.00	$15,614.88	$246,572.88
Pokeno - Stormwater	Pokeno -DHLPON-F1 Construct stormwater pond F1	$192,466.00	$13,012.47	$205,478.47
Pokeno - Stormwater	Pokeno -DHLPON-F1 Construct stormwater pond F1	$264,319.00	$17,870.39	$282,189.39
Pokeno - Stormwater	Pokeno -DHLPON-F1 Construct stormwater pond F1	$202,089.00	$13,663.07	$215,752.07
Pokeno - Stormwater	Pokeno stormwater reticulation extensions	$26,520.00	$1,793.00	$28,313.00
Pokeno - Stormwater	Pokeno stormwater reticulation extensions	$27,846.00	$1,882.65	$29,728.65
Pokeno - Stormwater	Pokeno stormwater reticulation extensions	$43,815.46	$2,962.33	$46,777.79
Pokeno - Stormwater	Pokeno stormwater reticulation extensions	$25,486.23	$1,723.10	$27,209.33
Pokeno - Stormwater	Pokeno stormwater reticulation extensions	$133,292.41	$9,011.79	$142,304.20
Pokeno - Stormwater	Pokeno stormwater reticulation extensions	$27,858.24	$1,883.47	$29,741.71
Pokeno - Stormwater	Pokeno stormwater reticulation extensions	$29,083.94	$1,966.34	$31,050.28
Pokeno - Stormwater	Pokeno stormwater reticulation extensions	$30,363.70	$2,052.86	$32,416.56
Pokeno - Stormwater	Pokeno stormwater reticulation extensions	$31,669.13	$2,141.12	$33,810.25
Pokeno - Stormwater	Pokeno stormwater reticulation extensions	$33,031.00	$2,233.20	$35,264.20
Pokeno - Stormwater	Pokeno stormwater treatment plant extensions	$932,786.00	$63,064.89	$995,850.89
Pokeno - Stormwater	PR-3539 Treatment Device (Existing Pokeno - East)	$184,298.00	$12,460.24	$196,758.24
Pokeno - Stormwater	PR-3540 Construct stormwater pond G1 (Bartell)	$189,091.00	$12,784.29	$201,875.29
Pokeno - Stormwater	PR-3540 Land for Pond G1	$220,606.00	$14,914.99	$235,520.99

Catchment	Name	Cost Excluding Interest	Interest	Cost Including Interest
Pokeno - Stormwater	PR-3540 Land for Pond G2	$749,649.29	$50,683.17	$800,332.46
Pokeno - Stormwater	PR-3542 Land for Pond Q	$103,207.00	$6,977.74	$110,184.74
Pokeno - Stormwater	PR-3543 Construct stormwater pond E1 (Hitchen Block)	$161,681.00	$10,931.12	$172,612.12
Pokeno - Stormwater	PR-3543 Land for Pond E1	$183,949.00	$12,436.64	$196,385.64
Pokeno - Stormwater	PR-3597 Pipeline from Winstones Catchment to Pond J or K	$359,783.00	$24,324.63	$384,107.63
Pokeno - Stormwater	PR-3598 Reticulation upstream of TD-2 (Town centre east)	$307,166.00	$20,767.24	$327,933.24
Pokeno - Stormwater	PR-3598 Upgrade existing piped reticulation between Marlborough and Wellington Streets	$252,122.00	$17,045.76	$269,167.76
Pokeno - Stormwater	PR-3612 Hydraulic improvements to Gt South Road bridge	$102,450.00	$6,926.56	$109,376.56
Pokeno - Stormwater	Strmwtr Retic Upgrades Pokeno	$605,826.00	$40,959.40	$646,785.40
Pokeno - Stormwater	Strmwtr TP Extentions Pokeno	$7,087,204.66	$479,160.06	$7,566,364.72
Pokeno - Stormwater	Strmwtr TP Extentions Pokeno	$1,744,189.22	$117,923.19	$1,862,112.41
Pokeno - Wastewater	Pokeno wastewater pump station extensions	$520,000.00	$35,156.77	$555,156.77
Pokeno - Wastewater	Pokeno wastewater pump station upgrades	$171,084.50	$11,566.88	$182,651.38
Pokeno - Wastewater	Pokeno wastewater pump station upgrades	$374,400.00	$25,312.88	$399,712.88
Pokeno - Wastewater	Pokeno wastewater pump station upgrades	$249,600.00	$16,875.25	$266,475.25
Pokeno - Wastewater	Pokeno wastewater pump station upgrades	$1,965,600.00	$132,892.59	$2,098,492.59
Pokeno - Wastewater	Pokeno wastewater pump station upgrades	$2,749,219.00	$185,872.43	$2,935,091.43
Pokeno - Wastewater	Pokeno wastewater pump station upgrades	$3,276,000.00	$221,487.66	$3,497,487.66
Pokeno - Wastewater	Pokeno wastewater pump station upgrades	$4,123,829.00	$278,808.68	$4,402,637.68
Pokeno - Wastewater	Pokeno wastewater pump station upgrades	$6,620,395.00	$447,599.44	$7,067,994.44
Pokeno - Wastewater	Pokeno wastewater pump station upgrades	$3,598,040.00	$243,260.52	$3,841,300.52
Pokeno - Wastewater	Pokeno wastewater pump station upgrades	$143,921.00	$9,730.38	$153,651.38
Pokeno - Wastewater	Pokeno wastewater pump station upgrades	$2,509,033.00	$169,633.65	$2,678,666.65
Pokeno - Wastewater	WW Pump station extensions Pokeno	$2,473,709.47	$167,245.46	$2,640,954.93
Pokeno - Wastewater	WW Retic extensions Pokeno	$11,600,269.12	$784,284.63	$12,384,553.75
Pokeno - Water	Construct Trunk Main (B-C Helenslee Road)	$165,231.00	$11,171.13	$176,402.13
Pokeno - Water	Construct Trunk Main (G - H) across railway	$94,185.00	$6,367.77	$100,552.77
Pokeno - Water	Construct Trunk Main (G - I Hitchen Road)	$72,450.00	$4,898.28	$77,348.28
Pokeno - Water	Pokeno Helenslee Booster PS	$119,935.00	$8,108.71	$128,043.71
Pokeno - Water	Pokeno Helenslee Booster PS	$501,806.00	$33,926.69	$535,732.69
Pokeno - Water	Pokeno Helenslee Booster PS	$777,199.00	$52,545.78	$829,744.78
Pokeno - Water	Pokeno Network Improvement incl NMIT Crossing	$54,600.00	$3,691.46	$58,291.46
Pokeno - Water	Pokeno Network Improvement incl NMIT Crossing	$51,548.00	$3,485.12	$55,033.12
Pokeno - Water	Pokeno Network Improvement incl NMIT Crossing	$83,954.00	$5,676.06	$89,630.06
Pokeno - Water	Pokeno water supply reservoir extensions	$520,000.00	$35,156.77	$555,156.77
Pokeno - Water	Pokeno water supply reservoir extensions	$1,638,000.00	$110,743.83	$1,748,743.83
Pokeno - Water	Pokeno water supply reservoir extensions	$2,291,016.00	$154,893.70	$2,445,909.70
Pokeno - Water	Pokeno water supply reticulation extensions	$343,652.00	$23,234.03	$366,886.03
Pokeno - Water	Pokeno water supply reticulation extensions	$599,673.00	$40,543.40	$640,216.40
Pokeno - Water	Pokeno water supply reticulation extensions	$719,608.00	$48,652.10	$768,260.10
Pokeno - Water	Pokeno water supply reticulation extensions	$1,254,517.00	$84,816.86	$1,339,333.86
Pokeno - Water	Pokeno water supply reticulation extensions	$1,310,970.00	$88,633.60	$1,399,603.60
Pokeno - Water	PR-3843 Construct Trunk Main(D - I Railway Bridge crossing)	$328,530.70	$22,211.69	$350,742.39
Pokeno - Water	WA Reservoir/Storage Ext Pokeno	$60,166.99	$4,067.84	$64,234.83
Pokeno - Water	Water Retic Extensions Pokeno	$485,254.00	$32,807.62	$518,061.62
Pokeno - Water	Water TP Extensions Pokeno	$8,907,037.66	$602,197.47	$9,509,235.13
Raglan - Roads and Transport	Hills road minor improvements	$186,795.36	$12,629.08	$199,424.44
Raglan - Roads and Transport	Wainui # 360 bridge	$3,025,515.60	$204,552.61	$3,230,068.21
Raglan - Stormwater	Raglan Stormwater	$170,612.00	$11,534.94	$182,146.94
Raglan - Stormwater	Raglan stormwater reticulation extensions	$21,840.00	$1,476.58	$23,316.58
Raglan - Stormwater	Raglan stormwater reticulation extensions	$22,932.00	$1,550.41	$24,482.41

Catchment	Name	Cost Excluding Interest	Interest	Cost Including Interest
Raglan - Stormwater	Raglan stormwater reticulation extensions	$24,055.71	$1,626.39	$25,682.10
Raglan - Stormwater	Raglan stormwater reticulation extensions	$25,186.35	$1,702.83	$26,889.18
Raglan - Stormwater	Raglan stormwater reticulation extensions	$39,517.38	$2,671.74	$42,189.12
Raglan - Stormwater	Raglan stormwater reticulation extensions	$220,242.96	$14,890.44	$235,133.40
Raglan - Stormwater	Raglan stormwater reticulation extensions	$28,741.65	$1,943.20	$30,684.85
Raglan - Stormwater	Raglan stormwater reticulation extensions	$30,006.27	$2,028.70	$32,034.97
Raglan - Stormwater	Raglan stormwater reticulation extensions	$31,296.72	$2,115.95	$33,412.67
Raglan - Stormwater	Raglan stormwater reticulation extensions	$32,642.40	$2,206.93	$34,849.33
Raglan - Stormwater	Upgrade stormwater network	$321,311.00	$21,723.57	$343,034.57
Raglan - Wastewater	provide additional storage	$488,566.00	$33,031.54	$521,597.54
Raglan - Wastewater	Raglan Sewer Mains renewal	$505,338.00	$34,165.49	$539,503.49
Raglan - Wastewater	Replace rising main	$358,627.00	$24,246.48	$382,873.48
Raglan - Wastewater	WW Retic Upgdes Raglan	$262,708.00	$17,761.47	$280,469.47
Raglan - Water	Design replacement trunk main from treatment plant to Raglan township	$29,878.00	$2,020.03	$31,898.03
Raglan - Water	Raglan Hills Resevoir No.2	$873,600.00	$59,063.38	$932,663.38
Raglan - Water	Raglan Hills Resevoir No.2	$1,374,609.60	$92,936.22	$1,467,545.82
Raglan - Water	Raglan Hills Resevoir No.2	$627,258.00	$42,408.40	$669,666.40
Raglan - Water	Raglan Hills Resevoir No.2	$1,310,970.00	$88,633.60	$1,399,603.60
Raglan - Water	Raglan Treatment Plant upgrade	$110,000.00	$7,437.01	$117,437.01
Raglan - Water	Raglan water supply reticulation extensions	$572,000.00	$38,672.45	$610,672.45
Raglan - Water	Raglan water supply reticulation extensions	$109,200.00	$7,382.92	$116,582.92
Raglan - Water	Raglan water supply reticulation extensions	$114,551.00	$7,744.70	$122,295.70
Raglan - Water	Raglan water supply reticulation extensions	$119,935.00	$8,108.71	$128,043.71
Raglan - Water	Raglan water supply reticulation extensions	$125,452.00	$8,481.71	$133,933.71
Raglan - Water	Raglan water supply reticulation extensions	$131,097.00	$8,863.36	$139,960.36
Raglan - Water	Raglan water supply reticulation extensions	$136,865.00	$9,253.33	$146,118.33
Raglan - Water	Raglan water supply reticulation extensions	$142,888.00	$9,660.54	$152,548.54
Raglan - Water	Raglan water supply reticulation extensions	$149,032.00	$10,075.93	$159,107.93
Raglan - Water	Raglan water supply reticulation extensions	$155,439.00	$10,509.10	$165,948.10
Raglan - Water	Raglan water supply reticulation upgrades	$182,000.00	$12,304.87	$194,304.87
Raglan - Water	Water Pump Station Exten Raglan	$127,293.00	$8,606.17	$135,899.17
Raglan - Water	Water Retic Extensions Raglan	$173,579.00	$11,735.53	$185,314.53
Raglan - Water	Water Retic Upgrades Raglan	$4,452,279.87	$301,014.97	$4,753,294.84
Raglan Wastewater Treatment Plant	Raglan wastewater treatment plant upgrades	$527,105.29	$35,637.15	$562,742.44
Raglan Wastewater Treatment Plant	Raglan wastewater treatment plant upgrades	$178,500.00	$12,068.24	$190,568.24
Raglan Wastewater Treatment Plant	Raglan wastewater treatment plant upgrades	$1,727,250.00	$116,777.95	$1,844,027.95
Raglan Wastewater Treatment Plant	Raglan wastewater treatment plant upgrades	$2,405,566.80	$162,638.39	$2,568,205.19
Raglan Wastewater Treatment Plant	Raglan wastewater treatment plant upgrades	$2,518,628.35	$170,282.38	$2,688,910.73
Raglan Wastewater Treatment Plant	Raglan wastewater treatment plant upgrades	$3,073,565.95	$207,801.26	$3,281,367.21
Raglan Wastewater Treatment Plant	replace outfall	$356,308.00	$24,089.69	$380,397.69
Southern Districts - Water	Construct new 0.35ML reservoir to service Matangi (split over 2 years as per Martin's instruction)	$1,305,512.00	$88,264.59	$1,393,776.59
Southern Districts - Water	Matangi water supply reservoir extensions	$26,219.40	$1,772.67	$27,992.07
Southern Districts - Water	Matangi water supply reservoir extensions	$410,596.00	$27,760.06	$438,356.06
Southern Districts - Water	PR-3825 Reticulation extensions within the agreed service area as development occurs	$18,676.00	$1,262.67	$19,938.67
Southern Districts - Water	PR-3827 Reticulation extensions within the agreed service area as development occurs	$62,059.00	$4,195.76	$66,254.76
Southern Districts - Water	Southern DistrictGordonton Rerservoir & PS	$104,877.60	$7,090.69	$111,968.29
Southern Districts - Water	Southern DistrictGordonton Rerservoir & PS	$136,865.20	$9,253.34	$146,118.54
Southern Districts - Water	Southern DistrictGordonton Rerservoir & PS	$41,059.40	$2,775.99	$43,835.39
Southern Districts - Water	Southern DistrictGordonton Rerservoir & PS	$171,464.80	$11,592.59	$183,057.39
Southern Districts - Water	Southern DistrictGordonton Rerservoir & PS	$596,126.00	$40,303.59	$636,429.59
Southern Districts - Water	Southern DistrictsPuketaha Rd Watermain	$136,865.20	$9,253.34	$146,118.54

Catchment	Name	Cost Excluding Interest	Interest	Cost Including Interest
Southern Districts - Water	Southern DistrictsPuketaha Rd Watermain	$400,084.60	$27,049.39	$427,133.99
Southern Districts - Water	Tamahere water supply reservoir extensions	$35,980.40	$2,432.61	$38,413.01
Southern Districts - Water	Tamahere water supply reservoir extensions	$163,087.20	$11,026.19	$174,113.39
Southern Districts - Water	Tamahere water supply reservoir extensions	$170,426.00	$11,522.36	$181,948.36
Southern Districts - Water	Upgrade existing ps to improve pressure	$270,917.91	$18,316.54	$289,234.45
Tamahere - Roads and Transport	Anne Brook Road extension	$780,000.00	$52,735.16	$832,735.16
Tamahere - Roads and Transport	East/West Link	$502,500.00	$33,973.61	$536,473.61
Tamahere - Roads and Transport	Tamahere SP historic works	$4,327,796.00	$292,598.72	$4,620,394.72
Tamahere - Roads and Transport	Tamahere structure plan Birchwood lane	$467,981.00	$31,639.81	$499,620.81
Tamahere A - Roads and Transport	Redwood Grove - local road	$720,000.00	$48,678.61	$768,678.61
Te Kauwhata - Roads and Transport	Bypass Stage I Roto to Scott	$1,108,240.00	$74,927.19	$1,183,167.19
Te Kauwhata - Roads and Transport	Te Kauwhata Structure Plan/ bal 19998698	$2,213,929.97	$149,681.98	$2,363,611.95
Te Kauwhata - Stormwater	Stormwater projects	$341,220.00	$23,069.60	$364,289.60
Te Kauwhata - Wastewater	additional storage at Mahi Road	$525,000.00	$35,494.82	$560,494.82
Te Kauwhata - Wastewater	Construction - Undertake Construction for growth	$322,719.00	$21,818.77	$344,537.77
Te Kauwhata - Wastewater	Design - Undertake reticulation design for growth	$52,500.00	$3,549.48	$56,049.48
Te Kauwhata - Wastewater	Te Kauwhata wastewater pump station extensions	$26,985.00	$1,824.43	$28,809.43
Te Kauwhata - Wastewater	Te Kauwhata wastewater pump station extensions	$282,266.00	$19,083.77	$301,349.77
Te Kauwhata - Wastewater	Upgrade rising main from Mahi Rd Pump Stat	$262,500.00	$17,747.41	$280,247.41
Te Kauwhata - Wastewater	WW Pump Station Extensions TK	$300,000.00	$20,282.75	$320,282.75
Te Kauwhata - Wastewater	WW Retic Extensions TK	$2,626,698.24	$177,588.90	$2,804,287.14
Te Kauwhata - Water	Design costs to upgrade the plant to produce additional capacity	$331,108.00	$22,385.94	$353,493.94
Te Kauwhata - Water	Mid Waikato water supply treatment plant upgrades	$72,800.00	$4,921.95	$77,721.95
Te Kauwhata - Water	Reticulation extentions	$1,102,222.00	$74,520.32	$1,176,742.32
Te Kauwhata - Water	Te Kauwhata water supply pump station renewals	$41,600.00	$2,812.54	$44,412.54
Te Kauwhata - Water	Te Kauwhata water supply pump station renewals	$43,680.00	$2,953.17	$46,633.17
Te Kauwhata - Water	Te Kauwhata water supply reticulation extensions	$129,792.00	$8,775.13	$138,567.13
Te Kauwhata - Water	Te Kauwhata water supply reticulation extensions	$1,243,519.00	$84,073.29	$1,327,592.29
Te Kauwhata - Water	Te Kauwhata water supply reticulation upgrades	$2,067,349.90	$139,771.82	$2,207,121.72
Tuakau - Roads and Transport	Harrisville Road Bridge Replacement	$1,044,484.00	$70,616.70	$1,115,100.70
Tuakau - Roads and Transport	Planning for whangarata/pokeno/buckland upgrades	$156,673.00	$10,592.53	$167,265.53
Tuakau - Stormwater	Business Land PC22	$1,016,000.00	$68,690.92	$1,084,690.92
Tuakau - Stormwater	PR-3601 Business Land PC22 - Stage 1	$51,225.00	$3,463.28	$54,688.28
Tuakau - Stormwater	PR-3601 Business Land PC22 - Stage 1	$75,441.75	$5,100.55	$80,542.30
Tuakau - Stormwater	PR-3603 Business Land PC22 - Stage 1	$209,262.00	$14,148.03	$223,410.03
Tuakau - Stormwater	Strmwtr Retic Extensions Tuakau	$142,273.00	$9,618.96	$151,891.96
Tuakau - Stormwater	Tuakau stormwater reticulation extensions	$37,440.00	$2,531.29	$39,971.29
Tuakau - Stormwater	Tuakau stormwater reticulation extensions	$54,054.36	$3,654.57	$57,708.93
Tuakau - Stormwater	Tuakau stormwater reticulation extensions	$61,857.36	$4,182.13	$66,039.49
Tuakau - Stormwater	Tuakau stormwater reticulation extensions	$48,573.54	$3,284.02	$51,857.56
Tuakau - Stormwater	Tuakau stormwater reticulation extensions	$50,807.88	$3,435.08	$54,242.96
Tuakau - Stormwater	Tuakau stormwater reticulation extensions	$76,691.70	$5,185.06	$81,876.76
Tuakau - Stormwater	Tuakau stormwater reticulation extensions	$80,066.16	$5,413.21	$85,479.37
Tuakau - Stormwater	Tuakau stormwater reticulation extensions	$83,588.94	$5,651.38	$89,240.32
Tuakau - Stormwater	Tuakau stormwater reticulation extensions	$87,183.36	$5,894.40	$93,077.76
Tuakau - Stormwater	Tuakau stormwater reticulation extensions	$90,932.22	$6,147.85	$97,080.07
Tuakau - Wastewater	Construct - Reticulation extensions to service Whangarata Business Park and Stage 1	$268,931.00	$18,182.20	$287,113.20
Tuakau - Wastewater	Construct - Reticulation extensions to service Whangarata Business Park and Stage 1	$275,923.00	$18,654.93	$294,577.93
Tuakau - Wastewater	Design - Undertake design to service growth for stage 1 Tuakau structure plan	$105,000.00	$7,098.96	$112,098.96
Tuakau - Wastewater	Southern Interceptor to Treatment Plant	$189,482.00	$12,810.72	$202,292.72
Tuakau - Wastewater	Tuakau wastewater pump station upgrades	$3,744,000.00	$253,128.75	$3,997,128.75

Catchment	Name	Cost Excluding Interest	Interest	Cost Including Interest
Tuakau - Wastewater	Tuakau wastewater pump station upgrades	$3,931,200.00	$265,785.19	$4,196,985.19
Tuakau - Wastewater	Tuakau wastewater reticulation extensions	$214,783.50	$14,521.34	$229,304.84
Tuakau - Wastewater	Tuakau wastewater reticulation extensions	$393,291.00	$26,590.08	$419,881.08
Tuakau - Wastewater	Tuakau wastewater reticulation extensions	$2,463,575.00	$166,560.27	$2,630,135.27
Tuakau - Wastewater	WW Retic Extensions Tuakau	$1,902,217.25	$128,607.34	$2,030,824.59
Tuakau - Wastewater	WW TP Extensions (watercare)	$20,282,608.54	$1,371,290.43	$21,653,898.97
Tuakau - Water	Design watermain connection from Watercare for Tuakau	$1,639,774.00	$110,863.77	$1,750,637.77
Tuakau - Water	Tuakau water supply reservoir upgrades	$572,754.00	$38,723.43	$611,477.43
Tuakau - Water	Tuakau water supply reservoir upgrades	$3,055,936.00	$206,609.31	$3,262,545.31
Tuakau - Water	Tuakau water supply reticulation extensions	$0.00	$0.00	$0.00
Tuakau - Water	Tuakau water supply reticulation extensions	$436,800.00	$29,531.69	$466,331.69
Tuakau - Water	Tuakau water supply reticulation extensions	$1,374,609.60	$92,936.22	$1,467,545.82
Tuakau - Water	Tuakau water supply reticulation extensions	$1,439,216.00	$97,304.21	$1,536,520.21
Tuakau - Water	Tuakau water supply reticulation extensions	$229,102.00	$15,489.40	$244,591.40
Tuakau - Water	Tuakau water supply reticulation extensions	$1,439,216.00	$97,304.21	$1,536,520.21
Tuakau - Water	TuakauDominion Booster PS	$143,921.60	$9,730.42	$153,652.02
Tuakau - Water	TuakauTuakau Network Upgrades	$78,000.00	$5,273.52	$83,273.52
Tuakau - Water	TuakauTuakau Network Upgrades	$627,258.00	$42,408.40	$669,666.40
Tuakau - Water	Water Retic Extensions Tuakau	$2,465,801.18	$166,710.78	$2,632,511.96
Tuakau - Water	Water TP Extensions Tuakau	$5,729,727.93	$387,382.18	$6,117,110.10
Tuakau - Water	Watermains to service Whangarata as per Structure Plan report	$787,500.00	$53,242.23	$840,742.23
Tuakau - Water	Watermains to service Whangarata as per Structure Plan report	$860,580.00	$58,183.10	$918,763.10

Development Growth HEUs per year

Catchment	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
District Wide Facilities	765	757	741	755	754	752	736	721	710	695
District Wide Reserves	765	757	741	755	754	752	736	721	710	695
District Wide Roading	765	757	741	755	754	752	736	721	710	695
HIF - Roads and Transport	200	200	200	200	200	199	-	-	-	-
HIF - Water	316	282	282	282	282	282	108	-	-	-
HIF - Wastewater	213	200	226	226	226	226	86	-	-	-
HIF - Stormwater	316	282	282	282	282	282	108	-	-	-
Horotiu - Water	64	-	-	-	32	-	32	-	-	-
Horotiu - Wastewater	20	26	59	33	46	78	85	85	85	59
Horotiu - Roads and Transport	27	34	39	36	31	36	39	31	31	36
Horotiu - Stormwater	15	15	15	15	15	15	15	14	14	14
Huntly - Roads and Transport	39	39	39	39	39	39	39	39	38	38
Huntly - Stormwater	76	93	153	165	148	157	161	165	165	157
Huntly - Water	130	144	144	148	148	144	144	148	148	141
Huntly - Wastewater	102	106	147	159	147	155	155	159	159	151
Lorenzen Bay - Roads and Transport	47	31	31	-	94	31	31	-	-	63
Ngaruawahia - Stormwater	157	176	138	232	238	251	245	238	238	220
Ngaruawahia - Roads and Transport	196	240	153	98	131	109	120	87	87	142
Ngaruawahia - Water	315	348	334	315	287	296	273	277	277	277
Ngaruawahia - Wastewater	160	166	179	249	243	255	249	243	243	224
Pokeno - Stormwater	307	216	382	428	451	451	431	415	415	379
Pokeno - Water	359	394	388	418	412	415	394	379	379	338
Pokeno - Wastewater	315	100	268	415	490	494	472	451	451	419
Pokeno - Roads and Transport	382	399	379	416	413	405	396	371	371	343
Raglan - Stormwater	146	157	152	157	146	157	152	146	146	146
Raglan - Water	155	161	155	161	150	161	155	150	150	150
Raglan - Wastewater	147	147	153	158	147	158	153	147	147	147
Raglan - Roads and Transport	122	122	118	136	127	127	127	122	122	104
Southern Districts - Water	48	47	45	46	47	45	39	44	44	31
Te Kauwhata - Water	129	135	125	124	114	127	116	111	114	56
Te Kauwhata - Wastewater	122	117	200	308	259	122	88	83	83	186
Te Kauwhata - Stormwater	122	117	200	308	259	122	88	83	83	186
Te Kauwhata - Roads and Transport	71	72	69	65	58	62	59	59	59	57

Tuakau - Stormwater	252	252	252	241	264	293	264	252	252	316
Tuakau - Water	280	270	259	315	290	300	285	270	270	331
Tuakau - Wastewater	251	239	239	245	269	305	275	257	257	299
Tuakau - Roads and Transport	87	105	68	50	50	6	25	25	25	56
Tamahere - Roads and Transport	7	8	14	15	11	17	16	18	18	12
Tamahere A - Roads and Transport	14	14	-	-	-	14	-	-	-	-
HIF Water Treatment Plant - Water	189	197	184	181	167	186	170	162	162	162
Ngaruawahia Wastewater Treament Plant - Wastewater	99	-	-	99	99	-	99	-	-	297
Raglan Wastewater Treatment Plant - Wastewater	202	192	186	161	244	192	186	150	150	213
Lorenzen Bay - Wastewater	47	31	31	-	94	31	31	-	-	63
Ngaruawahia A - Roads and Transport	33	35	38	22	11	15	6	6	6	6
Ngaruawahia A - Stormwater	19	21	21	21	21	20	-	-	-	-