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DRAFT DEVELOPMENT CONTRIBUTIONS POLICY

202~~43~~/2~~54~~

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) To 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 ~~although the rate of growth slowed down following the global financial crisis, economic activity has been strong for several years and~~ ongoing growth is projected for Hamilton into the foreseeable future.
- 4.2 Council is required to ensure that this growth is efficiently managed and accommodated within the city so that growth benefits the entire community. The primary way that Council performs this function is by delivering infrastructure to support this growth in an efficient and cost-effective manner. That infrastructure includes reserves, community infrastructure, and network infrastructure such as roads, water, wastewater, and stormwater systems.
- 4.3 Council must plan for this future demand for infrastructure that comes from growth and establish a capital expenditure programme which provides for these activities over time. It must also determine how these activities are to be paid using the range of funding sources available to it, including rates, financial contributions under the Resource Management Act 1991, grants, and development contributions.
- 4.4 Council is required to determine how each activity is to be funded, including what activities should be funded wholly, or in part, by development contributions, which are a direct method of targeting the developer community as a funding source. The need for some infrastructure, for example, is brought about solely to meet additional demand created by development, and so it is fair that the developer community contributes significantly to these costs. However, new infrastructure may also benefit the wider community, and so it is appropriate that they also contribute to the costs. An appropriate balance must be struck, depending on the activity.
- 4.5 This Policy establishes a framework for determining what level of funding an activity will receive by way of development contributions, and assists developers in determining the level of development contributions payable by them on a development by development basis.
- 4.6 This Policy takes effect on 1 July 202~~43~~ and will apply to applications for consents or service connections submitted on or after that date where accompanied by all required information if Council elects to require a development contribution under S198(LGA) at that milestone.
- 4.7 Applications for consents or authorisations submitted to Council prior to 1 July 202~~43~~ but not granted until after 1 July 202~~43~~ will be considered under the policy that was in force at the time that the application was submitted to Council accompanied by all required information, -if Council elects to require a development contribution under S198(LGA) at that milestone.

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 250m² 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:
- the kitchen (including any open plan dining area), bathroom(s), laundry and toilet(s),
 - ~~one living area (whether open plan or not), the dining room or living room (but not both) whether open plan with the kitchen or not,~~
 - entrance halls and passageways,
 - garage, and
 - any other room smaller than 6m².
- ~~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.~~
- ~~6.66.10 **capex** means capital expenditure.~~
- ~~6.76.11 **capped charge** means a development contribution charge manually adjusted to a level lower than the base charge (refer section 9: capped charges).~~
- ~~6.86.12 **catchment** means an area shown in Maps 1-119 (refer Schedule 7) within which a separately calculated and specified set of development contributions charges apply.~~
- ~~6.96.13 **CBD central city** means the Central Business District area defined as central city CBD in Schedule 7 Map 9. - An area defined as the Business Improvement District (BID) in Council's Rating Policy.~~
- ~~6.106.14 **citywide** means the catchment that covers the entire city. The citywide charge forms a component of all other development contribution charges.~~
- ~~6.116.15 **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.~~
- ~~6.126.16 **community infrastructure**~~
- means land, or development assets on land, owned or controlled by the territorial authority for the purpose of providing public amenities; and
 - includes land that the territorial authority will acquire for that purpose
- ~~6.136.17 **Council** means the Hamilton City Council and includes any committee, subcommittee or person acting under delegated authority.~~

~~6.146.18~~ **Council's website** means www.hamilton.govt.nz/dc

~~6.156.19~~ **DC** means development contribution.

~~6.166.20~~ **developer** means any individual entity or group undertaking development.

~~6.176.21~~ **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.

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

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

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

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

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

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

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

The measurement of gross floor area shall include:

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

The measurement of gross floor area shall exclude:

- ~~d) incidental or temporary loading and servicing areas and access thereto~~
- ~~e)d)~~ building service rooms containing equipment such as lift machinery, tanks, air conditioning and heating plants
- ~~f)e)~~ the area that provides for carparking to directly service the development
- ~~g)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
- ~~h)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.~~

~~6.296.30 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.

~~6.306.31 Long-Term Plan~~ means Council's adopted long-term plan in accordance with the LGA.

~~6.316.32 lot~~ means allotment.

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

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.

~~6.326.34 network infrastructure~~ means the provision of roads and other transport, water, wastewater, and stormwater collection and management as defined by the LGA.

6.35 **papakaainga** 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 Māori land. The definition may also extend to include 'taura here' communities who establish modern/urban papakaainga.

~~6.336.36 residential activities~~ means the use of land and buildings on a site by people for living accommodation either alone, in families or groups.

~~6.346.37 residential development~~ means new buildings or parts of buildings designed to be used as residential units. This includes but is not limited to apartments, semi-detached and detached houses, ancillary residential units, units, town-houses, private units within a retirement village, show homes, self-contained accommodation, and new allotments on land that is zoned residential.

~~6.356.38 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.

~~6.366.39 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.

~~6.376.40 Schedule of Assets~~ means the S201 LGA schedule available on Council's website.

~~6.386.41 sector~~ means residential, industrial, commercial, retail, or wet industries

~~6.396.42 self-contained accommodation~~ means a residential unit which has kitchen, toilet and bathroom facilities.

~~6.406.43 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.

~~6.416.44 **wet industries** 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. means industrial developments that are assessed to or will utilise more than 15,000 litres of water per day.~~

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

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

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

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

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

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

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

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

7.8 The growth-related capital expenditure that Council has incurred, and will incur over the Long-Term Plan period and for selected projects the 30 Year Infrastructure Strategy period, is allocated across a number of groups of activities that are impacted by increased demand,

and will be funded from a mix of development contributions, rates, financial reserves, and NZTA subsidies as set out in the Schedule of Assets.

- 7.9 The development contribution charges for these groups of activities correspond to six development contribution charge accounts maintained by Council. The six development contribution accounts cover the three types of infrastructure for which Council takes development contributions, these being community infrastructure, reserves and network infrastructure. The latter is further divided for charging purposes into transport, water, wastewater and stormwater.
- 7.10 **Rationale for using development contributions as a funding source (s106(2)(c), 101(3) LGA)**
- 7.11 The proportion of costs that will be funded by development contributions has been determined using the following rationale.
- 7.12 Community outcomes
- 7.13 Council's growth-related capital expenditure primarily contributes to the following community outcome "a city where our people thrive", being one of Council's five identified priorities. ~~identified to guide city strategic planning: "a city that embraces growth our city has infrastructure that meets our current demands, supports growth and helps build a strong economy."~~
- 7.14 Council considers that this community outcome is best promoted by:
- a) the timely provision of infrastructure to support growth in Hamilton, while protecting ratepayers from unacceptable annual rates increases by taking development contributions to fund an appropriate portion of growth-related capital expenditure;
 - b) using conservative assumptions to forecast growth or project development contribution revenue; and
 - c) allocating costs of growth-related expenditure to reflect the causes and benefits of growth infrastructure provision and hence encouraging sustainable development activity by ensuring that developers meet their fair and equitable share of the costs related to the infrastructure provided.
- 7.15 Additionally, in the process of allocating costs to development contributions, Council's outcomes and goals specific to each major project were identified and taken into consideration.
- 7.16 Causes and benefits
- 7.17 The LGA provides that cost allocations used to establish development contributions should be determined according to, and be proportional to, the persons who will benefit from the growth-related assets to be provided (including the community as a whole) as well as those who create the need for those assets.
- 7.18 It is Council's view that development is a major cause of the costs identified in the Schedule of Assets, and that this growth-related expenditure is necessary to enable the growth of the city to continue without reducing the current levels of service provided.
- 7.19 Developers will also derive benefit from this expenditure on infrastructure by Council, so it is fair and equitable that developers should pay for a reasonable portion of these costs through development contributions.

- 7.20 Extent to which development causes expenditure
- 7.21 In evaluating the extent to which development causes expenditure, some components of the total cost of growth-related capital projects will be excluded from charging, including growth caused from outside the city, growth that is caused and benefits only the general rating community, and level of service improvements. This portion will be funded separately from other sources including central government subsidies and general rates loans – recognising that some of the benefits derived from these assets accrue both to the existing community and to future ratepayers, and those outside the city.
- 7.22 Cost allocations are evaluated on a project-by-project basis or for groups of projects, and include consideration of:
- the project description and relevant information
 - the purpose and key outcomes of the project
 - related projects and project dependencies
 - rationale for the choice of catchment
 - multiple Levels of Service considerations
 - growth benefits and growth causation rationale
 - the duration of those benefits
 - the exclusion of non-DC growth.
- 7.23 Projects considered to be of the greatest significance in terms of quantum of cost, complexity, or other matters, including community considerations, have been assessed in substantially more detail. Individual substantive engineering reports have been compiled and referred to for the purposes of allocating costs, including disaggregation of projects into component projects for finer grained analysis, and detailed project and asset metrics under guidance from an external asset management specialist.
- 7.24 These reports and the wider analysis intend to rigorously capture what is meant by level of service deficiencies and its different dimensions and significance, and to assess capital projects on the extent to which they are driven by these level of service deficiencies.
- 7.25 Costs by project have been allocated to development contributions by deriving a percentage figure to reflect both the extent to which the development community causes the need for the expenditure, and the extent to which developers benefit from the expenditure. The average of the two percentages is used as the final percentage of growth-related project costs for development contributions funding.
- 7.26 The percentage figure for developer causation has been derived by considering the extent to which the project would be needed if there was no development, by excluding the portion of each project that contributes to renewals, demand caused by development outside the city, and remedying existing level of service deficiencies (backlog).
- 7.27 Level of service assessments are derived by considering the breadth of level of service improvements addressed by provision of each project, and by the significance of the level of service improvements of each project in the context of the wider project or projects.
- 7.28 For transport projects for which NZTA subsidies are available, the amount of these subsidies is removed from the total cost prior to applying the development contributions allocation.

- 7.29 Significant assumptions in the cost allocation process are described under 10.71 below. Full details of methodology for cost allocations, causation and benefit analysis, and other related aspects for each individual project cost allocation are available on request.
- 7.30 The distribution and timing of benefits
- 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 the charge and fund any resulting revenue impacts from rates. This approach is consistent with that described in Council's Revenue and Financing Policy in the section titled Funding Sources for Capital Costs.
- 7.44 Council considers that overall, the allocation of growth-related capital costs to development contributions set out in the Schedule of Assets and the resulting development contribution charges as specified in Schedule 1 of this Policy to be reasonable and consistent with the statutory framework.
- 7.45 Total amount of development contributions funding sought (s106(2)(d), s201(1), s197AB LGA)
- 7.46 The total amount sought from development contributions funding, including financing costs, is set out in Schedule 2 of this Policy.

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

8.1 Development contribution catchments

- 8.2 Different areas of the city ("catchments") have been allocated different amounts of growth-related capital expenditure as set out in the Schedule of Assets and are forecast to have different amounts of growth (see Schedule 6). Financing costs have been allocated to them in proportion to the balance of expenditure and growth within each area over time (see Schedule 2).
- 8.3 It is not practical to define catchments that precisely fit each individual growth project that Council undertakes. Taking this into account, Council considers that it is most equitable to divide the city into catchments as is shown in the maps displayed in Schedule 7.
- 8.4 Within each of these catchments, unless a remission, specific agreement or where credits apply, all developments will pay the same development contribution, regardless of their location within the catchment and regardless of their proximity to any particular projects that Council has undertaken or will undertake in that catchment.
- 8.5 This will ensure that the historical and future costs of growth-related capital works in that catchment are shared amongst all developments that benefit from them to the best practicable extent, whether directly or indirectly.
- 8.6 Some growth-related capital expenditure cannot adequately be confined to individual areas, and where appropriate will be recovered on an equal basis from all developments in the city, regardless of location.

- 8.7 Council's approach is supported by s197AB(1)(g) of the LGA which provides that when calculating and requiring development contributions, territorial authorities may group together certain developments by geographic area or categories of land use, provided that—
- the grouping is done in a manner that balances practical and administrative efficiencies with considerations of fairness and equity; and
 - grouping by geographic area avoids grouping across an entire district wherever practical.

8.8 **Producer Price Index adjustments**

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

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

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

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

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

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

- 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 = DC₁ = 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
- ∑ = summation operator
- HC = Historic costs incurred prior to the LTP
- HR = Historic development contribution revenues allocated to this project
- Growth = share of project cost to be recovered from growth via development contributions

- 8.14 Capital expenditure and growth (which is proportional to revenue) for the purposes of generating the charge are expressed in present value terms in order to match planned costs

with forecast growth for the purpose of determining revenue across the life of the model, consistent with accepted financial modelling practices.

- 8.15 For each development contributions account within each catchment, the charge is the sum of the charges for the individual expenditure items.
- 8.16 A worked example is provided in Schedule 3, illustrating the calculation of a specific charge in accordance with this formula.
- 8.17 More detail on the mathematics in the model is available from Council on request.

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

- 9.1 Some development contribution charges calculated by the calculation model have been capped at a specific level, ~~or phased in~~, to take account of considerations outside the scope of the development contribution model parameters.
- 9.2 The calculation model produces mathematically and legally justifiable development contribution charges “base charges” but whether these base charges are to be levied is required to be tested in accordance with s101(3)b of the LGA, which is a critical filter through which all proposed development contributions must pass.
- 9.3 Council has considered the base charges in light of the critical filter set out in s101(3)b and concluded that if the base charges were adopted, in some cases this would represent an allocation of liability for revenue needs which would not deliver the most advantageous impacts on the community. Accordingly, Council has decided to reduce certain base charges as set out below.
- 9.4 Capped ~~and phased~~ development contribution charges in this section represent a manual adjustment to a base charge. The decision to introduce a cCapped and phased charge is at the discretion of Council and should not be considered charges in their own right.
- 9.5 For the purposes of disclosure on fees advice letters, capped individual activity charges are generated by scaling the base activity charges by the ratio of the total capped charge and the total base charge. ~~Phased charges are an incremental annual increase to the 2019/20 Policy charges as set out in section 9.11 below.~~
- 9.6 **Council’s decision to modify charges under S101(3)b**
- 9.7 Council considers that its decision to cap ~~or phase~~ charges represents a proper exercise of its discretion under s101(3) 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.
- 9.8 **Capped non-residential charges**
- 9.9 Development contribution charges for ~~industrial~~, commercial, or retail development ~~(or part of a development)~~ undertaken as part of a Neighbourhood Centre (identified as Business 6 zone in the Operative District Plan) will pay no more than ~~\$20,000, \$530,000, or \$640,000~~

respectively (exclusive of GST) per 100m² of gross floor area for the total of water, wastewater and transport activities, and correspondingly for stormwater on a site area basis.

~~9.99.10 Supermarkets, as defined in the Operative District Plan with a gross floor area greater than 1,000m², will pay the base charge and will not be subject to the cap.~~

~~9.109.11~~ Where the base charge is less than ~~the capped~~~~that~~ amount, the base charge will apply.

~~9.11 Phased residential charges~~

~~9.12 Development contribution charges for residential development in the Peacocke 1, Peacocke 2, Rotokauri, Rototuna and Ruakura general catchments will be phased in annually between 1 July 2024 and 30 June 2026.~~

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

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

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

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

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

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

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

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

9.189.12 Rationale

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

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

~~9.219.14~~ Council has made substantial infrastructure investments based on long-term city growth planning and land use strategies, which, if materially compromised due to low uptake, could reduce the realisation of expected benefits from Council's investment in infrastructure, ~~and lead to lower levels of development and loss of jobs and industry to other regions.~~

~~9.229.15~~ Under those circumstances, allocation of liability for revenue needs according to the base charges may have an adverse impact on the community and to avoid this impact, the base charges for some non-residential charges ~~has are been capped and some residential charges have been phased in~~, as described above.

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

- 10.1 The Development Contributions Policy incorporates a number of assumptions underlying the calculation of development contributions, principally around city growth, the demands placed on infrastructure by different types of developments, the allocation of costs and ultimately how these costs will be recovered from different types of development.
- 10.2 These assumptions, and an assessment or estimate of the effects of the uncertainty surrounding them, are detailed in this section.
- 10.3 **Growth projections**
- 10.4 Residential growth projections are based upon the National Institute of Demographic and Economic Analysis (NIDEA) population projection methodologies and data from Council's databases.
- 10.5 Non-residential floor area projections are based on economic projections for Hamilton and the Waikato Region by Market Economics Ltd.
- 10.6 Summary growth projection tables for the Long-Term Plan period are presented in Schedule 6.
- 10.7 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 land owners however will bring sections to market using rationale that is not entirely predictable from Council's perspective, and as a result there will inevitably be variance between projected and actual future land supply.
- 10.26 Effects of uncertainty

- 10.27 If the actual supply of land for development is higher than was projected, then more development could potentially go ahead, spreading capex costs over more growth which would have retrospectively reduced the development contribution charge.
- 10.28 The supply assumptions that have been made are based on information provided by Market Economics Limited and the best knowledge of Council's Growth Funding & Analytics Team at the current time.
- 10.29 **Types of development (sectors)**
- 10.30 Developments are assumed to be of five basic types (sectors):
1. Residential, which includes:
 - one bedroom dwelling
 - two bedroom dwelling
 - standard residential dwelling
 - large residential dwelling
 2. Retail
 3. Commercial
 4. Industrial, and
 5. Wet industries.
- 10.31 Within these sectors, there will be a range in the amount of benefit derived from Council's growth-related capital expenditure.
- 10.32 With the exception of ~~wet industries~~ development types identified in Section 17.4, where demand will be assessed on a case by case basis, all developments within a sector will be charged development contributions at the rate applicable to that sector as a whole.
- 10.33 Effects of uncertainty
- 10.34 Using a wider range of sectors would theoretically allow a closer fit between the assumed demand generated and the actual demand produced by different types of development. However, although it might seem to be more equitable, this is not necessarily practical, as growth would need to be projected separately for each sector and insufficient data is available for this task. The range of sectors will, however, be reviewed periodically and will be expanded when appropriate and feasible as more sophisticated ways of modelling development emerge.
- 10.35 **Residential dwellings**
- 10.36 Council charges development contributions on a per bedroom basis using four categories, being large residential, standard residential, two bedroom, and one bedroom dwelling. Census 2013 data through statistical analysis shows that the greater the number of bedrooms in a dwelling the more people are likely living in it (distributed normally). The more people in a dwelling the greater level of Council services that dwelling demands. Accordingly, development contributions for larger dwellings are higher compared to smaller dwellings, noting ~~that except for the stormwater charges~~, all dwellings with four or more bedrooms pay the large residential rate.
- ~~10.36~~10.37 Stormwater is treated differently because the relationship between occupancy and the level of stormwater runoff is unreliable as stormwater runoff is more directly related to the extent of impermeable surfaces. Bedroom numbers may not always be a reliable proxy

~~for estimating impermeable surfaces due to varying housing typologies and levels. Accordingly, Council can best achieve fairness and equity by adopting a single 1 HUE stormwater charge for each residential dwelling, regardless of bedroom numbers. Some multi-storey dwellings with four or more bedrooms will not necessarily give rise to increased impervious surfaces beyond those expected from a standard residential dwelling. Accordingly, large residential dwellings with more than one level are assumed to generate 1 HUE of stormwater demand.~~

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

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

~~10.39~~ 10.38 Effects of uncertainty

~~10.40~~ 10.39 Aside from stormwater which is described in the previous paragraph, a direct correlation is assumed between demand for Council services and the number of people in a dwelling. If the correlation was inaccurately estimated, development contributions would be distributed differently within the four residential categories, although a house with more bedrooms would always pay a higher development contribution than a dwelling with fewer bedrooms.

~~10.41~~ 10.40 Council could have chosen more or less than four categories but elected to use four. It was deemed that choosing more than four categories would introduce undue complexity for both developers and the Council in its administration of the Policy. In any case, data shows that the more bedrooms a dwelling has, the slower the marginal increase in demand for services becomes for each of those additional bedrooms.

~~10.42~~ 10.41 Council used its rating database to correlate the number of bedrooms per new dwelling with the Census 2013 data, to calculate demand factors for each of the bedroom categories. Census 2013 data shows that there were 2.7 people per household. This figure is used as the basis for determining the final demand factors for each dwelling size which is the basis of Council's household unit equivalent (HUE).

~~10.43~~ 10.42 The stated assumptions are broad and general in construction and hence from one residential unit to another the assumptions may not correlate exactly with the actual demand placed on Council infrastructure, however these types of development constitute only a small proportion of total demand and revenue, and this mitigates the effects of uncertainty.

~~10.44~~ 10.43 Non-residential demand conversion factors

~~10.45~~ 10.44 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.

10.4610.45 Effects of uncertainty

10.4710.46 A higher conversion factor for an activity will result in a higher development contribution charge, and vice versa.

10.4810.47 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.

10.4910.48 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.

10.5010.49 Catchments

10.5110.50 The Peacocke, Rototuna, Ruakura, and Rotokauri greenfield catchments (refer Schedule 7) are based on Council's District Plan structure plan areas. The Temple View and Te Rapa North greenfield catchments are areas that have been added to the city through recent boundary changes.

10.5210.51 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.

10.5310.52 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.

10.5410.53 An all-of-city or "citywide" catchment is used where it is impractical or inequitable to use only the catchments described above. Any allocation of costs to the citywide catchment has been made in accordance with the following principles:

- a) Causation:
 - There is a causal link between the demand generated by development in the city, regardless of location, and the need to undertake the project or expand the capacity of a network via a group of related projects.
- b) Open access:
 - There are no significant barriers to the use of the infrastructure by all the community.
 - The infrastructure is available and accessible to the community at large.
 - The costs of using the infrastructure are fair and equitable, and no particular locality of the wider community is disadvantaged by higher user cost.
- c) Integrated network:
 - The project contributes to an interconnected infrastructure network within the city.

- The project benefits are closely aligned with the benefits of the related wider infrastructure network.

~~10.55~~10.54 A number of the larger projects set out in the Schedule of Assets have been split into citywide and catchment components and allocated separately, to reflect causes and benefits of expenditure more equitably and accurately.

~~10.56~~10.55 It is assumed that all developments within a catchment contribute to the need for and benefit equally from Council's growth-related expenditure having the effect that similar developments in the same catchment attract the same charge.

~~10.57~~10.56 Effects of uncertainty

~~10.58~~10.57 Where there are developments in close proximity but in different catchments, significantly different charges may be payable when the demand they place on infrastructure may be very similar. Conversely, not all developments within the same catchment will benefit equally from the infrastructure provided in that catchment.

~~10.59~~10.58 Using a greater number of catchments would lessen the effect of the first of these issues, and strengthen the causal link between developments and the infrastructure that they require, but would heighten the effect of the second consideration and also entail higher error margins due to the requirement to project growth for smaller areas.

~~10.60~~10.59 Council has tried to strike a balance between these two factors in its choice of development contribution catchments.

~~10.61~~10.60 **Cost recovery periods**

~~10.62~~10.61 The LGA sets out that development contributions should be determined in a manner that is generally consistent with the capacity life of the assets for which they are intended.

~~10.63~~10.62 A 30-year maximum cost recovery period has been used. For capital expenditure providing capacity that will be exhausted prior to 30 years, the estimated length of remaining capacity has been used as the recovery period. For each project, the recovery period has been set to start either in 2006 or eight years prior to the commencement of expenditure on the project. This aligns with the typical duration of a subdivision consent, or for greenfield catchments the earliest year of the calculation model, being 2006.

~~10.64~~10.63 Effects of uncertainty

~~10.65~~10.64 The option of using a shorter maximum period (e.g. 20 years) was modelled and significantly increased the development contribution charges. Specialist advice is that it would be unusual for assets being recovered through this Policy to have a capacity life (not useful life) of more than 30 years, and in any case using a period longer than 30 years did not significantly reduce the charges, as interest costs and the capital expenditure allocated to development contributions funding were also greater.

~~10.66~~10.65 The effect of starting the recovery period closer to the commencement of expenditure would be to increase the charge for individual projects because costs will be recovered over a shorter period.

~~10.67~~10.66 **Allocation of capital costs to growth**

~~10.68~~10.67 Capital costs have been allocated to development contributions funding only for projects that provide new assets or assets of increased capacity and that are necessitated by growth or will provide benefit to growth.

~~10.69~~10.68 These project costs have been allocated under the assumptions set out in the Covec Limited methodology paper titled “Cost Allocation Guidelines for Development Contributions”, which is published on Council’s website.

~~10.70~~10.69 The underlying rationale for these allocations is set out in the LGA and addressed in this section.

~~10.71~~10.70 Substantive and comprehensive project-by-project analysis has been undertaken by independent engineers Stantec Limited and Gray Matter Limited for the purpose of allocating project costs to growth in accordance with the LGA and the Covec Limited methodology.

~~10.72~~10.71 Programmes of work have been split into their component projects to allow for a finer-grained analysis. Costs have been allocated spatially and by activity while considering several factors and circumstances, principally based on growth causation, benefits, renewals, and levels of service.

~~10.73~~10.72 Standardised bands are used for generating the causation and benefit assessments. These bands are conservatively constructed to preclude very high allocation of costs (over 88%) to development contributions. A high level of rigour has been applied to all project cost allocations.

~~10.74~~10.73 It is assumed that the two key allocation aspects (being causation and benefits of growth) that are required to be considered under this rationale, should be weighted equally in generating an allocation after excluding growth caused by developments or other factors that should not attract development contributions (“non-DC growth”).

~~10.75~~10.74 Effects of uncertainty

~~10.76~~10.75 Weighting allocations more heavily towards causation versus benefits would increase the charges. Weighting them more towards benefits would decrease them.

~~10.77~~10.76 The assumption relating to the amount of non-DC growth has the effect that the development community is not paying for capital expenditure required to meet this demand. Capital expenditure relating to demand caused by development occurring outside the city, asset renewals, certain types of levels of service change, and operations and maintenance costs are netted from allocations, which are funded by ratepayers or third-party funding.

~~10.78~~10.77 Uncertainty around this assumption lies in projecting the extent of such non-DC growth, and may be significant, but is based on the best information available through specialist assessment and modelling. To the extent that the amount of non-DC growth is overestimated, the ratepayer is most affected.

~~10.79~~10.78 Allocating growth costs in any different manner than that described in and sections 7.20 and 10.67 would have an impact on the development contribution charges. Council has used best practice methods, internal specialist analysis and external consultants, and is satisfied that the allocations as described are reasonable.

~~10.80~~10.79 Full details of the methodology for cost allocations, causation and benefit analysis, and other related aspects for each individual project are available on Council's website, and in the Schedule of Assets.

~~10.81~~10.80 **Limits of Modelling**

~~10.82~~10.81 The calculation model that generates development contribution charges is a pure mathematical model that produces theoretical charges based on a large number of inputs that in isolation contain significant assumptions as detailed in section 10 above.

~~10.83~~10.82 Although the model produces numerically precise charges, the nature of cumulative uncertainty means that the greater the number and significance of input assumptions, the greater the potential variation of outputs to changes in these assumptions.

~~10.84~~10.83 The calculation model used to generate the charges in Schedule 1 includes the best numerical assumptions available to Council, and is the most appropriate tool to guide Council in setting development contribution charges.

~~10.85~~10.84 **Effects of uncertainty**

~~10.86~~10.85 The calculation of development contributions is therefore limited to an extent by the sensitivity of the model to inputs, and the degree of certainty and reliability of those inputs. As a result, modelled demand is likely to be different to actual or realised demand.

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

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

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

- a) a resource consent is granted under the Resource Management Act 1991 for a development within its district; ~~or~~
- b) a building consent is granted under the Building Act 2004 for building work situated in its district; ~~or~~
- c) an authorisation for a service connection is granted.

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

11.4 Council, at its sole discretion, will determine at which of the milestones set out in clauses 11.2 and 11.3 it will require development contributions. In the exercise of its discretion, Council will have regard to the following non-exhaustive list of factors:

- a) the benefit and cost of receiving development contributions earlier rather than later in time;

- b) whether a new project which benefits a development becomes funded in a 10-year plan and is not reflected in a previous DC policy's schedule of assets;
- c) whether the benefits arising from Council-funded projects and accruing to the development are not adequately reflected in an estimated DC charge;
- d) the nature and scale of the development and whether the timing, staging and duration of the development project spans multiple policy periods;
- e) whether Council has made any legally binding commitment with a developer to a particular milestone;
- f) uncertainty as to the timing or funding source for growth infrastructure; and
- g) fairness and equity for all stakeholders including between developers, and between developers and ratepayers.

~~11.4~~ 11.5 If Council elects to not require a development contribution at the earliest of the milestones set out in clauses 11.2 and 11.3, it reserves the right to require a development contribution at any subsequent milestone, regardless of whether the assessed development contribution charge at that subsequent milestone is higher or lower.

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

~~11.7~~ 11.6 In accordance with Section 198(2A) LGA, and depending on which of the milestones set out in clauses 11.2 and 11.3 are ~~exercised~~ relied on by Council, ~~the~~ development contributions ~~will bear~~ are calculated under the policy that was in force at the time the corresponding application for that resource consent, building consent, certificate of acceptance, or service connection was submitted to Council, accompanied by all required information.

~~11.8~~ 11.7 Please contact Council's Development Contributions Officer (DCO) at any time if you need guidance or clarification.

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

~~12.1~~ In accordance with section 11, for For development contributions required on:

- a) ~~subdivision consents,~~ payment will be required prior to uplifting RMA section 224(c) certificates, and these will not be released until payment is received;~~;~~

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

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

- c) ~~12.4 For contributions required on~~ building consents, payment will be required prior to the issuing of Code Compliance Certificate, ~~which and this certificate will not be released~~ be withheld until payment is received;
- d) ~~12.5 For contributions required on application for~~ service connection, payment will be required prior to the service connection being authorised, ~~and the service connection will be withheld until payment is received;~~
- e) certificate of acceptance, payment will be required prior to granting, and the certificate of acceptance will be withheld until payment is received.
- 12.2 ~~12.6~~ Where sufficient information is not available to determine the residential demand type at the milestone at which a development contribution is required, each residential unit will be assessed at the standard residential rate, being one residential HUE. If, prior to the date when payment is required, Council establishes to its satisfaction that the number of bedrooms differs from the standard residential unit rate, then those residential units will be reassessed at the applicable residential unit rate.
- 12.3 ~~12.7~~ Where a building consent is granted on an existing residential dwelling and is assessed to generate additional demand as a result of those building works, the additional demand will be assessed for development contributions in accordance with clauses 11.2 and 11.3 above at the applicable residential demand unit rate, except that no further residential development contributions will be required where the original assessment was made under a prior policy that did not calculate development contributions on a per bedroom basis.
- 12.4 ~~12.8~~ For non-residential developments where Council has elected to require a development contributions ~~are assessed on a~~ resource consents and the scale of the development is unknown, ~~the assessment will be based on the type of development that most closely matches the zoning of the land.~~
- 12.5 ~~12.9 That assessment will be based on an assumption that t~~The gross ~~floor area of a non-residential development~~ will be ~~assumed to be~~ a fixed percentage of the site area being 50% for retail developments, 30% for commercial, and 30% for industrial. ~~These figures are conservative estimates of the floor area to site area ratio used in Council's growth projections and historical development information.~~
- 12.6 ~~12.10 Such developments will be reassessed at building consent stage, and A~~any additional floor area over and above that assumed and paid for at resource consent stage will be required in accordance with clauses 11.2 and 11.3 above at building consent stage.
- 12.7 **12.11 Invoicing**
- 12.8 ~~12.12~~ Without limiting Council's statutory rights, Council will typically invoice ~~invoices relating to~~ development contributions required in accordance with Section 12 above as follows:
- a) for subdivision ~~applications consent an invoice~~ will be issued no later than at the time of request for an RMA section 224(c) certificate, ~~unless an earlier milestone occurs which Council, at its discretion, may elect to invoice against.~~
- b) ~~12.13 Invoices relating to for~~ land use resource consents ~~that are not linked to building consents, an invoice~~ will be raised issued at the time of granting the consent;

- c) ~~12.14 Invoices relating to for~~ building consent~~s~~ granted by Hamilton City Council an invoice will be ~~raised-issued~~ no later than the time of application for Code Compliance Certificate~~;~~
- d) ~~Invoices relating to for~~ building consent~~s~~ granted by a building consent authority other than Hamilton City Council, an invoice will be ~~raised-issued no later than 30 days following the issue of a DC notice of requirement at the time of granting the consent.~~
- e) ~~12.15 Invoices relating to a for~~ -service connection ~~application~~ an invoice will be ~~raised issued no later than application for at the time of~~ -authorisation ~~application for~~ of that service~~that~~ connection~~;~~
- f) for a certificate of acceptance, an invoice will be issued at the time of granting the certificate.

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

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

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

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

12.9 ~~12.20~~ Consideration will not be given to development contribution charges assessed under prior policies in cases where the charges in this Policy (as presented in Schedule 1) are lower.

12.10 ~~12.21~~ When development contributions are paid, the HUEs of demand that they provide for will be recorded and will be credited, by activity, against any subsequent consent or service connection application as it relates to the original consent. Accordingly, whilst subsequent applications will enable a reassessment and recalculation to be made, additional contributions will be required only where it is assessed that there will be an increase in HUEs of demand arising from the development.

12.11 ~~12.22~~ For reasons of administrative efficiency, where the total amount payable is assessed as being less than \$50, no payment will be required, and no invoice will be raised.

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

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

- 13.2 Development contributions are calculated on an activity by activity basis based on increased units of demand (HUEs). Council will provide a credit against a development contribution where it can be demonstrated to Council's satisfaction on an activity by activity basis that:
- a) pre-existing legitimately established units of demand existed on the site and placed actual demand on Council's infrastructure prior to the application for resource consent, building consent, or service connection; or
 - b) development contributions or financial contributions have previously been paid for those increased units of demand generated by the development.
- 13.3 Demand net of credits will be used to calculate a development contribution payable for the development on an activity by activity basis.
- 13.4 Credits for existing HUEs attach to the parent lot and are not transferable, unless all lots within the site are in common ownership, or if authorised by Council at its sole discretion.
- 13.5 Credits for HUEs will not be provided for commercial, retail, or industrial activities undertaken in an area of a site that is not included within the definition of gross floor area.
- 13.6 Any project undertaken by Council will itself not be liable to pay development contributions.
- 13.7 For the avoidance of doubt, development contributions required under this Policy for reserves are not for the specified reserves purposes referred to in Section 201 LGA.

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

- 14.1 A person required by Council to make a development contribution may request Council to reconsider the requirement in accordance with Section 199A of the LGA.
- 14.2 A request for reconsideration of a requirement to pay a development contribution ("request") must:
- a) be made within 10 working days after the date of receipt of notice of the development contribution required by Council;
 - b) be made to Council in writing using the [Application for reconsideration of development contributions](#) which can be found on Council's website
 - c) set out the grounds and reasons for the request;
 - d) specify the outcome that is sought; and
 - e) include an email address for delivery of Council's decision.
- 14.3 A request can be withdrawn at any time before delivery of Council's decision on the request.
- 14.4 A person making a request may provide further information at any time before delivery of Council's decision. Further information will re-start the 15 working day period for delivery of Council's decision (S199B LGA).
- 14.5 Council also may require further information in relation to the request. The 15 working-day period for delivery of Council's decision does not begin until Council has received all required relevant information relating to the request (S199B LGA).
- 14.6 Council will consider:
- a) the grounds and reasons set out in the written request;
 - b) the purposes and principles in sections 197AA – 197A LGA; and

- c) the application of this Policy in determining the proposed development contribution.
- 14.7 Council will make decisions on requests without holding a hearing. However, Council may, at its discretion, invite the requester to a meeting to discuss the request.
- 14.8 Council's decisions on requests will:
- a) be in writing;
 - b) be provided within 15 working days after the date on which Council received all required relevant information relating to the request; and
 - c) state whether the development contribution will be amended and, if so, the new amount.
- 14.9 Council's decision on requests will be delivered by email to the address nominated by the requester. If Council is unable to contact a requester by email, it will deliver the decision by making it available at the Municipal Building reception in Hamilton, to the requester and will attempt to notify the requester by telephone.

~~16.15.~~ OBJECTING TO AN ASSESSED CHARGE (S199(C-P) LGA)

~~16.115.1~~ 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.

~~16.215.2~~ 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.

~~16.315.3~~ 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.

~~16.415.4~~ Any person lodging an objection must do so in accordance with the timeframes set out in Schedule 13A of the LGA.

~~16.515.5~~ 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.

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

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

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

- Sections 207(A-F) of the LGA which contains specific “Developer agreements” provisions
- Section 18.3628 of this Policy “Private Developer Agreement (PDA) Remission”
- Council’s Growth Funding Policy
- the guidance documents relating to Private Developer Agreement structure which can be found on Council’s website; or
- contact Council’s City Development Unit for further information.

18.17. SPECIAL ASSESSMENT

18.17.1 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 amount of development contributions payable.

17.2 There are two categories of special assessment, being a Council initiated and/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 in its discretion 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 section 207(A-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

~~18.2~~17.7 An **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.

~~18.3~~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 2,000m² GFA (non-residential).

~~18.4~~17.9 All special assessments will be evaluated consistent with the actual demand remission criteria set out in Section 18.11 of this Policy.

~~18.5~~17.10 All actual and reasonable costs incurred by Council in ~~determining the special assessment application undertaken by a developer or Council initiated special assessment~~, including staff time as set out in Council's schedule of '[City Planning Fees and Charges – Economic Growth and Planning](#)' published on Council's website, its consultant and legal costs, and administration costs, shall be paid by the applicant whether or not a remission is ultimately granted in respect of the special assessment. If external costs are to be incurred by Council in its assessment of a special assessment Council may at its discretion require those costs to be met by the applicant in advance.

~~18.6~~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.

~~18.7~~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.

~~18.8~~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.

~~18.9~~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.

~~18.10~~17.15 Decisions on individual requests will not alter the basis of the Policy itself.

~~18.11~~17.16 For further details relating to lodging a special assessment please refer to Council's website or contact Council's Development Contributions Officer.

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

~~19.1~~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.

~~19.2~~18.2 Any application for a remission must be made to Council in writing using the [Application for remission of development contributions](#) which can be found on Council's website, and shall be lodged with Council within 30 working days of the development

contribution charge being ~~advised~~ **required** in writing to the developer. This applies to all remissions outlined in Section 18 of this policy.

~~19.3~~**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.

~~19.4~~**18.4** The amount of any remission will be assessed on a case by case basis having regard to the extent to which the remission criteria is met.

~~19.5~~**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.

~~19.6~~**18.6** Decisions on individual requests will not alter the basis of the Policy itself.

~~19.7~~**18.7** There are ~~six~~ **four** categories of remission, as described in the following paragraphs.

~~19.9~~**18.8** Actual demand remission

~~19.10~~**18.9** Development contributions are calculated based on modelled demand, measured in Household Unit Equivalents (HUEs). Council will consider a remission where actual demand is significantly lower than modelled demand.

~~19.11~~**18.10** To be eligible for a remission the applicant must supply, for each activity, all relevant evidence of actual demand reductions on Council's infrastructure in support of the remission application. This information is to be in the form of metrics provided by an appropriately qualified professional, referencing relevant Policy provisions.

~~19.12~~**18.11** Actual Demand Remission Criteria

~~19.13~~**18.12** In applying for a remission based on actual demand, the applicant must demonstrate to Council's satisfaction on an activity by activity basis that:

- a) the actual HUEs of demand generated by the development are materially lower than the HUEs of demand assessed under the methodology set out in this Policy and in any event lower than modelled demand by five or more HUEs of demand, and;
- b) for an activity, the reduced HUEs create capacity in Council's infrastructure network which Council is satisfied is material having regard to the nature of the development, its location, and implications for Council's infrastructure programme.

~~19.14~~**18.13** All actual and reasonable costs incurred by Council in determining an Actual Demand Remission application, including staff time as set out in Council's schedule of ~~Fees and Charges – Economic Growth and Planning~~ **'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.

~~19.15~~**18.14** CBD Central city remission

~~19.16~~18.15 At Council's sole discretion, applications with a lodgement date between 1 July 2024~~1~~ and 30 June 2027~~4~~, for developments in the ~~CBD~~central city may be eligible for a ~~5033~~5033% remission (being a ~~5033~~5033% 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.

~~19.17~~18.16 Engagement with the Urban Design Advisory Panel, for the purposes of this provision, means that an application in relation to the development has been submitted to and considered by the Urban Design Advisory Panel ~~or~~ its Council representative.

~~19.18~~18.17 Any residential components of a development which do not achieve Lifemark 4-star certification will be excluded from the remission.

~~19.19~~18.18 High rise building remission

~~19.20~~18.19 Subject to the criteria in 18.15 above, developments in the ~~CBD~~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)

~~19.21~~18.20 For the purpose of calculating eligibility for the remission, the following do not count as storeys:

- a) below grade basement levels
- b) mezzanine floors, rooftop terraces or any other structure with gross floor area less than 60% of the gross floor area of the first floor of the building
- c) areas not included in the definition of gross floor area as set out in provision 6.24 of this policy.

~~19.22~~18.21 Social Housing Community housing remission

~~19.23~~18.22 Council may, at its sole discretion, grant a remission of up to 100% to community ~~social~~ housing developments.

~~19.24~~18.23 In the exercise of its discretion, Council will consider the following factors relevant to the development:

- a) the development must ~~deliver be a~~ not-for-profit development housing;
- b) the land on which the development will occur must be owned by a community housing provider registered with the Community Housing Regulatory Authority;
- ~~b)c)~~ the applicant on the building consent or resource consent must be registered as a community housing provider with the Community Housing Regulatory Authority;
- ~~c)d)~~ the development ~~will must~~ provide social community and/or affordable rental housing in perpetuity;
- ~~d)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;
- ~~e)~~ the crown and crown agents including Kāinga Ora are not eligible for this remission;

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

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

18.24 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

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

18.26 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 18.23 above to Council's satisfaction.

~~19.26~~18.27 State Integrated Schools' remission

~~19.27~~18.28 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.

~~19.28~~18.29 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.

~~19.29~~18.30 Any remission granted under clause 18.285 shall only apply to development contributions calculated and required under this policy.

18.31 Te Ture Whenua Māori Act 1993 remission

18.32 Council may, at its sole discretion, grant a remission of up to 100% to development on Maori land, and for the development of purpose -built papakainga on any land.

18.33 No remission is available to land developed for commercial, industrial or retail use, or to residential developments that do not qualify as papakainga.

18.34 No remission is available for the crown and crown agents including Kāinga Ora

18.35 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.

19.3018.36 **Private Developer Agreement (PDA) remission**

19.3118.37 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.

19.3218.38 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.

20.19.REFUNDS (S209 LGA)

20.119.1 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.

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

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

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

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

21.120.1 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.

21.220.2 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.

~~22.21.~~ ESTIMATING A DEVELOPMENT CONTRIBUTION CHARGE

~~22.1~~21.1 This section provides a guide to estimating a development contributions charge.

~~22.2~~21.2 Please contact the Development Contributions Officer if you have any questions or require assistance to calculate your estimated charge.

~~22.3~~21.3 **Using the online GIS development contribution estimator tool**

~~22.4~~21.4 For a quick estimate of a development contribution charge use the "[DC estimator](#)" on Council's website.

~~22.5~~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.

~~22.6~~21.6 **Using the Policy**

~~22.7~~21.7 To estimate a development contribution charge using Schedule 1 follow the steps below:

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

~~22.8~~21.8 The method outlined above is the standard means for estimating development contribution charges.

~~22.9~~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.

~~23.22.~~ REFERENCES

- Local Government Act 2002
- Council's 2024-~~341-31~~ Long Term Plan
- Council's Growth Funding Policy
- Council's 30 Year Infrastructure Strategy

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

Table 1 – 2024/24 Phased residential development contributions payable in each catchment (excl. GST)

Catchment	SW-Catchment	WW Catchment	CI	Reserves	Storm-water	Transport	Waste-water	Water	Total
Large Residential			Charge per lot, dwelling or unit title						
Infill East	SW – Chartwell	WW – East	91	429	1,326	5,384	9,465	6,555	23,250
Infill East	SW – City Centre	WW – East	91	429	1,123	5,384	9,465	6,555	23,048
Infill East	SW – Hamilton-East	WW – East	91	429	1,321	5,384	9,465	6,555	23,256
Infill East	SW – Kirikiriroa	WW – East	91	429	4,196	5,384	9,465	6,555	26,121
Infill East	SW – Mangaonua	WW – East	91	429	3,471	5,384	9,465	6,555	25,396
Infill East	SW – Waitawhiriwhiri	WW – East	91	429	1,609	5,384	9,465	6,555	23,534
Infill West	SW – City Centre	WW – West	91	429	1,123	5,272	13,974	6,555	27,445
Infill West	SW – Mangakotukutuku	WW – West	91	429	10,776	5,272	13,974	6,555	37,098
Infill West	SW – St Andrews	WW – West	91	429	216	5,272	13,974	6,555	26,538
Infill West	SW – Te Rapa-Stream	WW – West	91	429	1,781	5,272	13,974	6,555	28,103
Infill West	SW – Waitawhiriwhiri	WW – West	91	429	1,609	5,272	13,974	6,555	27,931
Infill West	SW – Western Heights	WW – West	91	429	772	5,272	13,974	6,555	27,094
Infill West	SW – Lake Rotokauri	WW – West	91	429	76,660	5,272	13,974	6,555	102,982
Peacocke-1	SW – Mangakotukutuku	WW – West	91	9,412	10,776	19,290	21,046	6,751	67,367
Peacocke-2	SW – Peacocke	WW – East	91	7,769	3,266	23,563	25,959	7,118	67,767
Peacocke-2	SW – Mangakotukutuku	WW – East	91	7,769	10,776	23,563	25,959	7,118	75,277
Rotokauri	SW – Lake Rotokauri	WW – West	91	2,358	76,660	18,031	12,953	10,168	120,262
Rotokauri	SW – Mangaheka	WW – West	91	2,358	9,027	18,031	12,953	10,168	52,628
Rotokauri	SW – Ohote	WW – West	91	2,358	1,183	18,031	12,953	10,168	44,784
Rotokauri	SW – Rotokauri-West	WW – West	91	2,358	21	18,031	12,953	10,168	43,622
Rototuna	SW – Kirikiriroa	WW – East	146	452	4,196	19,363	11,291	8,504	43,952
Rototuna	SW – River North	WW – East	146	452	1,315	19,363	11,291	8,504	41,072
Rototuna	SW – Te Awa-o-Katapaki	WW – East	146	452	14,344	19,363	11,291	8,504	54,100
Rototuna	SW – Otama-ngenge	WW – East	146	452	677	19,363	11,291	8,504	40,633
Ruakura	SW – Hamilton-East	WW – East	91	401	1,321	13,152	13,198	6,517	34,690
Ruakura	SW – Kirikiriroa	WW – East	91	401	4,196	13,152	13,198	6,517	37,555
Ruakura	SW – Mangaonua	WW – East	91	401	3,471	13,152	13,198	6,517	36,830
Te Rapa-North	SW – Mangaheka	WW – West	91	401	9,027	11,907	11,563	5,747	38,735
Te Rapa-North	SW – Te Rapa-Stream	WW – West	91	401	1,781	11,907	11,563	5,747	31,489
Te Rapa-North	SW – St Andrews	WW – West	91	401	216	11,907	11,563	5,747	29,924
Temple-View	SW – Temple-View	WW – West	91	401	1,578	5,053	18,017	11,761	36,899
Temple-View	SW – Waitawhiriwhiri	WW – West	91	401	1,609	5,053	18,017	11,761	36,930
Standard Residential			Charge per lot, dwelling or unit title						
Infill East	SW – Chartwell	WW – East	70	333	1,028	4,174	7,337	5,082	18,023
Infill East	SW – City Centre	WW – East	70	333	871	4,174	7,337	5,082	17,867
Infill East	SW – Hamilton-East	WW – East	70	333	1,032	4,174	7,337	5,082	18,028
Infill East	SW – Kirikiriroa	WW – East	70	333	3,253	4,174	7,337	5,082	20,249
Infill East	SW – Mangaonua	WW – East	70	333	2,691	4,174	7,337	5,082	19,686
Infill East	SW – Waitawhiriwhiri	WW – East	70	333	1,247	4,174	7,337	5,082	18,243
Infill West	SW – City Centre	WW – West	70	333	871	4,087	10,833	5,082	21,275
Infill West	SW – Mangakotukutuku	WW – West	70	333	8,354	4,087	10,833	5,082	28,758
Infill West	SW – St Andrews	WW – West	70	333	167	4,087	10,833	5,082	20,572
Infill West	SW – Te Rapa-Stream	WW – West	70	333	1,381	4,087	10,833	5,082	21,785
Infill West	SW – Waitawhiriwhiri	WW – West	70	333	1,247	4,087	10,833	5,082	21,652
Infill West	SW – Western Heights	WW – West	70	333	599	4,087	10,833	5,082	21,003
Infill West	SW – Lake Rotokauri	WW – West	70	333	59,427	4,087	10,833	5,082	79,821
Peacocke-1	SW – Mangakotukutuku	WW – West	70	7,296	8,354	14,954	16,315	5,233	52,222
Peacocke-2	SW – Peacocke	WW – East	70	6,023	2,532	18,266	20,123	5,518	52,532
Peacocke-2	SW – Mangakotukutuku	WW – East	70	6,023	8,354	18,266	20,123	5,518	58,354
Rotokauri	SW – Lake Rotokauri	WW – West	70	1,828	59,427	13,978	10,041	7,882	93,226
Rotokauri	SW – Mangaheka	WW – West	70	1,828	6,997	13,978	10,041	7,882	40,797
Rotokauri	SW – Ohote	WW – West	70	1,828	917	13,978	10,041	7,882	34,717
Rotokauri	SW – Rotokauri-West	WW – West	70	1,828	17	13,978	10,041	7,882	33,816
Rototuna	SW – Kirikiriroa	WW – East	113	350	3,253	15,010	8,753	6,592	34,072
Rototuna	SW – River North	WW – East	113	350	1,020	15,010	8,753	6,592	31,839
Rototuna	SW – Te Awa-o-Katapaki	WW – East	113	350	11,119	15,010	8,753	6,592	41,938
Rototuna	SW – Otama-ngenge	WW – East	113	350	524	15,010	8,753	6,592	31,343
Ruakura	SW – Hamilton-East	WW – East	70	310	1,032	10,196	10,231	5,052	26,892
Ruakura	SW – Kirikiriroa	WW – East	70	310	3,253	10,196	10,231	5,052	29,112
Ruakura	SW – Mangaonua	WW – East	70	310	2,691	10,196	10,231	5,052	28,550
Te Rapa-North	SW – Mangaheka	WW – West	70	310	6,997	9,231	8,963	4,455	30,027
Te Rapa-North	SW – Te Rapa-Stream	WW – West	70	310	1,381	9,231	8,963	4,455	24,410
Te Rapa-North	SW – St Andrews	WW – West	70	310	167	9,231	8,963	4,455	23,197
Temple-View	SW – Temple-View	WW – West	70	310	1,223	3,917	13,967	9,117	28,604
Temple-View	SW – Waitawhiriwhiri	WW – West	70	310	1,247	3,917	13,967	9,117	28,628

Table 1—Continued

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

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

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

Table 2 – Continued

Catchment	SW-Catchment	WW-Catchment	CI	Reserves	Storm-water	Transport	Waste-water	Water	Total
Retail			Charge per 100m ² floor area (site area for Stormwater)						
Infill East	SW—Chartwell	WW—East			295	10,435	3,054	1,645	15,529
Infill East	SW—City Centre	WW—East			335	10,435	3,054	1,645	15,468
Infill East	SW—Hamilton East	WW—East			297	10,435	3,054	1,645	15,531
Infill East	SW—Kirikiriroa	WW—East			1,251	10,435	3,054	1,645	16,385
Infill East	SW—Mangaonua	WW—East			1,035	10,435	3,054	1,645	16,168
Infill East	SW—Waitawhiriwhiri	WW—East			480	10,435	3,054	1,645	15,613
Infill West	SW—City Centre	WW—West			335	10,217	4,509	1,645	16,706
Infill West	SW—Mangakotukutuku	WW—West			3,213	10,217	4,509	1,645	19,584
Infill West	SW—St Andrews	WW—West			64	10,217	4,509	1,645	16,435
Infill West	SW—Te Rapa Stream	WW—West			531	10,217	4,509	1,645	16,902
Infill West	SW—Waitawhiriwhiri	WW—West			480	10,217	4,509	1,645	16,851
Infill West	SW—Western Heights	WW—West			230	10,217	4,509	1,645	16,601
Infill West	SW—Lake Rotokauri	WW—West			22,856	10,217	4,509	1,645	39,227
Peacocke 1	SW—Mangakotukutuku	WW—West			2,618	30,467	5,534	1,381	40,000
Peacocke 2	SW—Peacocke	WW—East			686	32,158	5,898	1,258	40,000
Peacocke 2	SW—Mangakotukutuku	WW—East			2,177	30,938	5,675	1,210	40,000
Rotokauri	SW—Lake Rotokauri	WW—West			14,168	21,660	2,591	1,582	40,000
Rotokauri	SW—Mangaheka	WW—West			2,426	21,505	2,768	2,301	40,000
Rotokauri	SW—Ohote	WW—West			336	33,258	3,978	2,429	40,000
Rotokauri	SW—Rotokauri West	WW—West			6	33,535	4,011	2,449	40,000
Rototuna	SW—Kirikiriroa	WW—East			1,123	33,690	3,271	1,916	40,000
Rototuna	SW—River North	WW—East			359	34,352	3,335	1,954	40,000
Rototuna	SW—Te Awa o Katapaki	WW—East			3,595	31,548	3,063	1,794	40,000
Rototuna	SW—Otama-ngeke	WW—East			185	34,503	3,350	1,962	40,000
Ruakura	SW—Hamilton East	WW—East			297	25,489	4,258	1,636	31,780
Ruakura	SW—Kirikiriroa	WW—East			1,251	25,489	4,258	1,636	32,634
Ruakura	SW—Mangaonua	WW—East			1,035	25,489	4,258	1,636	32,418
Te Rapa North	SW—Mangaheka	WW—West			2,691	23,076	3,731	1,442	30,940
Te Rapa North	SW—Te Rapa Stream	WW—West			531	23,076	3,731	1,442	28,780
Te Rapa North	SW—St Andrews	WW—West			64	23,076	3,731	1,442	28,313
Temple View	SW—Temple View	WW—West			470	9,792	5,813	2,951	19,027
Temple View	SW—Waitawhiriwhiri	WW—West			480	9,792	5,813	2,951	19,036

Schedule 1A applies to development where the lodgement date is between 1 July 2024 and 30 June 2025

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

25.23. SCHEDULE 1B – DEVELOPMENT CONTRIBUTION BASE CHARGES

Table 13 – Residential base development contribution charges in each catchment (excl. GST)

Catchment	SW Catchment	WW Catchment	CI	Reserves	Storm-water	Transport	Waste-water	Water	Total
Large Residential			Charge per lot, dwelling or unit title						
Infill East	SW - Chartwell	WW - East	375	1,568	5,033	6,498	25,829	14,645	53,948
Infill East	SW - City Centre	WW - East	375	1,568	1,696	6,498	25,829	14,645	50,611
Infill East	SW - Hamilton East	WW - East	375	1,568	1,375	6,498	25,829	14,645	50,290
Infill East	SW - Kirikiriroa	WW - East	375	1,568	2,717	6,498	25,829	14,645	51,633
Infill East	SW - Mangaonua	WW - East	375	1,568	700	6,498	25,829	14,645	49,616
Infill East	SW - Waitawhiriwhiri	WW - East	375	1,568	4,165	6,498	25,829	14,645	53,081
Infill West	SW - City Centre	WW - West	375	1,568	1,696	6,425	28,399	19,048	57,511
Infill West	SW - Mangakotukutuku	WW - West	375	1,568	14,141	6,425	28,399	19,048	69,957
Infill West	SW - St Andrews	WW - West	375	1,568	4,133	6,425	28,399	19,048	59,948
Infill West	SW - Te Rapa Stream	WW - West	375	1,568	2,658	6,425	28,399	19,048	58,474
Infill West	SW - Waitawhiriwhiri	WW - West	375	1,568	4,165	6,425	28,399	19,048	59,981
Infill West	SW - Western Heights	WW - West	375	1,568	2,314	6,425	28,399	19,048	58,129
Infill West	SW - Lake Rotokauri	WW - West	375	1,568	44,967	6,425	28,399	19,048	100,782
Peacocke 1	SW - Mangakotukutuku	WW - West	375	10,281	14,141	41,960	38,235	13,217	118,210
Peacocke 2	SW - Peacocke	WW - East	375	4,871	2,495	43,834	55,459	14,914	121,949
Peacocke 2	SW - Mangakotukutuku	WW - East	375	4,871	14,141	43,834	55,459	14,914	133,595
Rotokauri	SW - Lake Rotokauri	WW - West	375	6,209	44,967	16,592	28,637	18,714	115,494
Rotokauri	SW - Mangaheka	WW - West	375	6,209	1,850	16,592	28,637	18,714	72,377
Rotokauri	SW - Ohote	WW - West	375	6,209	1,773	16,592	28,637	18,714	72,300
Rotokauri	SW - Rotokauri West	WW - West	375	6,209	24	16,592	28,637	18,714	70,551
Rototuna	SW - Kirikiriroa	WW - East	673	1,983	2,717	21,535	26,779	13,702	67,389
Rototuna	SW - River North	WW - East	673	1,983	4,549	21,535	26,779	13,702	69,221
Rototuna	SW - Te Awa o Katapaki	WW - East	673	1,983	6,495	21,535	26,779	13,702	71,166
Rototuna	SW - Otama-ngenge	WW - East	673	1,983	2,251	21,535	26,779	13,702	66,923
Ruakura	SW - Hamilton East	WW - East	375	1,477	1,375	11,620	26,331	13,936	55,114
Ruakura	SW - Kirikiriroa	WW - East	375	1,477	2,717	11,620	26,331	13,936	56,457
Ruakura	SW - Mangaonua	WW - East	375	1,477	700	11,620	26,331	13,936	54,440
Te Rapa North	SW - Mangaheka	WW - West	375	1,477	1,850	13,367	26,333	12,404	55,807
Te Rapa North	SW - Te Rapa Stream	WW - West	375	1,477	2,658	13,367	26,333	12,404	56,615
Te Rapa North	SW - St Andrews	WW - West	375	1,477	4,133	13,367	26,333	12,404	58,089
Temple View	SW - Temple View	WW - West	375	1,477	3,902	6,231	30,032	15,299	57,315
Temple View	SW - Waitawhiriwhiri	WW - West	375	1,477	4,165	6,231	30,032	15,299	57,579
Charge per lot, dwelling or unit title are inclusive of below Citywide and WW Catchment components									
Citywide	SW - Citywide		375	1,477	24	6,231	18,510	12,202	38,819
		WW - West					7,823		7,823
		WW - East					4,226		4,226
Standard Residential			Charge per lot, dwelling or unit title						
Infill East	SW - Chartwell	WW - East	291	1,216	5,033	5,037	20,022	11,353	42,951
Infill East	SW - City Centre	WW - East	291	1,216	1,696	5,037	20,022	11,353	39,615
Infill East	SW - Hamilton East	WW - East	291	1,216	1,375	5,037	20,022	11,353	39,294
Infill East	SW - Kirikiriroa	WW - East	291	1,216	2,717	5,037	20,022	11,353	40,636
Infill East	SW - Mangaonua	WW - East	291	1,216	700	5,037	20,022	11,353	38,619
Infill East	SW - Waitawhiriwhiri	WW - East	291	1,216	4,165	5,037	20,022	11,353	42,084
Infill West	SW - City Centre	WW - West	291	1,216	1,696	4,981	22,015	14,766	44,964
Infill West	SW - Mangakotukutuku	WW - West	291	1,216	14,141	4,981	22,015	14,766	57,409
Infill West	SW - St Andrews	WW - West	291	1,216	4,133	4,981	22,015	14,766	47,400
Infill West	SW - Te Rapa Stream	WW - West	291	1,216	2,658	4,981	22,015	14,766	45,926
Infill West	SW - Waitawhiriwhiri	WW - West	291	1,216	4,165	4,981	22,015	14,766	47,433
Infill West	SW - Western Heights	WW - West	291	1,216	2,314	4,981	22,015	14,766	45,582
Infill West	SW - Lake Rotokauri	WW - West	291	1,216	44,967	4,981	22,015	14,766	88,235
Peacocke 1	SW - Mangakotukutuku	WW - West	291	7,970	14,141	32,527	29,639	10,246	94,815
Peacocke 2	SW - Peacocke	WW - East	291	3,776	2,495	33,980	42,991	11,561	95,095
Peacocke 2	SW - Mangakotukutuku	WW - East	291	3,776	14,141	33,980	42,991	11,561	106,741
Rotokauri	SW - Lake Rotokauri	WW - West	291	4,813	44,967	12,862	22,199	14,507	99,639
Rotokauri	SW - Mangaheka	WW - West	291	4,813	1,850	12,862	22,199	14,507	56,522
Rotokauri	SW - Ohote	WW - West	291	4,813	1,773	12,862	22,199	14,507	56,445
Rotokauri	SW - Rotokauri West	WW - West	291	4,813	24	12,862	22,199	14,507	54,696
Rototuna	SW - Kirikiriroa	WW - East	521	1,537	2,717	16,694	20,759	10,622	52,850
Rototuna	SW - River North	WW - East	521	1,537	4,549	16,694	20,759	10,622	54,682
Rototuna	SW - Te Awa o Katapaki	WW - East	521	1,537	6,495	16,694	20,759	10,622	56,628
Rototuna	SW - Otama-ngenge	WW - East	521	1,537	2,251	16,694	20,759	10,622	52,384
Ruakura	SW - Hamilton East	WW - East	291	1,145	1,375	9,008	20,412	10,803	43,033
Ruakura	SW - Kirikiriroa	WW - East	291	1,145	2,717	9,008	20,412	10,803	44,376
Ruakura	SW - Mangaonua	WW - East	291	1,145	700	9,008	20,412	10,803	42,359

Catchment	SW Catchment	WW Catchment	CI	Reserves	Storm-water	Transport	Waste-water	Water	Total
Te Rapa North	SW - Mangaheka	WW - West	291	1,145	1,850	10,362	20,413	9,616	43,677
Te Rapa North	SW - Te Rapa Stream	WW - West	291	1,145	2,658	10,362	20,413	9,616	44,485
Te Rapa North	SW - St Andrews	WW - West	291	1,145	4,133	10,362	20,413	9,616	45,959
Temple View	SW - Temple View	WW - West	291	1,145	3,902	4,830	23,280	11,860	45,308
Temple View	SW - Waitawhiriwhiri	WW - West	291	1,145	4,165	4,830	23,280	11,860	45,571
Charge per lot, dwelling or unit title are inclusive of below Citywide and WW Catchment components									
Citywide	SW - Citywide		291	1,145	24	4,830	14,349	9,459	30,098
		WW - West					6,064		6,064
		WW - East					3,276		3,276
Two Bed			Charge per lot, dwelling or unit title						
Infill East	SW - Chartwell	WW - East	201	838	5,033	3,473	13,806	7,828	31,178
Infill East	SW - City Centre	WW - East	201	838	1,696	3,473	13,806	7,828	27,842
Infill East	SW - Hamilton East	WW - East	201	838	1,375	3,473	13,806	7,828	27,520
Infill East	SW - Kirikiriroa	WW - East	201	838	2,717	3,473	13,806	7,828	28,863
Infill East	SW - Mangaonua	WW - East	201	838	700	3,473	13,806	7,828	26,846
Infill East	SW - Waitawhiriwhiri	WW - East	201	838	4,165	3,473	13,806	7,828	30,311
Infill West	SW - City Centre	WW - West	201	838	1,696	3,434	15,180	10,181	31,530
Infill West	SW - Mangakotukutuku	WW - West	201	838	14,141	3,434	15,180	10,181	43,975
Infill West	SW - St Andrews	WW - West	201	838	4,133	3,434	15,180	10,181	33,967
Infill West	SW - Te Rapa Stream	WW - West	201	838	2,658	3,434	15,180	10,181	32,492
Infill West	SW - Waitawhiriwhiri	WW - West	201	838	4,165	3,434	15,180	10,181	33,999
Infill West	SW - Western Heights	WW - West	201	838	2,314	3,434	15,180	10,181	32,148
Infill West	SW - Lake Rotokauri	WW - West	201	838	44,967	3,434	15,180	10,181	74,801
Peacocke 1	SW - Mangakotukutuku	WW - West	201	5,495	14,141	22,428	20,437	7,065	69,767
Peacocke 2	SW - Peacocke	WW - East	201	2,604	2,495	23,430	29,643	7,972	66,344
Peacocke 2	SW - Mangakotukutuku	WW - East	201	2,604	14,141	23,430	29,643	7,972	77,990
Rotokauri	SW - Lake Rotokauri	WW - West	201	3,319	44,967	8,868	15,307	10,003	82,664
Rotokauri	SW - Mangaheka	WW - West	201	3,319	1,850	8,868	15,307	10,003	39,548
Rotokauri	SW - Ohote	WW - West	201	3,319	1,773	8,868	15,307	10,003	39,470
Rotokauri	SW - Rotokauri West	WW - West	201	3,319	24	8,868	15,307	10,003	37,722
Rototuna	SW - Kirikiriroa	WW - East	359	1,060	2,717	11,511	14,314	7,324	37,285
Rototuna	SW - River North	WW - East	359	1,060	4,549	11,511	14,314	7,324	39,117
Rototuna	SW - Te Awa o Katapaki	WW - East	359	1,060	6,495	11,511	14,314	7,324	41,062
Rototuna	SW - Otama-ngenge	WW - East	359	1,060	2,251	11,511	14,314	7,324	36,819
Ruakura	SW - Hamilton East	WW - East	201	789	1,375	6,211	14,074	7,449	30,099
Ruakura	SW - Kirikiriroa	WW - East	201	789	2,717	6,211	14,074	7,449	31,442
Ruakura	SW - Mangaonua	WW - East	201	789	700	6,211	14,074	7,449	29,425
Te Rapa North	SW - Mangaheka	WW - West	201	789	1,850	7,145	14,075	6,630	30,691
Te Rapa North	SW - Te Rapa Stream	WW - West	201	789	2,658	7,145	14,075	6,630	31,498
Te Rapa North	SW - St Andrews	WW - West	201	789	4,133	7,145	14,075	6,630	32,973
Temple View	SW - Temple View	WW - West	201	789	3,902	3,330	16,052	8,177	32,452
Temple View	SW - Waitawhiriwhiri	WW - West	201	789	4,165	3,330	16,052	8,177	32,715
Charge per lot, dwelling or unit title are inclusive of below Citywide and WW Catchment components									
Citywide	SW - Citywide		201	789	24	3,330	9,894	6,522	20,760
		WW - West					4,181		4,181
		WW - East					2,259		2,259
One Bed			Charge per lot, dwelling or unit title						
Infill East	SW - Chartwell	WW - East	139	580	5,033	2,404	9,555	5,418	23,129
Infill East	SW - City Centre	WW - East	139	580	1,696	2,404	9,555	5,418	19,792
Infill East	SW - Hamilton East	WW - East	139	580	1,375	2,404	9,555	5,418	19,471
Infill East	SW - Kirikiriroa	WW - East	139	580	2,717	2,404	9,555	5,418	20,814
Infill East	SW - Mangaonua	WW - East	139	580	700	2,404	9,555	5,418	18,796
Infill East	SW - Waitawhiriwhiri	WW - East	139	580	4,165	2,404	9,555	5,418	22,261
Infill West	SW - City Centre	WW - West	139	580	1,696	2,377	10,506	7,047	22,345
Infill West	SW - Mangakotukutuku	WW - West	139	580	14,141	2,377	10,506	7,047	34,790
Infill West	SW - St Andrews	WW - West	139	580	4,133	2,377	10,506	7,047	24,782
Infill West	SW - Te Rapa Stream	WW - West	139	580	2,658	2,377	10,506	7,047	23,307
Infill West	SW - Waitawhiriwhiri	WW - West	139	580	4,165	2,377	10,506	7,047	24,814
Infill West	SW - Western Heights	WW - West	139	580	2,314	2,377	10,506	7,047	22,963
Infill West	SW - Lake Rotokauri	WW - West	139	580	44,967	2,377	10,506	7,047	65,616
Peacocke 1	SW - Mangakotukutuku	WW - West	139	3,803	14,141	15,523	14,145	4,890	52,641
Peacocke 2	SW - Peacocke	WW - East	139	1,802	2,495	16,216	20,517	5,517	46,687
Peacocke 2	SW - Mangakotukutuku	WW - East	139	1,802	14,141	16,216	20,517	5,517	58,333
Rotokauri	SW - Lake Rotokauri	WW - West	139	2,297	44,967	6,138	10,594	6,923	71,058
Rotokauri	SW - Mangaheka	WW - West	139	2,297	1,850	6,138	10,594	6,923	27,942
Rotokauri	SW - Ohote	WW - West	139	2,297	1,773	6,138	10,594	6,923	27,864
Rotokauri	SW - Rotokauri West	WW - West	139	2,297	24	6,138	10,594	6,923	26,116
Rototuna	SW - Kirikiriroa	WW - East	249	733	2,717	7,967	9,907	5,069	26,643
Rototuna	SW - River North	WW - East	249	733	4,549	7,967	9,907	5,069	28,475

Catchment	SW Catchment	WW Catchment	CI	Reserves	Storm-water	Transport	Waste-water	Water	Total
Rototuna	SW - Te Awa o Katapaki	WW - East	249	733	6,495	7,967	9,907	5,069	30,420
Rototuna	SW - Otama-ngenge	WW - East	249	733	2,251	7,967	9,907	5,069	26,177
Ruakura	SW - Hamilton East	WW - East	139	546	1,375	4,299	9,741	5,156	21,256
Ruakura	SW - Kirikiriroa	WW - East	139	546	2,717	4,299	9,741	5,156	22,598
Ruakura	SW - Mangaonua	WW - East	139	546	700	4,299	9,741	5,156	20,581
Te Rapa North	SW - Mangaheka	WW - West	139	546	1,850	4,945	9,742	4,589	21,812
Te Rapa North	SW - Te Rapa Stream	WW - West	139	546	2,658	4,945	9,742	4,589	22,619
Te Rapa North	SW - St Andrews	WW - West	139	546	4,133	4,945	9,742	4,589	24,094
Temple View	SW - Temple View	WW - West	139	546	3,902	2,305	11,110	5,660	23,662
Temple View	SW - Waitawhiriwhiri	WW - West	139	546	4,165	2,305	11,110	5,660	23,926
Charge per lot, dwelling or unit title are inclusive of below Citywide and WW Catchment components									
Citywide	SW - Citywide		139	546	24	2,305	6,848	4,514	14,376
		WW - West					2,894		2,894
		WW - East					1,564		1,564

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

Catchment	SW Catchment	WW Catchment	CI	Reserves	Storm-water	Transport	Waste-water	Water	Total
Industrial			Charge per 100m2 floor area (site area for Stormwater)						
Infill East	SW - Chartwell	WW - East			1,415	3,123	5,984	2,375	12,897
Infill East	SW - City Centre	WW - East			477	3,123	5,984	2,375	11,959
Infill East	SW - Hamilton East	WW - East			386	3,123	5,984	2,375	11,868
Infill East	SW - Kirikiriroa	WW - East			764	3,123	5,984	2,375	12,246
Infill East	SW - Mangaonua	WW - East			197	3,123	5,984	2,375	11,679
Infill East	SW - Waitawhiriwhiri	WW - East			1,171	3,123	5,984	2,375	12,653
Infill West	SW - City Centre	WW - West			477	3,088	6,580	3,089	13,233
Infill West	SW - Mangakotukutuku	WW - West			3,975	3,088	6,580	3,089	16,732
Infill West	SW - St Andrews	WW - West			1,162	3,088	6,580	3,089	13,918
Infill West	SW - Te Rapa Stream	WW - West			747	3,088	6,580	3,089	13,504
Infill West	SW - Waitawhiriwhiri	WW - West			1,171	3,088	6,580	3,089	13,928
Infill West	SW - Western Heights	WW - West			650	3,088	6,580	3,089	13,407
Infill West	SW - Lake Rotokauri	WW - West			12,640	3,088	6,580	3,089	25,397
Peacocke 1	SW - Mangakotukutuku	WW - West			3,975	20,167	8,858	2,144	35,144
Peacocke 2	SW - Peacocke	WW - East			701	21,068	12,849	2,419	37,036
Peacocke 2	SW - Mangakotukutuku	WW - East			3,975	21,068	12,849	2,419	40,310
Rotokauri	SW - Lake Rotokauri	WW - West			12,640	7,974	6,635	3,035	30,284
Rotokauri	SW - Mangaheka	WW - West			520	7,974	6,635	3,035	18,164
Rotokauri	SW - Ohote	WW - West			498	7,974	6,635	3,035	18,142
Rotokauri	SW - Rotokauri West	WW - West			7	7,974	6,635	3,035	17,651
Rototuna	SW - Kirikiriroa	WW - East			764	10,350	6,204	2,222	19,540
Rototuna	SW - River North	WW - East			1,279	10,350	6,204	2,222	20,055
Rototuna	SW - Te Awa o Katapaki	WW - East			1,826	10,350	6,204	2,222	20,602
Rototuna	SW - Otama-ngenge	WW - East			633	10,350	6,204	2,222	19,409
Ruakura	SW - Hamilton East	WW - East			386	5,585	6,100	2,260	14,332
Ruakura	SW - Kirikiriroa	WW - East			764	5,585	6,100	2,260	14,709
Ruakura	SW - Mangaonua	WW - East			197	5,585	6,100	2,260	14,142
Te Rapa North	SW - Mangaheka	WW - West			520	6,425	6,101	2,012	15,057
Te Rapa North	SW - Te Rapa Stream	WW - West			747	6,425	6,101	2,012	15,284
Te Rapa North	SW - St Andrews	WW - West			1,162	6,425	6,101	2,012	15,699
Temple View	SW - Temple View	WW - West			1,097	2,995	6,958	2,481	13,530
Temple View	SW - Waitawhiriwhiri	WW - West			1,171	2,995	6,958	2,481	13,604
Charge per lot, dwelling or unit title are inclusive of below Citywide and WW Catchment components									
Citywide	SW - Citywide				7	2,995	4,288	1,979	9,269
		WW - West					1,812		1,812
		WW - East					979		979
Commercial			Charge per 100m2 floor area (site area for Stormwater)						
Infill East	SW - Chartwell	WW - East			1,936	8,764	10,151	4,477	25,328
Infill East	SW - City Centre	WW - East			652	8,764	10,151	4,477	24,044
Infill East	SW - Hamilton East	WW - East			529	8,764	10,151	4,477	23,921
Infill East	SW - Kirikiriroa	WW - East			1,045	8,764	10,151	4,477	24,437
Infill East	SW - Mangaonua	WW - East			269	8,764	10,151	4,477	23,662
Infill East	SW - Waitawhiriwhiri	WW - East			1,602	8,764	10,151	4,477	24,994
Infill West	SW - City Centre	WW - West			652	8,667	11,161	5,823	26,303
Infill West	SW - Mangakotukutuku	WW - West			5,439	8,667	11,161	5,823	31,090
Infill West	SW - St Andrews	WW - West			1,589	8,667	11,161	5,823	27,240
Infill West	SW - Te Rapa Stream	WW - West			1,022	8,667	11,161	5,823	26,673

Catchment	SW Catchment	WW Catchment	CI	Reserves	Storm-water	Transport	Waste-water	Water	Total
Infill West	SW - Waitawhiriwhiri	WW - West			1,602	8,667	11,161	5,823	27,253
Infill West	SW - Western Heights	WW - West			890	8,667	11,161	5,823	26,540
Infill West	SW - Lake Rotokauri	WW - West			17,295	8,667	11,161	5,823	42,945
Peacocke 1	SW - Mangakotukutuku	WW - West			5,439	56,597	15,027	4,040	81,103
Peacocke 2	SW - Peacocke	WW - East			960	59,125	21,797	4,559	86,440
Peacocke 2	SW - Mangakotukutuku	WW - East			5,439	59,125	21,797	4,559	90,920
Rotokauri	SW - Lake Rotokauri	WW - West			17,295	22,379	11,255	5,721	56,650
Rotokauri	SW - Mangaheka	WW - West			712	22,379	11,255	5,721	40,067
Rotokauri	SW - Ohote	WW - West			682	22,379	11,255	5,721	40,037
Rotokauri	SW - Rotokauri West	WW - West			9	22,379	11,255	5,721	39,364
Rototuna	SW - Kirikiriroa	WW - East			1,045	29,047	10,525	4,189	44,806
Rototuna	SW - River North	WW - East			1,750	29,047	10,525	4,189	45,510
Rototuna	SW - Te Awa o Katapaki	WW - East			2,498	29,047	10,525	4,189	46,258
Rototuna	SW - Otama-ngenge	WW - East			866	29,047	10,525	4,189	44,626
Ruakura	SW - Hamilton East	WW - East			529	15,674	10,349	4,260	30,811
Ruakura	SW - Kirikiriroa	WW - East			1,045	15,674	10,349	4,260	31,328
Ruakura	SW - Mangaonua	WW - East			269	15,674	10,349	4,260	30,552
Te Rapa North	SW - Mangaheka	WW - West			712	18,030	10,349	3,792	32,883
Te Rapa North	SW - Te Rapa Stream	WW - West			1,022	18,030	10,349	3,792	33,194
Te Rapa North	SW - St Andrews	WW - West			1,589	18,030	10,349	3,792	33,761
Temple View	SW - Temple View	WW - West			1,501	8,404	11,803	4,677	26,385
Temple View	SW - Waitawhiriwhiri	WW - West			1,602	8,404	11,803	4,677	26,486
Charge per lot, dwelling or unit title are inclusive of below Citywide and WW Catchment components									
Citywide	SW - Citywide				9	8,404	7,275	3,730	19,418
		WW - West					3,075		3,075
		WW - East					1,661		1,661
Retail									
Charge per 100m2 floor area (site area for Stormwater)									
Infill East	SW - Chartwell	WW - East			1,936	12,592	8,334	3,675	26,537
Infill East	SW - City Centre	WW - East			652	12,592	8,334	3,675	25,253
Infill East	SW - Hamilton East	WW - East			529	12,592	8,334	3,675	25,130
Infill East	SW - Kirikiriroa	WW - East			1,045	12,592	8,334	3,675	25,646
Infill East	SW - Mangaonua	WW - East			269	12,592	8,334	3,675	24,870
Infill East	SW - Waitawhiriwhiri	WW - East			1,602	12,592	8,334	3,675	26,203
Infill West	SW - City Centre	WW - West			652	12,452	9,163	4,780	27,047
Infill West	SW - Mangakotukutuku	WW - West			5,439	12,452	9,163	4,780	31,834
Infill West	SW - St Andrews	WW - West			1,589	12,452	9,163	4,780	27,984
Infill West	SW - Te Rapa Stream	WW - West			1,022	12,452	9,163	4,780	27,417
Infill West	SW - Waitawhiriwhiri	WW - West			1,602	12,452	9,163	4,780	27,997
Infill West	SW - Western Heights	WW - West			890	12,452	9,163	4,780	27,285
Infill West	SW - Lake Rotokauri	WW - West			17,295	12,452	9,163	4,780	43,690
Peacocke 1	SW - Mangakotukutuku	WW - West			5,439	81,317	12,336	3,317	102,409
Peacocke 2	SW - Peacocke	WW - East			960	84,950	17,894	3,743	107,546
Peacocke 2	SW - Mangakotukutuku	WW - East			5,439	84,950	17,894	3,743	112,025
Rotokauri	SW - Lake Rotokauri	WW - West			17,295	32,154	9,240	4,696	63,385
Rotokauri	SW - Mangaheka	WW - West			712	32,154	9,240	4,696	46,802
Rotokauri	SW - Ohote	WW - West			682	32,154	9,240	4,696	46,772
Rotokauri	SW - Rotokauri West	WW - West			9	32,154	9,240	4,696	46,099
Rototuna	SW - Kirikiriroa	WW - East			1,045	41,735	8,640	3,439	54,858
Rototuna	SW - River North	WW - East			1,750	41,735	8,640	3,439	55,563
Rototuna	SW - Te Awa o Katapaki	WW - East			2,498	41,735	8,640	3,439	56,311
Rototuna	SW - Otama-ngenge	WW - East			866	41,735	8,640	3,439	54,679
Ruakura	SW - Hamilton East	WW - East			529	22,520	8,496	3,497	35,042
Ruakura	SW - Kirikiriroa	WW - East			1,045	22,520	8,496	3,497	35,558
Ruakura	SW - Mangaonua	WW - East			269	22,520	8,496	3,497	34,782
Te Rapa North	SW - Mangaheka	WW - West			712	25,906	8,496	3,113	38,227
Te Rapa North	SW - Te Rapa Stream	WW - West			1,022	25,906	8,496	3,113	38,537
Te Rapa North	SW - St Andrews	WW - West			1,589	25,906	8,496	3,113	39,104
Temple View	SW - Temple View	WW - West			1,501	12,075	9,690	3,839	27,105
Temple View	SW - Waitawhiriwhiri	WW - West			1,602	12,075	9,690	3,839	27,206
Charge per lot, dwelling or unit title are inclusive of below Citywide and WW Catchment components									
Citywide	SW - Citywide				9	12,075	5,972	3,062	21,119
		WW - West					2,524		2,524
		WW - East					1,364		1,364

Notes for Schedules 1A and 1B**Note 1 – Charges for non-residential developments**

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

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

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

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

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

Note 2 – Assessment of Reserves component through resource consent applications

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

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

Note 3 – GST

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

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

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

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

Note 6 – Producer Price Index adjustments

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

Note 7 – Capped non-residential charges

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

Note 8 – Phased residential charges

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

Note 9 – CBD Central city remission

Council may provide a ~~partial~~ partial or full remission of development contributions for development in the ~~CBD central city~~. Refer to ~~sections clause~~ 18.14 to 18.20, Schedule 7 and Map ~~97~~.

Note 10 – High rise remission

Subject to the criteria for the ~~CBD central city~~ remission (see Note 9 above and ~~sections~~ 18.15 to 18.17), developments in the ~~CBD central city~~ with 6 or more storeys may ~~pay~~ not be subject to a remission of development contributions. Refer to ~~section~~ 18.18.

Note 11 – Community housing remission

Council may provide a remission of development contributions for community housing subject to the remission criteria set out in section 18.23.

Note ~~1244~~ – State Integrated Schools' remission

Council may provide a remission of development contributions for State Integrated Schools' subject to the remission criteria set out in ~~section~~ 18.2~~96~~.

Note 13 – Te Ture Whenua Māori Act 1993 remission

Council may provide a remission of development contributions subject to the remission criteria set out in section 18.31.

Note 1~~42~~ – Rounding

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

26.24. SCHEDULE 2 – GROWTH-RELATED CAPITAL EXPENDITURE**Table 35 – Growth related capital expenditure by Council Activity Group (\$000s)**

(\$000s) Growth Related Capital Expenditure (\$000s)	Total Capex Including Subsidies	Total Subsidies & Operating Revenue	Total Capex Net Subsidies	DC Capex	DC Interest	Total Cost DC Funded Capex	% DC Funded	% Rates Funded	% Other Sources
Total CI	85,778		85,778	16,301	3,783	20,084	19%	81%	0%
Citywide	66,044		66,044	12,354	5,046	17,401	19%	81%	0%
Historical	44,690		44,690	5,341	959	6,299	12%	88%	0%
10-Year Plan	21,354		21,354	7,014	1,683	8,697	33%	67%	0%
30-Year Strategy					2,405	2,405	0%	0%	0%
Rototuna	19,733		19,733	3,947	(1,263)	2,684	20%	80%	0%
Historical	19,733		19,733	3,947	(1,500)	2,447	20%	80%	0%
10-Year Plan					115	115	0%	0%	0%
30-Year Strategy					122	122	0%	0%	0%
Total Reserves	128,962	951	128,011	76,797	31,242	108,039	60%	40%	1%
Citywide	76,555	220	76,335	36,882	12,105	48,987	48%	52%	0%
Historical	55,663	220	55,443	30,567	549	31,116	55%	45%	0%
10-Year Plan	20,892		20,892	6,315	6,513	12,828	30%	70%	0%
30-Year Strategy					5,043	5,043	0%	0%	0%
Infill	5,086	731	4,355	1,493	152	1,645	29%	56%	14%
Historical	5,086	731	4,355	1,493	(67)	1,426	29%	56%	14%
10-Year Plan					169		0%	0%	0%
30-Year Strategy					49	49	0%	0%	0%
Peacocke	709		709	571	733	1,304	80%	20%	0%
Historical	709		709	571	477	1,048	80%	20%	0%
10-Year Plan					199	199	0%	0%	0%
30-Year Strategy					57	57	0%	0%	0%
Peacocke 1	4,211		4,211	3,423	(60)	3,363	81%	19%	0%
Historical	4,211		4,211	3,423	(163)	3,260	81%	19%	0%
10-Year Plan					103	103	0%	0%	0%
30-Year Strategy									
Peacocke 2	10,734		10,734	7,978	7,261	15,239	74%	26%	0%
Historical	10,734		10,734	7,978	825	8,804	74%	26%	0%
10-Year Plan					3,599	3,599	0%	0%	0%
30-Year Strategy					2,837	2,837	0%	0%	0%
Rotokauri	9,777		9,777	7,987	9,005	16,992	82%	18%	0%
Historical	7,585		7,585	6,366	1,836	8,203	84%	16%	0%
10-Year Plan	2,192		2,192	1,621	4,472	6,092	74%	26%	0%
30-Year Strategy					2,697	2,697	0%	0%	0%
Rototuna	21,890		21,890	18,463	2,047	20,510	84%	16%	0%
Historical	21,890		21,890	18,463	1,887	20,350	84%	16%	0%
10-Year Plan					113	113	0%	0%	0%
30-Year Strategy					47	47	0%	0%	0%
Total Stormwater	357,869	8,339	349,529	225,887	118,622	344,509	63%	35%	2%
SW - Chartwell	12,224	173	12,051	4,842	2,429	7,271	40%	59%	1%
Historical	517	173	344	285	(86)	199	55%	12%	33%
10-Year Plan	11,707		11,707	4,557	624	5,182	39%	61%	0%
30-Year Strategy					1,890	1,890	0%	0%	0%
SW - City Centre	9,997	121	9,876	6,259	2,639	8,899	63%	36%	1%
Historical	882	121	761	657	331	987	75%	12%	14%
10-Year Plan	9,115		9,115	5,602	665	6,267	61%	39%	0%
30-Year Strategy					1,644	1,644	0%	0%	0%
SW - Citywide	696		696	543	475	1,018	78%	22%	0%
Historical	696		696	543	192	735	78%	22%	0%
10-Year Plan					211	211	0%	0%	0%
30-Year Strategy					73	73	0%	0%	0%
SW - Hamilton East	10,222	115	10,106	4,187	991	5,177	41%	58%	1%
Historical	525	115	410	287	(224)	64	55%	23%	22%
10-Year Plan	9,696		9,696	3,900	394	4,294	40%	60%	0%
30-Year Strategy					820	820	0%	0%	0%
SW - Kirikiriroa	23,709	515	23,195	10,946	3,465	14,411	46%	52%	2%
Historical	4,603	515	4,088	3,059	1,466	4,525	66%	22%	11%
10-Year Plan	19,107		19,107	7,887	1,025	8,912	41%	59%	0%
30-Year Strategy					974	974	0%	0%	0%
SW - Lake Rotokauri	114,050	1,896	112,153	96,857	61,534	158,390	85%	13%	2%
Historical	16,280	1,896	14,383	12,686	2,335	15,021	78%	10%	12%
10-Year Plan	79,239		79,239	67,724	21,557	89,281	85%	15%	0%
30-Year Strategy	18,531		18,531	16,446	37,642	54,088	89%	11%	0%
SW - Mangaheka	5,764	121	5,643	2,476	392	2,868	43%	55%	2%
Historical	1,029	121	908	770	162	932	75%	13%	12%
10-Year Plan	4,735		4,735	1,706	(149)	1,557	36%	64%	0%
30-Year Strategy					379	379	0%	0%	0%
SW - Mangakotukutuku	48,504	1,490	47,014	32,903	24,793	57,696	68%	29%	3%
Historical	23,535	1,490	22,045	19,034	1,225	20,258	81%	13%	6%

(\$000s)Growth Related Capital Expenditure (\$000s)	Total Capex Including Subsidies	Total Subsidies & Operating Revenue	Total Capex Net Subsidies	DC Capex	DC Interest	Total Cost DC Funded Capex	% DC Funded	% Rates Funded	% Other Sources
10-Year Plan	24,969		24,969	13,869	10,100	23,969	56%	44%	0%
30-Year Strategy					13,469	13,469	0%	0%	0%
SW - Mangaonua	7,659	2,566	5,093	2,230	(46)	2,184	29%	37%	34%
Historical	4,265	2,566	1,698	805	4	809	19%	21%	60%
10-Year Plan	3,394		3,394	1,425	(99)	1,326	42%	58%	0%
30-Year Strategy					49	49	0%	0%	0%
SW - Ohote	4,114	152	3,962	1,746	1,231	2,976	42%	54%	4%
Historical	460	152	308	255	39	294	55%	12%	33%
10-Year Plan	3,654		3,654	1,490	359	1,850	41%	59%	0%
30-Year Strategy					833	833	0%	0%	0%
SW - Otama-ngenge	1,399	44	1,355	652	(35)	616	47%	50%	3%
Historical	267	44	223	189	(26)	163	71%	13%	17%
10-Year Plan	1,132		1,132	463	(76)	387	41%	59%	0%
30-Year Strategy					66	66	0%	0%	0%
SW - Peacocke	7,253	165	7,088	4,365	1,646	6,011	60%	38%	2%
Historical	3,167	165	3,002	2,651	395	3,046	84%	11%	5%
10-Year Plan	4,086		4,086	1,713	827	2,541	42%	58%	0%
30-Year Strategy					424	424	0%	0%	0%
SW - River North	261	1	260	207	122	329	79%	20%	0%
Historical	123	1	122	106	20	126	86%	13%	1%
10-Year Plan	138		138	100	28	129	73%	27%	0%
30-Year Strategy					74	74	0%	0%	0%
SW - St Andrews	16,478	200	16,279	7,711	1,046	8,757	47%	52%	1%
Historical	718	200	518	380	(591)	(211)	53%	19%	28%
10-Year Plan	15,761		15,761	7,331	(139)	7,192	47%	53%	0%
30-Year Strategy					1,776	1,776	0%	0%	0%
SW - Te Awa o Katapaki	34,227	275	33,952	23,410	5,520	28,930	68%	31%	1%
Historical	13,250	275	12,976	11,348	2,302	13,649	86%	12%	2%
10-Year Plan	20,977		20,977	12,062	1,646	13,709	58%	42%	0%
30-Year Strategy					1,572	1,572	0%	0%	0%
SW - Te Rapa Stream	5,155	140	5,015	2,548	2,352	4,900	49%	48%	3%
Historical	1,354	140	1,214	1,058	736	1,794	78%	12%	10%
10-Year Plan	3,801		3,801	1,489	934	2,423	39%	61%	0%
30-Year Strategy					683	683	0%	0%	0%
SW - Temple View	320	7	314	193	64	258	60%	38%	2%
Historical	69	7	62	53	(6)	47	77%	13%	10%
10-Year Plan	251		251	140	(14)	126	56%	44%	0%
30-Year Strategy					84	84	0%	0%	0%
SW - Waitawhiriwhiri	55,110	341	54,770	23,413	9,943	33,356	42%	57%	1%
Historical	5,243	341	4,902	2,651	(86)	2,565	51%	43%	6%
10-Year Plan	49,868		49,868	20,762	2,999	23,761	42%	58%	0%
30-Year Strategy					7,030	7,030	0%	0%	0%
SW - Western Heights	727	18	709	400	62	462	55%	43%	3%
Historical	49	18	31	26	(3)	23	52%	11%	37%
10-Year Plan	677		677	374	29	403	55%	45%	0%
30-Year Strategy					36	36	0%	0%	0%
Total Stormwater	327,694	4,990	322,705	265,788	61,411	327,199	81%	17%	2%
SW - Chartwell	4,571	9	4,562	2,500	242	2,742	55%	45%	0%
Historical	195	9	185	162	(75)	87	82%	12%	5%
10-Year Plan	4,376	-	4,376	2,338	43	2,382	53%	47%	0%
Total Transport	1,395,340	441,345	953,995	590,708	227,212	817,920	42%	26%	32%
Citywide	842,626	314,475	528,151	270,118	100,560	370,678	32%	31%	37%
Historical	434,942	185,110	249,831	118,398	15,203	133,601	27%	30%	43%
10-Year Plan	384,353	128,198	256,155	133,454	25,323	158,777	35%	32%	33%
30-Year Strategy	23,332	1,167	22,164	18,265	60,035	78,300	78%	17%	5%
Infill	9,883	2,172	7,711	3,330	2,000	5,330	34%	44%	22%
Historical	9,883	2,172	7,711	3,330	1,561	4,891	34%	44%	22%
10-Year Plan					410	410	0%	0%	0%
30-Year Strategy					30	30	0%	0%	0%
Infill East	13,118	5,458	7,660	890	90	980	7%	52%	42%
Historical	4,089	1,964	2,125	281	(156)	125	7%	45%	48%
10-Year Plan	9,028	3,494	5,535	609	132	741	7%	55%	39%
30-Year Strategy					114	114	0%	0%	0%
Infill West	788	110	678	186	(8)	178	24%	62%	14%
Historical	788	110	678	186	(52)	134	24%	62%	14%
10-Year Plan					24	24	0%	0%	0%
30-Year Strategy					20	20	0%	0%	0%
Peacocke	1,349	127	1,222	565	530	1,095	42%	49%	9%
Historical	1,349	127	1,222	565	222	787	42%	49%	9%
10-Year Plan					251	251	0%	0%	0%
30-Year Strategy					57	57	0%	0%	0%
Peacocke 1	16,515	3,118	13,397	11,331	(549)	10,782	69%	13%	19%
Historical	10,040	3,118	6,922	5,822	(78)	5,744	58%	11%	31%
10-Year Plan	6,475		6,475	5,509	(471)	5,038	85%	15%	0%

(\$000s)Growth Related Capital Expenditure (\$000s)	Total Capex Including Subsidies	Total Subsidies & Operating Revenue	Total Capex Net Subsidies	DC Capex	DC Interest	Total Cost DC Funded Capex	% DC Funded	% Rates Funded	% Other Sources
30-Year Strategy					0	0	0%	0%	0%
Peacocke 2	238,348	50,919	187,430	152,340	66,788	219,128	64%	15%	21%
Historical	121,539	50,919	70,621	58,560	1,056	59,615	48%	10%	42%
10-Year Plan	100,874		100,874	81,196	15,715	96,911	80%	20%	0%
30-Year Strategy	15,935		15,935	12,585	50,017	62,602	79%	21%	0%
Rotokauri	90,513	9,392	81,121	58,818	24,389	83,207	65%	25%	10%
Historical	39,233	7,791	31,442	21,567	5,459	27,026	55%	25%	20%
10-Year Plan	51,240	1,585	49,655	37,235	5,966	43,202	73%	24%	3%
30-Year Strategy	41	17	24	15	12,964	12,979	36%	23%	41%
Rototuna	95,042	14,010	81,032	56,916	15,368	72,284	60%	25%	15%
Historical	55,428	12,284	43,144	30,317	8,489	38,806	55%	23%	22%
10-Year Plan	29,237		29,237	19,151	355	19,506	66%	34%	0%
30-Year Strategy	10,377	1,725	8,651	7,448	6,524	13,972	72%	12%	17%
Ruakura	69,665	41,563	28,102	22,396	5,733	28,129	32%	8%	60%
Historical	26,245	22,893	3,352	1,871	25	1,895	7%	6%	87%
10-Year Plan	43,421	18,671	24,750	20,526	1,592	22,118	47%	10%	43%
30-Year Strategy					4,117	4,117	0%	0%	0%
Te Rapa North	17,493		17,493	13,819	12,309	26,128	79%	21%	0%
Historical	486		486	308	(33)	275	64%	37%	0%
10-Year Plan	17,007		17,007	13,511	5,410	18,920	79%	21%	0%
30-Year Strategy					6,933	6,933	0%	0%	0%
Total Wastewater	1,314,264	11,358	1,302,906	822,112	337,507	1,159,619	63%	37%	1%
Citywide	795,316		795,316	514,307	166,065	680,372	65%	35%	0%
Historical	114,289		114,289	74,447	17,105	91,552	65%	35%	0%
10-Year Plan	681,027		681,027	439,860	45,374	485,234	65%	35%	0%
30-Year Strategy					103,586	103,586	0%	0%	0%
Infill	827		827	714	790	1,504	86%	14%	0%
Historical	827		827	714	442	1,156	86%	14%	0%
10-Year Plan					285	285	0%	0%	0%
30-Year Strategy					63	63	0%	0%	0%
Infill East	21,748	5,656	16,092	12,816	5,046	17,862	59%	15%	26%
Historical	13,492	5,111	8,381	7,459	(333)	7,126	55%	7%	38%
10-Year Plan	8,256	545	7,711	5,357	2,985	8,342	65%	29%	7%
30-Year Strategy					2,394	2,394	0%	0%	0%
Infill West	25,811	5,656	20,155	12,444	4,293	16,736	48%	30%	22%
Historical	19,938	5,111	14,827	8,274	237	8,511	41%	33%	26%
10-Year Plan	5,873	545	5,328	4,170	2,080	6,250	71%	20%	9%
30-Year Strategy					1,975	1,975	0%	0%	0%
Peacocke	3,445		3,445	3,011	2,768	5,779	87%	13%	0%
Historical	2,276		2,276	1,978	1,396	3,374	87%	13%	0%
10-Year Plan	1,169		1,169	1,033	849	1,881	88%	12%	0%
30-Year Strategy					523	523	0%	0%	0%
Peacocke 1	5,507		5,507	4,868	(385)	4,483	88%	12%	0%
Historical	1,998		1,998	1,762	(206)	1,556	88%	12%	0%
10-Year Plan	3,509		3,509	3,106	(180)	2,926	89%	11%	0%
30-Year Strategy									
Peacocke 2	115,222		115,222	102,300	65,916	168,216	89%	11%	0%
Historical	71,844		71,844	63,823	4,636	68,458	89%	11%	0%
10-Year Plan	43,378		43,378	38,478	26,304	64,781	89%	11%	0%
30-Year Strategy					34,977	34,977	0%	0%	0%
Rotokauri	9,854		9,854	8,732	5,359	14,091	89%	11%	0%
Historical	2,348		2,348	2,071	440	2,511	88%	12%	0%
10-Year Plan	7,506		7,506	6,661	1,780	8,441	89%	11%	0%
30-Year Strategy					3,140	3,140	0%	0%	0%
Rototuna	11,758	47	11,710	8,386	5,465	13,850	71%	28%	0%
Historical	8,183	47	8,136	6,852	4,351	11,203	84%	16%	1%
10-Year Plan	3,574		3,574	1,533	648	2,181	43%	57%	0%
30-Year Strategy					466	466	0%	0%	0%
Ruakura	7,731		7,731	6,881	3,735	10,616	89%	11%	0%
Historical	7,731		7,731	6,881	710	7,590	89%	11%	0%
10-Year Plan					2,347	2,347	0%	0%	0%
30-Year Strategy					679	679	0%	0%	0%
Temple View	2,134		2,134	874	8,203	9,077	41%	59%	0%
Historical	2,134		2,134	874	1,009	1,883	41%	59%	0%
10-Year Plan					1,140	1,140	0%	0%	0%
30-Year Strategy					6,054	6,054	0%	0%	0%
WW - East	150,015		150,015	61,955	23,675	85,631	41%	59%	0%
Historical	7,640		7,640	6,633	1,365	7,998	87%	13%	0%
10-Year Plan	142,375		142,375	55,322	7,262	62,585	39%	61%	0%
30-Year Strategy					15,048	15,048	0%	0%	0%
WW - West	164,897		164,897	84,825	46,577	131,403	51%	49%	0%
Historical	37,553		37,553	28,554	6,701	35,256	76%	24%	0%
10-Year Plan	127,344		127,344	56,271	17,112	73,383	44%	56%	0%
30-Year Strategy					22,764	22,764	0%	0%	0%

(\$000s)Growth Related Capital Expenditure (\$000s)	Total Capex Including Subsidies	Total Subsidies & Operating Revenue	Total Capex Net Subsidies	DC Capex	DC Interest	Total Cost DC Funded Capex	% DC Funded	% Rates Funded	% Other Sources
Total Water Supply	591,147	9,913	581,235	419,087	201,580	620,667	71%	27%	2%
Citywide	440,940		440,940	310,544	153,927	464,471	70%	30%	0%
Historical	136,413		136,413	88,174	28,358	116,532	65%	35%	0%
10-Year Plan	304,528		304,528	222,370	40,698	263,069	73%	27%	0%
30-Year Strategy					84,870	84,870	0%	0%	0%
Infill	43,449	9,878	33,571	18,177	8,626	26,803	42%	35%	23%
Historical	34,165	9,878	24,286	10,964	1,308	12,273	32%	39%	29%
10-Year Plan	9,285		9,285	7,213	3,873	11,086	78%	22%	0%
30-Year Strategy					3,444	3,444	0%	0%	0%
Infill East	3,720		3,720	2,892	1,146	4,038	78%	22%	0%
Historical					(263)	(263)	0%	0%	0%
10-Year Plan	3,720		3,720	2,892	603	3,496	78%	22%	0%
30-Year Strategy					805	805	0%	0%	0%
Infill West	53,615		53,615	44,571	7,921	52,492	83%	17%	0%
Historical					(2,462)	(2,462)	0%	0%	0%
10-Year Plan	53,615		53,615	44,571	(484)	44,087	83%	17%	0%
30-Year Strategy					10,867	10,867	0%	0%	0%
Peacocke	5,881		5,881	5,221	1,542	6,763	89%	11%	0%
Historical	4,831		4,831	4,294	(258)	4,036	89%	11%	0%
10-Year Plan	1,050		1,050	927	746	1,673	88%	12%	0%
30-Year Strategy					1,054	1,054	0%	0%	0%
Peacocke 1									
Historical									
10-Year Plan									
Peacocke 2	8,595		8,595	7,628	3,014	10,642	89%	11%	0%
Historical	1,769		1,769	1,570	(17)	1,553	89%	11%	0%
10-Year Plan	6,826		6,826	6,058	327	6,385	89%	11%	0%
30-Year Strategy					2,704	2,704	0%	0%	0%
Rotokauri	23,022	13	23,009	20,304	14,741	35,045	88%	12%	0%
Historical	8,027	13	8,014	6,994	2,146	9,141	87%	13%	0%
10-Year Plan	14,995		14,995	13,310	5,479	18,789	89%	11%	0%
30-Year Strategy					7,115	7,115	0%	0%	0%
Rototuna	6,863	21	6,842	5,255	1,473	6,729	77%	23%	0%
Historical	6,863	21	6,842	5,255	1,024	6,279	77%	23%	0%
10-Year Plan					362	362	0%	0%	0%
30-Year Strategy					87	87	0%	0%	0%
Ruakura	3,810		3,810	3,381	1,496	4,877	89%	11%	0%
Historical	3,810		3,810	3,381	210	3,591	89%	11%	0%
10-Year Plan					975	975	0%	0%	0%
30-Year Strategy					311	311	0%	0%	0%
Te Rapa North	265		265	237	206	443	89%	11%	0%
Historical					(1)	(1)	0%	0%	0%
10-Year Plan	265		265	237	112	349	89%	11%	0%
30-Year Strategy					95	95	0%	0%	0%
Temple View	987		987	876	7,489	8,365	89%	11%	0%
Historical	987		987	876	889	1,765	89%	11%	0%
10-Year Plan					1,030	1,030	0%	0%	0%
30-Year Strategy					5,570	5,570	0%	0%	0%
Grand Total	3,873,361	471,906	3,401,455	2,150,891	919,947	3,070,839	56%	32%	12%

Note 1 – Capital expenditure groupings

In the above table, **Historical** means any capex or subsidies spent or received before 30 June 2024~~2~~; **Long-Term Plan** means any capex or subsidies spent or received between 30 June 2024~~2~~ and 30 June 2034~~4~~; and **30-Year Strategy** means any capex or subsidies spent or received after 1 July 2034~~4~~.

27.25. SCHEDULE 3 – CHARGE CALCULATION WORKED EXAMPLE

27.25.1 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.

27.25.2 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.

27.25.3 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 46 – 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)		5.15%	
t	HR	HC	Cost _t	$\frac{NPV(Cost_t) + HC}{HR}$	HUE _t	NPV(HUE _t)	DC _t = DC ₁
NPV:				689		3,132	
2025	658		0		420	420	\$220
2026					449	427	\$220
2027					322	292	\$220
2028					250	215	\$220
2029					264	216	\$220
2030					187	145	\$220
2031					130	96	\$220
2032			683	480	148	104	\$220
2033			483	323	96	65	\$220
2034			855	544	89	57	\$220
2035					61	37	\$220
2036					43	25	\$220
2037					44	24	\$220
2038					60	31	\$220
2039					49	24	\$220
2040					43	20	\$220
2041					36	16	\$220
2042					88	38	\$220
2043					174	70	\$220
2044					260	100	\$220
2045					108	40	\$220
2046					108	37	\$220
2047					183	61	\$220
2048					256	81	\$220
2049					287	86	\$220
2050					149	43	\$220
2051					120	32	\$220
2052					183	47	\$220
2053					186	46	\$220
2054					121	28	\$220
2055					111	25	\$220
2056					107	23	\$220
2057					237	47	\$220
2058					231	44	\$220
2059					186	34	\$220
2060					81	14	\$220
2061					139	23	\$220

28.26. SCHEDULE 4 – DEMAND CONVERSION FACTORS*Table 57 – 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 68 – Types of residential development and household unit equivalents

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

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

Table 79 – Transport HUEs (per 100m² of non-residential GFA)

Type of development	Vehicle trips	Number of HUEs
Residential (per household unit)	10	1
Commercial (non-retail)	17.4	1.74
Commercial (retail) ≤ 4,000m 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 – Developments for which floor area cannot be used as a proxy for demand

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

Note 2 – Wet industries

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

Note 13 – Stormwater HUEs

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

Note 24 - Water HUEs

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

Note 35 - 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 46 - 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).

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

29.127.1 Residential allotments may be eligible to have the Reserves component of their development contribution charge capped at the greater of 7.5% or 20m² of their section value.

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

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

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

30.28. SCHEDULE 6 – GROWTH FORECASTS

Table 810 – 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	2,363	2,407	2,363	2,521	2,401	2,229	2,300	2,193	2,300	2,225
	Wastewater	1,632	1,654	1,617	1,738	1,678	1,619	1,663	1,606	1,678	1,645
	Water	1,530	1,545	1,513	1,624	1,579	1,531	1,577	1,526	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	1,214	1,145	1,181	1,243	1,122	964	1,044	987	1,032	1,014
	Wastewater	732	700	709	757	701	665	695	669	696	690
	Water	683	660	664	708	668	641	667	642	668	662
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	446	431	420	314	383	310	380	438	541	586
	Wastewater	239	251	205	126	167	182	208	285	387	421
	Water	220	237	188	111	151	171	194	272	374	407
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	768	714	761	929	739	653	664	549	491	428
	Wastewater	493	449	504	631	534	483	488	385	309	269
	Water	463	424	477	597	517	469	473	371	294	255
Peacocke	CI	245	267	319	310	359	324	334	249	239	199
	Reserves	245	267	319	310	359	324	334	249	239	199
	Transport	256	307	359	349	391	370	377	293	283	246
	Wastewater	249	285	337	328	373	345	353	269	259	220
	Water	248	280	332	323	369	339	347	263	253	214
Peacocke 1	CI	58	69	74	35	4	0	0	0	0	0
	Reserves	58	69	74	35	4	0	0	0	0	0
	Transport	58	69	74	35	4	0	0	0	0	0
	Wastewater	58	69	74	35	4	0	0	0	0	0
	Water	58	69	74	35	4	0	0	0	0	0
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	187	198	245	275	355	324	334	249	239	199
	Wastewater	187	198	245	275	355	324	334	249	239	199
	Water	187	198	245	275	355	324	334	249	239	199
Rotokauri	CI	18	13	22	119	75	68	78	166	255	292
	Reserves	18	13	22	119	75	68	78	166	255	292
	Transport	353	398	296	448	196	169	162	245	340	355
	Wastewater	169	187	144	265	122	97	102	189	280	310
	Water	125	136	109	223	109	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	120	108	205	231	429	541	587	472	476	362
	Wastewater	107	79	147	178	300	357	417	315	310	210
	Water	103	72	132	164	266	309	373	275	268	171
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	14	34	20	7	32	26	13	81	7	150
SW - City Centre	Stormwater	185	213	188	146	85	163	261	253	231	92
SW - Citywide	Stormwater	1,895	1,941	1,880	2,047	1,925	1,859	1,860	1,793	1,877	1,738
SW - Hamilton East	Stormwater	37	28	39	16	125	73	110	233	320	231
SW - Kirikiriroa	Stormwater	114	82	488	209	190	227	297	360	432	361
SW - Lake Rotokauri	Stormwater	23	11	20	52	42	24	23	88	147	176
SW - Mangaheka	Stormwater	323	164	46	41	0	0	0	1	13	16
SW - Mangakotukutuku	Stormwater	156	119	145	113	109	64	54	71	70	73
SW - Manganua	Stormwater	63	285	73	457	337	315	248	77	10	9
SW - Ohote	Stormwater	3	3	8	55	20	32	41	48	50	49
SW - Otama-ngenge	Stormwater	2	1	1	1	2	6	0	5	1	4
SW - Peacocke	Stormwater	143	183	145	158	193	205	221	139	129	99
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	106	145	116	102	98	112	111	0	4	0
SW - Te Awa o Katapaki	Stormwater	334	369	240	214	224	271	246	227	214	86
SW - Te Rapa Stream	Stormwater	23	37	9	5	0	0	0	40	60	132
SW - Temple View	Stormwater	2	10	0	0	0	0	0	0	0	0
SW - Waitawhiriwhiri	Stormwater	368	254	312	464	455	333	227	139	183	237
SW - Western Heights	Stormwater	0	3	28	6	12	6	8	30	5	20
WW - East	Wastewater	909	945	894	805	1,019	1,037	1,072	983	1,017	905
WW - West	Wastewater	723	709	723	932	660	581	591	623	662	740

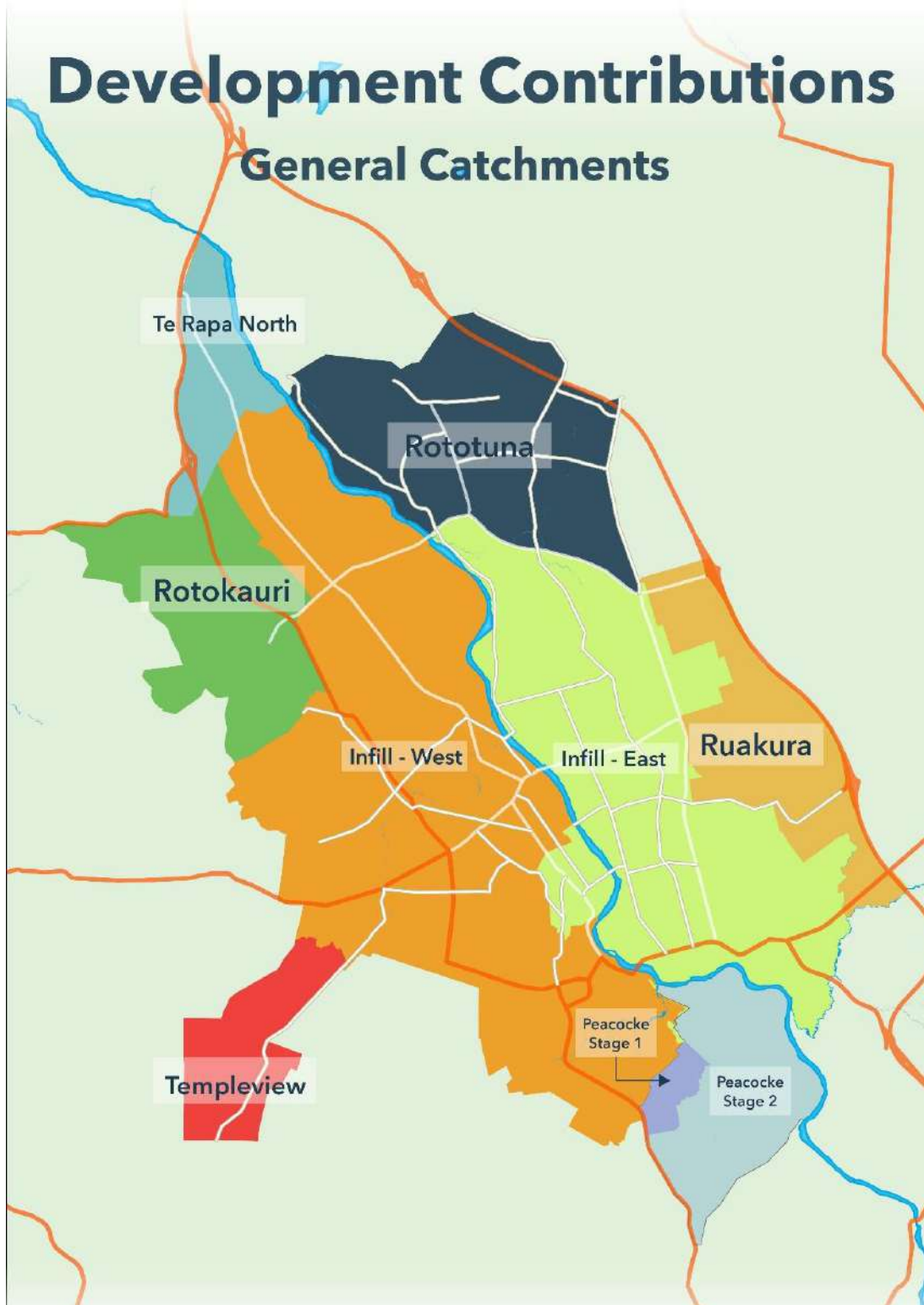
Note 1 - The above forecasts form part of a more complex growth model used in the calculation of charges, and which is available for inspection by request to Council.

31.29. SCHEDULE 7 – DEVELOPMENT CONTRIBUTIONS CATCHMENT MAPS

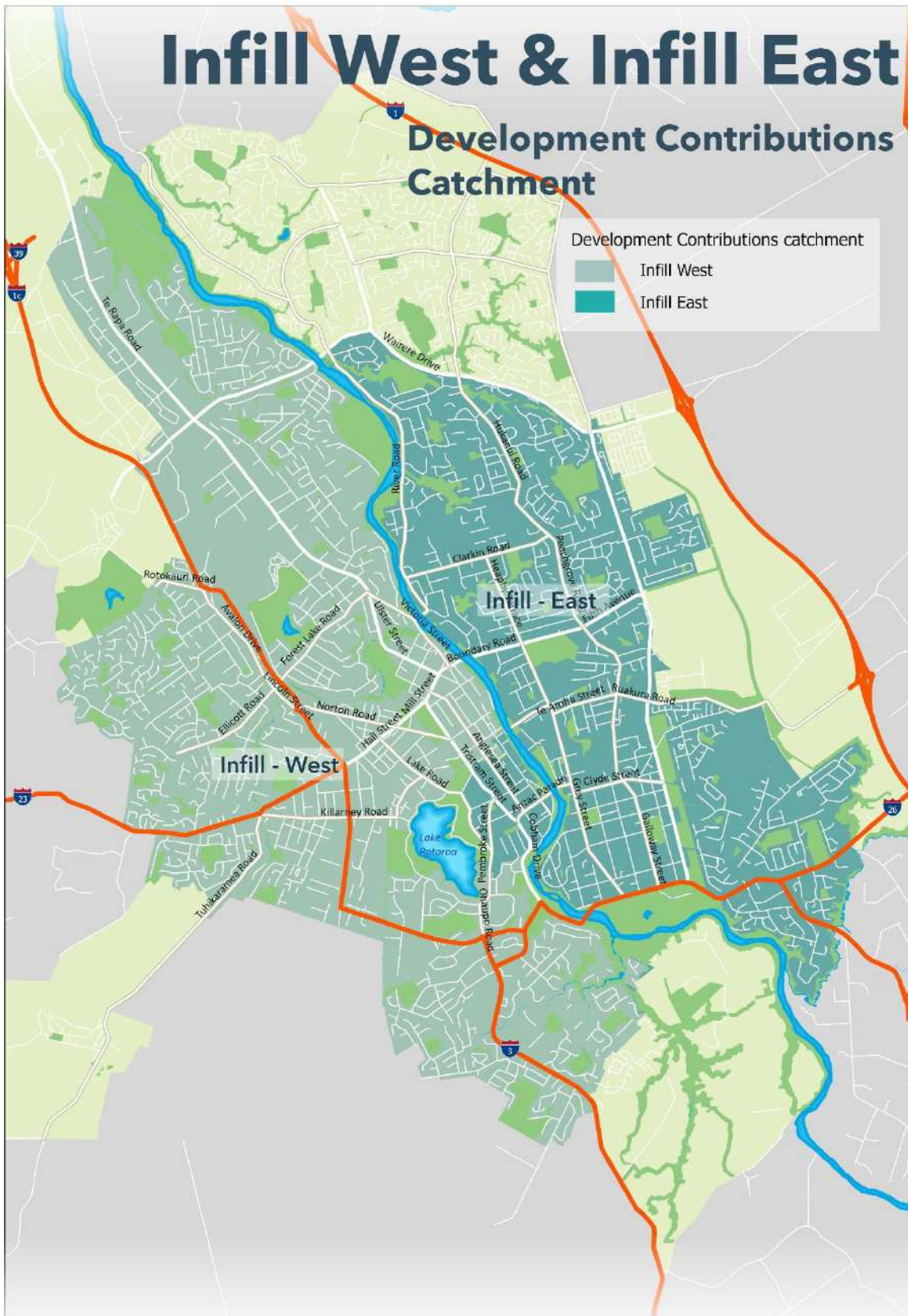
For more detail regarding all catchment areas please refer to Council's development contributions GIS viewer.

Map 1 – General Catchments

~~For more detail regarding areas please refer to Council's development contributions GIS viewer.~~ (shows all activities except stormwater & bulk wastewater (refer to maps 108 & 119 below). An additional "citywide" catchment includes all other catchments).



Map 2 – Infill West and Infill East catchments



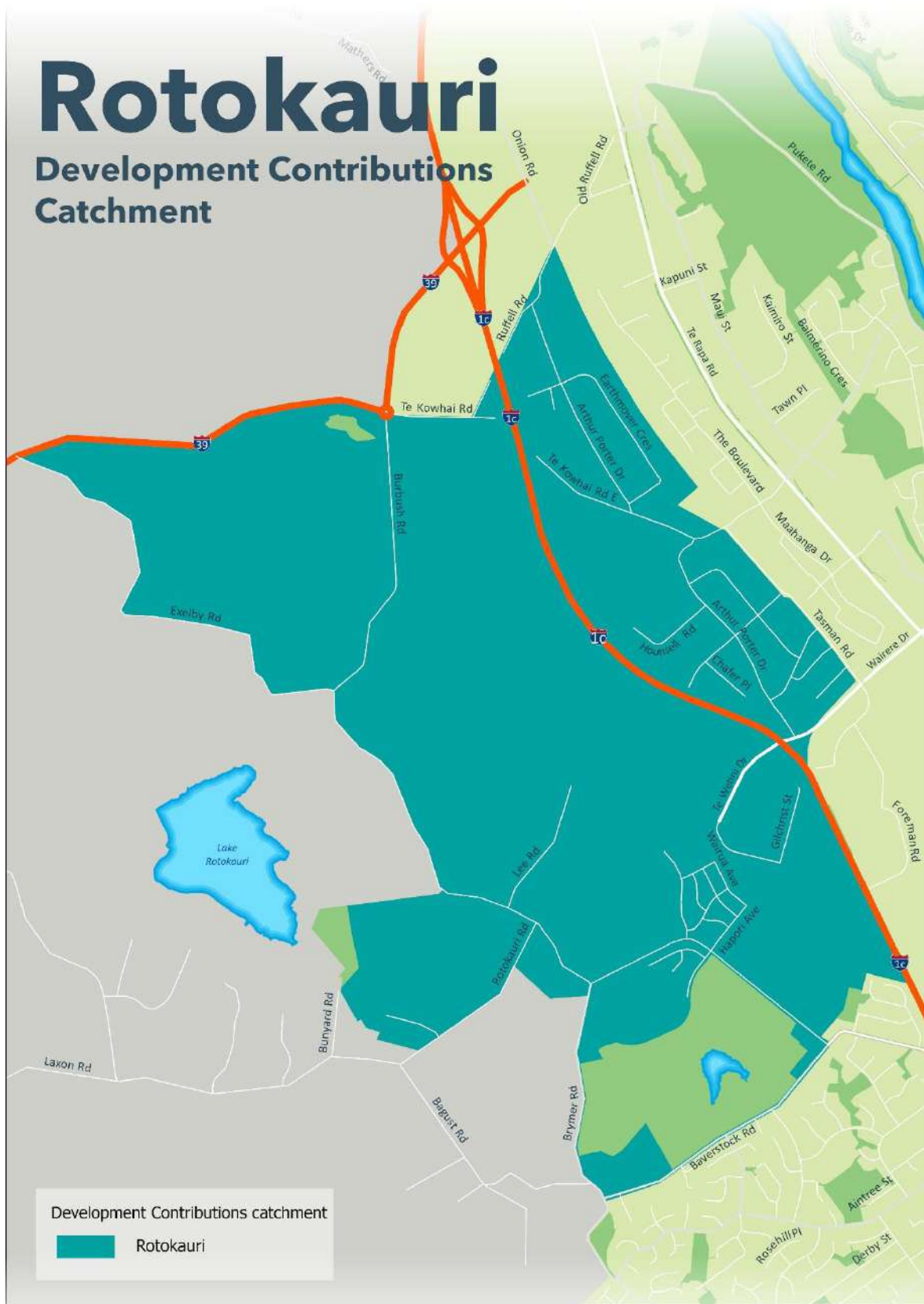
Map 3 - Rototuna catchment

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



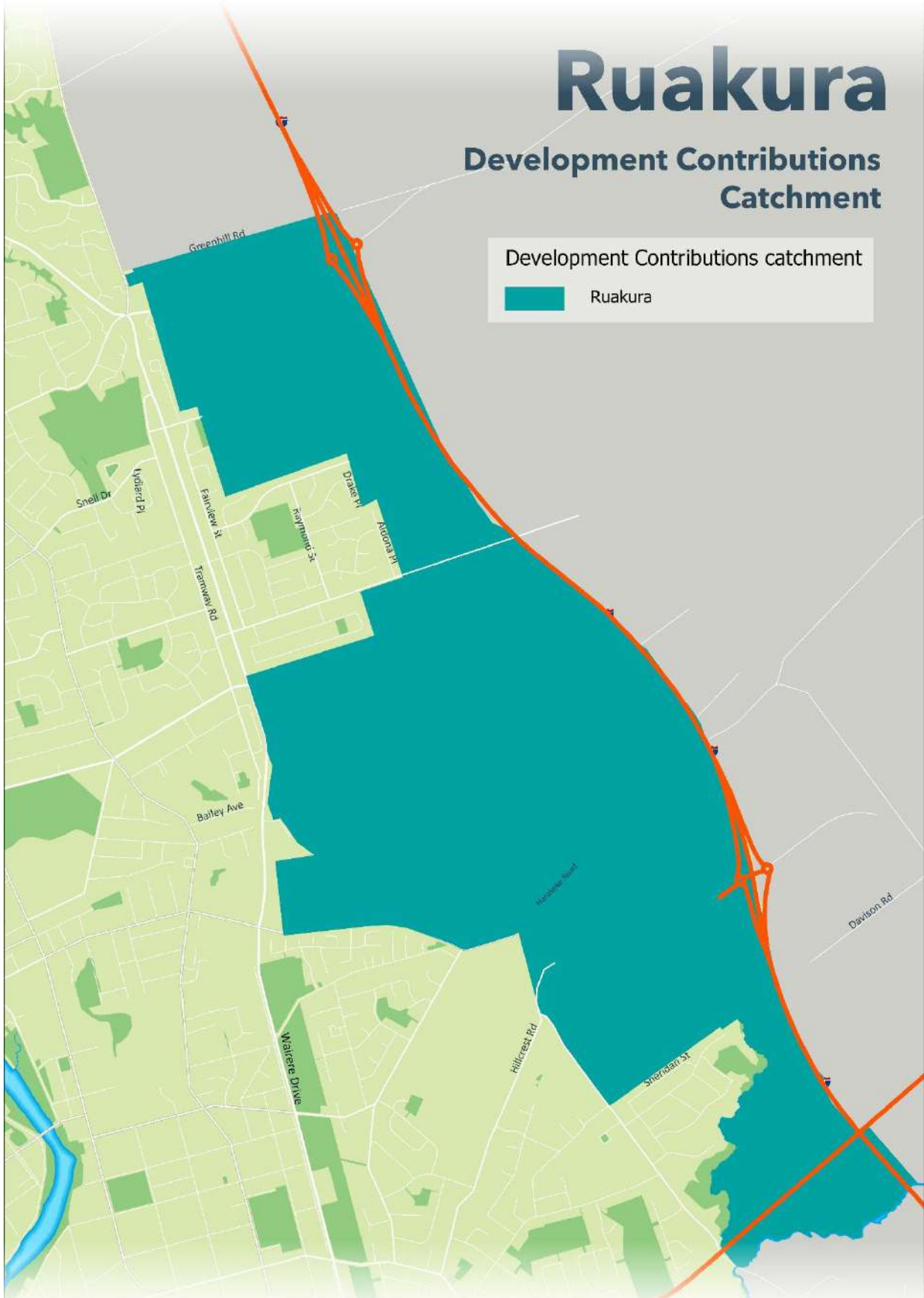
Map 43 – Rotokauri catchment

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



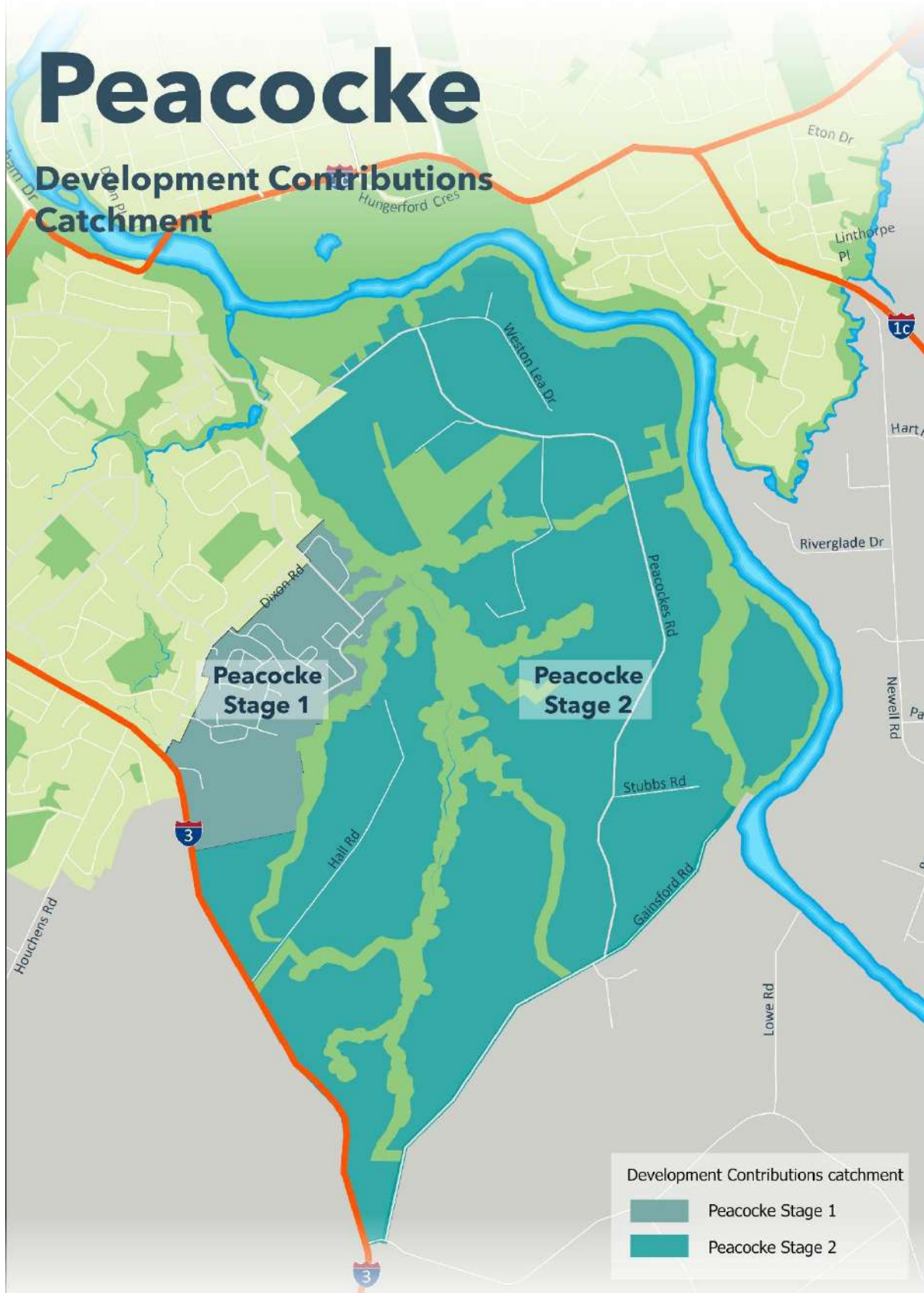
Map 54 – Ruakura Catchment

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



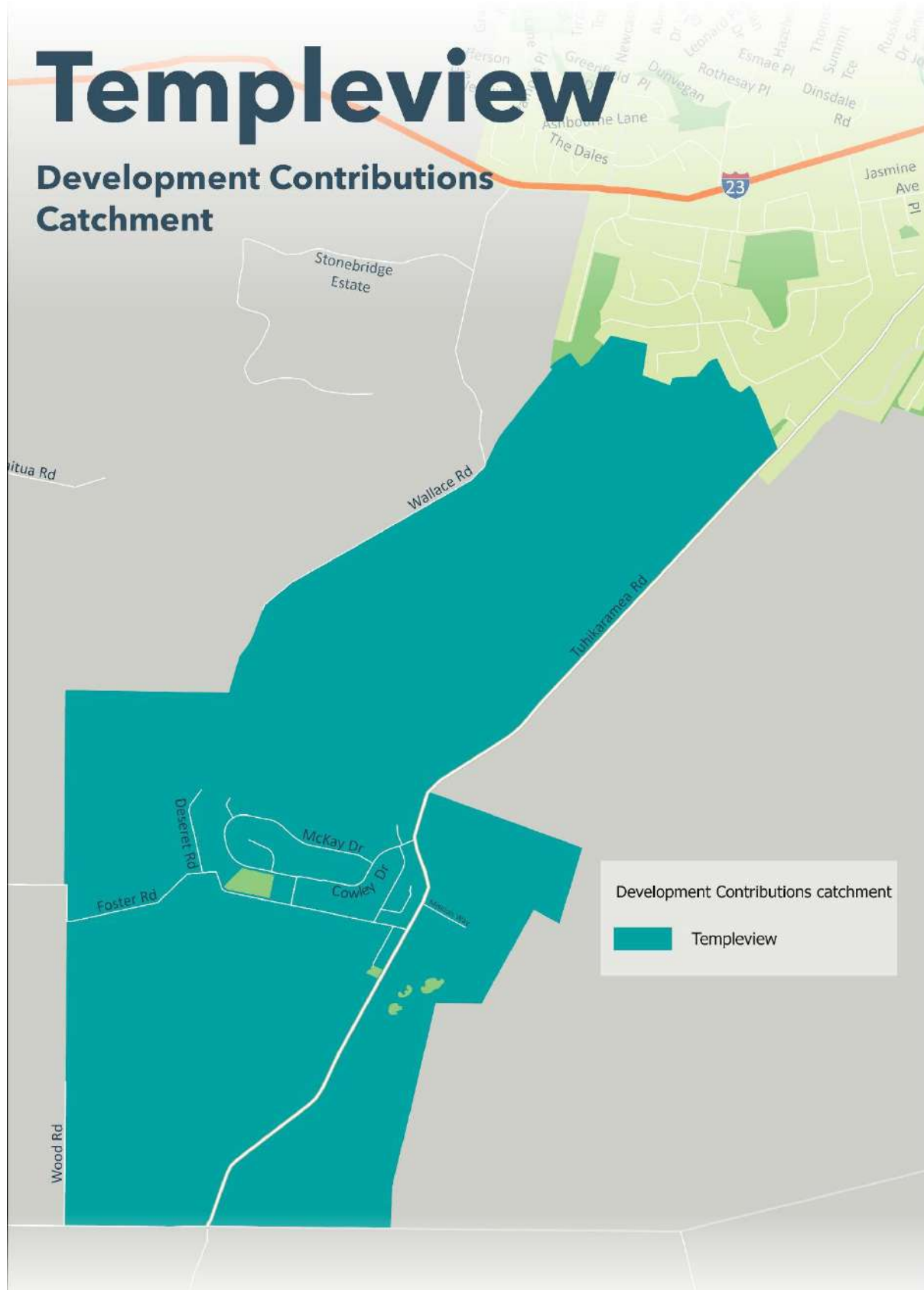
Map 65 – Peacocke Catchments

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



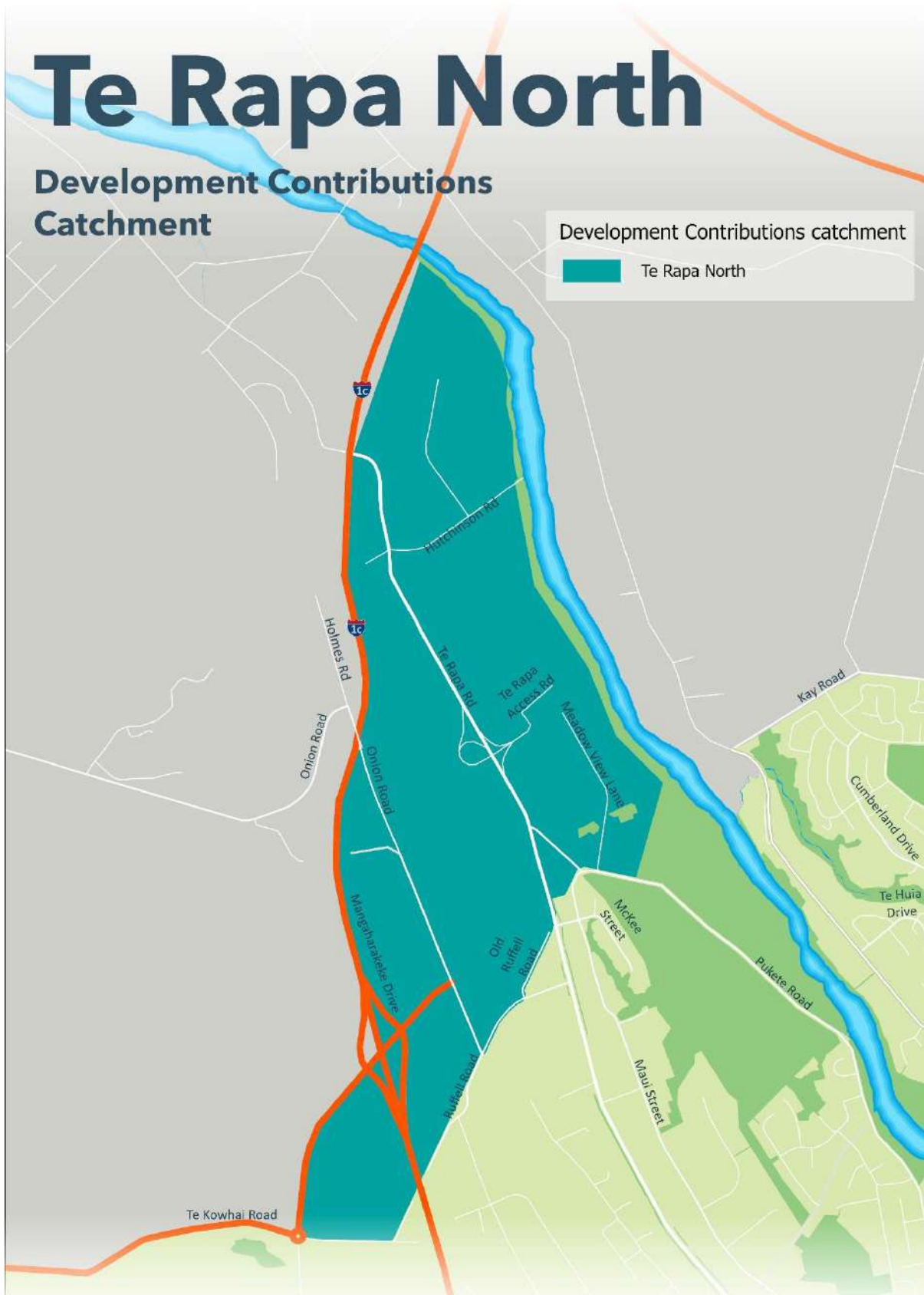
Map 76 – Temple View Catchment

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

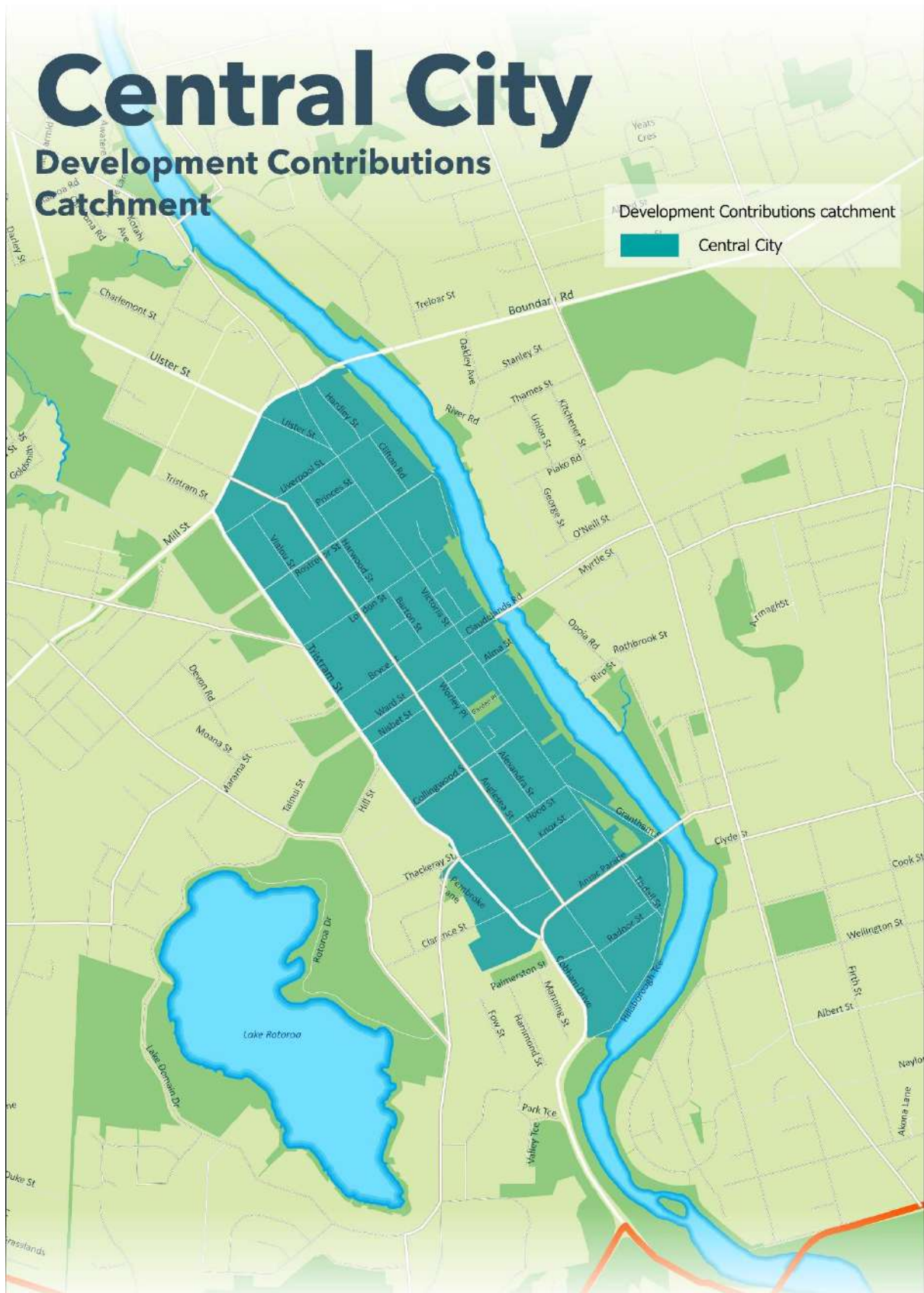


Map 87 – CBD Te Rapa North Catchment

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

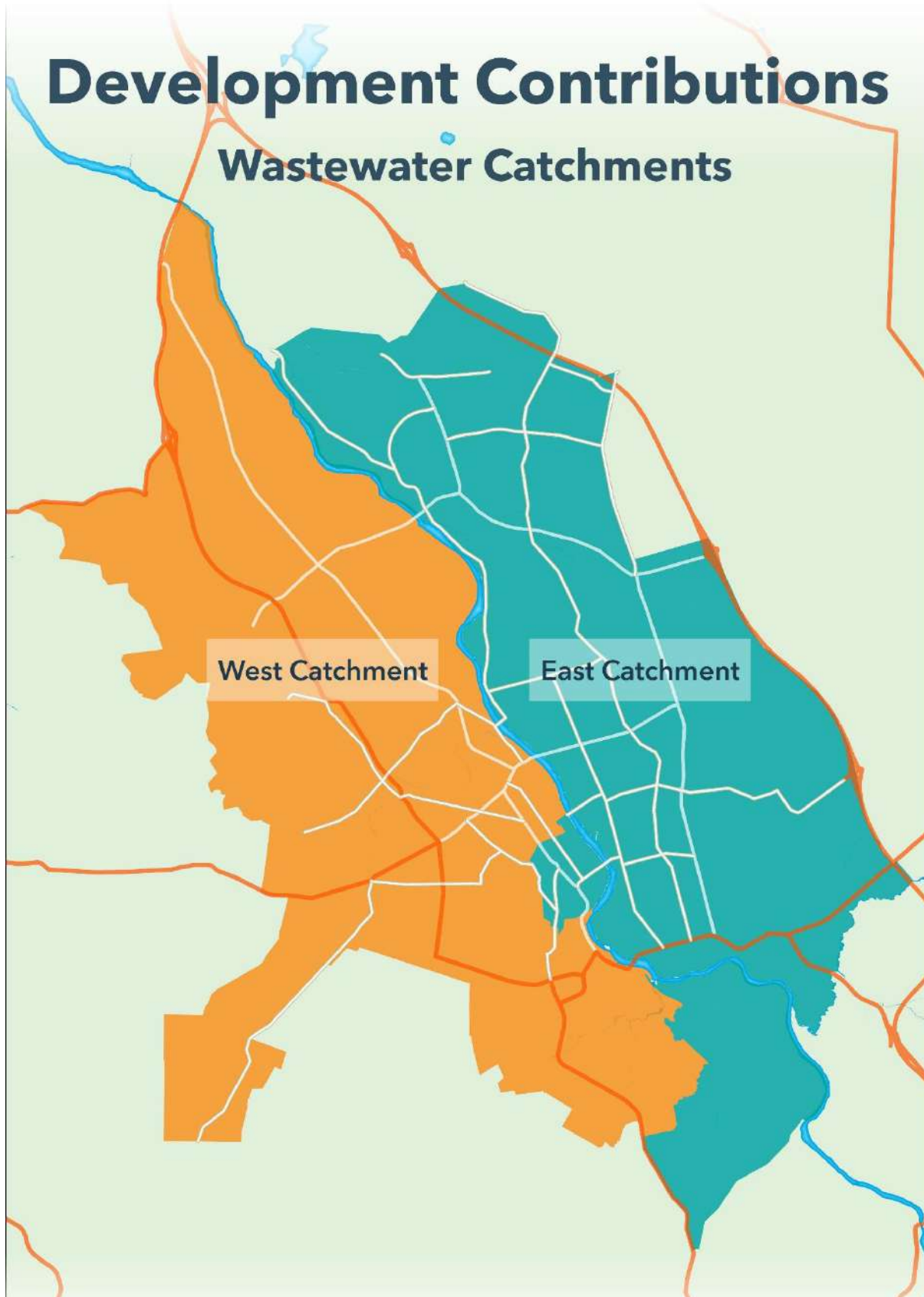


Map 9 – Central City Catchment



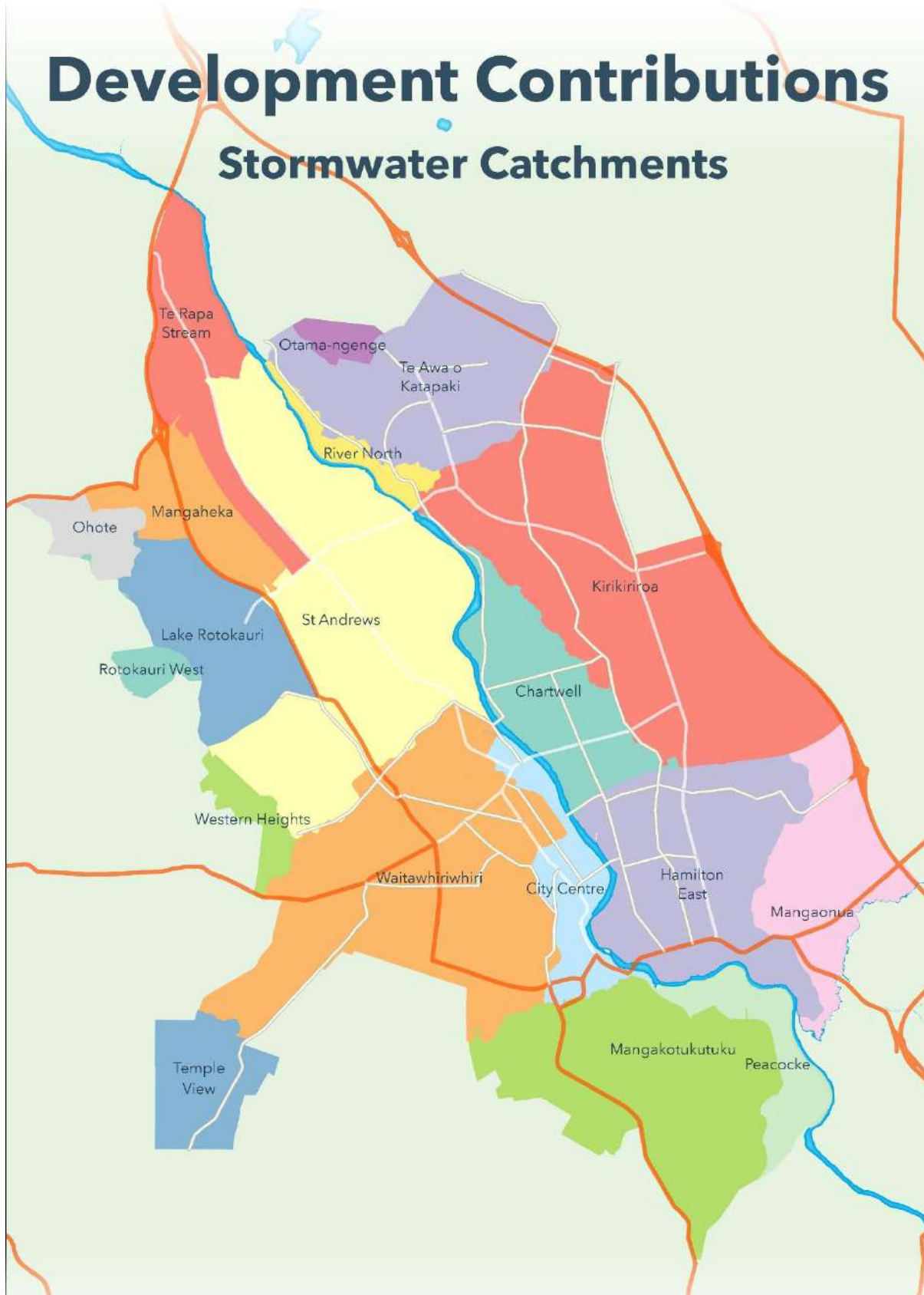
Map 108 – Catchments for Bulk Wastewater Infrastructure

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



Map 119 – Catchments for Stormwater Infrastructure

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



END.