

Notice of Meeting:

I hereby give notice that an ordinary meeting of Hamilton City Council will be held on:

Date: Thursday 30 June 2016
Time: 1:30pm
Meeting Room: Council Chamber
Venue: Municipal Building, Garden Place, Hamilton

Richard Briggs
Chief Executive

Council OPEN AGENDA

Membership

Chairperson	Her Worship the Mayor J Hardaker
Deputy Chairperson	Cr G Chesterman
Members	Cr M Forsyth
	Cr M Gallagher
	Cr K Green
	Cr A King
	Cr D Macpherson
	Cr G Mallett
	Cr A O'Leary
	Cr R Pascoe
	Cr L Tooman
	Cr E Wilson
	Cr P Yeung

Quorum: A majority of members (including vacancies)

Meeting Frequency: Monthly

Jude Pani
Democracy Manager

24 June 2016
Telephone: 07 838 6883
Jude.Pani@hcc.govt.nz
www.hamilton.govt.nz

Terms of Reference:

- To carry out leadership functions including advocacy and facilitation on behalf of the community.
- To exercise all non-delegatable and non-delegated functions and powers of the Council.
- To make those decisions which are required by legislation to be made by resolution of the local authority.
- To consider any matters referred to it from any of the Standing or Special Committees.
- To authorise all expenditure not delegated to staff or other Committees.
- To receive the Council Risk Register and legal issues reports.
- To receive reports from the Audit & Risk Committee.
- To develop and approve the draft Long Term Plan (LTP) (including any amendments or variations) and Annual Plans (including the Budget and Funding and Financial policies); ensure their effective communication to the community; hear submissions and approve the final plan.
- To approve the Hamilton Plan and to retain overview of it through setting direction on key strategic projects and receiving regular reports on its overall achievement
- Make decisions in respect of District Plan matters.
- The authority to agree to settle and submit draft consent orders to the Environment Court relating to an appeal on a Proposed District Plan, Plan Change, Plan Variation or Notice of Requirement to designate land or for a heritage order, or a resource consent application.
- The authority to reject a private plan change request.

Financial:

- To determine all financial matters not delegated.
- To receive reports of the exercise of financial delegated authority pursuant to the Public Bodies Contracts Act 1959.
- To approve Council's borrowing programme and treasury management strategy.
- To undertake the statutory audit processes and to consider and approve the external audit arrangements, to receive the Auditor's reports and to approve the audited annual report.

Procedural Matters:

- Delegation of all Committee powers.
- Adoption of Standing Orders.
- Confirmation of all Standing and Special Committee minutes.
- Approval of Special Orders.
- Employment of Chief Executive, setting of the Chief Executive's performance targets and review of the Chief Executive's Performance and Remuneration (in accordance with the Employment Agreement).
- Other Delegations.

ITEM	TABLE OF CONTENTS	PAGE
1	Apologies	4
2	Confirmation of Agenda	4
3	Declarations of Interest	4
4	Public Forum	4
5	Council Minutes - Open - 19 and 26 May 2016	5
6	2016 Triennial Elections - Appointment of Electoral Officer	20
7	Adoption of the Annual Plan 2016/17	22
8	Development Contributions Policy Update 2016/2017	79
9	Rates Resolution to Set and Assess Rates for 2016/2017	225
10	Victoria on the River (VOTR) - Stage Two Works	231
11	Rototuna Indoor Recreation Centre - Funding Contribution and Operating Agreement	245
12	RATA Multi-party funding agreement	250
13	Animal Education and Control Dog Control Act 1996 - Section 10A report	311
14	Recommendations to Council - Strategy and Policy Committee Meeting - 7 June 2016	319
15	Proposed National Policy Statement on Urban Development Capacity	321
16	Resolution to Exclude the Public	323

1 Apologies

2 Confirmation of Agenda

The Council to confirm the agenda.

3 Declaration of Interest

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as an elected representative and any private or other external interest they might have.

4 Public Forum

As per Hamilton City Council's Standing Orders, a period of up to 30 minutes has been set aside for a public forum. Each speaker during the public forum section of this meeting may speak for three minutes or longer at the discretion of Her Worship the Mayor.

Please note that the public forum is to be confined to those items falling within the terms of the reference of this meeting.

Speakers will be put on a Public Forum speaking list on a first come first served basis in the Council Chamber prior to the start of the Meeting. A member of the Council Democracy Team will be available to co-ordinate this. As many speakers as possible will be heard within the allocated time.

If you have any questions regarding Public Forum please contact Democracy by telephoning 07 838 6825.

Committee: Council

Date: 30 June 2016

Report Name: Council Minutes - Open - 19
and 26 May 2016

Author: Jude Pani

Status	<i>Open</i>
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Recommendation

That Council confirms and adopts as a true and correct record the Open Minutes of the Council Meetings held on 19 and 26 May 2016.

1. Attachments

2. Attachment 1 - Council Minutes - Open - 19 May 2016
3. Attachment 2 - Council Minutes - Open - 26 May 2016

Council

OPEN MINUTES

Minutes of a meeting of the Council held in Council Chamber, Municipal Building, Garden Place, Hamilton on Thursday 19 May 2016 at 12:00pm.

PRESENT

Chairperson	Her Worship the Mayor J Hardaker
Deputy Chairperson	Cr G Chesterman
Members	Cr M Forsyth
	Cr M Gallagher
	Cr A King
	Cr D Macpherson
	Cr G Mallett
	Cr A O’Leary
	Cr R Pascoe
	Cr L Tooman
	Cr P Yeung

In Attendance	Richard Briggs – Chief Executive
	Lance Vervoort – General Manager Community
	Stephen Standley – Zoo Director
	Helen Paki – Business Manager Community

Mark Hammond – City Solicitor, Tompkins Wake Lawyers
 James Gurnick – City Solicitor, Tompkins Wake Lawyers

Committee Advisors	Mrs M Birch and Mr B Stringer
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1. Apologies

Resolved: (Her Worship the Mayor Hardaker/Cr Tooman)

That the apologies from:

- a) Councillor Wilson; and
 - b) Councillors Chesterman, King, Green and Macpherson (lateness),
- be received and accepted.

2. Confirmation of Agenda

Resolved: (Her Worship the Mayor Hardaker/Cr Yeung)

The Council to confirm the Agenda.

3. Declarations of Interest

No members of the Council declared a Conflict of Interest.

4. Public Forum *(not required)*

5. Resolution to Exclude the Public

Resolved: (Her Worship the Mayors Hardaker/Chesterman)

Section 48, Local Government Official Information and Meetings Act 1987

The following motion is submitted for consideration:

That the public be excluded from the following parts of the proceedings of this meeting, namely consideration of the public excluded agenda.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution follows.

General subject of each matter to be considered	Reasons for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
C1. WorkSafe NZ v HCC - Zoo Fatality) Good reason to withhold) information exists under) Section 7 Local Government) Official Information and) Meetings Act 1987)	Section 48(1)(a)

And that Council Solicitors, Mark Hammond and James Gurnick, Tompkins Wake Lawyers, remain for the Public Excluded session to provide advice to Council in relation to Item C1.

This resolution is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public, as follows:

Item C1.	to maintain legal professional privilege	Section 7 (2) (g)
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The Meeting moved into a Public Excluded session (12:03pm to 1:40pm)

The Meeting was declared closed at 1.40pm.

Council

OPEN MINUTES

Minutes of a meeting of the Council held in Council Chamber, Municipal Building, Garden Place, Hamilton on Thursday 26 May 2016 at 1:30pm.

PRESENT

Chairperson	Her Worship the Mayor J Hardaker
Deputy Chairperson	Cr G Chesterman
Members	Cr M Forsyth
	Cr M Gallagher
	Cr K Green
	Cr D Macpherson
	Cr G Mallett
	Cr A O'Leary
	Cr R Pascoe
	Cr L Tooman
	Cr P Yeung

In Attendance	Chief Executive – Richard Briggs
	General Manager Strategy and Communication – Sean Hickey
	General Manager Community – Lance Vervoort
	General Manager City Growth – Kelvyn Eglinton
	General Manager Corporate – David Bryant
	Director H3 and Events – Sean Murray
	Communications Manager – Lee Cowan
	Parks & Open Spaces Manager – Sally Sheedy
	City Planning Unit Manager – Luke O'Dwyer
	Strategic Land Manager – Ken Cunningham
	Operations Team Leader – Robyn Denton
	City Planning Policy Team Leader – Alice Morris

Committee Advisors:	Mrs MM Birch and Mr B Stringer
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Her Worship the Mayor Hardaker welcomed everyone to the Meeting. She congratulated Aaron Leaman, Waikato Times, on his recent award.

1. Apologies

Resolved: (Her Worship the Mayor Hardaker/Cr Yeung)

That the apologies from:

- a) Councillors Wilson and King; and
 - b) Councillor Chesterman (lateness),
- be received and accepted.

2. Confirmation of Agenda

Additional papers had been circulated to Elected Members prior to the meeting relating to Items in the Public Excluded section of the Meeting.

A document was tabled which corrected the wording in Item 5 – Open Council Minutes – 28 April 2016, relating to the CCO Subcommittee Recommendations to Council, on page 18 of the Agenda.

Resolved: (Her Worship the Mayor Hardaker/Cr Yeung)

The Council to confirm the Agenda.

3. Declarations of Interest

No members of the Council declared a Conflict of Interest.

4. Public Forum

As per Hamilton City Council's Standing Orders, a period of up to 30 minutes had been set aside for a public forum. The following spoke:

Justin Walker – Spoke to his PowerPoint presentation on Item 8 – Wairere Drive and Huntington Drive (west) intersection safety concerns and improvements. He tabled a document raising concerns around the OPUS Report and noting that the Huntington Community did not agree with the staff recommendation.

Warren Stace – Spoke to Item 9 – Waiwhakareke Land – Declaration as Reserve. He tabled a document and confirmed that he fully supported Council's intention to add the 5.1 hectares of land to the Waiwhakareke Natural Heritage Park.

Professor Bruce Clarkson - Chair of the Waiwhakareke Advisory Group - Spoke to Item 9 – Waiwhakareke Land – Declaration as Reserve. He tabled a document and confirmed that he fully supported Council's intention to add the 5.1 hectares of land to the Waiwhakareke Natural Heritage Park.

Kemble Pudney – On behalf of Tui 2000 and himself - Spoke to Item 9 – Waiwhakareke Land – Declaration as Reserve. He tabled a document and confirmed that he fully supported Council's intention to add the 5.1 hectares of land to the Waiwhakareke Natural Heritage Park.

5. Confirmation of Minutes

The correct wording for Item 5 – Open Council Minutes – 28 April 2016, relating to the CCO Subcommittee Recommendations to Council, on page 18 of the Agenda was to be included as follows:

That:

- a) The report be received; and
- b) The subcommittee recommend to Council that Hamilton Properties Ltd will continue to be exempt from CCO annual reporting requirements while it is a non-trading company until the period ending 10 May 2019.

Democracy was asked to confirm at the next meeting Councillor Mallet's voting on Item 13 relating to Recommendations to Council from the 21 April Finance Committee Meeting and whether it had been recorded correctly.

Councillor Gallagher gave notice of his intention to discuss bringing in part of the Public Excluded Minutes relating to Item C2 into the Open Minutes of the Meeting.

Resolved: (Her Worship the Mayors Hardaker/Yeung)

That Council confirms and adopts as a true and correct record the Open Minutes of the Council Meetings held on 28 April 2016, subject to the above noted amendment relating to the CCO Subcommittee Recommendations to Council.

Minute Note: Subsequent to the Meeting, Democracy confirmed that Councillor Mallett had retired from the 28 April 2016 Meeting prior to the voting on Item 13; this had been correctly recorded in the Open Minutes.

6. Proposed District Plan Minutes - Open - 23 February 2016

Resolved: (Her Worship the Mayors Hardaker/Tooman)

That Council confirms and adopts as a true and correct record the Open Minutes of the Proposed District Plan Subcommittee Meeting held on 23 February 2016.

7. Recommendations to Council - Strategy and Policy Committee Meeting - 3 May 2016

Councillor O'Leary, Chair of the Strategy and Policy Committee introduced this Item.

Age Friendly Global Network

Councillor O'Leary confirmed that the letter of support had been received from The Honourable Maggie Barry, Minister for Seniors and circulated to Elected Members on 12 May 2016. It would be included with the Chair's report to the Strategy and Policy Committee on 7 June 2016.

Resolved: (Crs O'Leary/Yeung)

That:

- a) Hamilton City join the World Health Organisation Age Friendly Global Network;
- b) Council instruct the Older Persons Advisory Panel to appoint an Age Friendly Steering Group to develop an Age Friendly Plan for Hamilton, with the following timeframes:
 - Appointing of steering group members (1 month);
 - Initial scoping of services and facilities available to older people in Hamilton, and identifying gaps (6 months);
 - Development of Age Friendly Plan for Hamilton (6-9 months, including certification process for World Health Organisation);
 - Implementation of plan (ongoing with regular review and updates to the plan); and
- c) Council notes the Older Persons Advisory Panel is to report back to the Strategy and Policy Committee at appropriate times during the development of the Plan.

Councillor Mallet dissenting

Business Improvement District Policy Review

Resolved: (Crs O'Leary/Pascoe)

That the draft Business Improvement District Policy is adopted as final.

Councillor Mallet dissenting

8. Wairere Drive and Huntington Drive (west) intersection safety concerns and improvements

The General Manager City Infrastructure (“the GM”) and the Operations Team Leader, took the report as read. They introduced Mike Meister and Cherie Mason from OPUS.

The GM highlighted, and responded to questions on, the following points:

- It was agreed that the current arrangements were not suitable in the long-term;
- The Grey Matter Report had indicated that the four-laning of this section of the road was 15 years away;
- Traffic volumes had been increasing at a faster rate than originally predicted;
- There was currently a crash problem, particularly in relation to vehicles turning right out of Huntington Drive (west);
- At this point in time, staff did not currently agree with the Huntington Community preferred option of a seagull type intersection with no right turn, as evidence indicated that this would introduce a crash risk that was not currently present now;
- Improvements could be made to the left turn into Huntington Drive (west) by creating a dedicated left run slip lane with high entry angle. This could be started within two to three months once the concept had been turned into a full design;
- The OPUS report had been completely independent; and
- NZ Transport Agency (NZTA) was currently undertaking a research project into the safety of seagull intersections. The draft report would be available in July/August 2016.

Motion: (Crs Pascoe/Yeung)

That:

- a) the report be received;
- b) improvements be made as soon as possible to the left turn into Huntington Drive (west) based on Opus alternative Option 1 as proposed in this report which is to create a dedicated left turn slip lane with a high entry angle;
- c) monitoring of the intersection be undertaken once this work is completed and that a review of the Huntington Residents Group modified seagull option is undertaken once NZ Transport Agency have completed their research project into seagull type intersections which is expected to be completed by December 2016;
- d) a Working Group is established to work with Council staff on c) above as follows:
 - i. The Working Group includes two staff members, two Huntington resident representatives and two Councillors – Councillors Yeung and Pascoe (one of the Councillors will chair the Working Group).
 - ii. A Terms of Reference for the Working Group is to be developed and agreed by all parties prior to the commencement of the review;
- e) an independent consultant be commissioned to fully evaluate the Huntington Drive intersections for a “safer right hand turn” on to Wairere Drive, and report back to Council when completed; and

- f) the budget for the safety improvement including the works to complete the project does not exceed \$300,000.

Amendment: (Crs Chesterman/Macpherson)

That:

- a) The report be received;
- b) Staff prepare design and costings on the residents' option – modified seagull (Option 4);
- c) If the estimated costs are within the \$300,000 allocation, work is to proceed on Option 4; and
- d) If the estimated costs are in excess of \$300,000, staff report back to Council.

The Amendment was Put.

Those for the Amendment: Councillors Chesterman, Green and Macpherson

Those against the Amendment: Councillors King, Gallagher, Green, Forsyth, Pascoe, Yeung, Hardaker, Mallett, Tooman and O'Leary

The Amendment was declared lost. The Motion was then Put.

Resolved: (Crs Pascoe/Yeung)

That:

- a) the report be received.
- b) improvements be made as soon as possible to the left turn into Huntington Drive (west) based on Opus alternative Option 1 as proposed in this report which is to create a dedicated left turn slip lane with a high entry angle.
- c) monitoring of the intersection be undertaken once this work is completed and that a review of the Huntington Residents Group modified seagull option is undertaken once NZ Transport Agency have completed their research project into seagull type intersections which is expected to be completed by December 2016.
- d) a Working Group is established to work with Council staff on c) above as follows:
 - i. The Working Group includes two staff members, two Huntington resident representatives and two Councillors – Councillors Yeung and Pascoe (one of the Councillors will chair the Working Group).
 - ii. A Terms of Reference for the Working Group is to be developed and agreed by all parties prior to the commencement of the review.
- e) an independent consultant be commissioned to fully evaluate the Huntington Drive intersections for a “safer right hand turn” on to Wairere Drive, and report back to Council when completed.
- f) the budget for the safety improvement including the works to complete the project does not exceed \$300,000.

Councillor Tooman dissenting.

The Meeting adjourned (3.35pm to 3.50pm).

9. Waiwhakareke Land - Declaration as Reserve

The Parks and Open Spaces Manager took the report as read.

Resolved: (Her Worship the Mayor Hardaker/Cr Forsyth)

That:

- a) the report be received;
- b) pursuant to Section 14 of the Reserves Act 1977 Council resolves to declare the land described in the Schedule to be Local Purpose (Natural Heritage Park) Reserve; and
- c) Council authorises the Chief Executive Officer to prepare and execute any instruments that may be required to give effect to this resolution.

SCHEDULE

All that land contained in Computer Freehold Register 499858 South Auckland Registry legally described as Lot 2 Deposited Plan 425316 comprising 5.1385 hectares more or less and physically located at Rotokauri and Baverstock Roads.

Councillor Mallett dissenting.

10. Community Occupancy Applications

The Parks and Open Spaces Manager took the report as read.

Resolved: (Her Worship the Mayor Hardaker/Chesterman)

That:

- a) the report be received;
- b) Council approves the granting of a new community group lease under s54(1)(B) of the Reserves Act 1977, to **Resthills Sports Centre Incorporated** for premises at Resthills Park as shown in Attachment 1 of the staff report, being part of Lot 2 DPS 9219, CFR 175538 subject to the following terms and conditions:
 - (i) Term – 15 years;
 - (ii) Rent – \$314.38 plus GST per annum in accordance with the Community Occupancy Policy;
 - (iii) All other terms and conditions in accordance with the Community Occupancy Policy and Community Occupancy Guidelines;
- c) Council approves a variation to lease to extend the leased area under s54(1)(B) of the Reserves Act 1977, of the **Waikato Kindergarten Association** for premises at Hillcrest Park, as shown in Attachment 2 of the staff report, being part of Lot 18 DPS 8212, CFR 248584 subject to all terms and conditions being as per their current lease. The new rental rate to account for the increase in leased area to be as follows:
 - (i) Rent – \$605.88 plus GST per annum in accordance with the Community Occupancy Policy;
 - (ii) All other terms and conditions in accordance with the Community Occupancy Policy and Community Occupancy Guidelines;
- d) Council approves the granting of a community group lease to **Te Kohao Health Limited** under section 61(2A) of the Reserves Act 1977, over part of Enderley Park classified local purpose (off-street parking) reserve, for car parking purposes - being a lease over that part of the land comprised in Lot 109 DPS 7131, CFR 173204, and as shown on Attachment 3 of the staff report, subject to the following terms and conditions:
 - (i) Term – five years;
 - (ii) Rent – \$42.00 plus GST per annum in accordance with the Community Occupancy Policy;
 - (iii) All other terms and conditions in accordance with the Community Occupancy Policy and Community Occupancy Guidelines; and
- e) Council approves:
 - (i) the granting of a community group licence to **Te Kohao Health Limited** under section 61(1) of the Reserves Act 1977, over that part of Enderley Park classified local purpose (off-street parking) reserve, for car parking purposes – being a non-exclusive licence to occupy that part of the land comprised in Lot 109 DPS 7131, CFR 173204, and as shown on Attachment 3 of the staff report, subject to the terms and conditions set out in paragraph e) (iii);
 - (ii) entering into an agreement with **Te Kohao Health Limited** under section 53(1)(F) of the Reserves Act 1977, to use part of Enderley Park classified recreation reserve for car parking purposes – being a non-exclusive agreement to use that part of the land comprised in Lot 2 DPS 7131, CFR 175536, and as shown on Attachment 3 of the staff report, subject to the terms and conditions set out in paragraph e) (iii);

(iii) The above licence and agreement are approved subject to the following terms and conditions:

- i) Term – five years (during normal business hours, Monday to Friday);
- ii) Rent – \$76.25 plus GST per annum in accordance with the Community Occupancy Policy ('Rent' being the sum payable for both the licence and agreement);
- iii) All other terms and conditions in accordance with the Community Occupancy Policy and Community Occupancy Guidelines.

11. Brywood Rise - Road Stopping

The Strategic Land Manager introduced the report. He advised that the indicative value of the area of Brywood Rise under consideration was in the region of \$50,000 to \$100,000 and that sufficient road width would be retained for traffic.

Resolved: (Her Worship the Mayor Hardaker/Cr Forsyth)

That:

- a) the report be received;
- b) an area of Brywood Rise totalling approximately 664m² (subject to confirmation by a survey plan) as shown highlighted red on Attachment 1 of the staff report, be stopped in terms of the Public Works Act 1981;
- c) should the Public Works Act 1981 process not be completed then the requirements of the Local Government Act 1974 be complied with;
- d) the area of Brywood Rise stopped, as detailed in (b) above, be sold to Brywood Development Co Ltd at current market value, subject to the value being supported by an independent registered valuation report obtained by Council;
- e) all costs associated with the road stopping process and sale and purchase of the land is the responsibility of Brywood Development Co Ltd; and
- f) the Chief Executive is delegated authority to sign all documentation relating to the road stopping and sale of the land.

12. Preparation of a Plan Change in Temple View.

City Planning Unit Manager and City Planning Policy Team Leader introduced this report.

Resolved: (Cr Gallagher/Her Worship the Mayor Hardaker)

That:

- a) the report be received; and
- b) staff prepare the District Plan change documentation, required under the Resource Management Act, for the Temple View Alteration Area.

13. Resolution to Exclude the Public

As noted in Item 5 – Confirmation of the Minutes -28 April 2016, Councillor Gallagher sought to move Item C2 – Provisional local Alcohol Policy – Appeal from the Public Excluded Minutes into the Open Minutes. After discussion, it was acknowledged that the information contained in this section of the Public Excluded Minutes was now in the public domain.

Resolved: (Crs Macpherson/Gallagher)

That the portion of Item C2 – Provisional local Alcohol Policy – Appeal on pages 7 and 8 of the Public Excluded Agenda forms part of the publically available (Open) Minutes.

Resolved: (Her Worship the Mayor Hardaker/Chesterman)

Section 48, Local Government Official Information and Meetings Act 1987

The following motion is submitted for consideration:

That the public be excluded from the following parts of the proceedings of this meeting, namely consideration of the public excluded agenda.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution follows.

General subject of each matter to be considered	Reasons for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
C1. Chief Executive Review - Verbal Update) Good reason to withhold information exists under	Section 48(1)(a)
C2. Council Minutes - Public Excluded - 28 April 2016) Section 7 Local Government Official Information and Meetings Act 1987	
C3. Proposed District Plan Subcommittee Minutes - Public Excluded - 14 December 2015 and 23 February 2016)	
C4. Proposed District Plan Appeals Update - A&A King Family Trust		

This resolution is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public, as follows:

Item C1.	to protect the privacy of natural persons	Section 7 (2) (a)
Item C2.	to protect the privacy of natural persons	Section 7 (2) (a)
Item C3.	to protect the privacy of natural persons	Section 7 (2) (a)
Item C4.	to maintain legal professional privilege	Section 7 (2) (g)

The Meeting moved into a Public Excluded Session (4.25pm to 5.00pm).

The Meeting was declared closed at 5.00pm.

Item 5

Attachment 2

Committee: Council

Date: 30 June 2016

Report Name: 2016 Triennial Elections -
 Appointment of Electoral
 Officer

Author: Jude Pani

Report Status	<i>Open</i>
Strategy, Policy or Plan context	<i>2016 Local Authority Elections – Procedural</i>
Financial status	<i>There is budget allocated for the 2016 Local Authority Elections for Hamilton City</i>
Assessment of significance and	<i>Having regard to the decision making provisions in the LGA 2002 and Councils Significance Policy, a decision in accordance with the recommendations is not considered to have a high degree of significance</i>

1. Purpose of the Report

- For the Council to appoint Dale Ofsoske as the Electoral Officer for Hamilton City Council for the 2016 Elections.

3. Background

- The 2016 triennial local authority elections for Hamilton City Council will be held on Saturday 8 October 2016. They are required to be undertaken in accordance with the Local Electoral Act 2001, the Local Electoral Regulations 2001, the New Zealand Public Health & Disability Act 2000 and, to a limited extent, the Local Government Act 2002.
- Section 12 (1) of the Local Electoral Act 2001 (Act) requires every local authority to have, at all times, an electoral officer appointed to exercise the powers and carry out the duties conferred on the electoral officer by that Act. An electoral officer, unless he or she dies, resigns, is dismissed from office, or becomes incapable of acting, remains in office until his or her successor comes into office
- The Council's current Electoral Officer is Jude Pani, Democracy Manager and Deputy Electoral Officer is Dale Ofsoske, from Independent Election Services Ltd. Independent Election Services Ltd undertakes the vote processing functions for Hamilton City Council.
- With the resignation of the Democracy Manager Council needs to consider an appropriate appointment to the Electoral Officer role for 2016 Elections.

Duties of Electoral Officer

- The general duties of an Electoral Officer apply to all elections, by-elections and polls for which the Electoral Officer is responsible, and include:
 - The compilation and certification of electoral rolls;
 - The publication of any public notice in relation to elections and polls;
 - Receiving nominations, candidate profile statements and any deposit required to be paid;

- Issuing and receiving ordinary and specials votes and other official documents;
 - The processing and counting of votes;
 - The declaration of results;
 - Receiving returns of electoral expenses;
 - Investigation and reporting on offences.
9. When appointing an Electoral Officer a local authority should consider people with appropriate attributes, characteristics and competencies. An Electoral Officer should be able to demonstrate, amongst other attributes: integrity, honesty, impartiality, ability to deal with difficult issues, ability to deal with public and the media, attention to detail, and common sense.
10. It is considered that Dale Ofoske, from Independent Election Services Ltd, has the appropriate attributes, competencies and experience to be appointed. Dale is an extremely experienced Electoral Officer and is currently undertaking the role of Electoral Officer for Auckland Council.
11. Dale will work with Council staff to appoint a Deputy Electoral Officer and establish an Elections Officer at Hamilton City Council, using the same office as for the 2013 Hamilton City Council Elections.

12. Recommendations from Management

That:

13. The report be received; and
14. Pursuant to Section 12 (1) of the Local Electoral Act 2001, Dale Ofoske, from Independent Election Services Ltd, be appointed as the Hamilton City Council's Electoral Officer, with effect from 1 July 2016.

15. Attachments

16. There are no attachments for this report.

17. Financial Implications

18. 2013 Election Costs

The final cost for the 2013 election was \$507,502 + GST. This sum included the additional costs associated with the electoral system and water fluoridation polls. Council was able to recover 39% of this total cost (\$198,118 + GST) from the other organisations that elections were conducted on behalf of, namely Waikato Regional Council and Waikato District Health Board. This left a net cost to Council for its elections and polls of \$308,934 + GST.

19. 2016 Election Costs

A similar budget has been allocated for the 2016 elections (2016/2017 financial year).

20. It is likely that the 2016 Elections will be conducted within the budget allocation.

Signatory

Authoriser	Richard Briggs, Chief Executive
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Committee: Council

Date: 30 June 2016

Report Name: Adoption of the Annual Plan
2016/17

Author: Graham Pollard

Report Status	<i>Open</i>
Strategy, Policy or Plan context	<i>Annual Plan</i>
Financial status	<i>This report confirms the 2016/17 budgets and financial strategy from 1 July 2016</i>
Assessment of significance	<i>Having regard to the decision making provisions in the LGA 2002 and Councils Significance Policy, a decision in accordance with the recommendations is considered to have a high degree of significance</i>

1. Purpose

2. To recommend the adoption of the 2016/17 Annual Plan.

3. Recommendations from Management

- a) That the report be received.
- b) That the Annual Plan 2016/17 be adopted.

4. Attachments

5. Attachment 1 - Annual Plan 2016/17
6. Attachment 2 - Capital Programme Adjustments
7. Attachment 3 - Growth Update

8. Background

9. In June 2015, Council adopted the 2015-25 10-Year Plan. The 2016/17 Annual Plan represents the budget for Year 2 of the 10-Year Plan.
10. In February 2016, Council approved a number of changes to the 2016/17 Annual Plan, largely in response to Hamilton growing faster than anticipated in the 10-Year Plan. The major changes approved in February were:
 - Additional \$5.5m for Rototuna reservoir and associated bulk mains
 - Additional \$4.9m for Victoria on the River development
 - Additional \$2.3m for infrastructure to accelerate development of Ruakura
 - Additional \$2.4m for strategic infrastructure in Rotokauri
 - Additional \$0.4m for Integrated Catchment Plans in Rototuna, Rotokauri and Peacockes

- Additional \$2.9m for Waterworld upgrades

11. The full list of changes agreed by Council in February is contained in the [2016/17 Budget Review Report](#).

12. Discussion

13. Since February, staff have reviewed the proposed 2016/17 Annual Plan to ensure that it reflects the latest assumptions, changes in operational planning and information on growth.

14. Assumptions

15. There have been no changes to the financial assumptions agreed in February. The full list of assumptions is contained in the [2016/17 Budget Review Report](#).

16. Operational planning

17. The key proposed change to the 2016/17 operational budget is an increased cost of \$150,000 due to greater insurance cover required for underground assets following a seismic assessment.

18. Changes have been made to the capital programme to reflect asset management demands and realistic timeframes of when funds will be spent. The total impact of these changes since February is an increase of capital expenditure by \$88,000. The detail of all capital changes is provided in Attachment 2.

19. Growth

20. The capital expenditure to support the growth of the city has been reviewed and one further budget change is proposed from that already agreed at the February Council meeting. This project is to update Council's water hydraulic model with the \$1million funding advanced from the 10-Year Plan financial years 2020/21 and 2021/22.

21. The growth assumptions will continue to be closely monitored. In addition, Council staff continue to have proactive discussions with developers around enabling new growth areas to meet residential section demand.

22. Included in Attachment 3 is an update on growth and a list of potential capital projects that could be advanced to 2016/17 should growth assumptions or discussions with developers necessitate a need for these capital projects.

23. Risk

24. Council must adopt its Annual Plan on or by 30 June 2016 in accordance with the Local Government Act 2002. Failure to complete the process by 30 June 2016 has the potential to:

- Delay implementing the setting and assessing of rates for 2016/17 at the level required to support the budget.
- Limit borrowing, impacting on the new capital programme and have consequences with lending agencies.
- Stop the collection of new development contributions.
- Introduce significant negative reputational risk.

25. Financial Implications

26. The key financial metrics contained in the 2016/17 Annual Plan are summarized in the table below:

Item 7

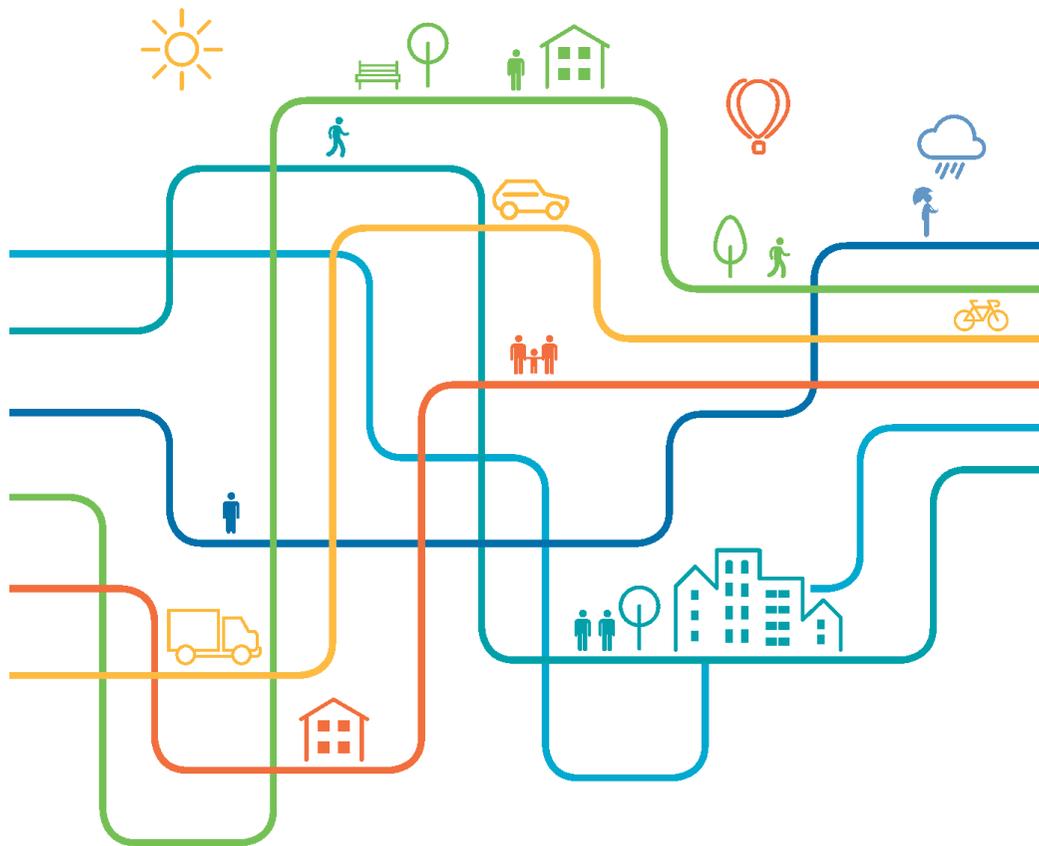
	Original 10-Year Plan (as at Jun 2015)	16/17 Annual Plan (as at Feb 2016)	16/17 Annual Plan (as at Jun 2016)
Balancing the books surplus /(deficit)	\$1,951k	\$2,756k	\$2,560k
Capital Expenditure	\$72,572k	\$90,678k	\$90,766k
Rates increases (for existing ratepayers)	3.8%	3.8%	3.8%
2016/17 Debt to Revenue Ratio	203%	198%	198%
2020 Debt to Revenue Ratio forecast	198%	197%	198%

27. Legal Implications

28. Council is required by the Local Government Act 2002 to adopt an Annual Plan for the forthcoming financial year on or before 30 June each year.

Signatory

Authoriser	David Bryant, General Manager Corporate
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HAMILTON'S 2016/17 ANNUAL PLAN



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THE HAMILTON PLAN

The Hamilton Plan aims to build a stronger economy and a more attractive city for families. Its 10 priorities will collectively redefine Hamilton as a major New Zealand city and build on Hamilton's existing lifestyle and economy.

Our 10 priorities are:

- Balance our books
- Be the third city economy in New Zealand
- Provide outstanding infrastructure
- Strengthen our connection to the Waikato River
- Have the best garden in the world
- Have an active, strong commercial central city with distinctive suburban villages
- Be an urban garden
- Provide access to affordable housing
- Establish the Waikato as the capital of high performance sport
- Celebrate our arts and culture.





THE ANNUAL PLAN

The Council produced its 10-Year Plan last year, which set out what we need to do to deliver the priorities in the Hamilton Plan. The Annual Plan, which implements year 2 of the 10-Year Plan, outlines how we are going to continue delivering the vision for the city in the year ahead, including how much it will cost and how it will be funded.

Managing our city's growth

Hamilton is growing quickly, and that's great news for our city. More people are coming here, attracted by the great lifestyle and the city's future.

More than 157,000 people already live in Hamilton and in 30 years, Hamilton's total population is predicted to increase by 80,000 people.

That's much faster than what we predicted in the 10-Year Plan 2015. To cater for this growth, the Council will bring forward and provide extra funding for a number of growth-related projects originally scheduled for later years in the 10-Year Plan.

These include bringing forward around \$10m to fund infrastructure projects in the city's growth areas - Rotokauri, Ruakura and Peacocke - which will encourage developers to bring more sections to market.

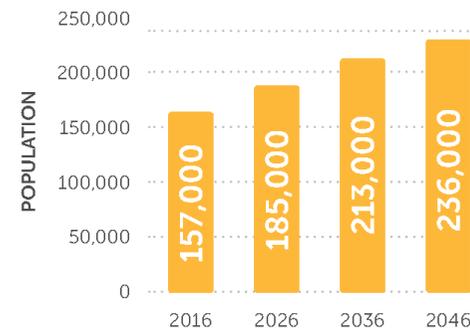
The Council will also work with the Ministry of Education to construct an indoor recreation centre in Rototuna available this year, rather than in three years' time.

By making investments in certain infrastructure now, in a carefully planned and staged way, we will put in place the assets we need for the long term and avoid a backlog of expensive work in the next 20-30 years.



POPULATION INCREASE

IN 30 YEARS, HAMILTON'S TOTAL POPULATION IS PREDICTED TO INCREASE BY 80,000 PEOPLE. THAT REPRESENTS POPULATION GROWTH OF AROUND 52%.







DELIVERING THE HAMILTON PLAN

The priorities in the Hamilton Plan are not just words on a page. They are changing the future of Hamilton.

Over the next pages are details about our major projects for 2016/17 that are helping to deliver the Hamilton Plan.



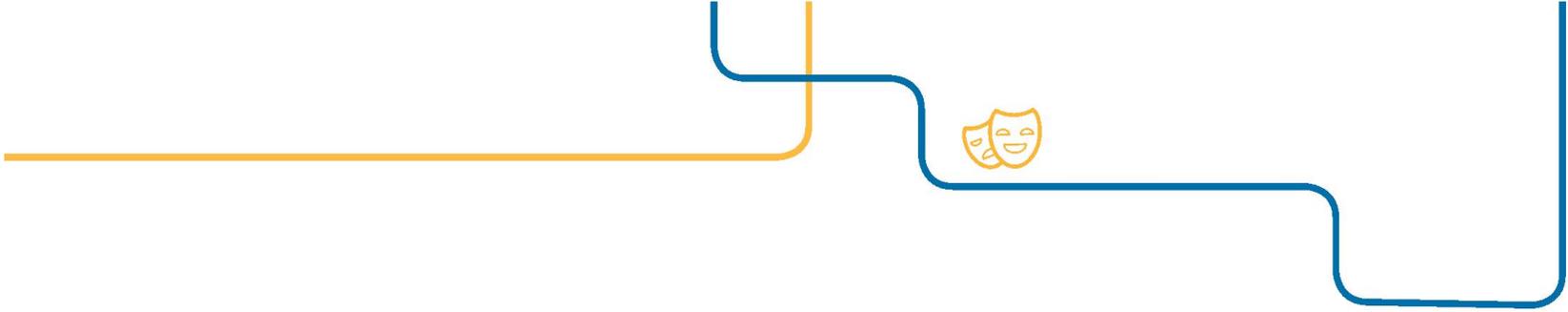
TRANSFORMING THE CENTRAL CITY

The Central City Transformation Plan is an action-focused, practical approach to transform Hamilton's central city into a more vibrant, prosperous centre for the Waikato. We've made a start with introducing smart parking technology in the city. A parking zone in the south of the city offering free parking between 9am and 3pm will also be introduced this year.



RIVER PLAN

Key to transforming our city is the River Plan, which will make the Waikato River the defining heart of Hamilton. The developer's plan for Ferrybank will be approved in August and the creation of a garden on the Pukete pedestrian bridge at Braithwaite Park will be delivered in 2016/17.



VICTORIA ON THE RIVER

Further connections in the central city with the river are being provided through the transformation of a Victoria St carpark into a public park providing expansive views of the Waikato River. This is also part of the River Plan.



INFRASTRUCTURE

One of the goals in the Hamilton Plan is providing outstanding infrastructure. Having the right roads, water reservoirs and water treatment plants means the basics are in place, enabling us to function efficiently as a city.

By mid-next year, the city will have a new reservoir in Rototuna to cater for growth in Hamilton's northeast and we're also upgrading both the wastewater and water treatment plants.



DELIVERING THE HAMILTON PLAN



ROADING

The 21km Hamilton section of the \$1.2b Waikato Expressway is underway. The Council has approved funding to build the Resolution Dr extension as part of this, which will link to the Expressway from Borman Rd. This means safer roads and reduced travel times between Hamilton, Auckland and Tauranga.

We are also working with developers and the Ministry of Education to provide transport infrastructure to support the new Rototuna High School.



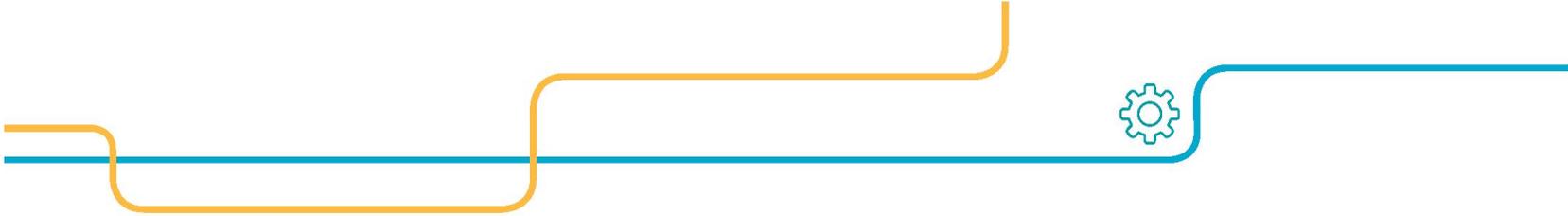
BIKING

Shared paths for bikes and pedestrians are a major part of developing the city's transport networks. The Hamilton Biking Plan was adopted last year and several projects are already underway. A key component of the Plan is the Western Rail Trail, a 2.7km off-road shared path that will follow the railway line into the city, giving people on bikes easy access to Seddon Park, FMG Stadium Waikato, Hamilton Girls' High School and Wintec.



WATERWORLD

The Waterworld complex will undergo a major upgrade to replace the flooring and filtration system. The result of this work will also deepen the 50m pool which will allow it to host a wider range of activities.



HAMILTON GARDENS DEVELOPMENT PLAN

Four new gardens are being added to the international award winning Hamilton Gardens, as we work towards our goal in the Hamilton Plan of having the best gardens in the world. We're well on our way to raising the \$7.03m needed to complete the development plan and build on the gardens' world class reputation.



DESTINATION PLAYGROUNDS

In August last year we opened the Minogue Park playground, bringing the number of destination playgrounds in the city to five. The Dominion Park and Hamilton Gardens destination playgrounds will be completed in 2016/17 and work on the Te Huia playground also gets underway in 2016/17.



RECREATION FACILITIES

We're also helping fund the construction of a new four-court indoor recreational centre in Rototuna to meet the demand from residents in the north of the city.



OUR FINANCIAL STRATEGY

Our financial strategy is the key to the Council achieving its goal of managing growth and living within its means.

The key elements of our financial strategy are:

RATES CERTAINTY

Total rates will increase by 3.8 per cent each year for existing ratepayers for the next 10 years.

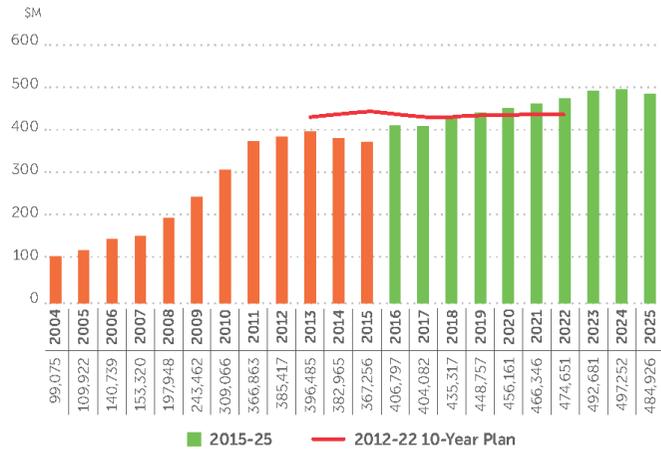
BALANCING THE BOOKS

We have again balanced the books this year as planned.

DEBT

We have already met our target to deliver a debt to revenue ratio of 200 per cent by 2020. This means \$2 of debt for every \$1 collected in rates and user charges.

Total Overall Debt



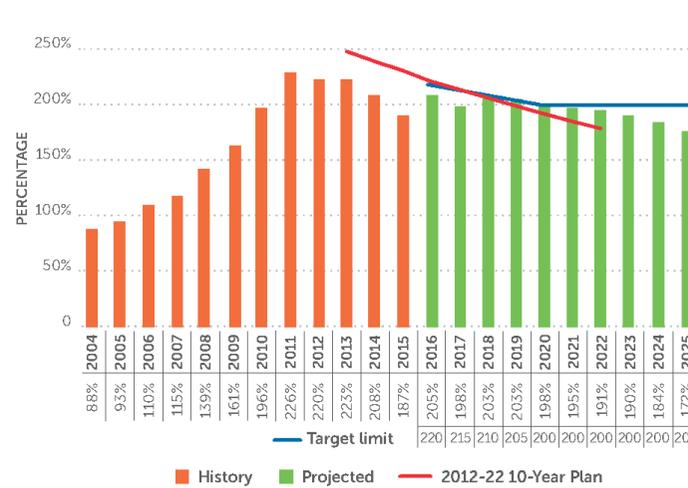
Rates



Balancing the Books



Debt to Revenue Ratio



FINANCIAL STATEMENTS

STATEMENT OF COMPREHENSIVE REVENUE AND EXPENSE

For the year ended 30 June 2017

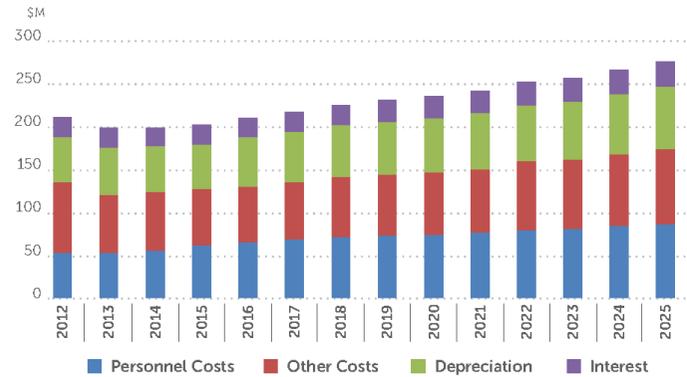
	Financial notes	2015/16 10 Year Plan \$000	2016/17 10 Year Plan \$000	2016/17 Annual Plan \$000
Revenue				
Rates (a)	2	146,244	152,774	153,747
Subsidies and grants	4	9,257	9,898	10,119
Development and financial contributions (b)		9,500	9,027	11,027
Interest revenue	7	2,000	2,000	2,000
Revenue from activities (c)	3	42,056	43,525	40,023
Other revenue	5	11,381	11,523	11,493
Total revenue		220,438	228,747	228,409
Expenses				
Personnel costs (d)		66,546	68,855	68,400
Depreciation and amortisation (e)	6	58,269	58,352	59,412
Finance costs (f)	7	22,647	23,543	22,257
Other expenses		63,744	67,497	67,249
Total expenses		211,206	218,247	217,318
Operating surplus/(deficit)		9,232	10,500	11,091
Gains		0	0	0
Losses		0	0	0
Surplus/(deficit) before tax		9,232	10,500	11,091
Income tax expense		0	0	0
Surplus/(deficit) after tax		9,232	10,500	11,091
Other comprehensive revenue and expense				
Items that could be reclassified to surplus/(deficit)		0	0	0
Items that will not be reclassified to surplus/(deficit)		0	0	0
Gain on property, plant and equipment revaluations		18,261	22,753	22,753
Total other comprehensive revenue and expense		18,261	22,753	22,753
Total comprehensive revenue and expense		27,493	33,253	33,844

BALANCING THE BOOKS MEASURE

For the year ended 30 June 2017

	2015/16 10 Year Plan \$000	2016/17 10 Year Plan \$000	2016/17 Annual Plan \$000
Surplus/(deficit) before tax	9,232	10,500	11,091
Adjustments for balancing the books measure			
Gains	0	0	0
Losses	0	0	0
Vested assets	8,481	8,549	8,531
Ring Road subsidy	0	0	0
Total adjustments	8,481	8,549	8,531
Balancing the books surplus/(deficit)	751	1,951	2,560

Operating Expenditure



STATEMENT OF COMPREHENSIVE REVENUE AND EXPENSE NOTES

- a. Budget has increased to allow for the increase in the rating base due to growth within the city.
- b. Budget has increased as growth is stronger than assumed in the 10-Year Plan.
- c. Revenue has reduced due to the sale of the pensioner housing units.
- d. Restructuring and efficiency initiatives introduced during 2015-16 have resulted in a reduction in personnel costs.
- e. Depreciation has increased to reflect the increased value in the asset base after the revaluation to water, wastewater and stormwater networks.
- f. Reduction in interest expense due to lower overall debt.

STATEMENT OF CHANGES IN EQUITY

For the year ended 30 June 2017

	2015/16 10-Year Plan	2016/17 10-Year Plan	2016/17 Annual Plan
	\$000	\$000	\$000
Equity balance at 1 July	2,955,514	2,983,007	3,098,195
Total Comprehensive revenue and expenses for the period	27,493	33,253	33,844
Equity balance at 30 June	2,983,007	3,016,260	3,132,039

STATEMENT OF FINANCIAL POSITION NOTES

- The base value of our assets has increased after a revaluation of the water, wastewater and stormwater assets.
- Reflects the sale of investment properties during 2015-16.
- This reflects the value of the deferred settlement for the pensioner housing units.
- Reduction in debt reflects a lower opening position partially offset by an accelerated capital expenditure programme for growth projects.
- To reflect the liability based on current interest rate hedging contracts.

STATEMENT OF FINANCIAL POSITION

As at 30 June 2017

	Financial notes	2015/16 10-Year Plan	2016/17 10-Year Plan	2016/17 Annual Plan
		\$000	\$000	\$000
ASSETS				
Current assets				
Cash and cash equivalents		45,000	45,000	45,000
Receivables		17,101	17,614	17,614
Prepayments		1,663	1,663	1,663
Inventory		237	244	244
Other financial assets	8	0	0	107
Non-current assets held for sale		0	0	0
Total current assets		64,001	64,521	64,628
Non-current assets				
Property, plant and equipment (a)		3,294,067	3,338,252	3,470,927
Intangible assets		19,184	20,520	20,520
Investment property (b)		24,308	24,308	22,478
Other financial assets (c)	8	8,280	8,280	25,907
Investment in associates	9	7,430	7,430	7,430
Investment in subsidiaries	10	10,150	10,150	10,150
Total non-current assets		3,363,419	3,408,940	3,557,412
Total assets		3,427,420	3,473,461	3,622,040
LIABILITIES				
Current liabilities				
Employee entitlements		5,013	5,053	5,053
Payables		13,621	15,017	15,017
Borrowings (d)	11	79,048	81,217	73,036
Derivative financial instruments		0	0	0
Provisions		1,724	1,074	1,074
Total current liabilities		99,406	102,361	94,180
Non-current liabilities				
Employee entitlements		886	886	886
Borrowings (d)	11	336,036	345,882	346,863
Derivative financial instruments (e)		0	0	40,000
Provisions		8,085	8,072	8,072
Total non-current liabilities		345,007	354,840	395,821
Total liabilities		444,413	457,201	490,001
Net assets		2,983,007	3,016,260	3,132,039
EQUITY				
Accumulated funds		1,609,284	1,620,209	1,597,166
Other reserves		1,332,511	1,355,264	1,497,191
Restricted reserves	12	31,624	31,624	31,620
Council created reserves	12	9,588	9,163	6,062
Total equity attributable to Hamilton City Council		2,983,007	3,016,260	3,132,039
Total equity		2,983,007	3,016,260	3,132,039

The accompanying notes form part of these financial statements.

STATEMENT OF CASH FLOWS

For the year ended 30 June 2017

	2015/16 10-Year Plan	2016/17 10-Year Plan	2016/17 Annual Plan
	\$000	\$000	\$000
CASH FLOWS FROM OPERATING ACTIVITIES			
Cash was provided from:			
Rates revenue	146,244	152,774	153,747
Fees, rents and charges	42,056	43,525	40,123
Government operating subsidies and grants	5,110	5,127	5,443
Government capital subsidies and grants	4,147	4,771	4,676
Other capital contributions	11,213	10,784	12,776
Interest received	2,000	2,000	2,000
Dividends received	143	144	144
Sundry revenue	1,044	1,068	1,069
Total	211,957	220,193	219,978
Cash was applied to:			
Payments to employees	66,546	68,855	68,500
Payments for suppliers	61,845	65,475	65,232
Interest paid	22,647	23,543	22,257
Net GST paid	1,900	1,900	1,900
Total	152,938	159,773	157,889
Net cash flow from operating activities	59,019	60,420	62,089
CASH FLOWS FROM INVESTING ACTIVITIES			
Cash was provided from:			
Proceeds from reduction in other financial assets	0	0	3
Proceeds from sale of property, plant and equipment	139	137	137
Total	139	137	140
Cash was applied to:			
Acquisition of other financial assets (term deposits)	0	0	697
Purchase of property, plant and equipment	65,646	72,572	90,766
Total	65,646	72,572	91,463
Net cash flow from investing activities	(65,507)	(72,435)	(91,323)
CASH FLOWS FROM FINANCING ACTIVITIES			
Cash was provided from:			
Loans raised	32,913	67,440	84,659
Total	32,913	67,440	84,659
Cash was applied to:			
Loan repayments	26,000	55,000	55,000
Finance lease repayments	425	425	425
Total	26,425	55,425	55,425
Net cash flow from financing activities	6,488	12,015	29,234
Net increase/(decrease) in cash held	0	0	0
Opening cash and cash equivalents balance	45,000	45,000	45,000
Closing cash and cash equivalents balance	45,000	45,000	45,000

NOTES TO THE FINANCIAL STATEMENTS

NOTE 1: STATEMENT OF ACCOUNTING POLICIES

REPORTING ENTITY

Hamilton City Council is a territorial local authority governed by the Local Government Act 2002.

The primary objective of the Council is to provide goods or services for community or social benefit rather than making a financial return. Accordingly, for the purposes of financial reporting, Hamilton City Council is a public benefit entity.

These prospective financial statements are for Hamilton City Council (the Council) as a separate legal entity. Consolidated prospective financial statements comprising the Council and its subsidiaries and associates have not been prepared as the income and expenditure is not material to the long-term planning of Council.

BASIS OF PREPARATION

The Council authorised the prospective financial statements on 30 June 2016. The Council, which is authorised to do so and, believes that the assumptions underlying these prospective financial statements are appropriate, approved the annual plan. Council and management of Hamilton City Council accept responsibility for the preparation of the prospective financial statements, including the appropriateness of the assumptions underlying the prospective financial statements and all other required disclosures. No actual results have been incorporated within the prospective financial statements. Council do not intend to update the prospective financial statements subsequent to presentation.

Statement of compliance

The prospective financial statements have been prepared in accordance with the requirements of the Local Government Act 2002, which includes the requirement to comply with New Zealand Generally Accepted Accounting Practice (NZ GAAP).

The prospective financial statements have been prepared to comply with Public Benefit Entity Standards (PBE Standards) for a Tier 1 entity.

The reporting period for these prospective financial statements is for the year ending 30 June 2017.

The prospective financial statements are presented in New Zealand dollars, rounded to the nearest thousand (\$000), unless otherwise stated.

The accounting policies set out below have been applied consistently to all periods presented in these prospective financial statements.

The purpose of the prospective financial information is to support the planning of Council.

Measurement base

The measurement basis applied is historical cost, modified by the revaluation of certain assets and liabilities as identified in this summary of significant accounting policies. The accrual basis of accounting has been used unless otherwise stated.

For the assets and liabilities recorded at fair value, fair value is defined as the amount for which an item could be exchanged, or a liability settled, between knowledgeable and willing parties in an arm's-length transaction. For investment property, non-current assets classified as held for sale and items of property, plant and equipment which are revalued, the fair value is determined by reference to market value. The market value of a property is the estimated amount for which a property could be exchanged on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction.

Amounts expected to be recovered or settled more than one year after the end of the reporting period are recognised at their present value. The present value of the estimated future cash flows is calculated using applicable inflation factors and a discount rate. The inflation rates used are obtained from the latest relevant BERL21 forecasts and the discount rate is the Council's forecast long-term cost of borrowing.

Judgements and estimations

The preparation of prospective financial statements using PBE standards requires the use of judgements, estimates and assumptions. Where material, information on the main assumptions is provided in the relevant accounting policy.

The estimates and assumptions are based on historical experience as well as other factors that are believed to be reasonable under the circumstances. Subsequent actual results may differ from these estimates. The estimates and assumptions are reviewed on an ongoing basis and adjustments are made where necessary.

Judgements that have a significant effect on the financial statements and estimates with a significant risk of material adjustment in the next year are discussed in the relevant notes. Significant judgements and estimations include landfill post-closure costs, asset revaluations, impairments, certain fair value calculations and provisions.

SIGNIFICANT ACCOUNTING POLICIES

Revenue

Revenue comprises rates, revenue from operating activities, investment revenue, gains, finance and other revenue and is measured at the fair value of consideration received or receivable.

Revenue may be derived from either exchange or non-exchange transactions.

Exchange transactions

Exchange transactions are transactions where the Council receives assets (primarily cash) or services, or has liabilities extinguished, and directly gives approximately equal value (primarily in the form of goods, services, or use of assets) to another entity in exchange.

Non-exchange transactions

Non-exchange transactions are transactions that are not exchange transactions. In a non-exchange transaction, the Council either receives value from or gives value to another entity without directly giving or receiving approximately equal value in exchange.

An inflow of resources from a non-exchange transaction recognised as an asset is recognised as revenue, except to the extent that a liability is also recognised in respect of the same inflow. As the Council satisfies a present obligation recognised as a liability in respect of an inflow of resources from a non-exchange transaction recognised as an asset, it reduces the carrying amount of the liability recognised and recognises an amount of revenue equal to that reduction.

Specific accounting policies for major categories of revenue are outlined below:

Rates

Rates are set annually by resolution from the Council and relate to a particular financial year. All ratepayers are invoiced within the financial year for which the rates have been set. Rates revenue is recognised in full as at the date when rate assessment notices are sent to the ratepayers. Rates revenue is classified as non-exchange except for metered water rates which are classed as exchange revenue.

Operating activities

The following categories (except where noted) are generally classified as transfers of non-exchange revenue.

- **Grants, subsidies and reimbursements**

Grants, subsidies and reimbursements are initially recognised at their fair value where there is reasonable assurance that the payment will be received and all attaching conditions will be complied with. Grants and subsidies received in relation to the provision of services are recognised on a percentage of completion basis. Reimbursements (e.g. NZTA roading claim payments) are recognised upon entitlement, which is when conditions pertaining to eligible expenditure have been fulfilled.

- **Development contributions**

Development contributions are recognised as revenue when the application for service connection or code of compliance or 224(c) is received.

- **Fees and charges**

Revenue from the rendering of services (e.g. building consent fees) is recognised by reference to the stage of completion of the transaction, based on the actual service provided as a percentage of the total services to be provided. Under this method, revenue is recognised in the accounting periods in which the services are provided. Within rendering of services most activities are at least partially funded by rates and therefore classified as non-exchange. The exceptions are: Parking (excluding fines), Planning and guidance, Housing and Building Control, which are 100 per cent funded by users and classified as exchange revenue.

- **Fines and penalties**

Revenue from fines and penalties (e.g. traffic and parking infringements, library overdue book fines, rates penalties) is recognised when infringement notices are issued or when the fines/penalties are otherwise imposed.

- **Sale of goods**

The sale of goods is classified as exchange revenue. Sale of goods is recognised when products are sold to the customer and all risks and rewards of ownership have transferred to the customer.

Other revenue

Specific accounting policies for major categories of other revenue are outlined below:

- **Dividends**

Dividends are classified as exchange revenue and are recognised when the Council's right to receive a payment has been established.

- **Investment property lease rentals**

Lease rentals (net of any incentives given) are recognised on a straight line basis over the term of the lease.

- **Donated, subsidised or vested assets**

Where a physical asset is acquired for nil or nominal consideration, the fair value of the asset received is recognised as non-exchange revenue when the control of the asset is transferred to the Council.

- **Gains**

Gains include additional earnings on the disposal of property, plant and equipment and movements in the fair value of financial assets and liabilities. Gains are classified as exchange revenue.

Finance revenue

- **Interest**

Interest revenue is exchange revenue and recognised using the effective interest rate method.

- **Donated services**

The Council benefits from the voluntary service of many Hamiltonians in the delivery of its activities and services. Due to the difficulty in determining the precise value of these donated services with sufficient reliability, donated services are not recognised in these financial statements.

Expenses

Specific accounting policies for major categories of expenditure are outlined below:

Grants and sponsorship

Expenditure is classified as a grant or sponsorship if it results in a transfer of resources (e.g. cash or physical assets) to another entity for compliance with certain conditions relating to the operating activities of that entity. It includes any expenditure arising from a funding arrangement with another entity that has been entered into to achieve the objectives of the Council. Grants and sponsorships are distinct from donations which are discretionary or charitable gifts. Where grants and sponsorships are discretionary until payment, the expense is recognised when the payment is made. Otherwise, the expense is recognised when the specified criteria have been fulfilled.

Finance expense

Interest expense is recognised using the effective interest rate method. All borrowing costs are expensed in the period in which they are incurred.

Borrowing costs

The Council has elected to defer the adoption of NZ IAS 23 Borrowing Costs (revised 2007)

in accordance with its transitional provisions that are applicable to public benefit entities.

Consequently, all borrowing costs are recognised as an expense in the period in which they are incurred.

Goods and Services Tax (GST)

All items in the prospective financial statements are stated exclusive of GST, with the exception of receivables and payables, which are stated as GST inclusive. Where GST is not recoverable as an input tax, it is recognised as part of the related asset or expense.

Taxation

Income tax expense on the surplus or deficit for the year comprises current and deferred tax. Current tax is the expected tax payable based on the taxable income for the year, using tax rates enacted or substantively enacted at the end of the reporting period, plus any adjustment to tax payable in respect of previous periods.

Deferred tax is provided using the balance sheet liability method, providing for temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and amounts used for taxation purposes. The amount of deferred tax provided is based on the expected manner of realisation or settlement of the assets and liabilities, and the unused tax losses using tax rates enacted or substantively enacted at the end of the reporting period. Deferred income tax assets are recognised to the extent that it is probable that future taxable profit will be available against which they can be utilised.

Financial instruments

Financial instruments include financial assets (loans and receivables and financial assets at fair value through other comprehensive revenue and expense), financial liabilities (payables and borrowings) and derivative financial instruments. Financial instruments are initially recognised on trade-date at their fair value plus transaction costs. Subsequent measurement of financial instruments depends on the classification determined by the Council. Financial assets are not recognised when the rights to receive cash flows have expired or have been transferred and the Council has transferred substantially all of the risks and rewards of ownership.

Financial instruments are classified into the categories outlined below based on the purpose for which they were acquired. The classification is determined at initial recognition and re-evaluated at the end of each reporting period.

Financial assets

Financial assets are classified as loans and receivables or financial assets at fair value through other comprehensive revenue and expense.

Loans and receivables comprise cash and cash equivalents, trade and other receivables and loans and deposits. Cash and cash equivalents comprise cash balances and call deposits with maturity dates of three months or less.

Trade and other receivables have fixed or determinable payments. They arise when the Council provides money, goods or services directly to a debtor, and has no intention of trading the receivable.

Loans and deposits include loans to other entities (including subsidiaries and associates), and bank deposits with maturity dates of more than three months.

Financial assets in this category are recognised initially at fair value plus transaction costs and subsequently measured at amortised cost using the effective interest rate method. Fair value is estimated as the present value of future cash flows, discounted at the market rate of interest at the reporting date for assets of a similar maturity and credit risk. Trade and other receivables due in less than 12 months are recognised at their nominal value. A provision for impairment is recognised when there is objective evidence that the asset is impaired. As there are statutory remedies to recover unpaid rates, penalties and water meter charges, no provision has been made for impairment in respect of these receivables.

Financial assets at fair value through other comprehensive revenue and expense relate to equity investments that are held by the Council for long-term strategic purposes and therefore are not intended to be sold. Financial assets at fair value through other comprehensive revenue and expense are initially recorded at fair value plus transaction costs. They are subsequently measured at fair value and changes, other than impairment losses, are recognised directly in a reserve within equity. On disposal, the cumulative fair value gain or loss previously recognised directly in other comprehensive revenue and expense is recognised within surplus or deficit.

Debtors and other receivables

Debtors and other receivables are measured at fair value and subsequently measured at amortised cost using the effective interest method, less any provision for impairment.

Impairment of a receivable is established when there is objective evidence that the Council will not be able to collect amounts due according to the original terms of the receivable. Significant financial difficulties of the debtor, probability that the debtor will enter into bankruptcy, receivership or liquidations, and default in payments are considered indicators that the debt is impaired. The amount of the impairment is the difference between the asset's carrying amount

and the present value of estimated future cash flows, discounted using the original effective interest rate. The carrying amount of the asset is reduced through the use of an allowance account, and the amount of the loss is recognised in the surplus or deficit. When the receivable is uncollectable, it is written off against the allowance account for receivables. Overdue receivables that have been renegotiated are reclassified as current (that is, not past due).

Inventory

Inventories consumed in the provision of services (such as botanical supplies) are measured at the lower of cost and current replacement cost.

Property, plant and equipment

Property, plant and equipment consist of:

- **Operational assets**

These include land, buildings (which includes cultural assets, community and leisure facilities), improvements, non-restricted parks and gardens, plant and equipment, vehicles, sports areas and library books.

- **Zoo animals**

Zoo animals are held primarily for a social and recreational purpose. The capital cost consists of the actual expense incurred in acquiring the zoo animals.

- **Restricted assets**

These are parks and reserves owned by Council that cannot be disposed of because of legal or other restrictions and provide a benefit or service to the community.

- **Heritage assets**

These are museum collections and library collections (New Zealand Room).

- **Infrastructure assets**

These are the fixed utility systems owned by the Council. Each asset type includes all items that are required for the network to function.

Property, plant and equipment are shown at cost or valuation, less accumulated depreciation and impairment losses.

- **Additions**

The cost of an item of property, plant and equipment is recognised as an asset if, and only if, it is probable that future economic benefits or service potential associated with the item will flow to the Council and the cost of the item can be measured reliably.

Work in progress is recognised at cost less impairment and is not depreciated. In most instances, an item of property, plant and equipment is recognised at its cost. Where an asset is acquired at no cost, or for a nominal cost, it is recognised at fair value as at the date of acquisition.

- **Disposals**

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount of the asset. Gains and losses on disposals are reported in the net surplus or deficit. When revalued assets are sold, the amounts included in asset revaluation reserves in respect of those assets are transferred to accumulated funds.

- **Subsequent costs**

Costs incurred subsequent to initial acquisition are capitalised only when it is probable that future economic benefits or service potential associated with the item will flow to the Council and the cost of the item can be measured reliably.

The costs of day-to-day servicing of property, plant, and equipment are recognised in the surplus or deficit as they are incurred.

Revaluation

Land and buildings (operational and restricted), heritage assets, and infrastructural assets (except land under roads) are revalued with sufficient regularity to ensure that their carrying amount does not differ materially from fair value and at least every three years. All other asset classes are carried at depreciated historical cost.

The carrying values of revalued assets are assessed annually to ensure that they do not differ materially from the assets' fair values. If there is a material difference, then the off-cycle asset classes are revalued.

Revaluations of property, plant, and equipment are accounted for on a class-of-asset basis. The net revaluation results are credited or debited to other comprehensive income and are accumulated to an asset revaluation reserve in equity for that class of asset. Where this would result in a debit balance in the asset revaluation reserve, this balance is not recognised in other comprehensive income but is recognised in the surplus or deficit. Any subsequent increase on revaluation that reverses a previous decrease in value recognised in the surplus or deficit will be recognised first in the surplus or deficit up to the amount previously expensed, and then recognised in other comprehensive income.

- **Depreciation**

Depreciation is provided on a straight-line basis at rates that will write off the cost (or valuation) of the assets to their estimated residual values over their useful lives.

The useful lives and associated depreciation rates of major classes of assets have been estimated as follows:

Buildings - structure/fit out/service	10-100 yrs	1%-10%
Plant and vehicles	3-15 yrs	6.6%-33.3%
Furniture, fittings and equipment	5-10 yrs	10%-20%
Library books	8 yrs	12.5%
Zoo animal (acquisition costs)	10 yrs	10%
Improvements – Parks & Gardens	5-50 yrs	2%-20%
Roads and traffic network:		
Top surface (seal)	6-18 yrs	5.5-16.6%
Pavement (basecourse)	30-40 yrs	2%-4%
Catchpits	70 yrs	2%
Culverts	60-80 yrs	1.25%-1.6%
Footpaths	50-70 yrs	1.4%-2%
Kerb and traffic islands	70 yrs	1.4%
Signs	12 yrs	8.3%
Street lights	25 yrs	4%
Bridges	150 yrs	0.6%
Traffic signals	15 yrs	6.6%
Barriers	25-40 yrs	2.5%-4%
Bus shelters and parking meters	4-10 yrs	10%-25%
Verge, embankment and retaining walls	60 yrs	1.6%
Wastewater reticulation:		
Pipes	60-100 yrs	1%-1.6%
Manholes	75 yrs	1.3%
Treatment plant	5-100 yrs	1%-20%
Bridges	75-100 yrs	1%-1.3%
Pump stations	15-100 yrs	1%-6.6%
Stormwater system:		
Pipes	100 yrs	1%
Manholes, cesspits	100 yrs	1%
Service connections and outlets	30-100 yrs	1%-3.3%
Water reticulation:		
Pipes	60-80 yrs	1.25%-1.6%
Butterfly valves	50-70 yrs	1.3%-2%
Treatment plant	10-120 yrs	0.8%-10%
Meters	20 yrs	5%
Hydrants	50 yrs	2%
Reservoirs	30-80 yrs	1.25%-3.3%

The residual value and useful life of an asset is reviewed and adjusted if applicable at each financial year end.

Heritage assets are not depreciated.

Depreciation is not provided in these statements on the following assets:

- Land
- Formation costs associated with roading
- Investment properties
- Non-current asset held for resale
- Work in progress and assets under construction

Investment properties

Properties leased to third parties under operating leases are classified as investment property unless the property is held to meet service delivery objectives, rather than to earn rentals or for capital appreciation.

These assets consist of investment properties owned by the Council, funded either from Corporate Funds, the Domain Endowment Fund or the Municipal Endowment Fund. Investment property is measured initially at its cost, including transaction costs.

After initial recognition, all investment property is measured at fair value as determined annually by an independent valuer. Gains or losses arising from a change in the fair value of investment property are recognised in the surplus or deficit.

Non-current assets held for sale

Non-current assets held for sale are classified as held for sale if their carrying amount will be recovered principally through a sale transaction, not through use. Non-current assets held for sale are measured at the lower of their carrying amount and fair value less costs to sell.

Any impairment losses for write-downs of non-current assets held for sale are recognised in the surplus or deficit.

Any increases in fair value (less costs to sell) are recognised up to the level of any impairment losses that have been previously recognised.

Non-current assets (including those that are part of a disposal group) are not depreciated or amortised while they are classified as held for sale. Interest and other expenses attributable to the liabilities of a disposal group classified as held for sale continue to be recognised.

Intangible assets

Intangible assets comprise:

- **Computer software**

Computer software licences are capitalised at historic cost and are amortised on a straight-line basis over their estimated useful lives (5 years). Costs associated with maintaining computer software are recognised as an expense when incurred.

- **Resource consents**

Resource consents which are not attributed to a specific asset are capitalised at historic cost and are amortised on a straight-line basis over their estimated useful lives (7 to 35 years).

Impairment of non-financial assets

The carrying amount of the Council's assets, other than investment property and inventories, are reviewed at each balance date to determine whether there is any indication of impairment. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the Council estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Where the future economic benefits of an asset are not primarily dependent on the asset's ability to generate net cash flows, and where the Council would, if deprived of the asset, replace its remaining future economic benefits, value in use shall be determined as the depreciated replacement cost of the asset.

Where the Council accounts for revaluations of property, plant and equipment on a class of asset basis, an impairment loss on a revalued asset is recognised directly against any revaluation reserve in respect of the same class of asset to the extent that the impairment loss does not exceed the amount in the revaluation reserve for that same class of asset.

Where the Council accounts for revaluations of property, plant and equipment on a class of asset basis, a reversal of an impairment loss on a revalued asset is credited directly to the revaluation reserve. However, to the extent that an impairment loss on the same class of asset was previously recognised in the surplus or deficit, a reversal of that impairment loss is also recognised in the surplus or deficit.

For assets not carried at a revalued amount, the total impairment loss is recognised in the surplus or deficit.

- **Financial assets at fair value through surplus or deficit**

Financial assets at fair value through surplus or deficit include financial assets held for trading. A financial asset is classified in this category if acquired principally for the purpose of selling in the short-term or it is part of a portfolio of identified financial instruments that are managed together and for which there is evidence of short-term profit-taking. Derivatives are also categorised as held for trading unless they are designated into a hedge accounting relationship for which hedge accounting is applied.

Financial assets acquired principally for the purpose of selling in the short-term or part of a portfolio classified as held for trading are classified as a current asset. The current/non-current classification of derivatives is explained in the derivatives accounting policy below.

After initial recognition, financial assets in this category are measured at their fair values with gains or losses on remeasurement recognised in the surplus or deficit.

- **Fair value through other comprehensive income**

Depreciation is provided on a straight-line basis at rates that will write off the cost (or valuation) of the assets to their estimated residual values over their useful lives.

Financial assets at fair value through other comprehensive income are those that are designated into this category at initial recognition or are not classified in any of other categories above. They are included in non-current assets unless management intends to dispose of, or realise, the investment within 12 months of balance date. The Council includes in this category:

- Investments that it intends to hold long-term but which may be realised before maturity; and
- Shareholdings that it holds for strategic purposes.

These investments are measured at their fair value, with gains and losses recognised in other comprehensive income, except for impairment losses, which are recognised in the surplus or deficit.

On derecognition the cumulative gain or loss previously recognised in other comprehensive income is reclassified from equity to the surplus or deficit.

Impairment of financial assets

Financial assets are assessed for objective evidence of impairment at each balance date.

Impairment losses are recognised in the surplus or deficit.

- **Loans and other receivables, and held-to-maturity investments**

Impairment is established when there is objective evidence that the Council will not be able to collect amounts due according to the original terms of the debt. Significant financial difficulties of

the debtor, probability that the debtor will enter into bankruptcy, and default payments are considered indicators that the asset is impaired. The amount of the impairment is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted using the original effective interest rate. For debtors and other receivables, the carrying amount of the asset is reduced through the use of an allowance account, and the amount of the loss is recognised in the surplus or deficit. When the receivable is uncollectable, it is written-off against the allowance account. Overdue receivables that have been renegotiated are reclassified as current (that is, not past due). Impairment in term deposits, local authority stock, government stock bonds, general and community loans are recognised directly against the instruments' carrying amount.

- **Financial assets at fair value through surplus or deficit**

For equity investments, a significant or prolonged decline in the fair value of the investment below its cost is considered objective evidence of impairment.

For debt instruments, significant financial difficulties of the debtor, probability that the debtor will enter into bankruptcy, and default in payments are considered objective indicators that the asset is impaired.

If impairment evidence exists for investments at fair value through the other comprehensive income, the cumulative loss (measured as the difference between the acquisition cost and the current fair value, less any impairment loss on that financial asset previously recognised in the surplus or deficit) recognised in other comprehensive income is reclassified from equity to the surplus or deficit.

Equity instrument impairment losses recognised in the surplus or deficit are not reversed through the surplus or deficit.

If in a subsequent period the fair value of a debt instrument increases, and the increase can be objectively related to an event occurring after the impairment loss was recognised, the impairment loss is reversed in the surplus or deficit.

Creditors and other payables

Short-term creditors and other payables are recorded at their face value.

Borrowings

Borrowings are initially measured at fair value, and are subsequently measured at amortised cost, using the effective interest rate method. Finance charges, premiums payable on settlement or redemption and direct costs are accounted for on an accrual basis to the surplus or deficit using

the effective interest method and are added to the carrying amount of the instrument to the extent that they are not settled in the period in which they arise.

Borrowings are classified as current liabilities unless the Council has an unconditional right to defer settlement of the liability for at least 12 months after balance date.

Employee entitlements

Short-term employee entitlements

Employee benefits expected to be settled within 12 months after the end of the period in which the employee renders the related service are measured based on accrued entitlements at current rates of pay. These include salaries and wages accrued up to balance date, annual leave earned to, but not yet taken at balance date, and sick leave.

A liability for sick leave is recognised to the extent that absences in the coming year are expected to be greater than the sick leave entitlements earned in the coming year. The amount is calculated based on the unused sick leave entitlement that can be carried forward at balance date; to the extent it will be used by staff to cover those future absences.

The provision for retirement gratuities has been calculated on an actuarial basis bringing to account what is likely to be payable in the future in respect of service that employees have accumulated up until 12 months after balance date.

Long-term employee entitlements

Employee benefits that are due to be settled beyond 12 months after the end of the period in which the employee renders the related service, such as retirement gratuities, have been calculated on an actuarial basis. The calculations are based on:

- likely future entitlements accruing to staff, based on years of service, years to entitlement, the likelihood that staff will reach the point of entitlement, and contractual entitlement information and
- the present value of the estimated future cash flows.

Presentation of employee entitlements

Sick leave, annual leave, and retirement gratuities expected to be settled within 12 months of balance date, are classified as a current liability. All other employee entitlements are classified as a non-current liability.

Superannuation schemes

Defined contribution schemes

Derivative financial instruments

The Council's activities expose it to the financial risks of changes in foreign exchange rates and interest rates. Council uses foreign exchange forward contracts and interest rate swaps to manage their foreign currency and interest rate exposure. Derivative financial instruments are recognised initially at fair value. The Council has elected not to hedge account for these derivative financial instruments.

Changes in the fair value of the derivative financial instruments are recognised in the surplus/deficit.

Leases

Leases consist of:

- **Finance leases**

A finance lease is a lease that transfers to the lessee substantially all the risks and rewards incidental to ownership of an asset, whether or not title is eventually transferred.

At the commencement of the lease term, Council recognises finance leases as assets and liabilities in the statement of financial position at the lower of the fair value of the leased item or the present value of the minimum lease payments.

The finance charge is charged to the surplus or deficit over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability.

The amount recognised as an asset is depreciated over its useful life. If there is no certainty as to whether Council will obtain ownership at the end of the lease term, the asset is fully depreciated over the shorter of the lease term and its useful life.

- **Operating leases**

An operating lease is a lease that does not transfer substantially all the risks and rewards incidental to ownership of an asset. Lease payments under an operating lease are recognised as an expense on a straight-line basis over the lease term.

Provisions

Council recognises a provision for future expenditure of uncertain amount or timing when there is a present obligation (either legal or constructive) as a result of a past event, it is probable that expenditures will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation, using a pre-tax discount rate that reflects current market assessments of the time,

value of money and the risks specific to the obligation. The increase in the provision due to the passage of time is recognised as an interest expense and is included in "finance costs".

- **Financial guarantee contracts**

A financial guarantee contract is a contract that requires the Council to make specified payments to reimburse the holder of the contract for loss it incurs because a specified debtor fails to make payment when due.

Financial guarantee contracts are initially recognised at fair value, even if a payment under the guarantee is not considered probable. If a financial guarantee contract was issued in a stand-alone arm's length transaction to an unrelated party, its fair value at inception is equal to the consideration received. When no consideration is received, a liability is recognised based on the probability that the Council will be required to reimburse a holder for a loss incurred discounted to the present value. The portion of the guarantee that remains unrecognised, prior to discounting to fair value, is disclosed as a contingent liability.

Financial guarantees are subsequently measured at the initial recognition amount less any amortisation. However, if it is probable that expenditure will be required to settle a guarantee, then the provision for the guarantee is measured at the present value of the future expenditure.

Landfill post-closure costs

The Council has legal obligations under resource consent to provide ongoing maintenance and monitoring services at several of its landfill sites. Provision for post-closure costs is recognised as a liability when the obligation for post-closure arises.

The provision is measured based on the present value of future cash flows expected to be incurred, taking into account future events including legal requirements and known improvements in technology. The provision includes all costs associated with landfill post-closure.

Amounts provided for landfill post-closure are capitalised to the landfill asset where they give rise to future economic benefits to be obtained. Components of the capitalised landfill asset are depreciated over their useful lives.

The discount rate used is a rate that reflects current market assessments of the time value of money and the risks specific to the Council.

All subsequent changes in the liability shall be recognised in the surplus/deficit and the periodic unwinding of the discount will also be recognised in the surplus/deficit as a finance cost as it occurs.

Equity

Equity is the community's interest in Council and is measured as the difference between total assets and total liabilities. Equity is disaggregated and classified into a number of reserves.

The components of equity are:

- Accumulated funds
- Revaluation reserves
- Restricted reserves
- Council created reserves

Accumulated funds comprise accumulated surpluses over the years.

Revaluation reserves comprise accumulated revaluation increments/decrements.

Restricted reserves are those funds subject to external restrictions accepted as binding by Council, which may not be revised by Council without reference to the Courts or a third party. Council created reserves are formally imposed designations of public equity that indicate Council's intention to use a certain level of resources for a special purpose.

Statement of cash flows

Cash and cash equivalents for the purposes of the cash flow statement comprises bank balances, cash on hand and short term deposits with a maturity of three months or less at acquisition.

Operating activities include cash received from all non-financial revenue sources of the Council and record the cash payments made for the supply of goods and services. Investing activities relate to the acquisition and disposal of assets and investment revenue. Financing activities relate to activities that change the equity and debt capital structure of the Council and financing cost.

Public Benefit Entity Financial Reporting Standard 42 Prospective Financial Statements (PBE FRS 42)

The Council has complied with PBE FRS 42 in the preparation of these draft prospective financial statements. In accordance with PBE FRS 42, the following information is provided:

(i) Description of the nature of the entity's current operation and its principal activities

The Council is a territorial local authority, as defined in the Local Government Act 2002. The Council's principal activities are outlined within this Annual Plan.

(ii) Purpose for which the prospective financial statements are prepared

It is a requirement of the Local Government Act 2002 to present prospective financial statements

that span one year and include them within the Annual Plan. This provides an opportunity for ratepayers and residents to review the projected financial results and position of the Council.

Prospective financial statements are revised annually to reflect updated assumptions and costs.

(iii) Bases for assumptions, risks and uncertainties

The financial information has been prepared on the basis of best estimate assumptions as the future events which the Council expects to take place. The Council has considered factors that may lead to a material difference between information in the prospective financial statements and actual results. These factors, and the assumptions made in relation to the sources of uncertainty and potential effect, are outlined within this Annual Plan.

(iv) Cautionary note

The financial information is prospective. Actual results are likely to vary from the information presented, and the variations may be material.

(iv) Other disclosures

These prospective financial statements were adopted as part of the 2016-2017 Annual Plan for Hamilton City Council. The Council is responsible for the prospective financial statements presented, including the assumptions underlying prospective financial statements and all other disclosures. The Annual Plan is prospective and as such contains no actual operating results.

NOTE 2: RATES REVENUE

	2015/16 10-Year Plan	2016/17 10-Year Plan	2016/17 Annual Plan
	\$000	\$000	\$000
General rates	133,510	140,565	141,119
Targeted rates attributable to activities:			
- Metered water supply	7,772	7,953	8,169
- Access Hamilton	5,000	5,000	5,000
- 100% non-rateable land	932	975	975
- Business Improvement district	280	280	280
- Hamilton Gardens	610	615	615
Rates penalties	741	775	775
Rates remissions:			
- Hardship	(353)	(369)	(369)
- Other	(1,618)	(2,368)	(2,368)
Less rates charges to Council properties	(630)	(652)	(449)
Total rates	146,244	152,774	153,747

NOTE 3: ACTIVITY REVENUE

	2015/16 10-Year Plan	2016/17 10-Year Plan	2016/17 Annual Plan
	\$000	\$000	\$000
Revenue by group of activity			
Arts & Culture	1,679	1,718	1,084
Community Support	2,292	2,458	90
Democracy Services	17	220	219
Economic Development	9,002	9,210	8,929
Parks and Green Spaces	3,022	3,104	3,152
Planning and Development	7,410	7,583	7,764
Recreation	4,429	4,790	4,367
Rubbish and Recycling	339	347	345
Safety	2,136	2,185	2,164
Sewerage	5,271	5,400	5,428
Stormwater	241	246	212
Transport	6,064	6,108	5,363
Water Supply	157	161	160
Overheads/Support units	1,964	2,010	2,761
Less: internal Revenue	(1,967)	(2,015)	(2,015)
Total revenue from activities	42,056	43,525	40,023
Revenue from activities by type			
Adshel Contribution	36	37	37
Environment Waikato Contribution (Project Watershed)	449	459	425
Sale of Goods	1,311	1,340	930
Fees and user charges	26,639	27,533	27,230
Infringements and Fines	1,990	2,036	2,035
Rents Received	5,955	6,206	4,226
Commission Received	951	973	846
Ticketing Commission Received	14	14	104
External Recoveries	4,361	4,571	3,809
Donations Received	11	11	11
Other Income	339	345	370
	42,056	43,525	40,023

NOTE 4: SUBSIDIES AND GRANTS

	2015/16 10-Year Plan	2016/17 10-Year Plan	2016/17 Annual Plan
	\$000	\$000	\$000
NZTA roading subsidy - operating	4,230	4,226	4,411
NZTA Roothing Subsidy - capital	4,147	4,771	4,676
Government grants & subsidies	0	0	290
Grants received	470	481	324
Waste minimisation levy	410	420	418
Total subsidies and grants	9,257	9,898	10,119

NOTE 5: OTHER REVENUE

	2015/16 10-Year Plan	2016/17 10-Year Plan	2016/17 Annual Plan
	\$000	\$000	\$000
Capital contributions - general	1,713	1,757	1,749
Dividends	143	144	144
Petrol tax income	1,044	1,068	1,064
Vested assets	8,481	8,549	8,531
Other sundry income	0	5	5
Total other revenue	11,381	11,523	11,493

REVENUE RECLASSIFIED AS EXCHANGE OR NON-EXCHANGE TRANSACTIONS

	2015/16 10-Year Plan	2016/17 10-Year Plan	2016/17 Annual Plan
	\$000	\$000	\$000
REVENUE			
Revenue from exchange transactions			
Fees and user charges	26,978	27,877	27,600
Other revenue	9,264	9,543	8,300
Rental income	5,955	6,206	4,226
Subsidies and grants	471	481	324
Targeted rates for water supply	7,772	7,953	8,169
Total	50,440	52,060	48,619
Revenue from non-exchange transactions			
Development and financial contributions	9,500	9,027	11,027
Subsidies and grants	8,787	9,417	9,795
Infringements and fines	1,990	2,036	2,035
Other revenue	2,768	2,837	2,824
Rates, excluding targeted water supply rates	138,472	144,821	145,578
Vested assets	8,481	8,549	8,531
Total	169,998	176,687	179,790
Total revenue	220,438	228,747	228,409

NOTE 6: DEPRECIATION AND AMORTISATION EXPENSES BY GROUP OF ACTIVITY

	2015/16 10-Year Plan	2016/17 10-Year Plan	2016/17 Annual Plan
	\$000	\$000	\$000
Directly attributable depreciation and amortisation expense by group of activity			
Arts & Culture	2,611	2,641	2,738
Community Support	1,145	1,118	175
Democracy Services	0	0	0
Economic Development	5,928	5,284	4,910
Parks & Green Spaces	3,275	3,341	3,325
Planning & Development	0	0	0
Recreation	1,631	1,641	1,585
Rubbish & Recycling	308	317	379
Safety	84	76	77
Sewerage	8,092	7,921	8,521
Stormwater	5,745	5,805	7,656
Transport	17,966	17,927	18,113
Water Supply	7,553	7,416	6,956
Total	54,338	53,487	54,435
Depreciation and amortisation not directly related to a group of activity	3,931	4,865	4,977
Total depreciation and amortisation expense	58,269	58,352	59,412

NOTE 7: INTEREST REVENUE AND FINANCE COSTS

	2015/16 10-Year Plan	2016/17 10-Year Plan	2016/17 Annual Plan
	\$000	\$000	\$000
Interest revenue			
Interest income	2,000	2,000	2,000
Finance costs			
Interest on borrowings	22,572	23,468	22,182
Interest on finance leases	75	75	75
Total finance costs	22,647	23,543	22,257
Net finance costs	20,647	21,543	20,257

NOTE 8: OTHER FINANCIAL ASSETS

	2015/16 10-Year Plan	2016/17 10-Year Plan	2016/17 Annual Plan
	\$000	\$000	\$000
CURRENT PORTION			
Loans investments			
Community loans	0	0	107
Total current portion	0	0	107
NON-CURRENT PORTION			
Loans and receivables			
Term deposits with maturities greater than 1 year	3,303	3,303	4,000
Community loans	0	0	16,930
Unlisted shares			
NZ Local Government Insurance Co Limited	227	227	227
NZ Local Government Funding Agency Limited	1,866	1,866	1,866
Waikato Innovation Park Limited	2,506	2,506	2,506
Local Authority Shared Services Limited	378	378	378
Total non-current portion	8,280	8,280	25,907
Total other financials assets	8,280	8,280	26,014

NOTE 9: INVESTMENT IN ASSOCIATES

	2015/16 10-Year Plan	2016/17 10-Year Plan	2016/17 Annual Plan
	\$000	\$000	\$000
Associates			
Waikato Regional Airport Limited	7,430	7,430	7,430
Total investment in associates	7,430	7,430	7,430

NOTE 10: OTHER FINANCIAL ASSETS

	2015/16 10 Year Plan	2016/17 10 Year Plan	2016/17 Annual Plan
	\$000	\$000	\$000
Subsidiaries			
Hamilton Properties Limited	1	1	1
Innovation Waikato Limited	10,149	10,149	10,149
Total investment in subsidiaries	10,150	10,150	10,150

NOTE 11: BORROWINGS

The city's debt has been issued in accordance with the Local Government Act 2002.
The loans are secured through the debenture trust deed over all rates.

	2015/16 10 Year Plan	2016/17 10 Year Plan	2016/17 Annual Plan
	\$000	\$000	\$000
CURRENT PORTION			
Secured loans	78,748	80,917	72,736
Finance leases	300	300	300
Total current portion	79,048	81,217	73,036
NON-CURRENT PORTION			
Secured loans	335,386	345,232	345,232
Unsecured loans	0	0	981
Finance leases	650	650	650
Total non-current portion	336,036	345,882	346,863
Total external debt	415,084	427,099	419,899
Adjustments required to determine overall debt:			
External debt	415,084	427,099	419,899
Less cash held and cash equivalents	(45,000)	(45,000)	(49,000)
Plus reserves	36,713	36,288	33,183
Total overall debt	406,797	418,387	404,082
DEBT SERVICING PERFORMANCE INDICATORS			
Financial ratios			
Liquidity ratio (target > 110%)	>110%	>110%	>110%
Total overall debt / Total revenue (target 200% by 2020)	205%	203%	198%
Net interest on external debt / Total revenue (target <20%)	11%	11%	10%
Total overall debt as a multiple of cashflow (target <15)	7.4	7.5	7.1

NOTE 12: RESERVES

	2015/16 10 Year Plan	2016/17 10 Year Plan	2016/17 Annual Plan
	\$000	\$000	\$000
Restricted and Council-created reserves			
Cemetery plot maintenance in perpetuity	1,541	1,541	1,541
Dame Hilda Ross Children's Library Memorial Fund	2	2	0
Domain Endowment Fund	2,144	2,144	2,144
Roman Catholic Schools Library Reserve	27,927	27,927	27,927
Municipal Endowment Fund	2	2	0
Waikato Art Gallery Endowment Reserve	8	8	8
Total restricted reserves	31,624	31,624	31,620
Council created reserves			
Bus Shelter (adshel) Reserve	212	212	212
Hamilton Gardens	872	492	492
Housing upgrade Reserve	3,101	3,101	0
Project Watershed operating reserve	396	351	351
Rotokauri Land Sale Reserve	2,167	2,167	2,167
Reserves Contribution Fund	2,332	2,332	2,332
Waste minimisation reserve	508	508	508
Total Council-created reserves	9,588	9,163	6,062
Total restricted and Council-created reserves	41,212	40,787	37,682

The following reserves were closed in 2015/16:

Council-created reserves
- Dame Hilda Ross Children's Library Memorial Fund
- Roman Catholic Schools Library fund

Restricted reserves
- Housing upgrade reserve

NOTE 12: RESERVES

	Activities to which the reserve relates	Opening balance July 2016	Transfers into reserve	Transfers out of reserve	Closing balance June 2017
Restricted Reserves					
Cemetery Plot Maintenance in Perpetuity Reserve - to maintain and provide for improvements to the cemeteries.	Cemeteries and Crematorium	1,541	0	0	1,541
Domain Endowment Fund Reserve - to provide a capital endowment fund for domain land for investment in property. Rental income and interest earned from domain endowment land is used to fund parks and reserves operating costs.	Parks and Green Spaces and Stormwater	2,144	0	0	2,144
Municipal Endowment Fund - to provide a capital fund for crown endowment land vested in the Council for investment in property. Rental income and interest earned from the land and property may be used for Council purposes to offset rates.	Strategic property investment	27,927	0	0	27,927
Waikato Art Gallery Endowment Reserve - to provide funds for the acquisition of works of art for the waikato museum of art and history.	Arts promotion	8	0	0	8
Total Restricted Reserves		31,620	0	0	31,620
Council Created Reserves					
Bus Shelter Reserve - to manage the income generated from advertising in bus shelters to provide, maintain and enhance passenger infrastructure.	Travel demand management	212	0	0	212
Hamilton Gardens Reserve - to provide funds for the development of hamilton gardens. Funds are being sourced from a targeted rate over a four year period starting 2014/15.	Hamilton Gardens	872	0	(380)	492
Project Watershed Operating Reserve - to fund works relating to river flood protection and erosion control (Project Watershed). Waikato Regional Council is the funding agency and Hamilton City Council carries out agreed works within the city boundary.	Parks and Green Spaces and Stormwater	396	0	(45)	351
Rotokauri Land Sale Reserve - to manage funds derived from the sale of land in foreman road. These funds are for a purchase of land reserves in the rotokauri growth cell.	Strategic property investments	2,167	0	0	2,167
Reserves Contribution Fund - this fund receives contributions from Council policy on levying sub-dividers and developers for provision of reserves. Payment may be in kind (land) or a pro rata levy on the value of the development. The balance of the fund is used for the purchase of land for reserves (or the development of same). Reserve contributions were levied on sub-divisions approved prior to the advent of development contributions for reserves which came into effect on 1 July 2006.	Strategic property investments	2,332	0	0	2,332
Waste Minimisation Reserve - to encourage a reduction in the amount of waste generated and disposed of in new zealand, and to lessen the environmental harm of waste. The reserve was created in 2009 as a result of the waste minimisation act 2008. Funding is distributed to local authorities by the ministry of environment and expenditure includes grants to others, waste minimisation initiative operating expenses and recycling contract.	Waste minimisation	508	0	0	508
Total Council created reserves		6,487	0	(425)	6,062
Total restricted and Council created reserves		38,107	0	(425)	37,682

NOTE 13: CAPITAL EXPENDITURE

	Financial notes	2015/16	2016/17	2016/17
		10 Year Plan	10 Year Plan	Annual Plan
		\$000	\$000	\$000
Capital expenditure incurred by activities				
Arts & Culture	1	2,339	2,245	2,093
Community Services	2	200	205	0
Democracy Services		0	0	0
Economic Development	3	2,677	1,912	1,566
Parks & Green Spaces		5,695	5,841	10,565
Planning and Development		0	0	0
Recreation		829	1,214	6,207
Rubbish & Recycling		307	422	419
Safety	4	110	41	41
Sewerage		13,679	15,590	16,332
Stormwater		2,464	1,550	3,8223
Transportation		18,206	20,286	19,499
Water supply		16,325	17,994	25,986
Corporate Services		2,815	5,272	4,235
Total capital expenditure		65,646	72,572	90,766

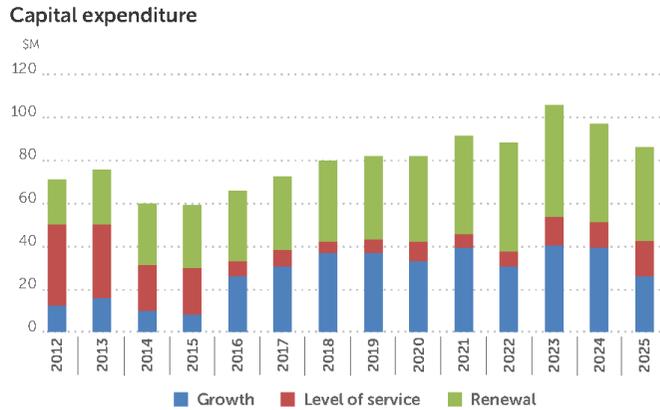
CAPITAL EXPENDITURE NOTES

1. Includes: Libraries; Theatres; Waikato Museum; ArtsPost; public art support; performing arts grants.
2. Includes: grants and funding advice; community liaison and collaboration; community centres and halls; Civil Defence.
3. Includes: H3; I-Site; property investments; Hamilton Central Business Association; economic monitoring.
4. Includes: animal control; food and liquor licensing; public health nuisances; noise control; graffiti prevention and removal; City Safe patrols; CCTV cameras.



CAPITAL PROJECTS LIST

The following pages set out what we will spend on major projects in 2016/17. The projects are required to renew existing assets, improve the Council’s levels of service or to respond to the needs of a growing city. The information that follows shows how the budget is apportioned between these three priorities and lists all the Council’s capital projects for 2016/17.



CAPITAL PROJECTS LIST

KEY

R	= Renewals
LOS	= Levels of service
G	= Growth

	Type	2016/17 10-Year Plan \$000	2016/17 Annual Plan \$000
ARTS AND CULTURE			
Libraries			
CE10005 Library collection purchases	R	1,076	1,068
CE10006 Library asset renewal	R	102	4
CE10007 Library building asset renewal programme	R	70	70
		1,248	1,142
Museum			
CE10008 Museum asset renewal	R	98	147
CE10010 Public art support fund	R	31	31
CE10011 Museum activity building renewals	R	210	209
		339	387
Hamilton city theatres			
CE10012 Founders Theatre - plant & equipment	R	258	0
CE10013 Technical services - equipment renewals	R	310	564
CE10014 Founders Theatre building renewals	R	90	0
		858	564
Total Arts and Culture		2,245	2,093

	Type	2016/17 10-Year Plan \$000	2016/17 Annual Plan \$000
COMMUNITY SERVICES			
Housing Services			
CE10025 Pensioner housing renewals	R	205	0
		205	0
Total Community Services		205	0
ECONOMIC DEVELOPMENT			
Claudeland and stadia			
CE10041 Claudelands - plant & equipment	R	301	234
CE10042 Seddon Park - plant & equipment	R	36	36
CE10043 Waikato Stadium - plant & equipment	R	135	134
CE10044 Turf services plant & equipment	R	55	55
CE10046 Seddon Park - property renewals	R	21	21
CE10047 Waikato Stadium - property renewals	R	662	389
CE10048 Stadia building renewals	R	424	421
CE15051 Stadia capital improvement function	LOS	180	179
		1,814	1,469
Strategic property			
CE10052 Strategic property renewals	R	77	76
CE10053 Tenancy inducement renewals	R	21	21
		98	97
Total Economic Development		1,912	1,566

	Type	2016/17 10-Year Plan \$000	2016/17 Annual Plan \$000
PARKS AND GREEN SPACES			
Cemeteries and Crematorium			
CE10021 Building renewals - cemeteries	R	10	10
CE10022 Renewal of crematorium assets	R	133	132
CE10023 Hamilton Park, east & west cemeteries renewals	R	46	46
CE15024 Hamilton Park Cemetery, burial & ash lawn extension	G	21	21
		210	209
Hamilton gardens			
CE10026 Hamilton Gardens renewals	R	51	51
CE15027 Proposed development programme	G	2,627	2,608
CE10028 Hamilton Gardens building renewals	R	132	131
		2,810	2,790
Parks			
CE10029 Toilet and changing room renewals	R	83	82
CE10030 Building renewals - parks & open spaces	R	238	236
CE10032 Parks & open spaces assets & playgrounds renewals	R	1,384	1,241
CE15033 Land purchase future reserves	G	226	224
CE15034 Destination playground - public toilets	LOS	257	255
CE15036 Playground development programme	G	513	509
CE16001 Victoria on the River Development	LOS	0	4,900
		2,701	7,447
Sports parks			
CE10031 Sports area renewals	R	120	119
		120	119
Total Parks and Green Spaces		5,841	10,565

	Type	2016/17 10-Year Plan \$000	2016/17 Annual Plan \$000
RECREATION			
Aquatic facilities			
CE10001 Aquatic facilities building renewals	R	544	2,340
CE10003 Waterworld operational asset renewals	R	197	3,096
CE10004 Gallagher Aquatic Centre operational asset renewal	R	198	197
		939	5,633
Hamilton Zoo			
CE10015 Zoo animal enclosure renewals	R	140	139
CE10016 Zoo building renewals	R	62	362
CE10017 Property renewals	R	11	11
CE15018 Zoo browse plantation	LOS	21	21
CE10020 Zoo animal replacement	R	41	41
		275	574
Total Recreation		1,214	6,207
SAFETY			
CE10037 CCTV renewals	R	41	41
Total Safety		41	41
RUBBISH AND RECYCLING			
Ce10054 - Replacement of closed landfill assets	R	161	160
Ce15055 - Closed landfill management	LOS	259	257
CE10056 - Replacement of RTS & HOC assets	R	2	2
Total Rubbish and Recycling		422	419

	Type	2016/17 10-Year Plan \$000	2016/17 Annual Plan \$000
STORMWATER			
CE10058 Replacement of stormwater assets	R	577	573
CE15059 Rototuna stormwater infrastructure	G	322	330
CE15060 Rotokauri stormwater infrastructure stage 1	G	0	1,834
CE15064 Stormwater pipe upgrade - growth	G	128	127
CE15066 Existing network improvements in new areas	G	103	102
CE15068 Stormwater customer connections to the network	G	51	51
CE15162 Integrated catchment management plan	LOS	359	806
Total Stormwater		1,550	2,823

TRANSPORT			
Parking management			
CE10070 Replacement of parking enforcement equipment	R	370	367
CE10071 Parking building renewal	R	26	26
		396	393
Transportation network			
CE10072 Replacement of footpath	R	2,561	2,546
CE10073 Replacement of street furniture	R	62	62
CE10074 Replacement of drainage (kerb & channel)	R	1,261	1,291
CE10075 Replacement of road base	R	1,836	1,023
CE10076 Road resurfacing	R	4,258	4,984
CE10077 Replacement of bridges and culverts	R	103	102
CE10078 Replacement of retaining walls & structures	R	46	46
CE10079 Replacement of environmental controls	R	10	10
CE10080 Replacement of lighting	R	287	435
CE10081 Replacement of traffic equipment	R	410	300
CE10082 Replacement of street signs	R	72	30

	Type	2016/17 10-Year Plan \$000	2016/17 Annual Plan \$000
TRANSPORTATION			
CE10098 Building and property renewals	R	105	104
CE15085 Minor improvements to transport network	LOS	655	650
CE15086 Bus stop infrastructure	LOS	115	114
CE15087 Network upgrades to allow new development	G	180	179
CE15088 Roothing upgrades & development in Peacocke stage 1	G	154	153
CE15089 Roothing upgrades & development in Peacocke stage 2	G	770	500
CE15090 Roothing upgrades & development - Rotokauri stage 1	G	1,221	1,284
CE15092 Roothing upgrades & development in Rototuna	G	4,553	3,071
CE15093 Roothing upgrades & development in Ruakura	G	0	1,000
CE15094 Traffic signal improvements	LOS	308	306
CE15095 Integrated transport initiatives	LOS	923	916
Total Transportation Network		19,890	19,106
Total Transportation		20,286	19,499

	Type	2016/17 10-Year Plan \$000	2016/17 Annual Plan \$000
SEWERAGE			
CE10100 Replacement of wastewater pump station assets	R	1,022	1,015
CE10101 Replacement of wastewater assets	R	3,728	3,701
CE15103 Increase capacity of wastewater pump stations	LOS	379	376
CE15104 Wastewater pipe upgrade - growth	G	308	306
CE15105 Increase capacity of wastewater network - Rototuna	G	274	272
CE15106 Wastewater network upgrades to allow development	G	82	81
CE15107 Increase capacity of network in Rotokauri stage 1	G	342	441
CE15109 Increase capacity of network in Peacocke stage 1	G	69	69
CE15111 Increase capacity of network throughout the city	G	4,104	4,088
CE15112 Increase capacity of network (far east inteceptor)	G	0	2,038
CE15114 Increase capacity of network (bulk storage)	G	470	467
CE15161 Wastewater master plan	R	154	153
CE10115 Replacement of wastewater treatment plant assets	G	1,889	1,875
CE15116 Upgrade wastewater treatment plant systems	LOS	154	153
CE15117 Upgrade wastewater treatment plant (Pukete 3)	G	2,052	737
CE15120 Wastewater treatment plant compliance	LOS	513	509
CE15121 Wastewater customer connections to the network	G	51	51
Total Sewerage		15,590	16,322

	Type	2016/17 10-Year Plan \$000	2016/17 Annual Plan \$000
WATER SUPPLY			
CE10123 Replacement of water mains	R	3,363	3,339
CE10124 Replacement of water meters valves & hydrants	R	363	360
CE15126 Upgrade or build new water mains in Rototuna	G	515	511
CE15127 Water pipe upgrade - growth	G	308	306
CE15128 Upgrade/build new water mains in Rotokauri stage 1	G	115	114
CE15130 Upgrade/build new water mains in Peacocke stage 1	G	105	104
CE15132 Water network upgrades to allow new development	G	82	81
CE15133 Water demand management - network water loss	LOS	410	407
CE15136 Water demand management - Dinsdale reservoir zone	LOS	477	474
CE10138 Replacement of treatment plant & reservoir assets	R	861	855
CE15139 Water treatment plant compliance - minor upgrades	LOS	1,033	1,026
CE15140 Rototuna reservoir and associated bulk mains	G	8,132	13,574
CE15141 Water demand management - Hillcrest reservoir zone	LOS	0	306
CE15144 Upgrade water treatment plant	G	2,052	3,337
CE10145 Tools of trade renewals	R	51	51
CE15146 Water customer connections	G	51	51
CE15158 Water model	R	0	1,014
CE15159 Water master plan	G	77	76
Total Corporate Services		17,994	25,986

	Type	2016/17 10-Year Plan \$000	2016/17 Annual Plan \$000
CORPORATE SERVICES			
Corporate buildings			
CE10151 Renewals programme	R	128	127
		128	127
Information services			
CE10152 Network and infrastructure	R	605	601
CE10153 Core business applications	R	965	958
CE10154 Minor applications	R	21	21
CE15155 Mobility and eservices	LOS	348	346
CE10156 Lease funding of equipment	R	782	776
CE15157 Authority replacement	LOS	1,539	528
		4,260	3,230
Performance			
CE10158 Replacement of fleet vehicles	R	884	878
		884	878
Total Corporate Services		5,272	4,235
TOTAL COUNCIL		72,572	90,766



COUNCIL FUNDING IMPACT STATEMENT

The Funding Impact Statement is made up of three parts:

- Rating Information for 2016/17
- Rates Samples for 2016/17
- The Whole of Council Funding Impact Statement

The Funding Impact Statement should be read in conjunction with the Revenue and Financing Policy and Rating Policy. Figures in this statement are GST inclusive.

RATING INFORMATION FOR 2016/17

Council sets and assesses the following rates under the Local Government (Rating) Act 2002.

- General Rate
- Targeted Rates:

- Transitional	- Services Category Sewerage
- Access Hamilton	- Services Category Refuse
- Business Improvement District	- Metered water
- Hamilton Gardens	- Commercial and rural non-metered water
- Services category water	

Details of the amount of rates to be collected and the categories that will pay these rates are in this funding impact statement.

GENERAL RATE

A general rate is set and assessed on the capital value of all rateable land in the City.

General rates are set on a differential basis on the categories of land identified below. The rating categories are defined in the Rating Policy. The differential basis is the use to which the land is put and the area of the land and in the case of the BID Commercial differential, the location of the land. The different categories of rateable land are outlined in the table below.

The objective of including differentials in the general rate is to achieve a fair and equitable distribution of the general rate taking into account all factors Council believes are relevant.

This funding mechanism covers all services of Council. The total revenue sought is \$32.458 million.

Land described in Part 2 Schedule 1 of the Local Government (Rating) Act 2002 (broadly land owned or used by societies for arts or sports) will be assessed 50% of the residential rate (general and transitional rate) that applies to the land. The total revenue sought from the land is \$212,104.

The general rate is set and assessed on a differential basis as follows:

GENERAL RATE

Source	Differential categories	Differential factor	Percentage of total general rates	General rate in the dollar of capital value (GST incl)	Rates revenue (GST incl)
General Rate	Residential	1.0000	65.00%	0.00092568	\$21,039,499
	Commercial	1.8455	27.08%	0.00170838	\$8,766,908
	BID Commercial	1.7533	6.92%	0.00162296	\$2,238,381
	Rural	0.4662	1.00%	0.00043153	\$323,684

Uniform Annual General Charge

Council does not use a uniform annual general charge.

TARGETED RATES

Lump sum contributions are not sought or invited by the Council in respect of targeted rates.

Transitional Rate

The rate is set and assessed on the land value of all rateable properties in the City. The transitional rates are set on a differential basis on the categories identified in the table below. The rating categories are defined in the Rating Policy. The differential basis is based on the use to which the land is put, the location of the land and/or area of the land.

The total revenue sought is \$129.706 million.

Source	Differential categories	Differential factor	Percentage of total general rates	General rate in the dollar of capital value (GST Incl)	Rates revenue (GST Incl)
Transitional Rate	Residential	1.0000	63.16%	0.00745521	\$81,928,009
	Commercial	3.0283	26.75%	0.02257668	\$34,689,927
	BID Commercial	2.8769	7.25%	0.02144785	\$9,410,180
	Multi Unit Residential	1.5183	1.79%	0.01131894	\$2,322,058
	Rural Residential	0.5732	0.05%	0.00427321	\$58,919
	Rural Small	0.3868	0.75%	0.00288389	\$972,249
	Rural Large	0.1816	0.25%	0.00135390	\$324,814

The Transitional rate funds the following activities:

- Planning Guidance & Compliance
- Animal Education & Control
- Stormwater Network
- Catchment Management
- Refuse Collection
- Waste Minimisation
- Landfill Site Management
- Arts Promotion
- City Planning
- Theatres
- Sewage Collection
- Sewage Treatment & Disposal
- Hamilton Gardens
- Economic Development
- Libraries
- Museum
- Community Development
- Community Parks
- Gullies & native plantings
- Streetscapes
- Sports Parks
- Water Distribution
- Governance & Civic Affairs
- Environmental Health & Public Safety
- Water Treatment & Storage
- Transport Network
- Zoo
- Stadiums
- Claudelands
- Leisure Facilities
- Emergency Management

Metered Water Rate

The rate is set and assessed for metered and restricted flow water supply on a differential basis to all rating units that are metered (as defined by Hamilton City Council's Water Supply Bylaw 2013).

The rate is:

i. a fixed amount based on the nature of the connection as follows:

- \$430 for all metered rating units (except rural rating units receiving a restricted flow supply)
- \$318 for rural rating units receiving a restricted flow supply.

ii. a charge per unit of water consumed or supplied on every metered connection in accordance with the following scale:

- All metered rating units (except rural rating units receiving a restricted supply) - \$1.79 per kilolitre of water supplied after the first 240 kilolitres of consumption or supply;
- rural rating units receiving a restricted flow supply - \$1.32 per kilolitre of water supplied after the first 240 kilolitres of consumption or supply.

The rates contribute to the funding of the Water Distribution and Water Treatment and Storage activities.

The total revenue sought is \$9.394 million.

Commercial and rural non-metered water rate

The rate is set and assessed on non-metered Commercial and Rural properties which are connected to or have a water supply available. The rate is \$430 per separately used or inhabited part of the rating unit.

The rates contribute to the funding of the water distribution and water treatment and storage activities. The total revenue sought is \$266,600.

Properties in the Waikato District Council and Waipa District Council supplied with water under contractual arrangements will be charged according to Council's Fees and Charging schedule.

Access Hamilton Rate

The rate is set and assessed at a uniform rate per dollar of capital value on all rating units in the City (excluding 100% non-rateable and 50% non-rateable properties).

The rate is \$0.00019173 per dollar of capital value. The total revenue sought is \$5,750,000.

The Access Hamilton rate funds the work programmes and/or financing costs relating to this project as part of the Transport Network activity.

Business Improvement District Rates (BID)

The rate is set and assessed on all separately used or inhabited part of commercial rating units in the BID area as mapped in the Rating Policy. The rate is:

- a) BID Fixed rate: a fixed amount of \$230 per separately used or inhabited parts of a commercial rating unit within the defined area; and
- b) BID CV Rate: a rate per dollar of capital value required to meet the total revenue (after allowing for the total revenue raised by the fixed amount of \$230 per rating unit or separately used portion of a rating unit, is \$0.00003424.

The rate provides funding to the Economic Development activity. The total revenue sought is \$322,000.

Hamilton Gardens Rate

The rate is set and assessed as a fixed amount on all separately used or inhabited parts of each rating unit within Hamilton. The rate is set at \$11.50.

The rate contributes funding to develop themed gardens and infrastructure as part of the Hamilton Gardens activity. The total revenue sought is \$707,250.

Services Category Water Rate

The rate is set and assessed on properties as defined as a services category (see Rating Policy) and which are connected to the water supply.

- a) a fixed amount of \$430 per separately used or inhabited part of a rating unit; and
- b) a rate per dollar of land value of the rating unit, set at \$0.00204605. The rate provides funding towards the water distribution and water treatment and storage activities.

The total revenue sought is \$118,399.

Services Category Use- Refuse Rate

The rate is set and assessed on properties defined as a services category (see Rating Policy) and which are provided with refuse collection service. The rate is:

- a) a fixed amount of \$149 per separately used or inhabited part of a rating unit; and
- b) a rate per dollar of land value) per rating unit set at \$0.00073504.

The rate provides funding towards the refuse collection activity. The total revenue sought is \$46,220.

Service Category Use - Sewerage Rate

The rate is set and assessed on properties defined as a services category (see Rating Policy) and which are connected to the sewerage network. The rate is:

- a) a fixed amount of \$421 per separately used or inhabited part of a rating unit; and
- b) b) The rate per dollar of land value set at \$0.00222648.

The rate provides funding towards the sewage distribution and sewage treatment and storage activities. The total revenue sought is \$956,604.

FUTURE RATES

Council intends to set and assess rates from the sources listed above in each year of the plan except the Hamilton Gardens rate which is budgeted to stop after the 2017/18 rating year.

**SEPARATELY USED OR INHABITED PART OF A RATING UNIT (SUIP)
- DEFINITION**

A SUIP is any part of a rating unit that is, or is able to be, separately used or inhabited by the ratepayer, or by any other person or body having a right to use or inhabit that part by virtue of a tenancy, lease, licence, or other agreement.

For example, this means that each flat within a block of flats, or each shop within a block of shops would be charged the relevant targeted rate. The same would apply to a farm with more than one dwelling, (i.e. worker accommodation), or a residential property with a separate fully self-contained unit available for visitor accommodation.

Each use that involves a different activity that is conducted by a person, company, or organisation different to the ratepayer is considered to be a separate use. For example, if a photographic processing franchise operated within a store is operated by the store's staff, it is not a separate use. However if the same franchise is operated by a person, company, or organisation different to the store operator, it is considered a separate use.

INSPECTION OF RATING INFORMATION DATABASE

In accordance with the Local Government (Rating) Act 2002, the District Valuation Roll and Rates Records are available for public inspection at the Municipal Building, Garden Place, Hamilton, between the hours of 7.45am and 5pm on all business days of the week..

RATING BASE

The projected number of rating units for 2016/17 is 57,016.

Total Land Value is \$14,133,366,500

Total Capital Value is \$32,140,862,600

2016/17 PROPOSED RATES - SAMPLE PROPERTIES

Differential	SUIPs	2012 RATING VALUES		2015/16 RATES				2015 RATING VALUES		2016/17 RATES			
		Land Value	Capital Value	Land Value Transitional Rates	Capital Value General Rates	Other Rates	Total Rates	Land Value	Capital Value	Land Value Transitional Rates	Capital Value General Rates	Other Rates	Total Rates
RESIDENTIAL SECTOR													
Residential	1	200,000	200,000	2,204	114	59	2,377	250,000	250,000	1,864	231	59	2,155
Residential	1	102,000	235,000	1,124	134	68	1,325	170,000	315,000	1,267	292	72	1,631
Residential	1	155,000	290,000	1,708	165	81	1,954	225,000	375,000	1,677	347	83	2,108
Residential	1	200,000	410,000	2,204	233	110	2,547	260,000	550,000	1,938	509	117	2,564
Multi Unit Residential	4	190,000	470,000	2,967	267	159	3,393	240,000	710,000	2,717	657	182	3,556
Multi Unit Residential	10	495,000	870,000	7,730	495	323	8,548	570,000	910,000	6,452	842	289	7,584
Rural Residential	1	265,000	630,000	1,349	358	162	1,869	345,000	750,000	1,474	694	155	2,324
RURAL SECTOR													
Rural Small	1	325,000	325,000	1,246	80	89	1,415	400,000	400,000	1,154	173	88	1,414
Rural Small	1	330,000	660,000	1,265	163	170	1,597	330,000	660,000	952	285	138	1,375
Rural Small	1	510,000	790,000	1,955	195	201	2,351	710,000	960,000	2,048	414	196	2,657
Rural Large	1	1,850,000	1,850,000	2,423	329	330	3,082	1,850,000	1,850,000	2,505	798	366	3,669
Rural Large	1	2,500,000	2,850,000	4,555	705	694	5,954	2,500,000	2,990,000	3,385	1,290	585	5,260
COMMERCIAL SECTOR													
Commercial	1	570,000	570,000	14,622	512	148	15,282	570,000	570,000	12,869	974	121	13,963
Commercial	1	122,000	275,000	3,130	247	77	3,454	122,000	275,000	2,754	470	64	3,288
Commercial	1	240,000	480,000	6,157	431	126	6,715	240,000	500,000	5,418	854	107	6,380
Commercial	1	630,000	1,300,000	16,161	1,169	323	17,653	630,000	1,400,000	14,223	2,392	280	16,895
CBD Commercial	1	250,000	250,000	6,093	213	71	6,377	250,000	250,000	5,362	406	59	5,827
CBD Commercial	1	111,000	455,000	2,705	389	367	3,461	111,000	510,000	3,381	828	357	3,565
CBD Commercial	1	270,000	800,000	6,580	683	463	7,726	270,000	1,070,000	5,791	1,737	483	8,011
CBD Commercial	3	720,000	1,680,000	17,547	1,435	1,190	20,171	720,000	2,070,000	15,442	3,360	1,192	19,994

WHOLE OF COUNCIL FUNDING IMPACT STATEMENT

For the year ended 30 June 2017

	2015/16 10 Year Plan	2016/17 10 Year Plan	2016/17 Annual Plan
	\$000	\$000	\$000
Sources of operating funding			
General rates, uniform annual general charges, rates penalties	131,650	137,951	138,708
Targeted rates	14,594	14,823	15,039
Subsidies and grants for operating purposes	5,110	5,127	5,443
Fees and charges	39,570	40,986	37,619
Interest and dividends from investments	2,143	2,144	2,144
Local authorities fuel tax, fines, infringement fees, and other receipts	3,530	3,612	3,573
Total operating funding	196,597	204,643	202,526
Application of operating funding			
Payments to staff and suppliers	130,291	136,352	135,749
Finance costs	22,647	23,543	22,257
Other operating funding applications	0	0	0
Total applications of operating funding	152,938	159,895	158,006
Surplus (deficit) of operating funding	43,659	44,748	44,520
Sources of capital funding			
Subsidies and grants for capital expenditure	4,147	4,771	4,676
Development and financial contributions	9,500	9,027	11,027
Increase (decrease) in debt	6,488	12,015	29,237
Gross proceeds from sale of assets	139	137	137
Lump sum contributions	0	0	0
Other dedicated capital funding	1,713	1,757	1,749
Total sources of capital funding	21,987	27,707	46,826
Application of capital funding			
- to meet additional demand	25,988	30,068	40,572
- to improve the level of service	6,703	8,084	12,529
- to replace existing assets	32,955	34,420	37,665
Increase (decrease) in reserves	0	(117)	(117)
Increase (decrease) of investments	0	0	697
Total application of capital funding	65,646	72,455	91,346
Surplus/(deficit) of capital funding	(43,659)	(44,748)	(44,520)
Funding balance	0	0	0

ANNUAL PLAN DISCLOSURE STATEMENT

FOR YEAR ENDING 30 JUNE 2017

WHAT IS THE PURPOSE OF THIS STATEMENT?

The purpose of this statement is to disclose the Council's planned financial performance in relation to various benchmarks to enable the assessment of whether the Council is prudently managing its revenues, expenses, assets, liabilities, and general financial dealings. The Council is required to include this statement in its Annual Plan in accordance with the Local Government (Financial Reporting and Prudence) Regulations 2014 ('the regulations').

Refer to the regulations for more information, including definitions of some of the terms used in this statement.

Benchmark		Planned	Met
Rates affordability benchmark			
Income	Rates will not exceed 0.627% of the city's rateable capital value	0.449%	Yes
Increases	Rate increases to existing ratepayers will not exceed 3.8% except for targeted rates (Hamilton Gardens)	3.80%	Yes
Debt affordability benchmark	Debt to revenue ratio will be reduced to 200% or below by 2020 and thereafter will remain below 200%	197%	Yes
Balanced budget benchmark	100%	96%	No
Essential services benchmark	100%	157%	Yes
Debt servicing benchmark	15%	11%	Yes

NOTES

1. RATES AFFORDABILITY BENCHMARK

(1) For this benchmark:

(a) the Council's planned rates income for the year is compared with a quantified limit on rates contained in the financial strategy included in the Council's 10-Year Plan; and

(b) the Council's planned rates increases for the year is compared with a quantified limit on rates contained in the financial strategy included in the Council's 10-Year Plan.

(2) The Council meets the rates affordability benchmark if:

(a) its planned rates income for the year equals or is less than each quantified limit on rates; and

(b) its planned rates increases for the year equal or are less than each quantified limit on rates increases.

2. DEBT AFFORDABILITY BENCHMARK

(1) For this benchmark, the Council's planned borrowing is compared with a quantified limit on borrowing contained in the financial strategy included in the Council's 10-Year Plan.

(2) The Council meets the debt affordability benchmark if its planned borrowing is within each quantified limit on borrowing.

3. BALANCED BUDGET BENCHMARK

(1) For this benchmark, the Council's planned revenue (excluding development contributions, vested assets, financial contributions, gains on derivative financial instruments, and revaluations of property, plant, or equipment) is

presented as a proportion of its planned operating expenses (excluding losses on derivative financial instruments and revaluations of property, plant, or equipment).

(2) The Council meets the balanced budget benchmark if its revenue equals or is greater than its operating expenses.

4. ESSENTIAL SERVICES BENCHMARK

(1) For this benchmark, the Council's planned capital expenditure on network services is presented as a proportion of expected depreciation on network services.

(2) The Council meets the essential services benchmark if its planned capital expenditure on network services equals or is greater than expected depreciation on network services.

5. DEBT SERVICING BENCHMARK

(1) For this benchmark, the Council's planned borrowing costs are presented as a proportion of planned revenue (excluding development contributions, financial contributions, vested assets, gains on derivative financial instruments, and revaluations of property, plant or equipment).

(2) Because Statistics New Zealand projects that the Council's population will grow faster than the national population growth rate, it meets the debt servicing benchmark if its planned borrowing costs equal or are less than 15 per cent of its planned revenue.

ATTACHMENT 2 – Changes to the proposed 2016/17 capital budget since February 2016

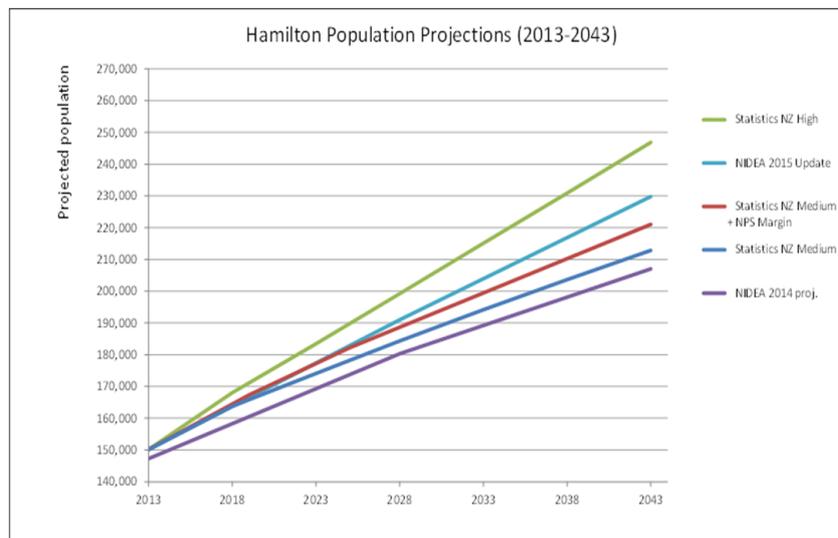
1. The 2016/17 Budget Review Report was received by Council in February 2016.
2. Since February 2016 amendments have been made to the capital budget as a result of changes to the programme of asset renewals, as follows:

Capital Expenditure	2016-17
	(000's)
Approved Programme as per the 10-Year Plan	72,572
Plus Changes Approved in February 2016	18,106
Revised Capital Programme at February 2016	90,678
<i>Changes since February 2016</i>	
Less Projects brought forward from 2016/17 and completed in 2015/16	
CE10047 - FMG Stadium Waikato - Property Renewals	(268)
CE10041 - Claudelands - Plant & Equipment	(65)
CE10006 - Library Asset Renewal	(97)
CE10032 - Path Renewals Parks and Open Spaces	(123)
CE10032 - Signage Renewals Parks and Open Spaces	(10)
	<u>(563)</u>
Less Projects from 2016/17 being deferred to 2017/18 (Year 3)	
CE15092 - North City Road Upgrade in Rototuna	(450)
CE15090 - Ruffel/Onion Road Upgrade in Rotokauri	(438)
CE15089 - Land Purchase for Roading in Peacockes	(265)
CE15157 - Authority Software Replacement	(1,000)
CE10014 - Founders Theatre Building Renewals	(89)
	<u>(2,242)</u>
Plus Projects from future years brought forward into 2016/17	
CE10001 - Ceiling Replacement at Waterworld	900
CE10001 - Air Conditioning System Upgrade at Waterworld	900
CE15158 – Water Model	1,014
Other minor adjustments to the capital programme	79
	<u>2,893</u>
Total increase in Capital Programme since February 2016	88
Proposed Capital Expenditure Programme 2016/17	90,766

ATTACHMENT 3 – Growth Update

Assessment and response to residential growth

1. Staff have considered whether any further infrastructure investment is required ahead of the 2018-28 10-Year plan to ensure that residential growth is not constrained in the interim period.
2. In June, the Government issued the Proposed National Policy Statement (NPS) on Urban Development Capacity to encourage the supply of land for residential development.
3. Hamilton has been defined in the NPS as a High-Growth Urban Area which is any Main Urban Area that is projected to experience population growth of more than 10% over the medium-term (10 years). The NPS states that housing provision should be sufficiently planned to:
 - meet that growth plus 15% over the long term (30 years); and
 - meet that growth plus 20% in the short term (3 years) and medium term (10 years).
4. The Government's population forecasts are based on the Statistics NZ 'Medium Growth' model. Council has previously used population forecasts from the University of Waikato's National Institute of Demographic and Economic Analysis (NIDEA) but has now aligned its forecasts to the Statistics NZ model and will adopt this forecast information in future population forecasts. Both forecasts are shown below.



5. Having analysed Councils long-term growth strategy against the Statistics NZ forecasts, staff have concluded that Hamilton has sufficient provision of zoned land for the next 30 years to meet the targets in the NPS. There is sufficient land to meet demand for approximately eight years where Council has provided all the bulk infrastructure necessary to allow developers to commence construction of their residential subdivisions as soon as they are ready.

6. Significant infrastructure investment timing decisions will be required as part of the 2018-28 10-Year Plan to allow residential zoned land to develop, particularly for the Peacockes Stage 2 and Rotokauri Stage 1 areas.
7. Staff have also concluded that no further infrastructure investment (beyond that already approved in February 2016) is required in the 2016/17 Annual Plan to support the latest growth projections.
8. **Likely developer-lead growth opportunities**
9. The capital expenditure programme to support the growth of the city will need to be constantly reviewed over the 2016/17 financial year to ensure Council is delivering infrastructure to match the latest supply/demand projections and responding to developer initiatives and any favourable opportunities to partner in the delivery of infrastructure.
10. There are some infrastructure projects budgeted for future years which have the potential to be advanced more quickly if necessary. These projects (shown in the table in paragraph 11 below) are:
 - 3 critical growth projects with potential opportunities to advance more quickly than anticipated in 2016/17 and which may require additional funding to be brought forward from 2017/18 if that potential is realized; and
 - a foreshadowed list of potential infrastructure projects that may be required for the 2017/18 Annual Plan depending on a variety of circumstances including developer progress, the outcome of discussions on cost sharing and seizing the opportunity for strategic upsizing.
11. These three projects may require funding to be brought forward into the 2016/17 financial year from later years in the 10-Year Plan, but which at this time are not proposals for inclusion in the 2016/17 Annual Plan.

Project	Current 2016/17 (\$000)	Current 2017/18 (\$000)	Potential advancement into 2016/17 (\$000)
CE15111- Far Western waste water Interceptor	\$4,088	\$3,202	\$3,202 from 2017/18
CE15060- Rotokauri Stormwater	\$1,800	0	\$2,000 from 2021/22
CE15144- Water Treatment Plant Upgrade- second pipe to Southern Reservoir	\$3,337	\$8,426	\$2,000 from 2017/18

12. The Foreshadowed projects that potentially may require 2017/18 funding brought forward from later years in the 10-Year Plan are:

Project	Potential 2017/18 Funding (\$000)	Potential 2018/19 Funding (\$000)	Current 10- Year Plan proposal for funding
Rotokauri Stage 1			
CE15090 Transport - Rotokauri Road	\$3,000		2023/24 2024/25
CE15134 Water supply - Connection from Pukete	\$1,000	\$5,000	2019/20
CE15060 Stormwater – Land purchase	\$2,000	\$3,000	2023/24
Ruakura			
CE15112 Waste water – Interceptor costs	\$4,000	\$4,000	not included in the 10- Year Plan
CE15141 Water - Advancement of Ruakura reservoir	\$5,700	\$4,500	2018/19
Peacockes Stage 2			
CE15113 Waste water - Upsize for Developer led solution	\$5,000	\$5,000	not included in the 10- Year Plan

Committee: Council

Date: 30 June 2016

Report Name: Development Contributions
Policy Update 2016/2017

Author: Greg Carstens

Report Status	<i>Open</i>
Strategy, Policy or Plan context	<i>The Development Contributions Policy is a key policy that delivers on the Hamilton Plan's goals relating to Hamilton as a sustainable growing city.</i>
Financial status	<i>The Annual Plan 2016/17 includes budget to operate the policy, and revenue is forecasted from the policy from 1 July 2015.</i>
Assessment of significance	<i>Having regard to the decision making provisions in the LGA 2002 and Councils Significance Policy, a decision in accordance with the recommendations is not considered to have a high degree of significance.</i>

1. Purpose of the Report

2. To adopt an amended Development Contributions (DC) Policy 2016/17 ("DC Policy") noting an effective date of 1 July 2016.
3. Update Council on and seek endorsement of the outcomes of Phase 2 of the Development Contributions and Growth Funding Working Group.

4. Executive Summary

5. This report provides recommendations adopt amendments to Council's DC Policy and update the DC Charges following conclusion of Phase 2 of the Development Contribution and Growth Funding Working Group ("Working Group").
6. This report also seeks endorsement of the decisions made by Hamilton City Council representatives of the Working Group on 21 developer identified issues.
7. Established following the adoption of the current DC Policy on 30 June 2015, the Working Group includes representatives of Hamilton City Council including staff and Elected Members, alongside key representatives of Hamilton's development community.
8. The recommended Policy amendments fit onto two broad categories. Firstly, updating the DC Policy charges to reflect the most recently available Annual Plan 2016/17 information. Secondly, in accordance with the Working Group outcomes, to introduce into the Policy a Special Assessments provision and two new guidance sections, in addition to several staff recommended amendments.
9. None of the recommended amendments are estimated to have a material impact on DC revenue forecasts, nor the robustness of the Policy.
10. Elected Member representatives have confirmed Council's response to 21 issues raised by the Developer Party and recommended that eight of the issues be agreed to, eight not be agreed

to, and four be endorsed for future collaboration with the Developer Party. One was determined to be out of scope.

- 11. Recommended amendments have been reviewed from a legal and technical perspective.

12. Recommendations from Management

- a) That the report be received.
- b) That Council adopts the recommended amendments to Council’s Development Contributions Policy effective 1 July 2016, detailed in the attachments to this report, being:
 - (i) updated development contribution charges
 - (ii) a new Special Assessments provision
 - (iii) an amendment that dwellings with four or more bedrooms shall not receive the residential Higher Density dwelling discount
 - (iv) an amendment that excludes Council from paying itself development contributions for its own capital projects
 - (v) two new sections providing additional disclosure and guidance relating to private developer agreements (PDA’s) and Objections under the Local Government Act 2002, and
 - (vi) minor changes such as updated dates and page references.
- c) That Council endorses the wider outcomes of Phase 2 of the Development Contribution and Growth Funding Working Group.

13. Attachments

- 14. Attachment 1 - Draft Development Contributions Policy 2016-17
- 15. Attachment 2 - Draft Development Contributions Policy 2016-17 (Track changed)
- 16. Attachment 3 - Schedule of Assets 2016-17 Draft Development Contributions Policy
- 17. Attachment 4 - DC & GF Working Group Terms of Reference - 30-06-2015
- 18. Attachment 5 - DC & GF Working Group - Agreed DC Policy Principles 15-10-15
- 19. Attachment 6 - DC & GF Working Group - 21 DC Policy Issue Outcomes template

20. Key Issues

- 21. Background
 - Council adopted its current DC Policy, being a reviewed and amended version effective 1 July 2015 following amendments to the Local Government Act (LGA) 2002 in August 2014.
- 22. Strategic alignment
 - The current DC Policy is based on the 2015-25 10-Year Plan.
 - The amendments recommended in this report will align the DC Policy with the 2016/17 Annual Plan amendments to that Plan.
 - It is strongly recommended the Council only update its DC Policy on anniversaries of 1 July in order to be consistent with the LGA, mitigate financial and process risk, and to

maintain consistency with Councils financial planning cycles and in the case of this particular Policy update, to match stakeholder expectations.

- The Working Group concluded shortly before the end of this financial year making 30 June 2016 the logical time to adopt the required changes effective 1 July.
- Irrespective of this policy update, it is a legislative requirement of the LGA 2002 that Council's DC Policy must be reviewed and adopted in alignment with Council's 2018-28 10-Year Plan on 1 July 2018.

23. Policy implementation

- Following adoption, staff will publish and implement the Policy effective 1 July 2016. Staff have made the necessary preparations to do so.

24. Legislative requirements or legal issues

- The Policy amendments recommended in this report have been legally reviewed.
- The allocation of capital costs to development contributions and the determination of updated DC charges have been reviewed by an independent sector expert.

25. Consultation

- Staff have taken legal advice in respect of Council's requirements to consult under Section 82 of the LGA.
- Consultation has been undertaken with the Working Group Developer Party as a representative body of the wider development community. Their representation is broad and active, and they have undertaken to actively seek feedback from across the development community on Working Group matters. In addition the scope and scale of changes is considered minor in the context of a requirement for extensive consultation.
- Legal advice supports Council's approach.

26. Outcomes of the Working Group

27. This report seeks endorsement of decisions on the 21 issues at this council meeting as described in the recommendation above and set out in detail in Attachment 6.

28. Background

29. Some of the key Development Contributions and Growth Funding Policy matters raised through the 2015/2016 Policy and consultation process were deferred (by Council resolution on 4 June 2015) to a Development Contribution and Growth Funding Working Group. A Terms of Reference (Attachment 4) split the process into two phases, and was adopted by Council on 30 June 2015.

30. The over-arching purpose of the Working Group was to improve all members understanding of the DC Policy, to establish some policy development Principles, and to address concerns or options that the Developer Party had about the Policy and its charge calculations.

31. A Terms of Reference was developed which set out two Phases, the first being to establish principles and clarify issues, and the second to investigate options. This report explains these phases and their outcomes.

32. Membership

- Council representatives (six)
 - Elected Members; the Mayor and Chair & Deputy Chair of Finance Committee)
 - Staff: General Managers with relevant portfolios (Growth Funding and Infrastructure), DC Policy expert analysts
- Developer representatives (five)

- Chair of Waikato branch of the Property Council, Property Council members, senior staff of major developers, and an ex-local government infrastructure and DC expert.

33. Phase 1 – “Clarification of issues and first principles”

- Comprised five 2-hour meetings of the full Working Group and ran from July – December 2015.
- The group agreed on seven Principles to guide future policy development (refer Attachment 5).
- Initial meetings were focused on educating members on the DC Policy and its methodology, the various inputs to the DC Model, policy assumptions, and to interrogate specific technical aspects.
- Discussion then turned to addressing issues the Developer Party had with the Policy.
- The Developer Party identified and confirmed on 21 December their 21 policy issues (Attachment 6) for staff and Elected Members to take into Phase 2 for investigation.

34. Phase 2 – “Investigation of Options”

- Phase 2 was entered into and completed over the period January – June 2016.
- Staff undertook a detailed investigation and comparative analysis of policy options in response to the 21 issues identified in the first phase of the working group.
- Staff then worked with Elected Member representatives and developed a series of positions on each of the 21 issues. Staff prepared a memo for each issue setting out the Developer issue and relief sought, the relevant Principles from Phase 1, comparative analysis of other growth councils, the pros and cons of changing Councils current approach, financial implications, resource requirements, and finally a recommendation.
- Elected Members then made decisions on each of the 21 issues, that either the Policy be amended, or that it be amended in the future at an appropriate time (such as concurrent with the next 10-Year Plan), that no change be made to the Policy, or that an issue was out of the Working Group scope and should be referred elsewhere.
- The result of that process was that of the 21 issues identified, Elected Member representatives recommended that 8 of the issues be agreed to (2 of which be adopted immediately with this Policy Update and 2 new disclosure documents be developed), 8 were not agreed to, 4 were endorsed for future collaboration and development with the Developer Party (see ‘Next Steps’ below), and 1 was determined to be out of scope.
- A summary of each issue including analysis, rationale and decisions can be found in Attachment 6.
- The General Manager City Growth also met with the Developer Party during Phase 2 and staff maintained contact to inform them of progress.

35. Next Steps

36. The parties agreed that the Working Group continue to cooperate and engage in further discussion of:

- Outstanding Growth Funding Policy issues
- Input into the development of HCC’s new DC model (advisory role).

37. Recommended Amendments to the DC Policy

38. Several amendments requested by the Developer Party are recommended for adoption at this meeting. These amendments were identified in the 21 issues referred to in the previous

section, and are supported by both staff and Elected Member representatives of the Working Group.

39. The recommended amendments to the current Policy are summarised below:

40. Special Assessment (new policy provision – Working Group outcome)

- A Special Assessment provision allows the applicant to seek confirmation of a remitted DC charge prior to the Policy charge being issued. This provides early certainty to the developer, and prevents an invoice liability being issued in advance of the remission process.
- The Special Assessment will be based on proven lower “actual demand” than that assumed by the Policy, with a threshold for qualification being developments of a substantial size (20 or more Household Unit Equivalents (HUEs) or 2,000m² of GFA where the development is non-residential).
- This process and the threshold has been endorsed by the Working Group Developer Party
- Refer to Section 17 of Attachment 2 for the full proposed provision.
- The Developer Party supported the addition of this provision however did request in recent correspondence, further to the above proposed changes, that a Special Assessment not be solely tied to the remission criteria (a technical demand assessment) but rather take into consideration of the appropriateness of the charge.
- Staff do not support a qualitative and undefined assessment criteria such as this. Council must have a robust and calculated way of determining DC charges and remissions in order to be fair and equitable to other developers, to provide a consistent methodology, and in order to use engineering information to determine outcomes.
- It is also neither fair nor equitable to introduce a threshold (as suggested by the Developer Party) and then introduce new qualitative benefits that only accrue to those that meet it.

41. PDA’s and Statutory Objections (two new guidance sections - Working Group outcome)

- Developers have asked through the working group for Council to include guidance around their rights and the process relating to objecting to an assessed DC charge under Section 199 of the LGA, and secondly around the process and circumstances around which Council may enter into a private developer agreement (PDA).
- Adding these provisions also improves visibility of developer rights and options, consistent with transparency and fairness and equity.
- The specific wording of these new sections can be found in Section 15 and 16 of Attachment 2.

42. Higher Density Definition (staff amendment to the current Policy)

- It is recommended that Council approve an amendment to exclude dwellings with 4 or bedrooms from “Higher Density” definition in the DC Policy (refer Section 10.46 of Attachment 2).
- The DC Policy defines Higher Density residential developments for the purpose of differentiating types of dwellings that place different demand on Council’s services. A higher density development pays a significantly lower DC because it is assumed to have an average of 2 people per household compared to 3 for a standard residential dwelling.
- There have been a number of new apartment developments with 4-6 bedrooms which place demand on Council services commensurate with or even higher than standard residential demand assumptions, and therefore for the purposes of development contribution policy assessment it is proposed that such developments should be classified as residential.

- If this amendment were not made, those developments with four or more bedrooms and eligible for low DC's under a higher density definition would be paying significantly less than their share of demand, with the shortfall being transferred to other developers or the ratepayer.

43. Exclude Council from paying itself DC's (staff amendment to the current Policy)

- It is recommended that Council is excluded from paying DC's to itself on its own funded projects (refer section 13.5 of Attachment 2).
- The current Policy has a partial exclusion, which requires Council to pay DC's if the project itself is not funded by DC's. This precludes most projects. However there are some instances, for example if Council build a commercial building for community purposes it would be assessed for DCs as a commercial building, and it would not be funded by DC's because Council does not charge for community infrastructure.
- This approach of Council paying itself is considered circular and unnecessary. It can also cause problems in terms of identifying these exceptions leading to inconsistencies.
- There is an indirect argument that if Council were to fully exclude itself as recommended, a part of the cost of growth would be transferred to other developers. However due to it being a circular transaction and given the small number of these such exceptions any cost transfer is not considered material.
- Sector approaches vary, with some councils taking HCC's current approach, whilst other Councils such as Wellington excluding fully in the same way as the proposed amendment.
- Legal advice supports the proposal to fully exclude Council from paying itself DC's.

44. Other minor changes

- It is recommended that Council adopt a number of further minor changes to the Policy, such as updates to date and page references, which are not considered to have any impact on the substance of the Policy. Please refer to the track-changed version of the Policy (Attachment 2) to view these incidental amendments.

45. Updated DC Charges

46. It is recommended that Council approve an update to its DC Policy charges to reflect the most recently available information being changes to the 10-Year Plan through the 2016/17 Annual Plan, in keeping with best practice.

47. Updated residential charges and tables (AP 2016/17 capex)

48. For this DC Policy update the following DC Model inputs were updated:

- actuals for 2014/15 DC revenue
- updated capital expenditure:
 - actuals for 2014/15
 - budgets for 2015/16
 - Annual Plan 2016/17 amendments to 2015-25 10-Year Plan
- minor changes to growth projections (new information)
- update of HCC inflation assumptions (consistent with the Annual Plan 2016/17)

49. Table 1 - Summary of Residential DC charges by catchment (including reason for change)

- The following table shows the total charge (including citywide) by major catchment, the variance between the proposed and current charges, and a summary comment as to the main drive of the change.

DC Catchment	Current charge (\$)	Proposed charge (\$)	Variance (\$)	Variance (%)	Main driver of change
Rototuna	\$ 26,378	\$ 25,568	(810)	(3%)	High Rototuna reserves revenue balances out new citywide reservoir capex
Rotokauri	\$ 33,425	\$ 33,820	396	1%	No material change
Peacocke 1	\$ 21,123	\$ 22,915	1,791	8%	Correction to wastewater capex and new citywide reservoir capex
Peacocke 2	\$ 16,363	\$ 17,313	950	6%	
Temple View	\$ 24,352	\$ 26,074	1,722	7%	Higher W/W West component charge due to lower than expected revenue in Rotokauri, and increased ICMP costs.
Ruakura	\$ 13,283	\$ 13,568	285	2%	Increases due to increased citywide reservoir capex
Infill (West of river)	\$ 16,373	\$ 17,429	1,057	6%	Lower than expected Infill revenue and impacts of the citywide charge increase.
Infill (East of river)	\$ 21,179	\$ 22,584	1,405	7%	

- Note it is possible for a development in the same catchment above to attract a different charge because stormwater and wastewater catchments overlap general catchments. The total charges above are for a typical development site in the above catchments.

50. Table 2 - Component residential charges

The following table shows current and proposed charges, and variance between, for every component residential charge catchment. It is the sum of relevant charges below that add to the corresponding total charge in Table 1 above.

Item 8

Type of catchment (refer Policy maps)	DC Catchment	DC Charge 2015/16	Draft DC Charge 2016/17	Variance	% variance
All of city	Citywide	9,679	10,355	676	7%
General (growth cell) catchment	Infill	1,216	1,322	106	9%
	Peacocke	3,140	3,265	125	4%
	Peacocke 1	5,687	6,519	832	15%
	Peacocke 2	927	918	(10)	(1%)
	Rotokauri	9,008	8,921	(87)	(1%)
	Rototuna	12,939	11,276	(1,663)	(13%)
	Ruakura	826	728	(97)	(12%)
	Te Rapa North	0	0	0	-
	Temple View	13,430	11,431	(1,998)	(15%)
Stormwater catchment	SW - Chartwell	746	1,253	507	68%
	SW - City Centre	1,658	2,060	402	24%
	SW - Hamilton East	160	224	64	40%
	SW - Kirikiriroa	923	669	(254)	(28%)
	SW - Lake Rotokauri	10,077	9,421	(656)	(7%)
	SW - Mangaheka	223	525	302	136%
	SW - Mangakotukutuku	1,168	1,216	47	4%
	SW - Mangaonua	169	242	73	43%
	SW - Ohote	523	825	302	58%
	SW - Otama-ngenge	693	1,662	969	140%
	SW - Peacocke	761	960	199	26%
	SW - River North	1,675	2,606	931	56%
	SW - Rotokauri West	680	992	312	46%
	SW - St Andrews	60	109	48	80%
	SW - Te Awa o Katapaki	1,905	2,121	216	11%
	SW - Te Rapa Stream	1,416	2,497	1,080	76%
	SW - Temple View	1,005	1,675	670	67%
SW - Waitawhiriwhiri	817	630	(188)	(23%)	
Wastewater catchment	WW - East	1,840	1,807	(33)	(2%)
	WW - West	4,645	5,114	469	10%

*Charge for 1 residential development (HUE) = Citywide + greenfield catchment (or infill) + SW catchment + WW catchment

- Note that percentage variances are more pronounced at a component charge level so consideration should be given to the nominal and percentage change, and to the net effect on the final charge.
- For the complete set of charges tables, including current and proposed charges please refer to the Schedules in Attachment 1.
- Council provides a full remission of DC charges in the CBD provided that the development meets Council's strategic objectives to improve the vitality and functionality of the CBD. Staff support the continuation of this approach.

51. Financial and Resourcing Implications

52. The proposed changes to the Policy are estimated not to have a material impact on the existing DC revenue budgets in the 2015-25 10-Year Plan.
53. The adoption of the recommended changes will not require changes to level of staff resourcing.

54. Risk

- 55. Legal challenge
- 56. This update to Council’s DC Policy, and the current 2015/16 Policy that underpins it, have both been legally reviewed and are considered robust.
- 57. There is however always a risk of legal challenge to a DC Policy partly to its complexity, the substantial sums of money involved, and well-resourced potential challengers.
- 58. The establishment of the Working Group is deemed to have significantly mitigated the risk of legal challenge to the Policy through strengthened relationships and it being an immediate forum for discussion.
- 59. There has never been a successful legal challenge to Council’s DC Policy.
- 60. Adoption of a compliant policy by 30 June 2016
- 61. There exists operational, reputational, and regulatory risk if Council were to adopt this update to the DC Policy later than 30 June 2016. Substantial DC revenue sums are associated with the Policy, and it is not recommended to divert from best practice.
- 62. Staff and Elected Member representatives have worked closely with developer representatives whose expectation is that this update will be adopted on 30 June.
- 63. DC provisions in the LGA refer to the long term plan cycle and annual intervals thereof as dates for Council to review or update DC Policies. This is also best practice by other growth councils. Also, financial information inputs into the DC Policy are aligned with the June financial year.

Signatory

Authoriser	Kelvyn Eglinton, General Manager City Growth
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Document number:	D-2105798
Associated documents:	Refer www.hamilton.govt.nz/dc for supporting information
Sponsor/Group:	City Growth

DRAFT

DEVELOPMENT CONTRIBUTIONS POLICY 2016/17

HAMILTON CITY COUNCIL

1. PURPOSE OF POLICY

1.1 The purpose of this policy is to:

- a) Provide predictability and certainty about the role development contributions play in Council's overall funding and financial strategy;
- b) Establish a policy framework for the calculation of development contributions and how they are to be applied to Council activities;
- c) Enable the development community to understand how and in what proportions it pays for infrastructure which supports growth;
- d) Set development contributions at a level which will assist Council in delivering on its role and purpose as defined under the Local Government Act 2002 (LGA).

2. QUICK REFERENCE GUIDE

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

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

Section	Section Name	Page
Section 5	What is a development contribution?	6
Section 6	Definitions	6
Section 11	Stages when development contributions are required	23
Section 12	Payment of development contributions	24
Section 13	Limitations and calculation of credits and exemptions	25
Section 14	Request for reconsideration	26
Section 17	Special Assessments	28
Section 18	Remissions	29
Section 21	How to calculate your development contribution charge	33
Schedule 1	Table of Charges	34
Schedule 8	Catchment maps	47

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

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

3. TABLE OF CONTENTS

1. Purpose of Policy	2
2. Quick reference guide	2
3. Table of contents	3
4. Policy background	4
5. What is a development contribution (S197AA,AB LGA)	5
6. Definitions	6
7. Growth-related capital expenditure (S101(3), S106(2), S197AB, S199(1), s201(1) LGA)	9
8. Explanation and justification for calculation of charges (S201(1)(a) LGA S197AB)	12
9. Downward Modification to Base Charges (S101(3)b, S198(2A) LGA)	14
10. Significant assumptions and effects of uncertainty (S201(1)(b), S197AB LGA)	16
11. Stages at which development contributions are triggered (S198, S202(1)(b) LGA)	23
12. Payment of development contributions (S198, S208 LGA)	24
13. Limitations and calculation of credits and exemptions (S199, S200(1), S197AB LGA)	25
14. Requests for reconsideration (S199A, S199B, 202A LGA)	26
15. Objecting to an Assessed Charge (S199(C-P) LGA)	27
16. Development Agreements (S207(A-F) LGA)	27
17. Special Assessments	28
18. Remissions (S201(1)c, S200(2) LGA)	29
19. Postponement of payment	31
20. Valuation of land for development contributions purposes (S201(1)D, 203(1) LGA)	32
21. Estimating a development contribution charge	33
22. References	33
23. Schedule 1 - Development Contribution charges	34
24. Schedule 2 – Growth-Related Capital Expenditure	37
25. Schedule 3 – Charge calculation worked example	40
26. Schedule 4 – Base Charges for Calculating Remissions	41
27. Schedule 5 – Demand Conversion Factors	43
28. Schedule 6 - Capping of Reserves Development Contributions (S203 LGA)	45
29. Schedule 7 –Growth Forecasts	46
30. Schedule 8 – Development Contributions Catchment Maps	47

4. POLICY BACKGROUND

- 4.1 Hamilton has grown rapidly over the past few decades and although the rate of growth slowed down following the global financial crisis, economic activity has picked up recently and ongoing growth is projected for Hamilton into the foreseeable future.
- 4.2 Council is required to ensure that this growth can be efficiently managed and accommodated within the City so that growth benefits the entire community. The primary way that Council performs this function is by delivering infrastructure to support this growth in an efficient and cost-effective manner. That infrastructure includes reserves, and network infrastructure such as roads, water, wastewater, and stormwater systems.
- 4.3 Council must plan for this future demand for infrastructure that comes from growth, and establish a capital expenditure programme which provides for these activities over time. It must also determine how these activities are to be paid. It has a range of funding sources available to it, including rates, financial contributions under the Resource Management Act 1991, grants, and development contributions.
- 4.4 Council is required to determine how each activity is to be funded, including what activities should be funded wholly, or in part, by development contributions, which are a direct method of targeting the developer community as a funding source. The need for some infrastructure, for example, is brought about solely to meet additional demand created by development, and so it is fair that the developer community contributes significantly to these costs. However, new infrastructure may also benefit the wider community, and so it is appropriate that they also contribute to the costs. An appropriate balance must be struck, depending on the activity.
- 4.5 This policy establishes a framework for determining what level of funding an activity will receive by way of development contributions, and assists developers in determining the level of development contributions payable by them on a development by development basis.
- 4.6 This policy takes effect on 1 July 2016 and will apply to applications for consents or service connections submitted on or after that date where accompanied by all required information.
- 4.7 Applications for consents or authorisations submitted to Council prior to 1 July 2016 but not granted until after 1 July 2016 will be considered under the policy that was in force at the time that the application was submitted to Council accompanied by all required information.

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

- 5.1 A development contribution (DC) is a contribution made by a developer to Council which is provided for in this policy and calculated in accordance with the methodology set out in this policy and established by the LGA, and can comprise money, land or a combination of both.
- 5.2 The purpose of the development contributions provisions as stated in the LGA is to enable territorial authorities to recover from those persons undertaking development a fair, equitable, and proportionate portion of the total cost of capital expenditure necessary to service growth over the long term.
- 5.3 A development contribution may be required in relation to developments if the effect of the developments is to require new or additional assets or assets of increased capacity, and as a consequence, Council incurs capital expenditure to provide appropriately for reserves or network infrastructure.
- 5.4 Council can require a development contribution in order to pay for capital expenditure already incurred by it in anticipation of the development.
- 5.5 Before any development contribution can be levied in respect of development, it must be demonstrated that the development, which can be any subdivision or other development, generates a demand for reserves or network infrastructure. Network infrastructure means the provisions of roads and other transport, water, wastewater, and stormwater collection and management.
- 5.6 Council can require a development contribution to be made to it upon the granting of resource consent under the Resource Management Act 1991, the granting of a building consent or certificate of acceptance under the Building Act (2004), or upon authorisation of service connection being granted.
- 5.7 A development contribution cannot be levied if Council has imposed a financial contribution condition under the Resource Management Act 1991 in respect of the same development for the same purpose, or if the developer will fund or otherwise provide for the same reserve or network infrastructure, or Council has received or will receive funding from another source.

6. DEFINITIONS

- 6.1 **10-Year Plan** means councils adopted long term plan in accordance with the LGA.
- 6.2 **allotment** means:
- a) Any parcel of land under the Land Transfer Act 1952 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not:
 - i. The subdivision shown on the survey plan has been allowed, or subdivision approval has been granted by Council.
 - ii. A subdivision consent for the subdivision shown on the survey plan has been granted under the Act.
 - b) Any parcel of land or building or part of a building that is shown or identified separately:
 - i. On a survey plan.
 - ii. On a licence within the meaning of Part 7A of the Land Transfer Act 1952.
 - c) Any unit on a unit plan.
 - d) Any parcel of land not subject to the Land Transfer Act 1952.
- 6.3 **ancillary activity** means any activity on the same site as another principal non-residential building or activity and whose use is incidental to the principal building or principal activity, and which occupies not more than the lesser of 25% or 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 **ancillary residential unit** means a self-contained residential unit with a gross floor area not more than 60m² and held in common ownership with the primary activity on the site. A residential unit is self-contained if it has a sink, a bathroom, and a bedroom or living area. The ancillary residential unit can be attached to the principal building, or be a detached stand-alone structure. In the Industrial and Ruakura Logistics Zone it means any residential unit ancillary to any activity undertaken on site such as a caretaker's residence, live-in employees or security staff accommodation.
- 6.5 **base charge** means the unmodified development contribution charge generated by the development contributions calculation model.
- 6.6 **capex** means capital expenditure.
- 6.7 **catchment** means an area shown in Maps 1-10 (refer Schedule 8 below) within which a separately calculated and specified set of development contributions charges apply.
- 6.8 **citywide** means the catchment that covers the entire city. The citywide charge forms a component of all other development contribution charges.
- 6.9 **commercial development** means any development involving the use of premises (land and buildings) for administration or professional activities, leisure and recreation activities, community centres, places of worship, mobile accommodation, motels, and all other activities not covered by the definitions of residential, retail, and industrial development.
- 6.10 **Council** means the Hamilton City Council and includes any committee, subcommittee or person acting under delegated authority.
- 6.11 **Council's website** means www.hamilton.govt.nz/dc

- 6.12 **DC** means development contribution.
- 6.13 **developer** means any individual entity or group undertaking development.
- 6.14 **development** means—
- a) any subdivision, building (as defined in section 8 of the Building Act 2004), land use, or work that generates a demand for reserves or network infrastructure; but
 - b) does not include the pipes or lines of a network utility operator.
- 6.15 **granted** means the date that an application for a consent or service connection is approved by Council.
- 6.16 **greenfield** means all catchments other than the citywide, infill, and CBD catchments.
- 6.17 **gross floor area (GFA)** means the sum of the gross floor area of all floors of all buildings on a site measured from the exterior faces of the exterior walls or from the centrelines of walls separating two buildings. Gross floor area shall:
- a) include elevator shafts, stairwells and lobbies at each floor and mezzanine floors and balconies;
 - b) exclude any provided car-parking, incidental or temporary loading and servicing areas and access thereto and building service rooms containing equipment such as lift machinery, tanks, air conditioning and heating plants;
 - c) exclude buildings and structures where defined as temporary in a relevant consent;
 - d) include permanent outdoor covered structures;
 - e) for the purposes of this policy, include car parking provided on a commercial basis; and
 - f) in cases where there is no constructed floor or in which existing floor area is covered for the first time by a roof or other covered structure, include the area under the roof or the covered structure.
- 6.18 **household unit equivalent (HUE)** means demand for council services, equivalent to that produced by an average household.
- 6.19 **higher density residential** means residential development with a net site area of less than 350m² per unit, either in a Comprehensive Development Plan or Master Plan area, or as two or more attached dwellings in a Residential Intensification Zone (RIZ) as defined by the Proposed District Plan, except where the development has 4 or more bedrooms.
- 6.20 **industrial development** means any development involving the use of premises (land and buildings) for manufacturing, processing, bulk storage, warehousing, servicing and repair activities, or if the use of premises is unknown, any development in an industrial zone.
- 6.21 **infrastructure** means network infrastructure or reserves as defined by the LGA.
- 6.22 **infrastructure strategy** means the Infrastructure Strategy adopted with Councils 2015-25 10-Year Plan.
- 6.23 **LGA** means the Local Government Act 2002.
- 6.24 **net site area** means the area of the site, excluding any entrance strip with a width of 6m or less, or any right of way, private way or access lot.
- 6.25 **network infrastructure** means the provision of roads and other transport, water, wastewater, and stormwater collection and management.

- 6.26 **residential development** means new buildings or parts of buildings designed to be used by persons living alone, or by a family or non-family group. This includes but is not limited to apartments, semi-detached and detached houses, ancillary residential units, units, town houses, private units within a retirement village, show homes, self-contained accommodation, and new allotments on land which is zoned residential.
- 6.27 **retail development** means any development involving the use of land or buildings where goods and services are offered or exposed to the general public for sale, hire or utilisation. For the purposes of this policy, this definition shall include restaurants, licensed premises and drive-through services.
- 6.28 **Schedule of Assets** means the S201 LGA schedule available on Council's website.
- 6.29 **site** means an area of land which is:
- a) Comprised in a single certificate of title or in respect of which a single certificate of title could be issued without further consent from the Council.
 - b) Composed of two or more lots held together in one (or more) certificate(s) of title and where no single lot can be dealt with separately without the prior consent of the Council.
 - c) An area of land which has been defined for the purpose of transferring it from one certificate of title to another.
 - d) An area of land which is, or is to be, used or developed as one property whether or not that use or development covers the whole or a part(s) of one or more lots.
- 6.30 **wet industries** means industrial developments that are assessed to or will utilise more than 15,000 kL of water per day.

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

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

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

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

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

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

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

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

7.8 The growth-related capital expenditure that Council has incurred, and will incur over the 10-Year Plan period, is allocated across a number of groups of activities that are impacted by increased demand, and will be funded from a mix of development contributions, rates, reserves, and NZTA subsidies as set out in the Schedule of Assets.

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

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

- 7.11 **Rationale for using development contributions as a funding source (s106(2)(c), 101(3) LGA)**
- 7.12 Outcomes and goals
- 7.13 Council's growth-related capital expenditure primarily contributes to the following outcomes and goals identified to guide the 10-Year Plan:
- a) "providing outstanding infrastructure";
 - b) "prioritising investment in provision of appropriate infrastructure to meet the city's future growth needs"; and
 - c) "our books are balanced".
- 7.14 Council considers that these outcomes and goals are best promoted by:
- the timely provision of infrastructure to support growth in the city, while protecting ratepayers from unacceptable annual rates increases by taking development contributions to fund an appropriate portion of growth-related capital expenditure;
 - using conservative assumptions to forecast or project development contribution revenue; and
 - allocating costs of growth related expenditure to reflect the causes and benefits of growth infrastructure provision and hence encouraging sustainable development activity by ensuring that developers have a financial interest in the infrastructure provided.
- 7.15 Additionally, in the process of allocating costs to development contributions, Council's outcomes and goals specific to each major project were identified and taken into consideration.
- 7.16 Causes and benefits
- 7.17 The LGA provides that cost allocations used to establish development contributions should be determined according to, and be proportional to, the persons who will benefit from the growth related assets to be provided (including the community as a whole) as well as those who create the need for those assets.
- 7.18 It is Council's view that development is a major cause of the costs identified in the Schedule of Assets, and that this growth related expenditure is necessary to enable the growth of the city to continue without reducing the current levels of service provided.
- 7.19 Developers will also significantly benefit from this expenditure via the profits of their developments, and so should pay for a reasonable portion of these costs through development contributions.
- 7.20 Extent to which development causes expenditure
- 7.21 In evaluating the extent to which development causes expenditure, some components of the total cost of growth-related capital projects will be excluded from charging, including growth caused from outside the city, growth that is caused and benefits only the general rating community, and level of service improvements. This portion will be funded from other sources, including central government subsidies and general rates loans – recognising that some of the benefits derived from these assets accrue both to the existing community and to future ratepayers, and those outside the city.

- 7.22 Cost allocations are evaluated on a project-by-project basis or for groups of projects, by way of a substantive template that for each project or group of projects. The Template records:
- the project description and relevant information;
 - the purpose and key outcomes of project;
 - related projects and project dependencies;
 - rationale for the choice of catchment;
 - multiple Levels of Service (LOS) considerations;
 - growth benefits and growth causation rationale;
 - the duration of those benefits; and
 - the exclusion of non-DC growth.
- 7.23 Projects considered to be of the greatest significance in terms of quantum of cost, complexity, or other matters, including community considerations, have been assessed in substantially more detail. Individual substantive engineering reports have been compiled and referred to for the purposes of allocating costs, including disaggregation of projects into component projects for finer grained analysis, and detailed project and asset metrics under guidance from an external asset management specialist.
- 7.24 The purpose of these reports and the wider analysis via the template was to rigorously capture what is meant by level of service (LOS) deficiencies and its different dimensions and significance, and to assess capital projects on the extent to which they are driven by these LOS deficiencies.
- 7.25 Costs by project have been allocated to development contributions by deriving a percentage figure to reflect the extent to which the development community causes the need for the expenditure, and the extent to which developers benefit from the expenditure. The average of the two percentages is used as the final percentage of growth related project costs for development contributions funding.
- 7.26 The percentage figure for developer causation has been derived by considering the extent to which the project would be needed if there was no development, and excluding the portion of each project that contributes to renewals, demand caused by development outside the city, and remedying existing level of service deficiencies (backlog).
- 7.27 Level of service assessments are derived by considering the breadth of LOS improvements addressed by provision of each project, and by the significance of the LOS improvements of each project in the context of the wider project or projects.
- 7.28 For Transport projects for which NZTA subsidies are available, the amount of these subsidies is removed from the total cost prior to applying the development contributions allocation.
- 7.29 Significant assumptions in the cost allocation process are described under 10.71 below. Full details of methodology for cost allocations, causation and benefit analysis, and other related aspects for each individual project cost allocation are available on request.
- 7.30 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, and recovery of costs from development contributions has been timed to align with this period. The cost allocation percentage figure for growth benefits has been derived on the basis of assessed growth benefits accruing to new residents compared to existing residents, and by considering the rate of expected growth over the recovery period.
- 7.33 Transparency and accountability
- 7.34 Growth costs and their funding source are identified separately and on a project-by-project basis which imposes significant administrative costs on Council, but these are outweighed by the benefits in terms of greater equity (user pays), transparency and accountability.
- 7.35 The full methodology and rationale that demonstrates how the calculations for the contributions were made is available from Council's website.
- 7.36 Overall impact of allocation
- 7.37 In some catchments, and for some types of development, council has taken the view that the development contribution charge resulting from the above allocations would have an adverse effect on the development community to an extent that it would hinder growth and development, with negative consequences for the community as a whole. In these cases, Council, with consideration to s101(3)b of the LGA, has opted to moderate the charge and fund any resulting revenue impacts from rates. This approach is consistent with that described in Council's Revenue and Financing Policy in the section titled Funding Sources for Capital Costs.
- 7.38 Having taken advice from external specialists, it is the view of Council that overall the allocation of growth-related capital costs to development contributions set out in the Schedule of Assets and the resulting development contribution charges as specified in Schedule 1 below are reasonable and consistent with the statutory framework.
- 7.39 Total amount of development contributions funding sought (s106(2)(d), s201(1), s197AB LGA)
- 7.40 The total amount sought from development contributions funding, including financing costs, is set out in Schedule 2 below.

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

- 8.1 **Development contributions catchments**
- 8.2 Different areas of the city ("catchments") have been allocated different amounts of growth-related capital expenditure as set out in the Schedule of Assets and are forecast to have different amounts of growth (see Schedule 7). Financing costs have been allocated to them in proportion to the balance of expenditure and growth within each area over time (see Schedule 2).
- 8.3 It is not practical to define catchments that precisely fit each individual growth project that Council undertakes. Taking this into account, Council considers that it is most equitable to divide the city into catchments as is shown in the maps in Schedule 8 below.

- 8.4 Within each of these catchments, unless a remission, specific agreement or where credits apply all developments will pay the same development contribution, regardless of their location within the catchment and regardless of their proximity to any particular projects that council has undertaken or will undertake in that catchment.
- 8.5 This will ensure that the historical and future costs of growth-related capital works in that catchment are shared amongst all developments that benefit from them to the best practicable extent, whether directly or indirectly.
- 8.6 Some growth-related capital expenditure cannot adequately be confined to individual areas, and where appropriate will be recovered on an equal basis from all developments in the city, regardless of location.
- 8.7 Council's approach is supported by s199AB(g) of the LGA which provides that when calculating and requiring development contributions, territorial authorities may group together certain developments by geographic area or categories of land use, provided that—
- (i) the grouping is done in a manner that balances practical and administrative efficiencies with considerations of fairness and equity; and
 - (ii) grouping by geographic area avoids grouping across an entire district wherever practical.
- 8.8 Refer to section 10.54 below for further discussion on catchments.
- 8.9 **Calculation of charges (s203(2), Schedule 13 LGA)**
- 8.10 For each project "P" allocated to a catchment with growth related capital expenditure "C" and growth in household unit equivalents (HUEs) over a recovery period of "Y" years, the development contribution charges for each P per HUE can be expressed as:

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

- 8.11 Capital expenditure and growth (which is proportional to revenue) for the purposes of generating the charge are expressed in present value terms in order to match planned costs with forecast growth for the purpose of determining revenue across the life of the model, consistent with accepted financial modelling practices.
- 8.12 For each development contributions account within each catchment, the charge is the sum of the charges for the individual expenditure items.
- 8.13 A worked example is provided in Schedule 3 below, illustrating the calculation of a specific charge in accordance with this formula.
- 8.14 More detail on the mathematics in the model is available from Council on request.

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

- 9.1 Some development contribution charges calculated by the calculation model have been moderated downwards to take account of considerations outside the scope of the DC model parameters.
- 9.2 The calculation model produces mathematically and legally justifiable development contribution charges “base charges” (refer Schedule 4), but whether these base charges are to be levied is required to be tested in accordance with s101(3)b of the LGA which is a critical filter through which all proposed development contributions must pass.
- 9.3 Council has considered the base charges in light of the critical filter set out in s101(3)b and concluded that if the base charges were adopted, in some cases this would represent an allocation of liability for revenue needs which would not deliver the most advantageous impacts on the community. Accordingly, Council has decided to reduce certain base charges as set out below.
- 9.4 It is important to note that the difference between the base charge and the modified charge is already funded through the 10-Year Plan as a result of conservative revenue assumptions (10.19 below) so Council requires no additional rates funding, nor does it increase any of the non-modified DC charges, or place additional burden on other parts of the development community.
- 9.5 Downward modifications in this section represent a manual adjustment to an originally assessed and unmodified charge. Numbers used to inform a capped or reduced charge under this section should be considered as nominal scale factors only, not as charges in their own right.
- 9.6 **Council's decision to modify charges**
- 9.7 Council considers that its decision to modify these charges represents a proper exercise of its discretion under s101(3). Council's decision in respect of these modified charges has not impacted on its decision making in respect of the balance of this policy. To that extent, Council would have adopted the balance of this policy regardless of whether the modifications to these charges were made. In addition, if the modifications were not made under s101(3), the same community outcomes would have been achieved through additional remission criteria aimed at delivering lower than modelled charges for these developments.
- 9.8 **Modified charge: Capped Non-residential development charges**
- 9.9 Non-residential development charges capped to be no greater than the 2013/14 Development Contributions Policy (“previous policy”) charges. This is determined by scaling each charge component by the ratio of the total charge under the previous policy to the total charge under this policy. Stormwater and wastewater charges are capped individually at the previous policy rate and are payable by all developments.
- 9.10 The exceptions to this are charges for which there is no adequate precedent in the previous policy because they were not capped in that policy. These charges are capped at the 2012/13 Development Contributions Policy rate factoring out the maximum stormwater and bulk wastewater charges applicable to the appropriate catchment.

- 9.11 The retail transport component is determined by scaling the retail base charge for a specific development by the ratio of the average capped retail charge to the average uncapped retail charge.
- 9.12 Base non-residential charges are significantly higher than previous policy charges due to:
- a) a reallocation of costs towards catchments from citywide;
 - b) an increase in number of catchments used means less spreading of costs across multiple areas;
 - c) higher investment by Council in the growth capital programme.
- 9.13 Charges set at the higher base level could jeopardise economic and financial viability with respect to reliability of forecasts and market competitiveness, and this was supported by benchmarking analysis.
- 9.14 Council has made substantial infrastructure investments based on long-term city growth planning and land use strategies, which if materially compromised due to low uptake would have substantial negative impacts on Council's ability to recover these costs via development contributions revenue, and consequently on the on the wider community and city ratepayers.
- 9.15 In this respect, allocation of liability for revenue needs according to the base charges will have a potentially adverse impact on the community and to avoid this impact, the base charge has been modified as set out above.
- 9.16 **Modified charge: Capped residential development charges**
- 9.17 Reduction in charges for certain higher density developments in Infill 'RIZ' areas
- 9.18 A 67% total reduction from base charges for higher density developments in the infill Residential Intensification Zones (RIZ) (refer map 7 in Schedule 8 – DC Catchment Maps).
- 9.19 Higher density developments and urban intensification are important strategic goals for Council, leading to efficient use and development of resources, increased amenity and improved urban form. These outcomes are consistent with Council's Proposed District Plan and the Future Proof sub-regional growth strategy. These community outcomes are more likely to be achieved through an allocation of liability for revenue needs based on a reduction in the infill base charge.
- 9.20 **Lower charges due to lower actual demand**
- 9.21 The following charge categories are similar on the surface to modifications described above but are actually a direct result of lower actual demand when compared to a standard HUE, and not s101(3) modifications. The extent of this lower demand was determined using Census 2013 statistics.
- 9.22 Higher density developments
- 9.23 Higher density developments in the Comprehensive Development and Master Plan areas identified in part of the Proposed District Plan greenfield areas of Rototuna, Rotokauri, Temple View, Ruakura and Peacocks (refer to the areas shaded green in Schedule 8, map 2-5) attract charges ½ lower than the relevant base charge due to lower actual demand on council services.
- 9.24 Ancillary Units

- 9.25 Ancillary units in areas other than the Residential Intensification Zones (RIZ) as defined in the Proposed District Plan (refer to the areas shaded green in Schedule 8, map 7) attract charges $\frac{2}{3}$ lower than the relevant base charge due to lower actual demand on council services.
- 9.26 Refer to 10.39 below for more information on higher density development and ancillary unit assumptions.

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

- 10.1 The Development Contributions Policy incorporates a number of assumptions underlying the calculation of development contributions, principally around city growth, the demands placed on infrastructure by different types of developments, the allocation of costs and ultimately how these costs will be recovered from different types of development.
- 10.2 These assumptions, and an assessment or estimate of the effects of the uncertainty surrounding them, are detailed in this section.
- 10.3 **Growth forecasts**
- 10.4 Residential forecasts are based upon the Statistics New Zealand population and household projection methodologies and data, updated where possible with information from the 2013 Census.
- 10.5 Non-residential floor area forecasts are based on economic projections for Hamilton and the Waikato Region made in 2014 by Market Economics Ltd.
- 10.6 Summary growth projection tables for the 10-Year Plan period are presented in Schedule 7 below.
- 10.7 Effects of uncertainty
- 10.8 Projecting or forecasting growth over the long term across the city and for individual areas and types of development within the city naturally involves a significant amount of uncertainty, and this will become more pronounced as time progresses. Growth inputs are a core component of the charge calculations, and there is a real likelihood that even a robust growth model would generate outputs that vary significantly from realised growth.
- 10.9 Forecasts that are lower than 'actual' growth would retrospectively have returned charges set at a level that is too high, and vice versa.
- 10.10 The divergence may also vary according to catchment and industry sector, resulting in charges that are weighted too heavily to some areas or some types of development. The effect of citywide growth variations would be expected to be less because forecasting across a city has a lower error margin than by individual catchment, and historical data will inform forecasts better across a city compared with a catchments or growth cells.
- 10.11 In order to minimise the effects of uncertainty, growth demand forecasts and assumptions will be monitored and regularly reviewed in light of new information.
- 10.12 **Conservative revenue assumptions**
- 10.13 The theoretical revenue generated by the DC model assumes that all HUEs return full revenue in accordance with the applicable base charges.

- 10.14 Forecasts for development contributions revenue for the purposes of the 10-Year Plan are conservative estimates including allowances made for future remissions, historical consents issued at lower charge rates as per the policy of that time, and to reflect the current and anticipated future uncertain economic environment.
- 10.15 Effects of uncertainty
- 10.16 Revenue forecasting has a high margin of error due to substantial underlying assumptions including economic outlook and projections, growth forecasts, undeterminable developer and market behaviour, the property market volatility and unpredictability, and other wider considerations including government policy changes.
- 10.17 Setting revenue forecasts too high will adversely affect Council's 10-Year Plan financial strategy, with consequent impacts on the level of rates funding required. Setting revenue forecasts too low means that ratepayers are paying more than their fair share of costs with respect to the cost allocations process. Any additional revenue received must be used to reduce DC funded debt, with consequent reductions in the level of DC charges.
- 10.18 Council has attempted to strike a balance in its forecasts, based on historical levels of revenue and the best information that it has available about likely future revenues, but with a view to conservatism.
- 10.19 **Under-recovery of revenue**
- 10.20 The DC model assumes that forecast growth will match realised DC revenue, but in practice remissions, credits, vacant sections, and development assessed under prior policies result in an under-recovery of modelled revenue.
- 10.21 Council has adopted a conservative approach to estimating under-recovery of revenue, based on historical data, budget forecasts, and consideration of low revenue in early years.
- 10.22 Effects of uncertainty
- 10.23 Different assumptions to estimate under-recovery would have an effect on future modelled DC revenue, which in turn impacts charges. A higher assumed under-recovery rate, with all other things being held fixed, will return higher charges.
- 10.24 To preserve a conservative method to calculating charges, Council has adopted a conservative under-recovery rate.
- 10.25 **Supply of land**
- 10.26 The supply and capacity of development land is assumed to be constrained by the current and future availability of infrastructure – whether planned to be provided by council or likely to be able to be provided by developers.
- 10.27 The land supply assumptions are well informed from the perspective that Council is providing much of the growth infrastructure and has good information on yield and land availability. Private land owners however will bring sections to market using rationale that is not entirely predictable from Council's perspective, and as a result there will inevitably be variance between forecast and actual future land supply.
- 10.28 Effects of uncertainty

- 10.29 If the actual supply of land for development is higher than was forecast, then more development could potentially go ahead, spreading capex costs over more growth which would have retrospectively reduced the DC charge.
- 10.30 The significance of this impact is estimated to be low because supply generally exceeds demand and market forces will dis-incentivise developers bringing significant areas of land to market when there are perceived supply excesses elsewhere.
- 10.31 The supply assumptions that have been made are based on the best knowledge of Council's City Development Unit at the current time.
- 10.32 Land supply and capacity estimates are shown in Schedule 7.
- 10.33 **Types of development (sectors)**
- 10.34 Developments are assumed to be of seven basic types (sectors):
- residential
 - higher density residential
 - ancillary residential units
 - retail
 - commercial
 - industrial, and
 - wet industries.
- 10.35 Within these sectors, there will be a range in the amount of benefit derived from Council's growth-related capital expenditure.
- 10.36 With the exception of wet industries, which will be assessed on a case by case basis, all developments within a sector will be charged development contributions at the rate applicable to that sector as a whole.
- 10.37 Effects of uncertainty
- 10.38 Using a wider range of sectors would theoretically allow a closer fit between the assumed demand generated and the actual demand produced by different types of development. But, although it might seem to be more equitable, this is not currently practical, as growth would need to be forecast separately for each sector and insufficient data is available for this task. The range of sectors will however be reviewed periodically, and will be expanded when appropriate and feasible as more sophisticated ways of modelling development emerge.
- 10.39 **Higher density and ancillary residential units**
- 10.40 On average, on a per dwelling basis, individual ancillary residential units and individual higher density dwellings place less demand on Council infrastructure than standard detached dwellings.
- 10.41 Accordingly, ancillary residential units will attract a charge $\frac{2}{3}$ lower than the standard residential charge for each catchment, and higher-density residential dwellings (that meets the criteria set out in section 6.19 above) will attract a charge $\frac{1}{3}$ less than the standard residential charge (refer also to section 9.20).
- 10.42 The maximum floor area of an ancillary residential unit is 60m², and this is approximately $\frac{1}{3}$ of the average floor area of a standard dwelling. Occupancy, and therefore demand on

- Council services is assumed to be correspondingly lower than the average occupancy of standard dwellings which Census figures put at three persons per dwelling.
- 10.43 Similarly, Census figures indicate that the average occupancy of an individual higher-density (multi-unit) dwelling in Hamilton is two persons, and demand is therefore assumed to be correspondingly lower than for standard dwellings.
- 10.44 The growth forecasts described under section 10.3 above have been discounted to allow for the lower charges that will be paid by these dwellings.
- 10.45 In accordance with section 9 above and in addition, higher density residential units in Residential Intensification Zones identified by the Proposed District Plan will be charged $\frac{2}{3}$ less than the standard residential charge for each catchment. This is to incentivise this type of development in line principally with the Proposed District Plan and the Future Proof sub-regional growth strategy. The growth forecasts have not been discounted to allow for this incentive, but revenue forecasts have been adjusted to allow for it.
- 10.46 Developments that would otherwise meets the higher density residential definition but have 4 or more bedrooms place demand on Council services commensurate with standard residential demand assumptions, and therefore for the purposes of development contribution policy assessment will be classified as residential.
- 10.47 This exception, being for dwellings with 4 or more bedrooms whether or not a higher density development by definition, is provided because on average, such developments generate demand consistent with the assumptions relating to a standard residential development, and significantly in excess of the assumed higher density occupancy assumption of two persons per dwelling.
- 10.48 Effects of uncertainty
- 10.49 The stated assumptions are broad and basic in construction and hence from one residential unit to another the assumptions may not correlate exactly with the actual demand placed on council infrastructure, however these types of development constitute only a small proportion of total demand and revenue, and this mitigates the effects of uncertainty.
- 10.50 **Non-Residential Demand Conversion factors**
- 10.51 In order to provide a common denominator for the purposes of calculating the development contribution charges using the equations given in section 8.9, conversion factors have been used to equate all of the other sectors to the residential sector by estimating the number of household unit equivalents (HUEs) of demand that they produce, approximated by gross floor area (GFA). Data from various sources (e.g. Census, water-metering, traffic studies) has been used to estimate the average demand placed on Council infrastructure per 100m² of non-residential floor area (site area for stormwater) or per non-standard residential dwelling. Details of these are set out and described in Schedule 5 below.
- 10.52 Effects of uncertainty
- 10.53 The effect on the DC charges of variances due to the choice of conversion factors can be significant, but the current figures reflect the best information that Council has available at this time. Using a wider range of conversion factors would allow charges to be more closely tailored to individual types of development, but would also require individual forecasting of each of these types, with a resulting increase in forecasting error.

- 10.54 The wider significance of the assumption that HUEs can be used as a proxy for non-residential demand based on floor area by way of a fixed factor is more difficult to assess, but this method is common to most councils' DC policies and no ready alternative is available.
- 10.55 **Catchments**
- 10.56 The Peacockes, Rototuna, and Rotokauri growth catchments (refer Schedule 8) are based on the 2011 version of the Operative District Plan structure plan areas. The Temple View, Te Rapa North, and Ruakura growth catchments are areas that have been added to the city through recent boundary changes.
- 10.57 The CBD area is based on the Business Improvement District, as defined in Council's rating policy, and the Infill catchment is defined as the remainder of the developed area of the city.
- 10.58 The stormwater catchments are based on monitored and modelled stormwater flows, and the wastewater catchments reflect the gravity fed network, the natural boundary of the Waikato River, and the relative network impact of the eastern and western wastewater interceptors.
- 10.59 An all-of-city or "citywide" catchment is used where it is impractical or inequitable to use only the catchments described above. Any allocation of costs to the citywide catchment has been made in accordance with the following principles:
- a) Causation:
 - There is a causal link between the demand generated by development in the city, regardless of location, and the need to undertake the project or expand the capacity of a network via a group of related projects.
 - b) Open Access:
 - There are no significant barriers to the use of the infrastructure by the entire HCC community.
 - The infrastructure is available and accessible to the community at large.
 - The costs of using the infrastructure are fair and equitable, and no particular locality of the wider community is disadvantaged by higher user cost.
 - c) Integrated Network:
 - The project contributes to an interconnected infrastructure network within the City.
 - The project benefits are closely aligned with the benefits of the related wider infrastructure network.
- 10.60 A number of the larger projects set out in the Schedule of Assets have been split into citywide and catchment components and allocated separately, to more equitably and accurately reflect causes and benefits of expenditure.
- 10.61 It is assumed that all developments within a catchment contribute to the need for and benefit equally from Council's growth related expenditure having the effect that like developments in a catchment attract the same charge.
- 10.62 Effects of uncertainty
- 10.63 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.

- 10.64 Using a greater number of catchments would lessen the effect of the first of these issues, and strengthen the causal link between developments and the infrastructure that they require, but would heighten the effect of the second consideration and also entail higher error margins due to the requirement to forecast growth for smaller areas.
- 10.65 Council has tried to strike a balance in its choice of catchments between these two factors.
- 10.66 **Cost recovery periods**
- 10.67 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.
- 10.68 A 30-year maximum cost recovery period has been used. For capital expenditure providing capacity that will be exhausted prior to 30 years, the estimated length of remaining capacity has been used as the recovery period. For each project, the recovery period has been set to start 8 years prior to the commencement of expenditure on the project. This aligns with the typical duration of a subdivision consent.
- 10.69 Effects of uncertainty
- 10.70 The option of using a shorter maximum period (e.g. 20 years) was modelled and significantly increased the development contribution charges. Using a period longer than 30 years did not significantly reduce the charges, as interest costs and the basic amount allocated to development contributions funding were also greater.
- 10.71 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.
- 10.72 **Allocation of capital costs to growth**
- 10.73 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.
- 10.74 These project costs have been allocated under the assumptions set out in the Covec methodology paper titled 'Cost Allocation Guidelines for Development Contributions', which is published on Council's website.
- 10.75 The underlying rationale for these allocations is set out in the LGA and addressed in section 10.71 above.
- 10.76 A substantive and comprehensive spreadsheet template (as described in section 7.20) for project by project analysis was developed under guidance from an expert asset consultant for the purpose of allocating project costs to growth in accordance with the LGA and Covec Ltd methodology.
- 10.77 Programmes of work have been split into their component projects to allow for a finer grained analysis. Costs have been allocated spatially and by activity while considering a number of factors and circumstances, principally based on growth causation, benefits, and levels of service.

- 10.78 The template uses standardised bands for generating the causation and benefit assessments. A high level of rigour has been applied to all project cost allocations, including the use of individual cost allocation reports for projects with high costs. Smaller projects have been allocated based on their similarity to individually allocated projects.
- 10.79 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”).
- 10.80 Effects of uncertainty
- 10.81 Weighting allocations more heavily towards causation versus benefits would increase the charges. Weighting it more towards benefits would decrease them.
- 10.82 The assumption relating to the amount of non-DC growth has the effect that the development community is not paying for capital expenditure required to meet this demand. Capital expenditure relating to demand caused by development occurring outside the city, asset renewals, certain types of levels of service change, and operations and maintenance costs are backed out of cost allocations and are met by ratepayers or third party funding.
- 10.83 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.
- 10.84 Allocating growth costs in any different manner than that described in and sections 7.22 and 10.71 above would have an impact on the development contribution charges. Council has used best practice methods, internal specialist analysis and external consultants, and is satisfied that the allocations as described are reasonable.
- 10.85 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.
- 10.86 **Limits of Modelling**
- 10.87 The calculation model that generates DC charges is a pure mathematical model that produces theoretical charges based on a large number of inputs that in isolation contain significant assumptions as detailed in section 10 above.
- 10.88 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.
- 10.89 The calculation model used to generate the charges in Schedule 1 below includes the best numerical assumptions available to Council, and is the most appropriate tool to guide Council in setting development contribution charges.
- 10.90 Effects of uncertainty

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

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

- 11.1 In most cases the assessment and payment of development contributions happens at two separate points in time. This section and section 12 describe in detail how this works.
- 11.2 Please contact Council's Development Contributions Officer (DCO) at any time if you need guidance or clarification.
- 11.3 Council may require a development contribution to be made when;
- a) a resource consent is granted under the Resource Management Act 1991 for a development within its district;
 - b) a building consent is granted under the Building Act 2004 for building work situated in its district; or
 - c) an authorisation for a service connection is granted.
- 11.4 Council may also require that a development contribution be made when granting a certificate of acceptance under section 98 of the Building Act 2004 if a development contribution would have been required had a building consent been granted for the building work in respect of which the certificate is granted.
- 11.5 Council will assess development contributions;
- 11.6 for the first time when a trigger in either of clauses 11.3 or 11.4 first occurs; and upon any subsequent triggers in clauses 11.3 or 11.4.
- 11.7 It is the granting of the consent, authorisation of service connection, or certificate of acceptance that is the trigger, not when the consent authorisation or certificate of acceptance is given effect to.
- 11.8 Where a development contribution was not required at the first of the triggers in 11.3 or 11.4 Council may require development contributions at any subsequent trigger.
- 11.9 Development contributions will be calculated under the policy that was in force at the time that the first of either; an application for a resource consent, building consent, certificate of acceptance, or service connection was submitted, accompanied by all required information.
- 11.10 When development contributions are paid, the HUEs of demand that they provide for will be recorded and will be credited, by activity, against any subsequent consent or service connection application as it relates to the original consent. Accordingly, whilst subsequent applications will enable a reassessment and recalculation to be made, additional contributions will only be required where there will be an increase in HUEs of demand arising from the development.

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

- 12.1 In accordance with section 11 above, for contributions required on subdivision consents, payment will be required prior to uplifting s224 certificates, and these will not be released until payment is received.
- 12.2 For staged developments where all other Council planning requirements have been met payment will only be required for the s224 certificates issued at each stage.
- 12.3 For contributions required on land use consents where a building consent is not required, payment will be required prior to commencement of the consent, and the consent shall not be put into effect until payment is received.
- 12.4 For contributions required on building consents, payment will be required prior to the issuing of a code of compliance certificate, and this certificate will not be released until payment is received.
- 12.5 For contributions required for a service connection payment will be required prior to the service connection being actioned.
- 12.6 For non-residential developments where development contributions are assessed on resource consents and the scale of the development is unknown, the assessment will be based on the type of development that most closely matches the zoning of the land.
- 12.7 The gross-floor area of the development will be assumed to be a fixed percentage of the site area being 50% for retail developments, 30% for commercial, and 30% for industrial. These figures being the floor area to site area ratio used in Council's growth forecasts. Such developments will be reassessed at building consent stage, and any additional floor area above that assumed and paid for at resource consent stage will be required to be paid at building consent stage.
- 12.8 No refund will be given if the building results in a lesser amount of floor area than was assumed, but credit will be retained for the full amount of floor area that was paid for.
- 12.9 **Invoicing**
- 12.10 Invoices relating to subdivision applications will be issued at the time of request for a s224 certificate, unless an earlier trigger occurs which Council, at its discretion, may elect to invoice against.
- 12.11 Invoices related to land use resource consents that are not linked to building consents will be raised at the time of granting the consent.
- 12.12 Development contributions for land use resource consents that are linked to building consents will be assessed and estimated at the resource consent stage, however such development contributions will be reassessed and based on the final plans provided at building consent stage.
- 12.13 Invoices relating to building consents and service connections will be raised prior to issuing a code of compliance certificate, or actioning a service connection, or at the time of actual payment by the developer if prior to this.
- 12.14 If at any time a developer wishes to pay prior to the stages set out above, an invoice will be raised at the time of actual payment by the developer.

- 12.15 All invoices will be raised at the rates applicable at the time that the application for a resource consent, building consent, or service connection was submitted, accompanied by all required information.
- 12.16 In accordance with Section 198(2A) LGA consideration will not be given to development contribution charges assessed under prior policies in cases where the charges in this policy (as presented in Schedule 1) are lower.
- 12.17 For reasons of administrative efficiency, where the total amount payable is assessed as being less than \$50, no payment will be required and no invoice will be raised.

13. LIMITATIONS AND CALCULATION OF CREDITS AND EXEMPTIONS (\$199, \$200(1), \$197AB LGA)

- 13.1 A development contribution will only be required if the effects or cumulative effects of developments will create or have created a requirement for the territorial authority to provide or to have provided new or additional assets or assets of increased capacity.
- 13.2 Development contributions are calculated based on increased units of demand (HUEs). Council will provide a credit against the standard calculated charges where it can be demonstrated to Council's satisfaction that:
 - a) pre-existing units of demand existed on the subject site and placed actual demand on Council's infrastructure prior to the application for a resource consent, building consent, or service connection; and/or
 - b) development contributions or financial contributions have previously been paid for those increased units of demand generated by the development. The balance of development contributions for all additional units of demand not previously paid for will be payable, including for all components of the charge.
- 13.3 Credits for existing HUEs will attach to the parent lot and are not transferable.
- 13.4 Credits for HUEs will not be provided for commercial or industrial activities undertaken in an area of a site that is not included within the definition of gross floor area.
- 13.5 Any project undertaken by Council will itself not be liable to pay development contributions.
- 13.6 For the avoidance of doubt, development contributions required under this policy for reserves are not for the specified reserves purposes referred to in Section 201 LGA.

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

- 14.1 A person required by Council to make a development contribution may request Council to reconsider the requirement in accordance with Section 199A of the LGA.
- 14.2 A request for reconsideration of a requirement to pay a development contribution ("request") must:
- a) be made within ten working days after the date of receipt of notice of the development contribution required by Council;
 - b) be made to Council in writing using the Reconsideration of Development Contributions template which can be found on Council's website at www.hamilton.govt.nz/dc;
 - c) set out the grounds and reasons for the request;
 - d) specify the outcome which is sought; and
 - e) include an email address for delivery of Council's decision.
- 14.3 A request can be withdrawn at any time before delivery of Council's decision on the request.
- 14.4 A person making a request may provide further information at any time before delivery of Council's decision. Provision of further information will re-start the fifteen working day period for delivery of Council's decision (S199B LGA).
- 14.5 Council also may require further information in relation to the request. The fifteen working day period for delivery of Council's decision does not begin until Council has received all required relevant information relating to the request (S199B LGA).
- 14.6 Council will consider:
- a) the grounds and reasons set out in the written request;
 - b) the purposes and principles in sections 197AA – 197A LGA; and
 - c) the application of this Policy in determining the proposed development contribution.
- 14.7 Council will make decisions on requests without holding a hearing. However, Council may, at its discretion, invite the requester to a meeting in order to discuss the request.
- 14.8 Council's decisions on requests will:
- a) be in writing;
 - b) be provided within fifteen working days after the date on which Council received all required relevant information relating to the request; and
 - c) state whether the development contribution will be amended and, if so, the new amount.
- 14.9 Council's decision on requests will be delivered by email to the address nominated by the requester. If Council is unable to contact a requester by email, it will deliver the decision by making it available at its reception to the requester and will attempt to notify the requester by telephone.
- 14.10 In a separate process, a person may object to the assessed amount of a development contribution under sections 199C – 199P and Schedule 13A of the LGA.

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

- 15.1 This section is only intended to be a summary for guidance. Any development contribution objection should be made with full consideration of all relevant information including Section 199C-P and Schedule 13A of the LGA.
- 15.2 Any person that has been provided by Council with notice (or other formal advice) of a requirement to pay a development contribution may object to the amount in accordance with Section 199C of the LGA.
- 15.3 An objection under Section 199C may be made only on the grounds, as set out under Section 199D, that a territorial authority has—
- a) failed to properly take into account features of the objector’s development that, on their own or cumulatively with those of other developments, would substantially reduce the impact of the development on requirements for community facilities in the territorial authority’s district or parts of that district; or
 - b) required a development contribution for community facilities not required by, or related to, the objector’s development, whether on its own or cumulatively with other developments; or
 - c) required a development contribution in breach of section 200; or incorrectly applied its development contributions policy to the objector’s development.
- 15.4 Any person lodging an objection must do so in accordance with the timeframes set out in Schedule 13A of the LGA.
- 15.5 For further details relating to lodging a Special Assessment please refer to Council’s website www.hamilton.govt.nz/dc or contact Council’s Development Contributions Officer (DCO).

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

- 16.1 Council may elect to enter into a development agreement with a developer in accordance with Section 207A of the LGA.
- 16.2 For guidance on requesting to enter into a developer agreement with Council, where applicable please refer to:
- Sections 207(A-F) of the LGA which contains specific “Developer agreements” provisions;
 - Section 18.17 of this Policy “Private Developer Agreement (PDA) Remission”;
 - Council’s Growth Funding Policy;
 - the guidance documents relating to Private Developer Agreement structure which can be found on Council’s website www.hamilton.govt.nz/dc; or
 - contact Council’s City Development Unit for further information.

17. SPECIAL ASSESSMENTS

- 17.1 A special assessment of development contributions may be undertaken at the discretion of Council, on an activity by activity basis to determine the amount of development contributions payable.
- 17.2 A Special Assessment will only be undertaken where, as a threshold for consideration, the development is of a size greater than 20 HUEs (residential) or 2,000m² GFA (non-residential).
- 17.3 All Special Assessments will be evaluated consistent with the Actual Demand Remission Criteria set out in Section 18.9 of this Policy.
 - 17.4 In order to be eligible for a special assessment the applicant must supply, for each activity, all relevant evidence of reduced demand on Council's infrastructure in support of the special assessment application. This information is to be in the form of metrics provided by an appropriately qualified professional, referencing relevant policy provisions.
- 17.5 Special assessment applications are to be lodged with Council's Development Contributions Officer's (DCO) at the earliest opportunity, and prior to the earliest development contribution trigger as set out in Section 11 of the Policy. Where it is determined by Council that all relevant information has not been provided prior to the applicable development contribution trigger set out in Section 11 of this Policy, development contributions will be required in accordance with Schedule 1 of this Policy.
- 17.6 In calculating any special assessment on a modified base charge as set out in section 9 and Schedule 4 'Base Charges for Reference in Calculating Remissions', the calculation shall be based, as its starting point, on the base charge without modification. A special assessment will then only be confirmed if, based on calculations applying the criteria set out below, the final charge is less than the standard modified charge.
- 17.7 The amount of any special assessment will be assessed on a case by case basis having regard to the extent to which the special assessment criteria is met.
- 17.8 An application for special assessment, regardless of the outcome, will not affect the applicant's rights to apply for a remission under Section 18 of this Policy.
- 17.9 Decisions on individual requests will not alter the basis of the policy itself.
- 17.10 For further details relating to lodging a Special Assessment please refer to Council's website www.hamilton.govt.nz/dc or contact Council's Development Contributions Officer (DCO).

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

- 18.1 Upon application made by a developer, Council through its Corporate General Manager may at its sole discretion remit part or all of a development contribution levied on that developer.
- 18.2 Any application for a remission shall be lodged with Council within 30 working days of the development contribution charge being advised in writing to the developer.
- 18.3 In order to be eligible for a remission the applicant must supply, for each activity, all relevant evidence of actual demand reductions on Council's infrastructure in support of the remission application. This information is to be in the form of metrics provided by an appropriately qualified professional, referencing relevant policy provisions.
- 18.4 All actual and reasonable costs incurred by Council in determining the remission application, including staff time as set out in Council's schedule referred to as 'Fees and Charges - City Planning' published on Council's website, consultant and legal costs, and administration costs, shall be paid by the applicant. If a remission is granted, these costs will be deducted from the total remission due prior to payment.
- 18.5 In calculating any remission on a modified base charge as set out in section 9 and Schedule 4 'Base Charges for Reference in Calculating Remissions', the calculation shall be based, as its starting point, on the base charge without modification. A remission will then only be made if, based on calculations applying the criteria set out below, the final charge is less than the standard modified charge.
- 18.6 The amount of any remission will be assessed on a case by case basis having regard to the extent to which the remission criteria is met.
- 18.7 Decisions on individual requests will not alter the basis of the policy itself.
- 18.8 There are three categories of remissions, as described in the following paragraphs.
- 18.9 **1. Actual Demand Remission**
- 18.10 Development contributions are calculated based on modelled demand, measured in Household Unit Equivalents (HUEs). Council will consider a remission where actual demand is significantly lower than modelled demand.
- 18.11 Actual Demand Remission Criteria
- 18.12 In applying for a remission based on actual demand, the applicant must demonstrate to Council's satisfaction that:
- a) the actual HUEs of demand generated by the development are significantly lower than the HUEs of demand assessed under the methodology set out in this policy and in any event are not less than 10 HUEs of demand, and;
 - b) for an activity, the reduction in HUEs create capacity in Council's infrastructure network which Council is satisfied is material having regard to the nature of the development, its location, and implications for Council's infrastructure programme.

18.13 **2. CBD Remission**

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

18.15 CBD Remission Criteria

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

- a) commercial/retail or residential activity within the CBD area;
- b) employment opportunities within the CBD area;
- c) public space and amenity values within the CBD area;
- d) urban design outcomes in the CBD, as set out in Council's Technical Specifications, Design Guidelines and Proposed District Plan.

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

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

18.19 PDA Remission Criteria

18.20 In applying for a remission in respect of development contributions levied against development in unfunded areas and/or associated with unfunded growth projects as set out in the Growth Funding Policy, Council and the developer shall have first entered into a binding Private Developer Agreement in accordance with Section 207 LGA and the criteria and principals set out in the Growth Funding Policy. Council will set the total remission, if any, in a manner consistent with the Growth Funding Policy and the total remission shall be recorded as a term and condition of the Private Developer Agreement.

18.21 **Further remission information**

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

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

18.24 Stormwater capital projects

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

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

- 18.27 Developer funded primary works are described here as works which are carried out by each land owner as a condition of consent, for example to attenuate 2- and 10-year events back to pre-development levels and treatment of stormwater.
- 18.28 Developer funded secondary works are carried out by each land owner as a condition of consent to attenuate 100 year events, and are separate to – and done in addition to – primary works.
- 18.29 Developer funded works as described above do not typically form part of Council’s growth capital programme, and as such developer provision of them in most cases will not offset any development contributions charge.
- 18.30 Subject to 18.9 in particular, if developer funded stormwater works are of such a scale that either planned capital expenditure identified in the 10-Year Plan will no longer be required and no additional demand is placed on Council’s network, then as a direct result of those works a remission of development contributions may apply in respect of those works.

19. POSTPONEMENT OF PAYMENT

- 19.1 Upon written application from the developer, Council through its City Growth General Manager, may on a case by case basis and at its sole discretion, consider deferring payment of development contributions for subdivision consents granted between 1 July 2008 and 30 June 2014 (“deferral of payment”).
- 19.2 Approval will only be given in cases in which the development leverages off existing catchment-specific infrastructure and does not require any new or unbudgeted Council-funded catchment-specific infrastructure (as of 30 June 2013) in order to proceed.
- 19.3 Any deferral of payment will apply to a maximum of ten allotments in any subdivision, and if the subdivision is staged all allotments must be within a single stage, and will be referred to as (“lots deferred”).
- 19.4 The terms of deferral of payment will be subject to Council approval on a case by case basis, and shall be recorded in a formal written agreement between Council and the developer (“deferral agreement”). Such terms may include at Council’s discretion (without limitation):
 - a) the requirement for a bank bond or other enforceable security acceptable to Council, securing the deferred sum, interest and costs; and/or
 - b) the registration of a Statutory Land Charge under s208 of the Local Government Act against the title to each lot in respect of which development contributions are outstanding specifying the amount owing to Council in relation to that lot.
- 19.5 Development contributions in respect of all lots deferred shall be paid in full on the sooner of:
 - a) The date upon which the developer settles the sale of the last of the lots deferred; or
 - b) The date upon which the developer settles the sale of the same number of lots in the subdivision as the number of lots deferred; or
 - c) The date upon which the developer ceases to be registered proprietor of the lots deferred; or

- d) The date two years after the issue of the earliest s224 certificate(s) for the lots deferred or as part of the subdivision.
- 19.6 Interest will be added quarterly on all deferred payments at Council's rate of borrowing as applicable at the time.
- 19.7 Any reasonable costs incurred by council associated with the deferral agreement, or the provision of security to the Council, shall be paid by the applicant prior to Council formally entering into the deferral agreement. The developer shall be responsible for all costs incurred by the Council as a result of any default by the developer under the arrangement.
- 19.8 If any section remains unsold after two years, full payment including all outstanding contributions, interest and other costs will be required and if necessary Council will enforce its security to effect recovery of those monies.
- 19.9 Approval of the deferral will lapse if the s224 certificate in respect of the subdivision consent is not uplifted within one month of Council and the developer agreeing to the terms for deferral.

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

- 20.1 The development contribution charge for reserves will be capped at the greater of 7.5% of the value of the additional allotments created by a subdivision or the value equivalent of 20 square metres of land for each additional household unit created by the development.
- 20.2 On the basis of the charges expressed in this policy, such a cap would apply to residential allotments or sections of land value (per unit) less than the values described in Schedule 6.

21. ESTIMATING A DEVELOPMENT CONTRIBUTION CHARGE

- 21.1 This section provides a guide to estimating a development contributions charge, but the final charge must be confirmed by Council as correct.
- 21.2 **Using the GIS development contribution estimator tool**
- 21.3 For a quick estimate of a development contribution charge use the “DC estimator” on Council’s website at www.hamilton.govt.nz/dc, and click on the development site or type the address into the search bar.
- 21.4 Use it to also identify the catchments in which the development sits.
- 21.5 **Using the Schedule of Charges**
- 21.6 To estimate a development contribution charge using Schedule 1 below you need to add up the charges on the table that match the type of development, by following the steps.
1. **Identify the development type** using the definitions in section 6 above, then use table 1 for residential developments (standard residential, high density residential, or ancillary unit) or table 2 for non-residential developments (industrial, commercial, or retail) and complete the steps below.
 2. **Identify the geographic catchment** in which the development is situated by using the maps in the schedule 8 below.
 3. **Add up activity charges** for each component (reserves, stormwater, wastewater, transport, and water) by reading across the row relating to your geographical catchment, or just use the total on the right hand side. Do not add the citywide charges, they are already included in the charge for each catchment.
 4. Refer to section 6 above for definitions of the different development types.
 5. **Add the stormwater and additional wastewater catchment charges** by identifying the charge from one stormwater catchment from the 19 listed, and from one of the additional wastewater catchments (East or West).
 6. **Your total charge** is the sum of all these component charges.
- 21.7 This is the standard means for calculating development contribution charges. There may be aspects of a development that require a more complex calculation. Please also refer to the notes at the bottom of Schedule 1.
- 21.8 Please contact the Development Contributions Officer (DCO) if you have any questions or require assistance to calculate your charge.

22. REFERENCES

Local Government Act 2002

Hamilton City Council’s 2015-25 10-Year Plan

Hamilton City Council’s Growth Funding Policy

23. SCHEDULE 1 - DEVELOPMENT CONTRIBUTION CHARGES

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

	Reserves	Stormwater	Transport	Wastewater	Water	Total
Residential charge per lot, dwelling or unit title, inclusive of Citywide components						
Citywide	489		1,832	3,400	4,640	10,362
Infill	872		2,090	3,566	5,155	11,684
Pescocke Stg 1	862		5,008	8,749	5,526	20,145
Pescocke Stg 2	862		2,902	5,254	5,526	14,544
Rotokauri	1,839		6,606	4,695	6,142	19,283
Rototuna	846		7,394	6,256	7,142	21,638
Ruakura	591		2,037	3,414	5,048	11,090
Te Rapa North	489		1,832	3,400	4,640	10,362
Temple View	489		1,832	8,879	10,599	21,793
SW - Citywide		9				9
SW - Chartwell		1,263				1,263
SW - City Centre		2,070				2,070
SW - Hamilton East		234				234
SW - Kikiriroa		678				678
SW - Lake Rotokauri		9,431				9,431
SW - Mangaheka		534				534
SW - Mangakotukutuku		1,225				1,225
SW - Mangaonua		251				251
SW - Ohote		834				834
SW - Otama-ngenge		1,672				1,672
SW - Pescocke		970				970
SW - River North		2,615				2,615
SW - Rotokauri West		1,001				1,001
SW - St Andrews		118				118
SW - Te Awa o Katapaki		2,130				2,130
SW - Te Rapa Stream		2,506				2,506
SW - Temple View		1,684				1,684
SW - Waitawhiriwiri		639				639
WW - East				1,807		1,807
WW - West				5,114		5,114
Higher Density Residential charge per lot, dwelling or unit title, inclusive of Citywide components						
Citywide	326		1,222	2,267	3,093	6,908
Infill	291		697	1,189	1,718	3,895
Pescocke Stg 1	575		3,339	5,833	3,684	13,431
Pescocke Stg 2	575		1,935	3,503	3,684	9,697
Rotokauri	1,226		4,404	3,130	4,025	12,855
Rototuna	564		4,929	4,170	4,762	14,425
Ruakura	394		1,358	2,276	3,365	7,393
Te Rapa North	326		1,222	2,267	3,093	6,908
Temple View	326		1,222	5,919	7,062	14,529
SW - Citywide		6				6
SW - Chartwell		842				842
SW - City Centre		1,380				1,380
SW - Hamilton East		156				156
SW - Kikiriroa		452				452
SW - Lake Rotokauri		6,287				6,287
SW - Mangaheka		356				356
SW - Mangakotukutuku		817				817
SW - Mangaonua		168				168
SW - Ohote		556				556
SW - Otama-ngenge		1,114				1,114
SW - Pescocke		646				646
SW - River North		1,743				1,743
SW - Rotokauri West		668				668
SW - St Andrews		79				79
SW - Te Awa o Katapaki		1,420				1,420
SW - Te Rapa Stream		1,671				1,671
SW - Temple View		1,123				1,123
SW - Waitawhiriwiri		426				426
WW - East				1,204		1,204
WW - West				3,409		3,409
Ancillary Residential charge per unit, inclusive of Citywide components						
Citywide	179		615	1,099	1,332	3,225
Citywide	163		611	1,133	1,547	3,454
Infill	291		697	1,189	1,718	3,895
Pescocke Stg 1	287		1,669	2,916	1,842	6,715
Pescocke Stg 2	287		967	1,751	1,842	4,848
Rotokauri	613		2,202	1,565	2,047	6,428
Rototuna	282		2,465	2,085	2,381	7,213
Ruakura	197		679	1,138	1,683	3,697
Te Rapa North	163		611	1,133	1,547	3,454
Temple View	163		611	2,960	3,531	7,264
SW - Citywide		3				3
SW - Chartwell		421				421
SW - City Centre		690				690
SW - Hamilton East		78				78
SW - Kikiriroa		226				226
SW - Lake Rotokauri		3,144				3,144
SW - Mangaheka		178				178
SW - Mangakotukutuku		408				408
SW - Mangaonua		84				84
SW - Ohote		278				278
SW - Otama-ngenge		557				557
SW - Pescocke		323				323
SW - River North		872				872
SW - Rotokauri West		334				334
SW - St Andrews		39				39
SW - Te Awa o Katapaki		710				710
SW - Te Rapa Stream		835				835
SW - Temple View		561				561
SW - Waitawhiriwiri		213				213
WW - East				602		602

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

	Reserves	Stormwater	Transport	Wastewater	Water	Total
Commercial charge per 100m2 floor area (site area for Stormwater)						
Citywide			3,245	1,527	1,620	6,399
Infill			2,133	922	1,037	4,092
Peacocke Stg 1			6,946	3,076	1,511	11,534
Peacocke Stg 2			5,804	2,664	2,179	10,647
Rotokauri			8,727	1,572	1,600	11,899
Rototuna			8,698	1,865	1,657	12,219
Ruakura			4,073	1,731	1,991	7,795
Te Rapa North			3,665	1,724	1,830	7,218
Temple View			3,565	4,379	4,064	12,008
SW - Citywide		4				4
SW - Chartwell		41				41
SW - City Centre		112				112
SW - Hamilton East		6				6
SW - Kirikiriroa		236				236
SW - Lake Rotokauri		526				526
SW - Mangaheka		47				47
SW - Mangakotukutuku		471				471
SW - Mangaonua		3				3
SW - Ohote		41				41
SW - Otama-ngenge		405				405
SW - Peacocke		216				216
SW - River North		315				315
SW - Rotokauri West		49				49
SW - St Andrews		4				4
SW - Te Awa o Katapaki		819				819
SW - Te Rapa Stream		146				146
SW - Temple View		98				98
SW - Waitahiri/hiri		135				135
WW - East				544		544
WW - West				1,252		1,252
Industrial charge per 100m2 floor area (site area for Stormwater)						
Citywide			1,305	804	768	2,876
Infill			705	400	404	1,509
Peacocke Stg 1			2,860	1,659	734	5,253
Peacocke Stg 2			2,612	1,570	1,156	5,338
Rotokauri			4,238	1,000	916	6,155
Rototuna			4,090	1,149	918	6,157
Ruakura			1,833	1,020	1,056	3,909
Te Rapa North			1,649	1,016	971	3,636
Temple View			1,335	2,148	1,794	5,278
SW - Citywide		3				3
SW - Chartwell		33				33
SW - City Centre		92				92
SW - Hamilton East		5				5
SW - Kirikiriroa		191				191
SW - Lake Rotokauri		433				433
SW - Mangaheka		38				38
SW - Mangakotukutuku		344				344
SW - Mangaonua		2				2
SW - Ohote		33				33
SW - Otama-ngenge		333				333
SW - Peacocke		177				177
SW - River North		259				259
SW - Rotokauri West		40				40
SW - St Andrews		3				3
SW - Te Awa o Katapaki		599				599
SW - Te Rapa Stream		120				120
SW - Temple View		81				81
SW - Waitahiri/hiri		111				111
WW - East				244		244
WW - West				561		561
Retail charge per 100m2 floor area (site area for Stormwater)						
Citywide			1,305	804	768	2,876
Infill			705	400	404	1,509
Peacocke Stg 1			2,860	1,659	734	5,253
Peacocke Stg 2			2,612	1,570	1,156	5,338
Rotokauri			4,238	1,000	916	6,155
Rototuna			4,090	1,149	918	6,157
Ruakura			1,833	1,020	1,056	3,909
Te Rapa North			1,649	1,016	971	3,636
Temple View			1,335	2,148	1,794	5,278
SW - Citywide		3				3
SW - Chartwell		33				33
SW - City Centre		92				92
SW - Hamilton East		5				5
SW - Kirikiriroa		191				191
SW - Lake Rotokauri		433				433
SW - Mangaheka		38				38
SW - Mangakotukutuku		344				344
SW - Mangaonua		2				2
SW - Ohote		33				33
SW - Otama-ngenge		333				333
SW - Peacocke		177				177
SW - River North		259				259
SW - Rotokauri West		40				40
SW - St Andrews		3				3
SW - Te Awa o Katapaki		599				599
SW - Te Rapa Stream		120				120
SW - Temple View		81				81
SW - Waitahiri/hiri		111				111
WW - East				244		244
WW - West				561		561

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 5 below.

Some of these factors operate on sliding scales, so the applicable charges for any specific development may differ from those shown here. A more precise estimate of the development contributions payable for any particular development can be provided by Council on request.

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

Note 2 – Assessment of Reserves component through resource consent applications

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

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

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

Note 3 – GST

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

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

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

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

24. SCHEDULE 2 – GROWTH-RELATED CAPITAL EXPENDITURE

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

Growth Related Capital Expenditure (\$000s)	Total Capex Excluding Subsidies	Total Subsidies & Operating Revenue	DC Capex	DC Interest	Total Cost DC Funded Capex	% DC Funded	% Other sources
Total Water Supply	168,184	250	98,478	67,193	165,670	58%	42%
Citywide	140,513	100	76,076	55,954	132,030	54%	46%
2015 10-Year Plan	93,153		56,248	45,651	101,899	60%	40%
Historical	47,360	100	19,828	10,302	30,130	42%	58%
Rotokauri	5,077	13	4,458	4,484	8,943	88%	12%
2015 10-Year Plan	3,630		3,222	4,154	7,376	89%	11%
Historical	1,446	13	1,236	330	1,566	85%	15%
Peacocke	3,086		2,739	2,883	5,622	89%	11%
2015 10-Year Plan	3,066		2,721	2,890	5,611	89%	11%
Historical	20		17	(7)	11	89%	11%
Rototuna	13,855	5	11,473	489	11,962	83%	17%
2015 10-Year Plan	10,857		9,636	304	9,940	89%	11%
Historical	2,997	5	1,837	185	2,022	61%	39%
Infill	3,450	131	1,776	1,390	3,166	50%	50%
2015 10-Year Plan				632	632	100%	0%
Historical	3,450	131	1,776	758	2,534	50%	50%
Te Rapa North						0%	0%
2015 10-Year Plan						0%	0%
Historical						0%	0%
Ruakura	1,217		1,080	625	1,705	89%	11%
2015 10-Year Plan	1,217		1,080	625	1,705	89%	11%
Historical				(0)	(0)	100%	0%
Temple View	987		876	1,367	2,243	89%	11%
2015 10-Year Plan				993	993	100%	0%
Historical	987		876	374	1,250	89%	11%
Peacocke 1						0%	0%
2015 10-Year Plan						0%	0%
Historical						0%	0%
Peacocke 2						0%	0%
2015 10-Year Plan						0%	0%
Historical						0%	0%
Total Parks & Green Spaces	52,898	366	34,019	7,669	41,689	64%	36%
Citywide	22,448	346	11,166	4,130	15,296	49%	51%
2015 10-Year Plan	6,764		2,602	2,910	5,513	38%	62%
Historical	15,684	346	8,564	1,219	9,783	53%	47%
Rotokauri	2,224		1,865	3,476	5,341	84%	16%
2015 10-Year Plan	100		86	2,757	2,843	86%	14%
Historical	2,124		1,779	719	2,498	84%	16%
Peacocke	760		614	883	1,498	81%	19%
2015 10-Year Plan	340		293	726	1,019	86%	14%
Historical	420		321	157	478	77%	23%
Rototuna	22,364	15	18,611	(908)	17,703	83%	17%
2015 10-Year Plan	4,893		3,900	(796)	3,104	80%	20%
Historical	17,471	15	14,711	(111)	14,599	84%	16%
Infill	5,008	5	1,677	39	1,715	33%	67%
2015 10-Year Plan	3,311		968	54	1,022	29%	71%
Historical	1,691	5	708	(16)	693	42%	58%
Te Rapa North						0%	0%
2015 10-Year Plan						0%	0%
Historical						0%	0%
Ruakura	100		86	49	136	86%	14%
2015 10-Year Plan	100		86	50	136	86%	14%
Historical				(0)	(0)	100%	0%
Temple View						0%	0%
2015 10-Year Plan						0%	0%
Historical						0%	0%
Peacocke 1						0%	0%
2015 10-Year Plan						0%	0%
Historical						0%	0%
Peacocke 2						0%	0%
2015 10-Year Plan						0%	0%
Historical						0%	0%
Total Stormwater Drainage	58,788	1	49,976	22,298	72,273	85%	15%
SW - Citywide	2,101		264	132	396	13%	87%
2015 10-Year Plan	1,937		121	130	251	6%	94%
Historical	164		143	2	145	87%	13%
SW - Chartwell	482		415	29	444	86%	14%
2015 10-Year Plan	455		391	38	430	86%	14%
Historical	27		23	(9)	14	86%	14%
SW - City Centre	921		802	516	1,318	87%	13%
2015 10-Year Plan	455		391	318	710	86%	14%
Historical	466		411	198	609	88%	12%
SW - Hamilton East	509		439	69	507	86%	14%

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

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

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

25. SCHEDULE 3 – CHARGE CALCULATION WORKED EXAMPLE

- 25.1 The calculations for each charge are the aggregation of individual calculations made for each project in each catchment in accordance with the formula in section 8.9above. Due to the number of projects, showing the calculations for every project is not practicable.
- 25.2 The following exercise illustrates how the charges are calculated at a project level, prior to being aggregated to catchment level for a specific worked example, being Peacocke Stage 1 wastewater. It is an example of the simplest case in which there is only one project for a particular activity in a particular catchment. The Peacocke Stage 1 wastewater charge has 3 components: Citywide, Peacocke (paid by both Stage 1 and 2) and Peacocke 1 (paid only by Stage 1) as set out in Table 4a below.

Table 4a –Components of Peacocke Stage 1 Wastewater Charge

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

- 25.3 Table 4b below shows the method of calculation for the Peacocke 1 component of this charge, where NPV is the net present value of the capital expenditure and growth at the assumed interest rate. NPV calculations are used solely to account for interest incurred on development contributions funded projects. No discount is applied for risk or uncertainty.

Table 4b - Breakdown of Peacocke Stage 1 Wastewater Charge Calculations

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

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

26. SCHEDULE 4 – BASE CHARGES FOR CALCULATING REMISSIONS

- 26.1 The following 'base charges' represent raw calculation model outputs, and if applicable, are for reference use only to guide the calculation of a remission as outlined in the remissions provisions in section 18. Refer to Schedule 1 for development contribution charges applicable in ordinary circumstances.
- 26.2 Base Charges for Stormwater and Wastewater catchments and other catchments not listed here are the same as the charges in Schedule 1. Only charges for some of the General Catchments and some sectors have been modified.

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

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

(continued)

Base Charges	Reserves	Stormwater	Transport	Wastewater	Water	Total
SW - River North		735				735
SW - Rotokauri West		281				281
SW - St Andrews		33				33
SW - Te Rapa Stream		704				704
SW - Temple View		473				473
SW - Waitawhiriwhiri		180				180
WW - East				540		540
WW - West				1,528		1,528
Retail						
Infill	0		5,749	1,484	1,669	8,902
Peacocke Stg 1	0		13,771	3,642	1,789	19,202
Rotokauri	0		18,167	1,954	1,988	22,109
Rototuna	0		20,334	2,604	2,312	25,250
SW - Chartwell		486				486
SW - City Centre		796				796
SW - Hamilton East		90				90
SW - Kirikiriroa		261				261
SW - Lake Rotokauri		3,627				3,627
SW - Mangaheka		206				206
SW - Mangaonua		97				97
SW - Ohote		321				321
SW - Otama-ngenge		643				643
SW - Peacocke		373				373
SW - River North		1,006				1,006
SW - Rotokauri West		385				385
SW - St Andrews		45				45
SW - Te Rapa Stream		964				964
SW - Temple View		648				648
SW - Waitawhiriwhiri		246				246
WW - East				752		752
WW - West				2,128		2,128
SW - Kirikiriroa		361				361
SW - Lake Rotokauri		3,882				3,882
SW - Mangaheka		92				92
SW - Mangakotukutuku		456				456
SW - Mangaonua		71				71
SW - Ohote		207				207
SW - Otama-ngenge		273				273
SW - Peacocke		299				299
SW - River North		651				651
SW - Rotokauri West		268				268
SW - St Andrews		30				30
SW - Te Awa o Katapaki		739				739
SW - Te Rapa Stream		551				551
SW - Temple View		393				393
SW - Waitawhiriwhiri		321				321
WW - East				766		766
WW - West				1,933		1,933

27. SCHEDULE 5 – DEMAND CONVERSION FACTORS

Table 6 – Types of development and household unit equivalents (HUEs per 100m² GFA)

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

* Stormwater is calculated per 100m² of site area.

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

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

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

Note 2 – Wet industries

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

Note 3 – Stormwater HUEs

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

Note 4 – Water HUEs

HUEs for water are calculated on the basis of the expected usage. A typical household is assumed to use 594 litres of water a day (in accordance with the Infrastructure Technical Specifications). The HUEs for commercial and industrial developments are calculated on the expected water usage per 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 5 - Wastewater HUEs

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

Note 6 - Transport HUEs

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

Table 7 – Transport HUEs (per 100m² of non-residential GFA)

Type of development	Vehicle trips	Number of HUEs
Residential (per household unit)	10	1
Commercial (non-retail)	20	2
Commercial (retail) ≤ 1,000m ² GFA	35	3.5
Commercial (retail) 1,001 to 3,000m ² GFA	35 to 20	3.5 to 2
Commercial (retail) 3,001 to 6,000m ² GFA	20 to 15	2 to 1.5
Commercial (retail) 6,001 to 10,000m ² GFA	15 to 12	1.5 to 1.2
Commercial (retail) > 10,000m ² GFA	12	1.2
Industrial (per 100m ² of GFA)	9	0.9

**28. SCHEDULE 6 - CAPPING OF RESERVES DEVELOPMENT CONTRIBUTIONS
(S203 LGA)**

- 28.1 Residential allotments may be eligible to have the Reserves component of their development contribution charge capped at the greater of 7.5% or 20m² of their section value.
- 28.2 To determine if a cap will apply, multiply the section value by 7.5%. Secondly divide 20m² by the area of the section and multiply this by the section value. If the reserves charge is higher than either or both of these, then the higher of these two values is the capped reserves charge that will apply.
- 28.3 It will be the responsibility of the developer to demonstrate to the satisfaction of staff that this cap should be applied by providing evidence of the value of the land from an approved registered valuation.

29. SCHEDULE 7 –GROWTH FORECASTS

Table 8 – Forecast annual supply growth (household unit equivalents or “HUE’s”)

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

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

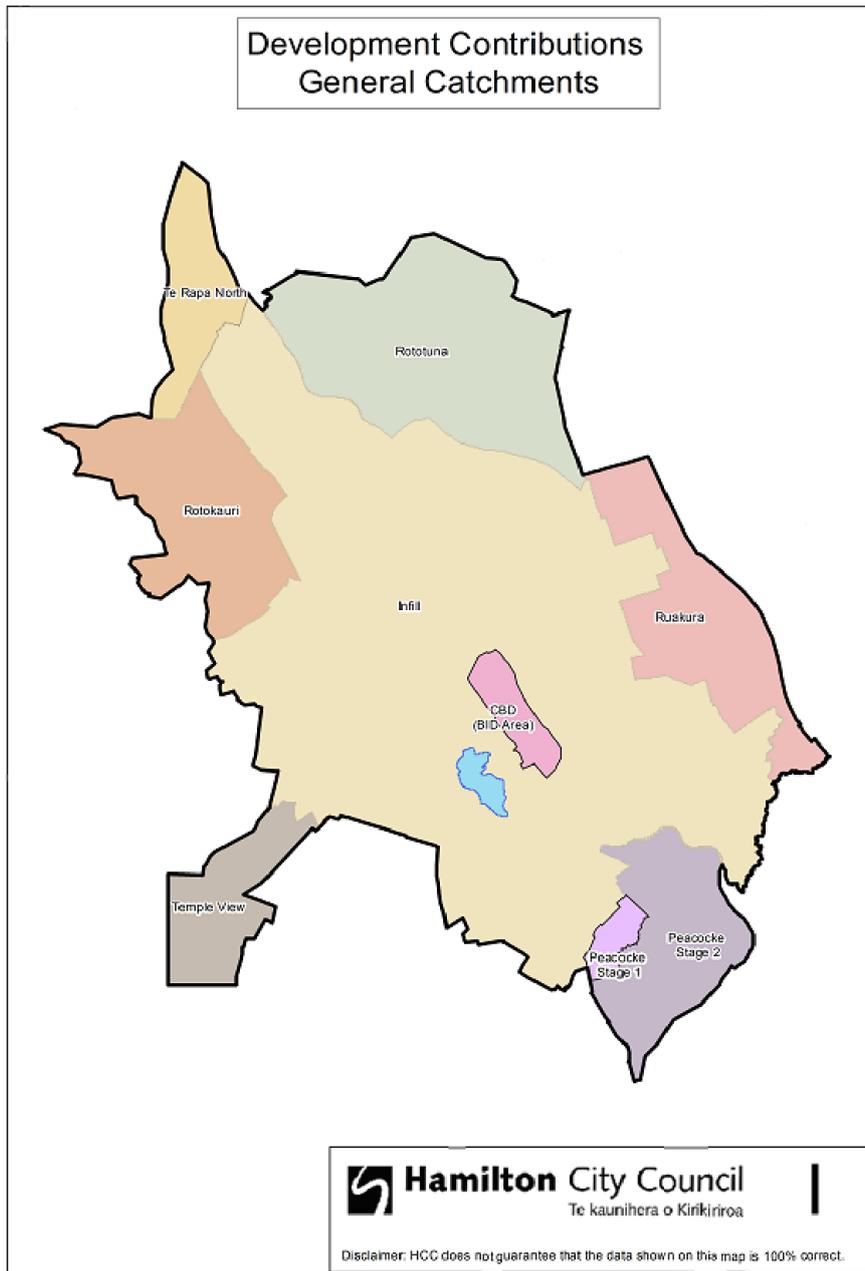
Note 2 - The charge calculation model converts the basic growth inputs shown here to HUEs that directly generate revenue.

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

30. SCHEDULE 8 – DEVELOPMENT CONTRIBUTIONS CATCHMENT MAPS

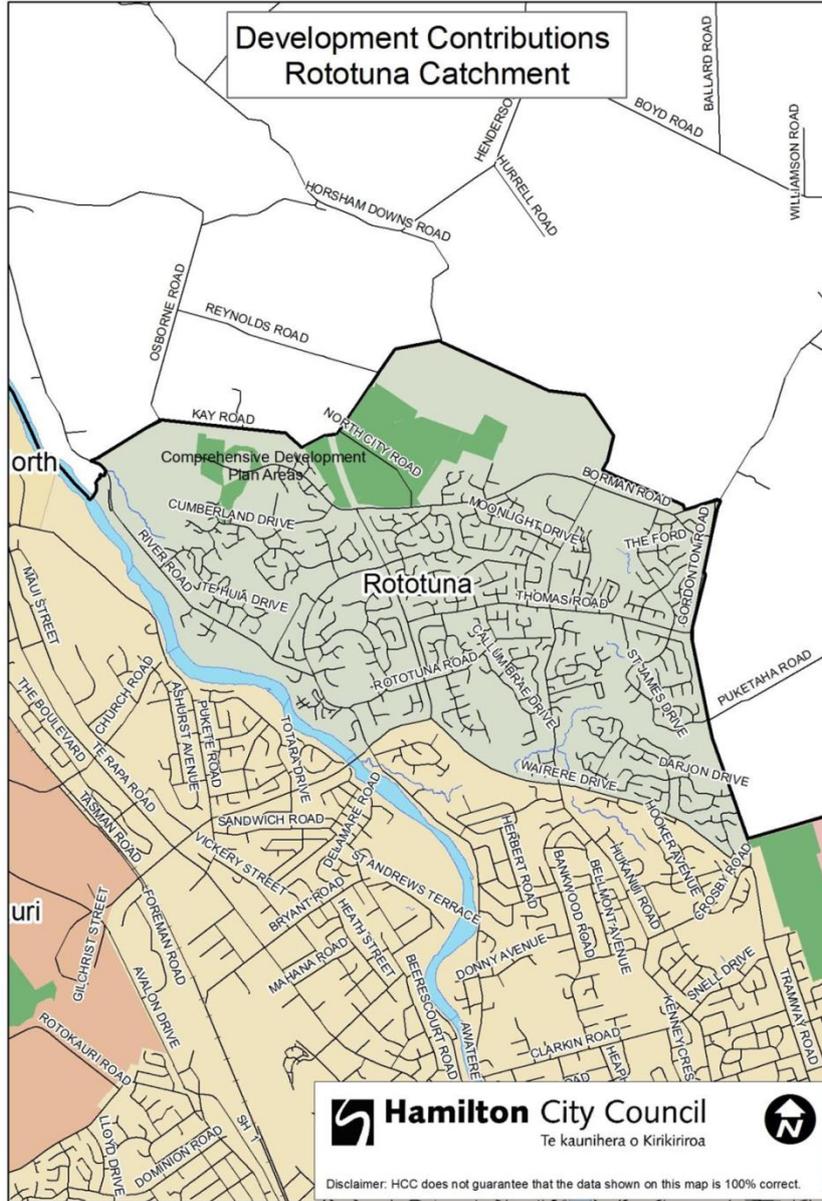
For more detail regarding areas please refer to the GIS viewer at www.hamilton.co.nz/dc

Map 1 – General Catchments



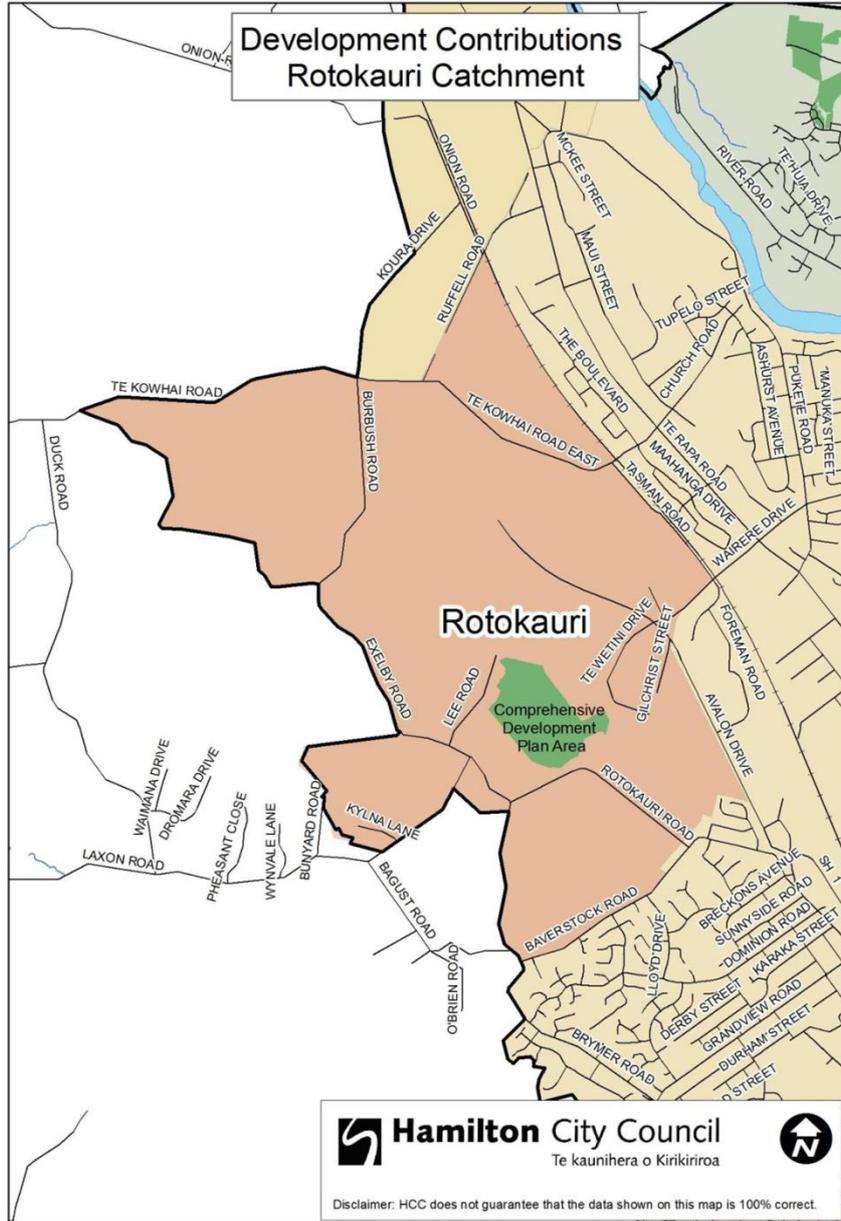
(shows all activities except stormwater & bulk wastewater (refer to maps 3 & 4 below); an additional "citywide" catchment includes all other catchments.)

Map 2 – Rototuna catchment



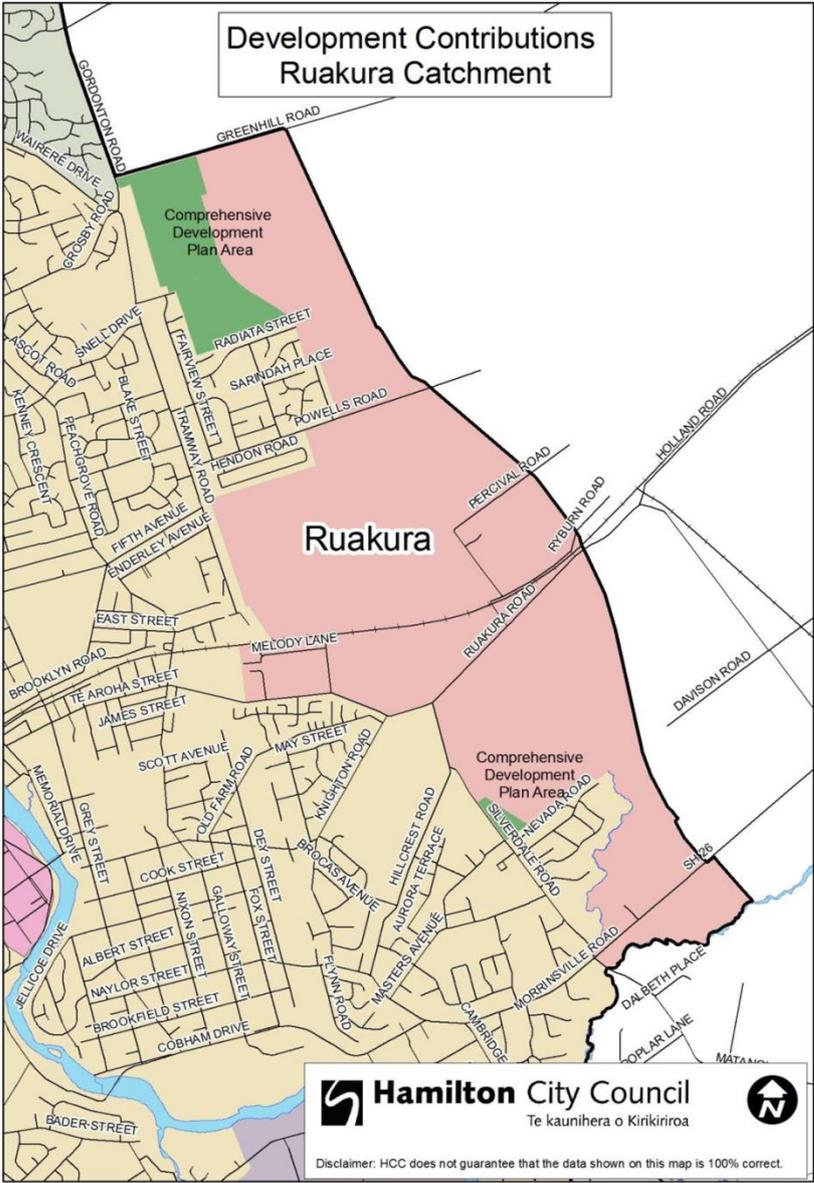
Comprehensive Development Plan or Master Plan Areas

Map 3 – Rotokauri catchment



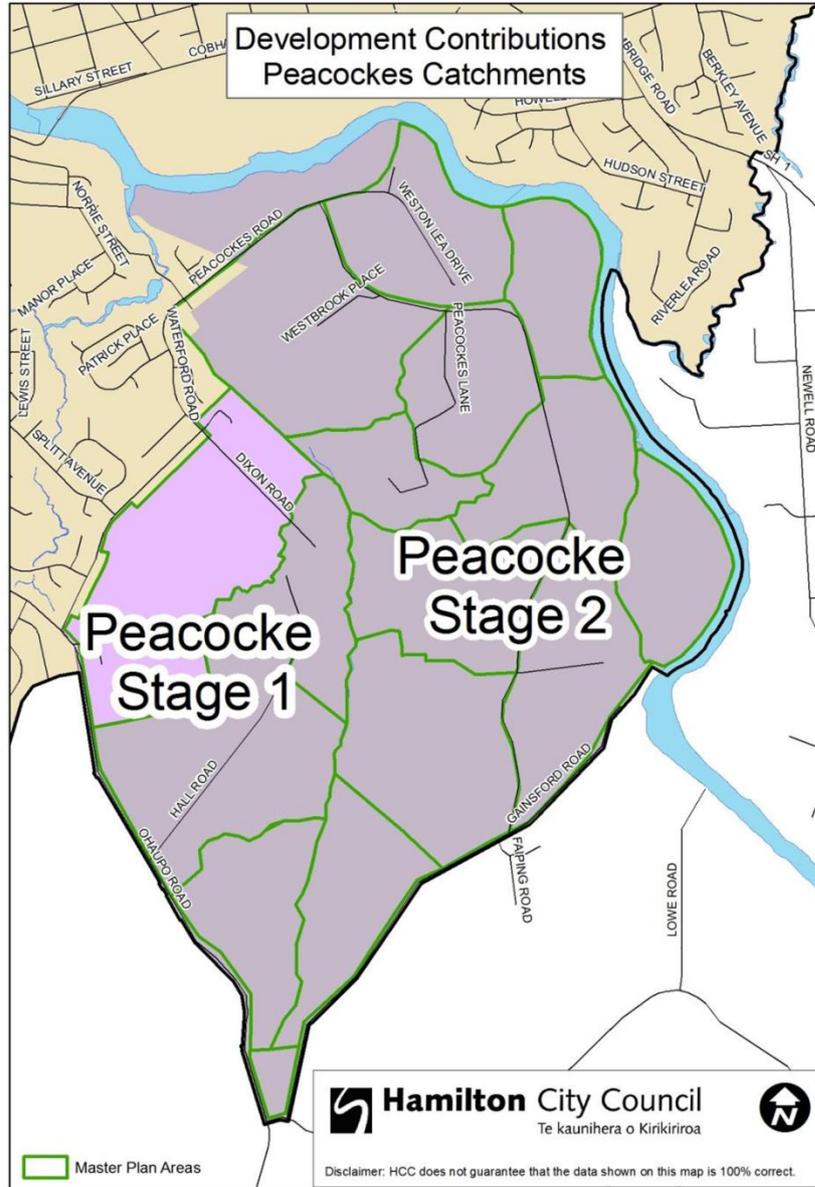
Comprehensive Development Plan or Master Plan Areas

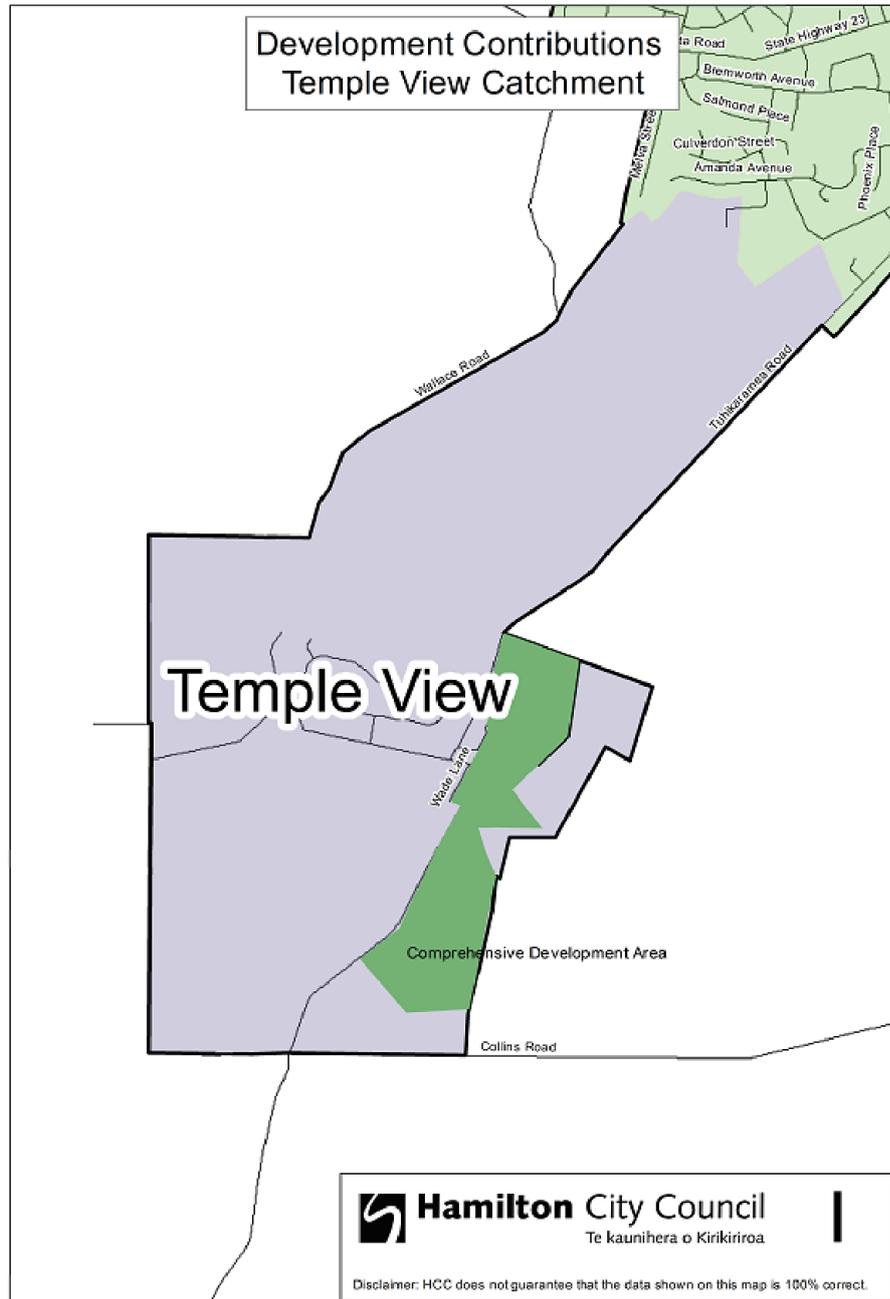
Map 4 – Ruakura Catchment



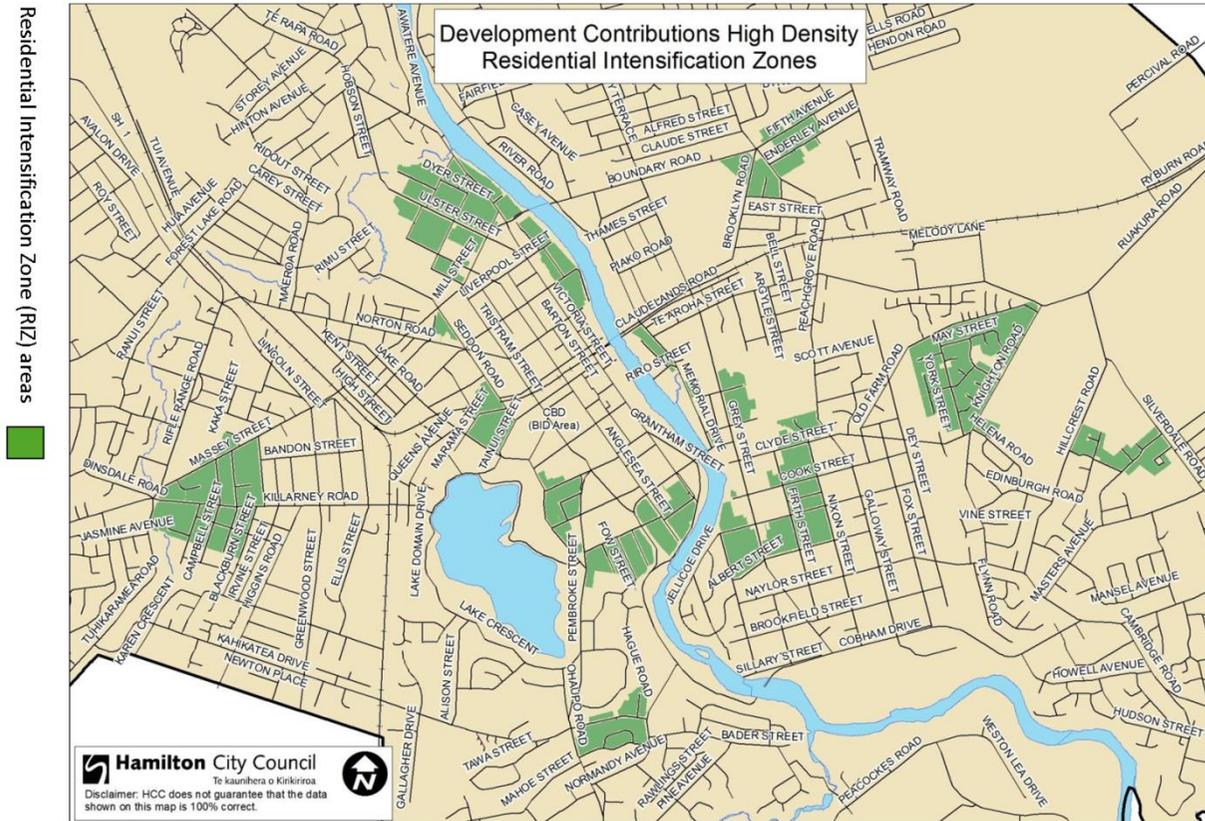
Comprehensive Development Plan or Master Plan Areas ■

Map 5 – Peacocks Catchments

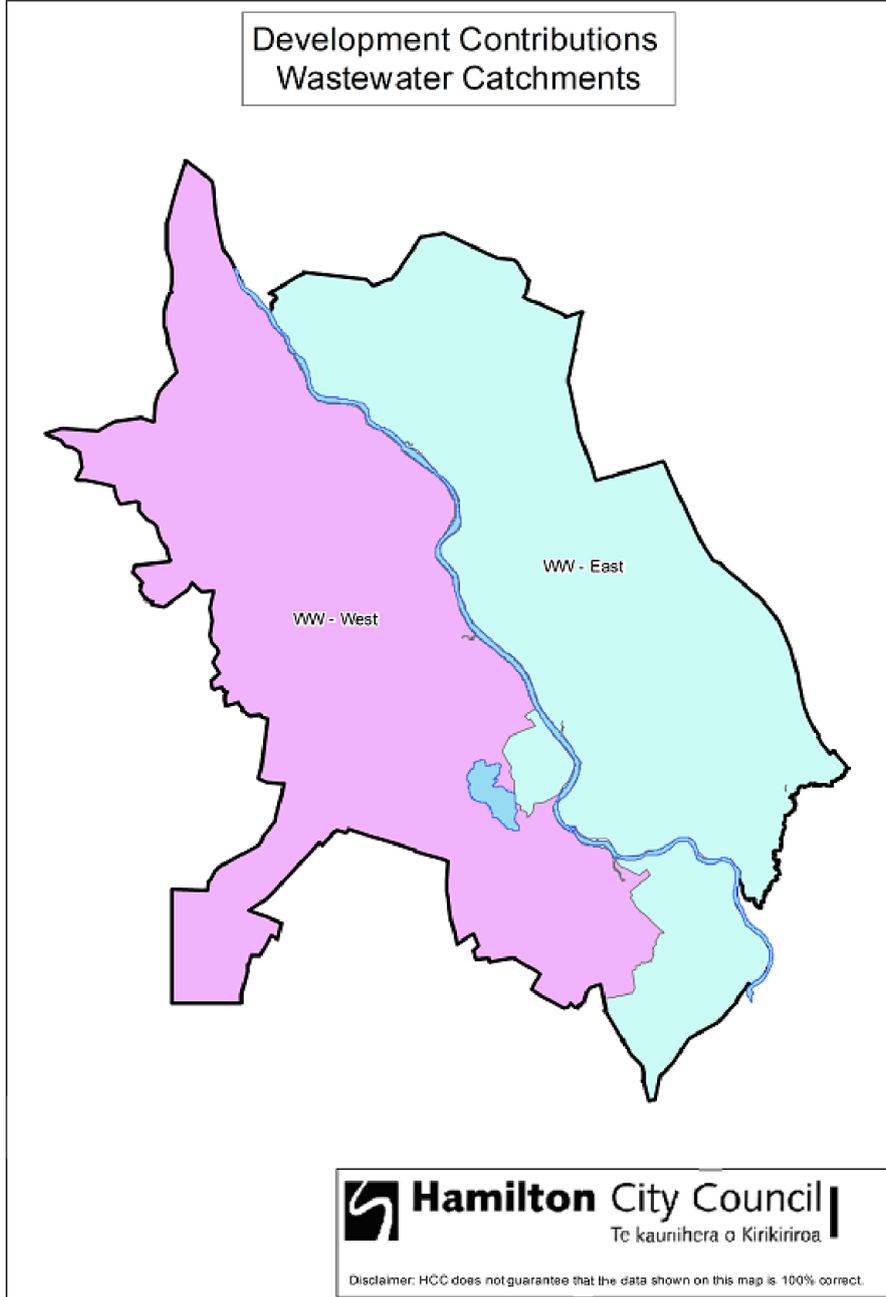




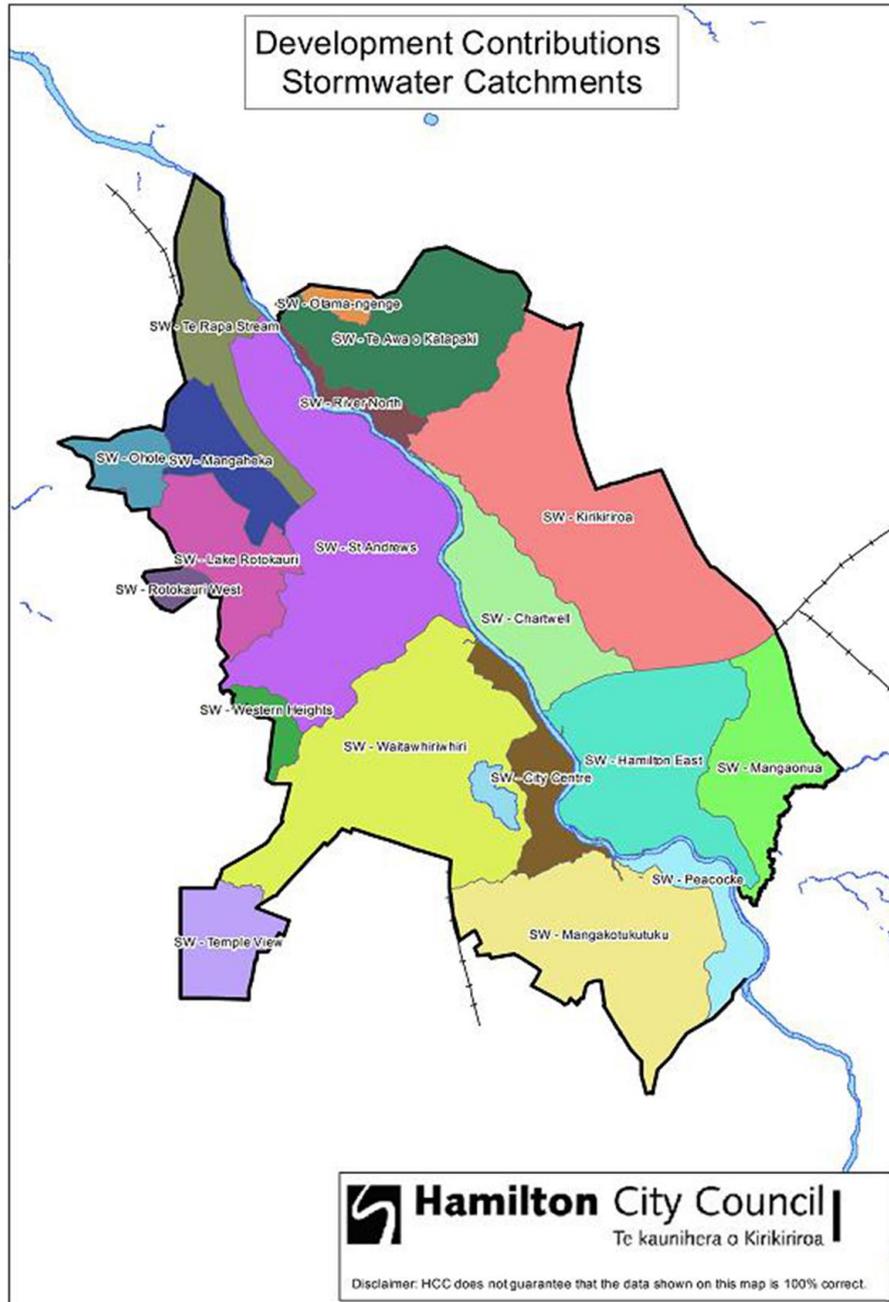
Map 7 – Residential Intensification Zones (RIZ)



Map 9 – Catchments for Bulk Wastewater Infrastructure



Map 10 – Catchments for Stormwater Infrastructure



END

First adopted:	1 July 2005
Revision dates/version:	Version 8 adopted 30 June 2016
Date operative:	1 July 2016
Engagement required:	Sections 82-87 LGA 2002
Document number:	D-2105798
Associated documents:	Refer www.hamilton.govt.nz/dc for supporting information
Sponsor/Group:	City Growth

DRAFT

***DEVELOPMENT CONTRIBUTIONS POLICY ~~2015/~~
162016/17***

HAMILTON CITY COUNCIL

1. PURPOSE OF POLICY

1.1 The purpose of this policy is to:

- a) Provide predictability and certainty about the role development contributions play in Council's overall funding and financial strategy;
- b) Establish a policy framework for the calculation of development contributions and how they are to be applied to Council activities;
- c) Enable the development community to understand how and in what proportions it pays for infrastructure which supports growth;
- d) Set development contributions at a level which will assist Council in delivering on its role and purpose as defined under the Local Government Act 2002 (LGA).

2. QUICK REFERENCE GUIDE

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

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

Section	Section Name	Page
Section 5	What is a development contribution?	65
Section 6	Definitions	66
Section 11	Stages when development contributions are required	2424
Section 12	Payment of development contributions	2525
Section 13	Limitations and calculation of credits and exemptions	2626
Section 14	Request for reconsideration	2727
Section 17	Special Assessments	2917
Section 188	Remissions	3028
Section 219	How to calculate your development contribution charge	3434
Schedule 1	Table of Charges	3535
Schedule 8	Catchment maps	4847

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

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

3. TABLE OF CONTENTS

1. Purpose of Policy	2
2. Quick reference guide	2
3. Table of contents	3
4. Policy background	4
5. What is a development contribution (S197AA,AB LGA)	5
6. Definitions	6
7. Growth-related capital expenditure (S101(3), S106(2), S197AB, S199(1), s201(1) LGA)	9
8. Explanation and justification for calculation of charges (S201(1)(a) LGA S197AB)	12
9. Downward Modification to Base Charges (S101(3)b, S198(2A) LGA)	14
10. Significant assumptions and estimates of potential effects of uncertainty (S201(1)(b), S197AB LGA)	16
11. Stages at which development contributions are triggered (S198, S202(1)(b) LGA)	24
12. Payment of development contributions (S198, S208 LGA)	25
13. Limitations and calculation of credits and exemptions (S199, S200(1), S197AB LGA)	26
14. Requests for reconsideration (S199A, S199B, 202A LGA)	27
15. Objecting to an Assessed Charge (S199(C-P) LGA)	28
16. Development Agreements (S207(A-F) LGA)	28
17. Special Assessments	29
18. Remissions (S201(1)c, S200(2) LGA)	30
19. Postponement of payment	32
20. Valuation of land for development contributions purposes (S201(1)D, 203(1) LGA)	33
21. Estimating a development contribution charge	34
22. References	34
23. Schedule 1 - Development Contribution charges	35
24. Schedule 2 – Growth-Related Capital Expenditure	38
25. Schedule 3 – Charge calculation worked example	41
26. Schedule 4 – Base Charges for Calculating Remissions	42
27. Schedule 5 – Demand Conversion Factors	44
28. Schedule 6 - Capping of Reserves Development Contributions (S203 LGA)	46
29. Schedule 7 –Growth Forecasts	47
30. Schedule 8 – Development Contributions Catchment Maps	48

4. POLICY BACKGROUND

- 4.1 Hamilton has grown rapidly over the past few decades and although the rate of growth slowed down following the global financial crisis, economic activity has picked up recently and ongoing growth is projected for Hamilton into the foreseeable future.
- 4.2 Council is required to ensure that this growth can be efficiently managed and accommodated within the City so that growth benefits the entire community. The primary way that Council performs this function is by delivering infrastructure to support this growth in an efficient and cost-effective manner. That infrastructure includes reserves, and network infrastructure such as roads, water, wastewater, and stormwater systems.
- 4.3 Council must plan for this future demand for infrastructure that comes from growth, and establish a capital expenditure programme which provides for these activities over time. It must also determine how these activities are to be paid. It has a range of funding sources available to it, including rates, financial contributions under the Resource Management Act 1991, grants, and development contributions.
- 4.4 Council is required to determine how each activity is to be funded, including what activities should be funded wholly, or in part, by development contributions, which are a direct method of targeting the developer community as a funding source. The need for some infrastructure, for example, is brought about solely to meet additional demand created by development, and so it is fair that the developer community contributes significantly to these costs. However, new infrastructure may also benefit the wider community, and so it is appropriate that they also contribute to the costs. An appropriate balance must be struck, depending on the activity.
- 4.5 This policy establishes a framework for determining what level of funding an activity will receive by way of development contributions, and assists developers in determining the level of development contributions payable by them on a development by development basis.
- 4.6 This policy takes effect on ~~1 July 2015~~ 1 July 2016 and will apply to applications for consents or service connections submitted on or after that date where accompanied by all required information.
- 4.7 Applications for consents or authorisations submitted to Council prior to ~~1 July 2015~~ 1 July 2016 but not granted until after ~~1 July 2015~~ 1 July 2016 will be considered under the policy that was in force at the time that the application was submitted to Council ~~and~~ accompanied by all required information.

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

- 5.1 A development contribution (DC) is a contribution made by a developer to Council which is provided for in this policy and calculated in accordance with the methodology set out in this policy and established by the LGA, and can comprise money, land or a combination of both.
- 5.2 The purpose of the development contributions provisions as stated in the LGA is to enable territorial authorities to recover from those persons undertaking development a fair, equitable, and proportionate portion of the total cost of capital expenditure necessary to service growth over the long term.
- 5.3 A development contribution may be required in relation to developments if the effect of the developments is to require new or additional assets or assets of increased capacity, and as a consequence, Council incurs capital expenditure to provide appropriately for reserves or network infrastructure.
- 5.4 Council can require a development contribution in order to pay for capital expenditure already incurred by it in anticipation of the development.
- 5.5 Before any development contribution can be levied in respect of development, it must be demonstrated that the development, which can be any subdivision or other development, generates a demand for reserves or network infrastructure. Network infrastructure means the provisions of roads and other transport, water, wastewater, and stormwater collection and management.
- 5.6 Council can require a development contribution to be made to it upon the granting of resource consent under the Resource Management Act 1991, the granting of a building consent or certificate of acceptance under the Building Act (2004), or upon authorisation of service connection being granted.
- 5.7 A development contribution cannot be levied if Council has imposed a financial contribution condition under the Resource Management Act 1991 in respect of the same development for the same purpose, or if the developer will fund or otherwise provide for the same reserve or network infrastructure, or Council has received or will receive funding from another source.

6. DEFINITIONS

- 6.1 **10-Year Plan** means councils adopted long term plan in accordance with the LGA.
- 6.2 **allotment** means:
- a) Any parcel of land under the Land Transfer Act 1952 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not:
 - i. The subdivision shown on the survey plan has been allowed, or subdivision approval has been granted by Council.
 - ii. A subdivision consent for the subdivision shown on the survey plan has been granted under the Act.
 - b) Any parcel of land or building or part of a building that is shown or identified separately:
 - i. On a survey plan.
 - ii. On a licence within the meaning of Part 7A of the Land Transfer Act 1952.
 - c) Any unit on a unit plan.
 - d) Any parcel of land not subject to the Land Transfer Act 1952.
- 6.3 **ancillary activity** means any activity on the same site as another principal non-residential building or activity and whose use is incidental to the principal building or principal activity, and which occupies not more than the lesser of 25% or 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 **ancillary residential unit** means a self-contained residential unit with a gross floor area not more than 60m² and held in common ownership with the primary activity on the site. A residential unit is self-contained if it has a sink, a bathroom, and a bedroom or living area. The ancillary residential unit can be attached to the principal building, or be a detached stand-alone structure. In the Industrial and Ruakura Logistics Zone it means any residential unit ancillary to any activity undertaken on site such as a caretaker's residence, live-in employees or security staff accommodation.
- 6.5 **base charge** means the unmodified development contribution charge generated by the development contributions calculation model.
- 6.6 **capex** means capital expenditure.
- 6.7 **catchment** means an area shown in Maps 1-10 (refer Schedule 8 below) within which a separately calculated and specified set of development contributions charges apply.
- 6.8 **citywide** means the catchment that covers the entire city. The citywide charge forms a component of all other development contribution charges.
- 6.9 **commercial development** means any development involving the use of premises (land and buildings) for administration or professional activities, leisure and recreation activities, community centres, places of worship, mobile accommodation, motels, and all other activities not covered by the definitions of residential, -retail, and industrial development.
- 6.10 **Council** means the Hamilton City Council and includes any committee, subcommittee or person acting under delegated authority.
- 6.11 **Council's website** means www.hamilton.govt.nz/dc

- 6.12 **DC** means development contribution.
- 6.13 **developer** means any individual entity or group undertaking development.
- 6.14 **development** means—
- a) any subdivision, building (as defined in section 8 of the Building Act 2004), land use, or work that generates a demand for reserves or network infrastructure; but
 - b) does not include the pipes or lines of a network utility operator.
- 6.15 **granted** means the date that an application for a consent or service connection is approved by Council.
- 6.16 **greenfield** means all catchments other than the citywide, infill, and CBD catchments.
- 6.17 **gross floor area (GFA)** means the sum of the gross floor area of all floors of all buildings on a site measured from the exterior faces of the exterior walls or from the centrelines of walls separating two buildings. Gross floor area shall:
- a) include elevator shafts, stairwells and lobbies at each floor and mezzanine floors and balconies;
 - b) exclude any provided car-parking, incidental or temporary loading and servicing areas and access thereto and building service rooms containing equipment such as lift machinery, tanks, air conditioning and heating plants;
 - c) exclude buildings and structures where defined as temporary in a relevant consent;
 - d) include permanent outdoor covered structures;
 - e) for the purposes of this policy, include car parking provided on a commercial basis; and
 - f) in cases where there is no constructed floor or in which existing floor area is covered for the first time by a roof or other covered structure, include the area under the roof or the covered structure.
- 6.18 **household unit equivalent (HUE)** means demand for council services, equivalent to that produced by an average household.
- 6.19 **higher density residential** means residential development with a net site area of less than 350m² per unit, either in a Comprehensive Development Plan or Master Plan area, or as two or more attached dwellings in a Residential Intensification Zone (RIZ) as defined by the Proposed District Plan, [except where the development has 4 or more bedrooms.](#)
- 6.20 **industrial development** means any development involving the use of premises (land and buildings) for manufacturing, processing, bulk storage, warehousing, servicing and repair activities, or if the use of premises is unknown, any development in an industrial zone.
- 6.21 **infrastructure** means network infrastructure or reserves as defined by the LGA.
- 6.22 **infrastructure strategy** means the Infrastructure Strategy adopted with Councils 2015-25 10-Year Plan.
- 6.23 **LGA** means the Local Government Act 2002.
- 6.24 **net site area** means the area of the site, excluding any entrance strip with a width of 6m or less, or any right of way, private way or access lot.
- 6.25 **network infrastructure** means the provision of roads and other transport, water, wastewater, and stormwater collection and management.

- 6.26 **residential development** means new buildings or parts of buildings designed to be used by persons living alone, or by a family or non-family group. This includes but is not limited to apartments, semi-detached and detached houses, ancillary residential units, units, town houses, private units within a retirement village, show homes, self-contained accommodation, and new allotments on land which is zoned residential.
- 6.27 **retail development** means any development involving the use of land or buildings where goods and services are offered or exposed to the general public for sale, hire or utilisation. For the purposes of this policy, this definition shall include restaurants, licensed premises and drive-through services.
- 6.28 **Schedule of Assets** means the S201 LGA schedule available on Council's website.
- 6.29 **site** means an area of land which is:
- a) Comprised in a single certificate of title or in respect of which a single certificate of title could be issued without further consent from the Council.
 - b) Composed of two or more lots held together in one (or more) certificate(s) of title and where no single lot can be dealt with separately without the prior consent of the Council.
 - c) An area of land which has been defined for the purpose of transferring it from one certificate of title to another.
 - d) An area of land which is, or is to be, used or developed as one property whether or not that use or development covers the whole or a part(s) of one or more lots.
- 6.30 **wet industries** means industrial developments that are assessed to or will utilise more than 15,000 kL of water per day.

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

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

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

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

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

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

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

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

7.8 The growth-related capital expenditure that Council has incurred, and will incur over the 10-Year Plan period, is allocated across a number of groups of activities that are impacted by increased demand, and will be funded from a mix of development contributions, rates, reserves, and NZTA subsidies as set out in the Schedule of Assets.

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

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

- 7.11 **Rationale for using development contributions as a funding source (s106(2)(c), 101(3) LGA)**
- 7.12 Outcomes and goals
- 7.13 Council's growth-related capital expenditure primarily contributes to the following outcomes and goals identified to guide the 10-Year Plan:
- a) "providing outstanding infrastructure";
 - b) "prioritising investment in provision of appropriate infrastructure to meet the city's future growth needs"; and
 - c) "our books are balanced".
- 7.14 Council considers that these outcomes and goals are best promoted by:
- the timely provision of infrastructure to support growth in the city, while protecting ratepayers from unacceptable annual rates increases by taking development contributions to fund an appropriate portion of growth-related capital expenditure;
 - using conservative assumptions to forecast or project development contribution revenue; and
 - allocating costs of growth related expenditure to reflect the causes and benefits of growth infrastructure provision and hence encouraging sustainable development activity by ensuring that developers have a financial interest in the infrastructure provided.
- 7.15 Additionally, in the process of allocating costs to development contributions, Council's outcomes and goals specific to each major project were identified and taken into consideration.
- 7.16 Causes and benefits
- 7.17 The LGA provides that cost allocations used to establish development contributions should be determined according to, and be proportional to, the persons who will benefit from the growth related assets to be provided (including the community as a whole) as well as those who create the need for those assets.
- 7.18 It is Council's view that development is a major cause of the costs identified in the Schedule of Assets, and that this growth related expenditure is necessary to enable the growth of the city to continue without reducing the current levels of service provided.
- 7.19 Developers will also significantly benefit from this expenditure via the profits of their developments, and so should pay for a reasonable portion of these costs through development contributions.
- 7.20 Extent to which development causes expenditure
- 7.21 In evaluating the extent to which development causes expenditure, some components of the total cost of growth-related capital projects will be excluded from charging, including growth caused from outside the city, growth that is caused and benefits only the general rating community, and level of service improvements. This portion will be funded from other sources, including central government subsidies and general rates loans – recognising that some of the benefits derived from these assets accrue both to the existing community and to future ratepayers, and those outside the city.

- 7.22 Cost allocations are evaluated on a project-by-project basis or for groups of projects, by way of a substantive template that for each project or group of projects. The Template records:
- the project description and relevant information;
 - the purpose and key outcomes of project;
 - related projects and project dependencies;
 - rationale for the choice of catchment;
 - multiple Levels of Service (LOS) considerations;
 - growth benefits and growth causation rationale;
 - the duration of those benefits; and
 - the exclusion of non-DC growth.
- 7.23 Projects considered to be of the greatest significance in terms of quantum of cost, complexity, or other matters, including community considerations, have been assessed in substantially more detail. Individual substantive engineering reports have been compiled and referred to for the purposes of allocating costs, including disaggregation of projects into component projects for finer grained analysis, and detailed project and asset metrics under guidance from an external asset management specialist.
- 7.24 The purpose of these reports and the wider analysis via the template was to rigorously capture what is meant by level of service (LOS) deficiencies and its different dimensions and significance, and to assess capital projects on the extent to which they are driven by these LOS deficiencies.
- 7.25 Costs by project have been allocated to development contributions by deriving a percentage figure to reflect the extent to which the development community causes the need for the expenditure, and the extent to which developers benefit from the expenditure. The average of the two percentages is used as the final percentage of growth related project costs for development contributions funding.
- 7.26 The percentage figure for developer causation has been derived by considering the extent to which the project would be needed if there was no development, and excluding the portion of each project that contributes to renewals, demand caused by development outside the city, and remedying existing level of service deficiencies (backlog).
- 7.27 Level of service assessments are derived by considering the breadth of LOS improvements addressed by provision of each project, and by the significance of the LOS improvements of each project in the context of the wider project or projects.
- 7.28 For Transport projects for which NZTA subsidies are available, the amount of these subsidies is removed from the total cost prior to applying the development contributions allocation.
- 7.29 Significant assumptions in the cost allocation process are described under [10.71 below](#)~~10.71 below~~~~10.70 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, and recovery of costs from development contributions has been timed to align with this period. The cost allocation percentage figure for growth benefits has been derived on the basis of assessed growth benefits accruing to new residents compared to existing residents, and by considering the rate of expected growth over the recovery period.
- 7.33 Transparency and accountability
- 7.34 Growth costs and their funding source are identified separately and on a project-by-project basis which imposes significant administrative costs on Council, but these are outweighed by the benefits in terms of greater equity (user pays), transparency and accountability.
- 7.35 The full methodology and rationale that demonstrates how the calculations for the contributions were made is available from Council's website.
- 7.36 Overall impact of allocation
- 7.37 In some catchments, and for some types of development, council has taken the view that the development contribution charge resulting from the above allocations would have an adverse effect on the development community to an extent that it would hinder growth and development, with negative consequences for the community as a whole. In these cases, Council, with consideration to s101(3)b of the LGA, has opted to moderate the charge and fund any resulting revenue impacts from rates. This approach is consistent with that described in Council's Revenue and Financing Policy in the section titled Funding Sources for Capital Costs.
- 7.38 Having taken advice from external specialists, it is the view of Council that overall the allocation of growth-related capital costs to development contributions set out in the Schedule of Assets and the resulting development contribution charges as specified in Schedule 1 below are reasonable and consistent with the statutory framework.
- 7.39 Total amount of development contributions funding sought (s106(2)(d), s201(1), s197AB LGA)
- 7.40 The total amount sought from development contributions funding, including financing costs, is set out in Schedule 2 below.

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

- 8.1 **Development contributions catchments**
- 8.2 Different areas of the city ("catchments") have been allocated different amounts of growth-related capital expenditure as set out in the Schedule of Assets and are forecast to have different amounts of growth (see Schedule 7). Financing costs have been allocated to them in proportion to the balance of expenditure and growth within each area over time (see Schedule 2).

- 8.3 It is not practical to define catchments that precisely fit each individual growth project that Council undertakes. Taking this into account, Council considers that it is most equitable to divide the city into catchments as is shown in the maps in Schedule 8 below.
- 8.4 Within each of these catchments, unless a remission, specific agreement or where credits apply all developments will pay the same development contribution, regardless of their location within the catchment and regardless of their proximity to any particular projects that council has undertaken or will undertake in that catchment.
- 8.5 This will ensure that the historical and future costs of growth-related capital works in that catchment are shared amongst all developments that benefit from them to the best practicable extent, whether directly or indirectly.
- 8.6 Some growth-related capital expenditure cannot adequately be confined to individual areas, and where appropriate will be recovered on an equal basis from all developments in the city, regardless of location.
- 8.7 Council's approach is supported by s199AB(g) of the LGA which provides that when calculating and requiring development contributions, territorial authorities may group together certain developments by geographic area or categories of land use, provided that—
- (i) the grouping is done in a manner that balances practical and administrative efficiencies with considerations of fairness and equity; and
 - (ii) grouping by geographic area avoids grouping across an entire district wherever practical.
- 8.8 Refer to section ~~10.54 below~~~~10.54 below~~~~10.53 below~~ for further discussion on catchments.
- 8.9 **Calculation of charges (s203(2), Schedule 13 LGA)**
- 8.10 For each project "P" allocated to a catchment with growth related capital expenditure "C" and growth in household unit equivalents (HUEs) over a recovery period of "Y" years, the development contribution charges for each P per HUE can be expressed as:

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

- 8.11 Capital expenditure and growth (which is proportional to revenue) for the purposes of generating the charge are expressed in present value terms in order to match planned costs with forecast growth for the purpose of determining revenue across the life of the model, consistent with accepted financial modelling practices.
- 8.12 For each development contributions account within each catchment, the charge is the sum of the charges for the individual expenditure items.
- 8.13 A worked example is provided in Schedule 3 below, illustrating the calculation of a specific charge in accordance with this formula.
- 8.14 More detail on the mathematics in the model is available from Council on request.

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

- 9.1 Some development contribution charges calculated by the calculation model have been moderated downwards to take account of considerations outside the scope of the DC model parameters.
- 9.2 The calculation model produces mathematically and legally justifiable development contribution charges “base charges” (refer Schedule 4), but whether these base charges are to be levied is required to be tested in accordance with s101(3)b of the LGA which is a critical filter through which all proposed development contributions must pass.
- 9.3 Council has considered the base charges in light of the critical filter set out in s101(3)b and concluded that if the base charges were adopted, in some cases this would represent an allocation of liability for revenue needs which would not deliver the most advantageous impacts on the community. Accordingly, Council has decided to reduce certain base charges as set out below.
- 9.4 It is important to note that the difference between the base charge and the modified charge is already funded through the 10-Year Plan as a result of conservative revenue assumptions (10.19 below) so Council requires no additional rates funding, nor does it increase any of the non-modified DC charges, or place additional burden on other parts of the development community.
- 9.5 Downward modifications in this section represent a manual adjustment to an originally assessed and unmodified charge. Numbers used to inform a capped or reduced charge under this section should be considered as nominal scale factors only, not as charges in their own right.
- 9.6 **Council's decision to modify charges**
- 9.7 Council considers that its decision to modify these charges represents a proper exercise of its discretion under s101(3). Council's decision in respect of these modified charges has not impacted on its decision making in respect of the balance of this policy. To that extent, Council would have adopted the balance of this policy regardless of whether the modifications to these charges were made. In addition, if the modifications were not made under s101(3), the same community outcomes would have been achieved through additional remission criteria aimed at delivering lower than modelled charges for these developments.
- 9.8 **Modified charge: Capped Non-residential development charges**
- 9.9 Non-residential development charges capped to be no greater than the [2013/14 previous Development Contributions Policy 2013/14](#) (“previous policy”) charges. This is determined by scaling each charge component by the ratio of the total charge under the previous policy to the total charge under this policy. Stormwater and wastewater charges are capped individually at the previous policy rate and are payable by all developments.
- 9.10 The exceptions to this are charges for which there is no adequate precedent in the previous policy because they were not capped in that policy. These charges are capped at the 2012/13 Development Contributions Policy rate factoring out the maximum stormwater and bulk wastewater charges applicable to the appropriate catchment.

- 9.11 The retail transport component is determined by scaling the retail base charge for a specific development by the ratio of the average capped retail charge to the average uncapped retail charge.
- 9.12 Base non-residential charges are significantly higher than previous policy charges due to:
- a) a reallocation of costs towards catchments from citywide;
 - b) an increase in number of catchments used means less spreading of costs across multiple areas;
 - c) higher investment by Council in the growth capital programme.
- 9.13 Charges set at the higher base level could jeopardise economic and financial viability with respect to reliability of forecasts and market competitiveness, and this was supported by benchmarking analysis.
- 9.14 Council has made substantial infrastructure investments based on long-term city growth planning and land use strategies, which if materially compromised due to low uptake would have substantial negative impacts on Council's ability to recover these costs via development contributions revenue, and consequently on the on the wider community and city ratepayers.
- 9.15 In this respect, allocation of liability for revenue needs according to the base charges will have a potentially adverse impact on the community and to avoid this impact, the base charge has been modified as set out above.
- 9.16 **Modified charge: Capped residential development charges**
- 9.17 Reduction in charges for certain higher density developments in Infill 'RIZ' areas
- 9.18 A 67% total reduction from base charges for higher density developments in the infill Residential Intensification Zones (RIZ) (refer map 7 in Schedule 8 – DC Catchment Maps).
- 9.19 Higher density developments and urban intensification are important strategic goals for Council, leading to efficient use and development of resources, increased amenity and improved urban form. These outcomes are consistent with Council's Proposed District Plan and the Future Proof sub-regional growth strategy. These community outcomes are more likely to be achieved through an allocation of liability for revenue needs based on a reduction in the infill base charge.
- 9.20 **Lower charges due to lower actual demand**
- 9.21 The following charge categories are similar on the surface to modifications described above but are actually a direct result of lower actual demand when compared to a standard HUE, and not s101(3) modifications. The extent of this lower demand was determined using Census 2013 statistics.
- 9.22 Higher density developments
- 9.23 Higher density developments in the Comprehensive Development and Master Plan areas identified in part of the Proposed District Plan greenfield areas of Rototuna, Rotokauri, [Temple View](#), Ruakura and Peacocks (refer to the areas shaded green in Schedule 8, map 2-5) attract charges ½ lower than the relevant base charge due to lower actual demand on council services.
- 9.24 Ancillary Units

- 9.25 Ancillary units in areas other than the Residential Intensification Zones (RIZ) as defined in the Proposed District Plan (refer to the areas shaded green in Schedule 8, map 7) attract charges ⅔ lower than the relevant base charge due to lower actual demand on council services.
- 9.26 Refer to 10.39 below for more information on higher density development and ancillary unit assumptions.

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

- 10.1 The Development Contributions Policy incorporates a number of assumptions underlying the calculation of development contributions, principally around city growth, the demands placed on infrastructure by different types of developments, the allocation of costs and ultimately how these costs will be recovered from different types of development.
- 10.2 These assumptions, and an assessment or estimate of the effects of the uncertainty surrounding them, are detailed in this section.
- 10.3 **Growth forecasts**
- 10.4 Residential forecasts are based upon the Statistics New Zealand population and household projection methodologies and data, updated where possible with information from the 2013 Census.
- 10.5 Non-residential floor area forecasts are based on economic projections for Hamilton and the Waikato Region made in 2014 by Market Economics Ltd.
- 10.6 Summary growth projection tables for the 10-Year Plan period are presented in Schedule 7 below.
- 10.7 Effects of uncertainty
- 10.8 Projecting or forecasting growth over the long term across the city and for individual areas and types of development within the city naturally involves a significant amount of uncertainty, and this will become more pronounced as time progresses. Growth inputs are a core component of the charge calculations, and there is a real likelihood that even a robust growth model would generate outputs that vary significantly from realised growth.
- 10.9 Forecasts that are lower than 'actual' growth would retrospectively have returned charges set at a level that is too high, and vice versa.
- 10.10 The divergence may also vary according to catchment and industry sector, resulting in charges that are weighted too heavily to some areas or some types of development. The effect of citywide growth variations would be expected to be less because forecasting across a city has a lower error margin than by individual catchment, and historical data will inform forecasts better across a city compared with a catchments or growth cells.
- 10.11 In order to minimise the effects of uncertainty, growth demand forecasts and assumptions will be monitored and regularly reviewed in light of new information.
- 10.12 **Conservative revenue assumptions**
- 10.13 The theoretical revenue generated by the DC model assumes that all HUEs return full revenue in accordance with the applicable base charges.

- 10.14 Forecasts for development contributions revenue for the purposes of the 10-Year Plan are conservative estimates including allowances made for future remissions, historical consents issued at lower charge rates as per the policy of that time, and to reflect the current and anticipated future uncertain economic environment.
- 10.15 Effects of uncertainty
- 10.16 Revenue forecasting has a high margin of error due to substantial underlying assumptions including economic outlook and projections, growth forecasts, undeterminable developer and market behaviour, the property market volatility and unpredictability, and other wider considerations including government policy changes.
- 10.17 Setting revenue forecasts too high will adversely affect Council's 10-Year Plan financial strategy, with consequent impacts on the level of rates funding required. Setting revenue forecasts too low means that ratepayers are paying more than their fair share of costs with respect to the cost allocations process. Any additional revenue received must be used to reduce DC funded debt, with consequent reductions in the level of DC charges.
- 10.18 Council has attempted to strike a balance in its forecasts, based on historical levels of revenue and the best information that it has available about likely future revenues, but with a view to conservatism.
- 10.19 **Under-recovery of revenue**
- 10.20 The DC model assumes that forecast growth will match realised DC revenue, but in practice remissions, credits, vacant sections, and development assessed under prior policies result in an under-recovery of modelled revenue.
- 10.21 Council has adopted a conservative approach to estimating under-recovery of revenue, based on historical data, budget forecasts, and consideration of low revenue in early years.
- 10.22 Effects of uncertainty
- 10.23 Different assumptions to estimate under-recovery would have an effect on future modelled DC revenue, which in turn impacts charges. A higher assumed under-recovery rate, with all other things being held fixed, will return higher charges.
- 10.24 To preserve a conservative method to calculating charges, Council has adopted a conservative under-recovery rate.
- 10.25 **Supply of land**
- 10.26 The supply and capacity of development land is assumed to be constrained by the current and future availability of infrastructure – whether planned to be provided by council or likely to be able to be provided by developers.
- 10.27 The land supply assumptions are well informed from the perspective that Council is providing much of the growth infrastructure and has good information on yield and land availability. Private land owners however will bring sections to market using rationale that is not entirely predictable from Council's perspective, and as a result there will inevitably be variance between forecast and actual future land supply.
- 10.28 Effects of uncertainty

- 10.29 If the actual supply of land for development is higher than was forecast, then more development could potentially go ahead, spreading capex costs over more growth which would have retrospectively reduced the DC charge.
- 10.30 The significance of this impact is estimated to be low because supply generally exceeds demand and market forces will dis-incentivise developers bringing significant areas of land to market when there are perceived supply excesses elsewhere.
- 10.31 The supply assumptions that have been made are based on the best knowledge of Council's [City Development Unit](#) at the current time.
- 10.32 Land supply and capacity estimates are shown in Schedule 7.
- 10.33 **Types of development (sectors)**
- 10.34 Developments are assumed to be of seven basic types (sectors):
- residential
 - higher density residential
 - ancillary residential units
 - retail
 - commercial
 - industrial, and
 - wet industries.
- 10.35 Within these sectors, there will be a range in the amount of benefit derived from Council's growth-related capital expenditure.
- 10.36 With the exception of wet industries, which will be assessed on a case by case basis, all developments within a sector will be charged development contributions at the rate applicable to that sector as a whole.
- 10.37 Effects of uncertainty
- 10.38 Using a wider range of sectors would theoretically allow a closer fit between the assumed demand generated and the actual demand produced by different types of development. But, although it might seem to be more equitable, this is not currently practical, as growth would need to be forecast separately for each sector and insufficient data is available for this task. The range of sectors will however be reviewed periodically, and will be expanded when appropriate and feasible as more sophisticated ways of modelling development emerge.
- 10.39 **Higher density and ancillary residential units**
- 10.40 On average, on a per dwelling basis, individual ancillary residential units and individual higher density dwellings place less demand on Council infrastructure than standard detached dwellings.
- 10.41 Accordingly, ancillary residential units will attract a charge $\frac{2}{3}$ lower than the standard residential charge for each catchment, and higher-density residential dwellings (that meets the criteria set out in section 6.19 above) will attract a charge $\frac{1}{3}$ less than the standard residential charge (refer also to section 9.20).
- 10.42 The maximum floor area of an ancillary residential unit is 60m², and this is approximately $\frac{1}{3}$ of the average floor area of a standard dwelling. Occupancy, and therefore demand on

Council services is assumed to be correspondingly lower than the average occupancy of standard dwellings which Census figures put at three persons per dwelling.

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

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

10.45 In accordance with section 9 above and in addition, higher density residential units in Residential Intensification Zones identified by the Proposed District Plan will be charged $\frac{2}{3}$ less than the standard residential charge for each catchment. This is to incentivise this type of development in line principally with the Proposed District Plan and the Future Proof sub-regional growth strategy. The growth forecasts have not been discounted to allow for this incentive, but revenue forecasts have been adjusted to allow for it.

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

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

10.4610.47 Effects of uncertainty

10.4710.48 The stated assumptions are broad and basic in construction and hence from one residential unit to another the assumptions may not correlate exactly with the actual demand placed on council infrastructure, however these types of development constitute only a small proportion of total demand and revenue, and this mitigates the effects of uncertainty.

10.4810.49 **Non-Residential Demand Conversion factors**

10.4910.50 In order to provide a common denominator for the purposes of calculating the development contribution charges using the equations given in section 8.9, conversion factors have been used to equate all of the other sectors to the residential sector by estimating the number of household unit equivalents (HUEs) of demand that they produce, approximated by gross floor area (GFA). Data from various sources (e.g. Census, water-metering, traffic studies) has been used to estimate the average demand placed on Council infrastructure per 100m² of non-residential floor area (site area for stormwater) or per non-standard residential dwelling. Details of these are set out and described in Schedule 5 below.

10.5010.51 Effects of uncertainty

10.5110.52 The effect on the DC charges of variances due to the choice of conversion factors can be significant, but the current figures reflect the best information that Council has available at this time. Using a wider range of conversion factors would allow charges to be

more closely tailored to individual types of development, but would also require individual forecasting of each of these types, with a resulting increase in forecasting error.

[10.5210.53](#) The wider significance of the assumption that HUEs can be used as a proxy for non-residential demand based on floor area by way of a fixed factor is more difficult to assess, but this method is common to most councils' DC policies and no ready alternative is available.

[10.5310.54](#) **Catchments**

[10.5410.55](#) The Peacockes, Rototuna, and Rotokauri growth catchments (refer Schedule 8) are based on the 2011 version of the Operative District Plan structure plan areas. The Temple View, Te Rapa North, and Ruakura growth catchments are areas that have been added to the city through recent boundary changes.

[10.5510.56](#) The CBD area is based on the Business Improvement District, as defined in Council's rating policy, and the Infill catchment is defined as the remainder of the developed area of the city.

[10.5610.57](#) The stormwater catchments are based on monitored and modelled stormwater flows, and the wastewater catchments **are** reflect the gravity fed network, the natural boundary of the Waikato River, and the relative network impact of the eastern and western wastewater interceptors.

[10.5710.58](#) An all-of-city or "citywide" catchment is used where it is impractical or inequitable to use only the catchments described above. Any allocation of costs to the citywide catchment has been made in accordance with the following principles:

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

[10.5810.59](#) A number of the larger projects set out in the Schedule of Assets have been split into citywide and catchment components and allocated separately, to more equitably and accurately reflect causes and benefits of expenditure.

[10.5910.60](#) It is assumed that all developments within a catchment contribute to the need for and benefit equally from Council's growth related expenditure having the effect that like developments in a catchment attract the same charge.

10.6010.61 Effects of uncertainty

10.6110.62 Where there are developments in close proximity but in different catchments, significantly different charges may be payable when the demand they place on infrastructure may be very similar. Conversely, not all developments within the same catchment will benefit equally from the infrastructure provided in that catchment.

10.6210.63 Using a greater number of catchments would lessen the effect of the first of these issues, and strengthen the causal link between developments and the infrastructure that they require, but would heighten the effect of the second consideration and also entail higher error margins due to the requirement to forecast growth for smaller areas.

10.6310.64 Council has tried to strike a balance in its choice of catchments between these two factors.

10.6410.65 Cost recovery periods

10.6510.66 The LGA sets out that development contributions should be determined in a manner that is generally consistent with the capacity life of the assets for which they are intended.

10.6610.67 A ~~30-year~~30-year maximum cost recovery period has been used. For capital expenditure providing capacity that will be exhausted prior to 30 years, the estimated length of remaining capacity has been used as the recovery period. For each project, the recovery period has been set to start 8 years prior to the commencement of expenditure on the project. This aligns with the typical duration of a subdivision consent.

10.6710.68 Effects of uncertainty

10.6810.69 The option of using a shorter maximum period (e.g. 20 years) was modelled and significantly increased the development contribution charges. Using a period longer than 30 years did not significantly reduce the charges, as interest costs and the basic amount allocated to development contributions funding were also greater.

10.6910.70 The effect of starting the recovery period closer to the commencement of expenditure would be to increase the charge for individual projects because costs will be recovered over a shorter period.

10.7010.71 Allocation of capital costs to growth

10.7110.72 Capital costs have been allocated to development contributions funding only for projects that provide new assets or assets of increased capacity and that are necessitated by growth or will provide benefit to growth.

10.7210.73 These project costs have been allocated under the assumptions set out in the Covec methodology paper titled 'Cost Allocation Guidelines for Development Contributions', which is published on Council's website.

10.7310.74 The underlying rationale for these allocations is set out in the LGA and addressed in section 10.71 above.

10.7410.75 A substantive and comprehensive spreadsheet template (as described in section 7.207.22) for project by project analysis was developed under guidance from an expert asset consultant for the purpose of allocating project costs to growth in accordance with the LGA and Covec Ltd methodology.

- [10.7510.76](#) Programmes of work have been split into their component projects to allow for a [more finefiner](#) grained analysis. Costs have been allocated spatially and by activity while considering a number of factors and circumstances, principally based on growth causation, benefits, and levels of service.
- [10.7610.77](#) The template uses standardised bands for generating the causation and benefit assessments. A high level of rigour has been applied to all project cost allocations, including the use of individual cost allocation reports for projects with high costs. Smaller projects have been allocated based on their similarity to individually allocated projects.
- [10.7710.78](#) It is assumed that the two key allocation aspects being causation and benefits of growth that are required to be considered under this rationale, should be weighted equally in generating an allocation after excluding growth caused by developments or other factors that should not attract development contributions (“non-DC growth”).
- [10.7810.79](#) **Effects of uncertainty**
- [10.7910.80](#) Weighting allocations more heavily towards causation versus benefits would increase the charges. Weighting it more towards benefits would decrease them.
- [10.8010.81](#) The assumption relating to the amount of non-DC growth has the effect that the development community is not paying for capital expenditure required to meet this demand. Capital expenditure relating to demand caused by development occurring outside the city, asset renewals, certain types of levels of service change, and operations and maintenance costs are backed out of cost allocations and are met by ratepayers or third party funding.
- [10.8110.82](#) Uncertainty around this assumption lies in projecting the extent of such non-DC growth, and may be significant, but is based on the best information available through specialist assessment and modelling. To the extent that the amount of non-DC growth is overestimated, the ratepayer is most affected.
- [10.8210.83](#) Allocating growth costs in any different manner than that described in and sections 7.22 and 10.71 above would have an impact on the development contribution charges. Council has used best practice methods, internal specialist analysis and external consultants, and is satisfied that the allocations as described are reasonable.
- [10.8310.84](#) Full details of the methodology for cost allocations, causation and benefit analysis, and other related aspects for each individual project are available on Council’s website, and in the Schedule of Assets.
- [10.8410.85](#) **Limits of Modelling**
- [10.8510.86](#) The calculation model that generates DC charges is a pure mathematical model that produces theoretical charges based on a large number of inputs that in isolation contain significant assumptions as detailed in section 1010 above.
- [10.8610.87](#) Although the model produces numerically precise charges, the nature of cumulative uncertainty means that the greater the number and significance of input assumptions, the greater the potential variation of outputs to changes in these assumptions.
- [10.8710.88](#) The calculation model used to generate the charges in Schedule 1 below includes the best numerical assumptions available to Council, and is the most appropriate tool to guide Council in setting development contribution charges.

[10.8810.89](#) Effects of uncertainty

[10.8910.90](#) Calculation of development charges therefore is limited to an extent by the sensitivity of the model to inputs, and the degree of certainty and reliability relating to those inputs. As a ~~result~~ result, modelled demand is likely to be different to actual or realised demand.

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

- 11.1 In most cases the assessment and payment of development contributions happens at two separate points in time. This section and section 1212 describe in detail how this works.
- 11.2 Please contact Council's Development Contributions Officer (DCO) at any time if you need guidance or clarification.
- 11.3 Council may require a development contribution to be made when;
 - a) a resource consent is granted under the Resource Management Act 1991 for a development within its district;
 - b) a building consent is granted under the Building Act 2004 for building work situated in its district; or
 - c) an authorisation for a service connection is granted.
- 11.4 Council may also require that a development contribution be made when granting a certificate of acceptance under section 98 of the Building Act 2004 if a development contribution would have been required had a building consent been granted for the building work in respect of which the certificate is granted.
- 11.5 Council will assess development contributions;
- 11.6 for the first time when a trigger in either of clauses 11.3 or 11.4 first occurs; and upon any subsequent triggers in clauses 11.3 or 11.4.
- 11.7 It is the granting of the consent, authorisation [of service connection](#), or certificate of acceptance that is the trigger, not when the consent authorisation or certificate of acceptance is given effect to.
- 11.8 Where a development contribution was not required at the first of the triggers in 11.3 or 11.4 Council may require development contributions at any subsequent trigger.
- 11.9 Development contributions will be calculated under the policy that was in force at the time that the [first of either; an](#) application for a resource consent, building consent, [certificate of acceptance](#), or service connection was submitted, accompanied by all required information.
- 11.10 When development contributions are paid, the HUEs of demand that they provide for will be recorded and will be credited, by activity, against any subsequent consent or service connection application as it relates to the original consent. Accordingly, whilst subsequent applications will enable a reassessment and recalculation to be made, additional contributions will only be required where there will be an increase in HUEs of demand arising from the development.

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

- 12.1 In accordance with section 11 above, for contributions required on subdivision consents, payment will be required prior to uplifting s224 certificates, and these will not be released until payment is received.
- 12.2 For staged developments where all other Council planning requirements have been met payment will only be required for the s224 certificates issued at each stage.
- 12.3 For contributions required on land use consents where a building consent is not required, payment will be required prior to commencement of the consent, and the consent shall not be put into effect until payment is received.
- 12.4 For contributions required on building consents, payment will be required prior to the issuing of a code of compliance certificate, and this certificate will not be released until payment is received.
- 12.5 For contributions required for a service connection payment will be required prior to the service connection being actioned.
- 12.6 For non-residential developments where development contributions are assessed on resource consents and the scale of the development is unknown, the assessment will be based on the type of development that most closely matches the zoning of the land.
- 12.7 The gross-floor area of the development will be assumed to be a fixed percentage of the site area being 50% for retail developments, 30% for commercial, and 30% for industrial. These figures being the floor area to site area ratio used in Council's growth forecasts. Such developments will be reassessed at building consent stage, and any additional floor area above that assumed and paid for at resource consent stage will be required to be paid at building consent stage.
- 12.8 No refund will be given if the building results in a lesser amount of floor area than was assumed, but credit will be retained for the full amount of floor area that was paid for.
- 12.9 **Invoicing**
- 12.10 Invoices relating to subdivision applications will be issued at the time of request for a s224 certificate, unless an earlier trigger occurs which Council, at its discretion, may elect to invoice against.
- 12.11 Invoices related to land use resource consents that are not linked to building consents will be raised at the time of granting the consent.
- 12.12 Development contributions for land use resource consents that are linked to building consents will be assessed and estimated at the resource consent stage, however such development contributions will be reassessed and based on the final plans provided at building consent stage.
- 12.13 Invoices relating to building consents and service connections will be raised prior to issuing a code of compliance certificate, or actioning a service connection, or at the time of actual payment by the developer if prior to this.
- 12.14 If at any time a developer wishes to pay prior to the stages set out above, an invoice will be raised at the time of actual payment by the developer.

- 12.15 All invoices will be raised at the rates applicable at the time that the application for a resource consent, building consent, or service connection was submitted, accompanied by all required information.
- 12.16 In accordance with Section 198(2A) LGA consideration will not be given to development contribution charges assessed under prior policies in cases where the charges in this policy (as presented in Schedule 1) are lower.
- 12.17 For reasons of administrative efficiency, where the total amount payable is assessed as being less than \$50, no payment will be required and no invoice will be raised.

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

- 13.1 A development contribution will only be required if the effects or cumulative effects of developments will create or have created a requirement for the territorial authority to provide or to have provided new or additional assets or assets of increased capacity.
- 13.2 Development contributions are calculated based on increased units of demand (HUEs). Council will provide a credit against the standard calculated charges where it can be demonstrated to Council's satisfaction that:
 - a) pre-existing units of demand existed on the subject site and placed actual demand on Council's infrastructure prior to the application for a resource consent, building consent, or service connection; and/or
 - b) development contributions or financial contributions have previously been paid for those increased units of demand generated by the development. The balance of development contributions for all additional units of demand not previously paid for will be payable, including for all components of the charge.
- 13.3 Credits for existing HUEs will attach to the parent lot and are not transferable.
- 13.4 Credits for HUEs will not be provided for commercial or industrial activities undertaken in an area of a site that is not included within the definition of gross floor area.
- 13.5 Any project undertaken by Council ~~that has been funded in whole or in part by development contributions~~ will itself not be liable to pay development contributions.
- 13.6 For the avoidance of doubt, development contributions required under this policy for reserves are not for the specified reserves purposes referred to in Section 201 LGA.

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

- 14.1 A person required by Council to make a development contribution may request Council to reconsider the requirement in accordance with Section 199A of the LGA.
- 14.2 A request for reconsideration of a requirement to pay a development contribution ("request") must:
- a) be made within ten working days after the date of receipt of notice of the development contribution required by Council;
 - b) be made to Council in writing using the Reconsideration of Development Contributions template which can be found on Council's website at www.hamilton.govt.nz/dc;
 - c) set out the grounds and reasons for the request;
 - d) specify the outcome which is sought; and
 - e) include an email address for delivery of Council's decision.
- 14.3 A request can be withdrawn at any time before delivery of Council's decision on the request.
- 14.4 A person making a request may provide further information at any time before delivery of Council's decision. Provision of further information will re-start the fifteen working day period for delivery of Council's decision (S199B LGA).
- 14.5 Council also may require further information in relation to the request. The fifteen working day period for delivery of Council's decision does not begin until Council has received all required relevant information relating to the request (S199B LGA).
- 14.6 Council will consider:
- a) the grounds and reasons set out in the written request;
 - b) the purposes and principles in sections 197AA – 197A LGA; and
 - c) the application of this Policy in determining the proposed development contribution.
- 14.7 Council will make decisions on requests without holding a hearing. However, Council may, at its discretion, invite the requester to a meeting in order to discuss the request.
- 14.8 Council's decisions on requests will:
- a) be in writing;
 - b) be provided within fifteen working days after the date on which Council received all required relevant information relating to the request; and
 - c) state whether the development contribution will be amended and, if so, the new amount.
- 14.9 Council's decision on requests will be delivered by email to the address nominated by the requester. If Council is unable to contact a requester by email, it will deliver the decision by making it available at its reception to the requester and will attempt to notify the requester by telephone.

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

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

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

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

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

- a) failed to properly take into account features of the objector’s development that, on their own or cumulatively with those of other developments, would substantially reduce the impact of the development on requirements for community facilities in the territorial authority’s district or parts of that district; or
- a)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
- b)c)required a development contribution in breach of section 200; or incorrectly applied its development contributions policy to the objector’s development.

14.1015.4 Any person lodging an objection must do so in accordance with the timeframes set out in Schedule 13A of the LGA.

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

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

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

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

- Sections 207(A-F) of the LGA which contains specific “Developer agreements” provisions;
- Section 18.1718.17 of this Policy “Private Developer Agreement (PDA) Remission”;
- Council’s Growth Funding Policy;
- the guidance documents relating to Private Developer Agreement structure which can be found on Council’s website www.hamilton.govt.nz/dc; or
- contact Council’s City Development Unit for further information.

17. SPECIAL ASSESSMENTS

- 17.1 A special assessment of development contributions may be undertaken at the discretion of Council, on an activity by activity basis to determine the amount of development contributions payable.
- 17.2 A Special Assessment will only be undertaken where, as a threshold for consideration, the development is of a size greater than 20 HUEs (residential) or 2,000m² GFA (non-residential).
- 17.3 All Special Assessments will be evaluated consistent with the Actual Demand Remission Criteria set out in Section 18.9 of this Policy.
- 14.117.4 In order to be eligible for a special assessment the applicant must supply, for each activity, all relevant evidence of reduced demand on Council's infrastructure in support of the special assessment application. This information is to be in the form of metrics provided by an appropriately qualified professional, referencing relevant policy provisions.
- 14.12—Special assessment applications are to be lodged with Council's Development Contributions Officer's (DCO) at the earliest opportunity, and prior to the earliest development contribution trigger as set out in Section 11 of the Policy.
- 14.1317.5 Where it is determined by Council that all relevant information has not been provided prior to the applicable development contribution trigger set out in Section 11 of this Policy, development contributions will be required in accordance with Schedule 1 of this Policy.
- 17.6 In calculating any special assessment on a modified base charge as set out in section 9 and Schedule 4 'Base Charges for Reference in Calculating Remissions', the calculation shall be based, as its starting point, on the base charge without modification. A special assessment will then only be confirmed if, based on calculations applying the criteria set out below, the final charge is less than the standard modified charge.
- 17.7 The amount of any special assessment will be assessed on a case by case basis having regard to the extent to which the special assessment criteria is met.
- 17.8 An application for special assessment, regardless of the outcome, will not affect the applicant's rights to apply for a remission under Section 18 of this Policy.
- 17.9 Decisions on individual requests will not alter the basis of the policy itself.
- 17.10 For further details relating to lodging a Special Assessment please refer to Council's website www.hamilton.govt.nz/dc or contact Council's Development Contributions Officer (DCO).

15-18. REMISSIONS (S201(1)C, S200(2) LGA)

15-118.1 Upon application made by a developer, Council through its ~~Chief Financial Officer~~~~Corporate General Manager~~~~Manager~~ may at its sole discretion remit part or all of a development contribution levied on that developer.

15-218.2 Any application for a remission shall be lodged with Council within 30 working days of the development contribution charge being advised in writing to the developer.

15-318.3 In order to be eligible for a remission the applicant must supply, for each activity, all relevant evidence of actual demand reductions on Council's infrastructure in support of the remission application. This information is to be in the form of metrics provided by an appropriately qualified professional, referencing relevant policy provisions.

15-418.4 All actual and reasonable costs incurred by Council in determining the remission application, including staff time as set out in Council's schedule referred to as 'Fees and Charges - City Planning' published on Council's website, consultant and legal costs, and administration costs, shall be paid by the applicant. If a remission is granted, these costs will be deducted from the total remission due prior to payment.

15-518.5 In calculating any remission on a modified base charge as set out in section 9 and Schedule 4 'Base Charges for Reference in Calculating Remissions', the calculation shall be based, as its starting point, on the base charge without modification. A remission will then only be made if, based on calculations applying the criteria set out below, the final charge is less than the standard modified charge.

15-618.6 The amount of any remission will be assessed on a case by case basis having regard to the extent to which the remission criteria is met.

15-718.7 Decisions on individual requests will not alter the basis of the policy itself.

15-818.8 There are three categories of remissions, as described in the following paragraphs.

15-918.9 1. **Actual Demand Remission**

15-1018.10 Development contributions are calculated based on modelled demand, measured in Household Unit Equivalents (HUEs). Council will consider a remission where actual demand is significantly lower than modelled demand.

15-1118.11 Actual Demand Remission Criteria

15-1218.12 In applying for a remission based on actual demand, the applicant must demonstrate to Council's satisfaction that:

- a) the actual HUEs of demand generated by the development are significantly lower than the HUEs of demand assessed under the methodology set out in this policy and in any event are not less than 10 HUEs of demand, and;
- b) for an activity, the reduction in HUEs create capacity in Council's infrastructure network which Council is satisfied is material having regard to the nature of the development, its location, and implications for Council's infrastructure programme.

15.1318.13 2. CBD Remission

15.1418.14 The CBD area is the Business Improvement District (BID) as defined from time to time in Council's Rating Policy. Council has a CBD revitalisation strategy and is prepared to consider a development contribution remission in respect of development within the CBD provided the development assists Council in achieving its strategic goals.

15.1518.15 CBD Remission Criteria

15.1618.16 In applying for a remission in respect of a development within the CBD, the applicant must demonstrate the development meets Council's strategic objectives to improve the vitality and functionality of the CBD by improving and enhancing one or more of the following:

- a) commercial/retail or residential activity within the CBD area;
- b) employment opportunities within the CBD area;
- c) public space and amenity values within the CBD area;
- d) urban design outcomes in the CBD, as set out in Council's Technical Specifications, Design Guidelines and Proposed District Plan.

15.1718.17 3. Private Developer Agreement (PDA) Remission

15.1818.18 Council has adopted a Growth Funding Policy which guides Council in its dealings with developers seeking to undertake development, requiring infrastructure not adequately provided for in Council's 10-Year-Plan. All development contributions in respect of such development will be calculated in accordance with this policy, but may be subject to a remission, if provided for in a Private Developer Agreement entered into between Council and the developer pursuant to the Growth Funding Policy.

15.1918.19 PDA Remission Criteria

15.2018.20 In applying for a remission in respect of development contributions levied against development in unfunded areas and/or associated with unfunded growth projects as set out in the Growth Funding Policy, Council and the developer shall have first entered into a binding Private Developer Agreement in accordance with Section 207 LGA and the criteria and principals set out in the Growth Funding Policy. Council will set the total remission, if any, in a manner consistent with the Growth Funding Policy and the total remission shall be recorded as a term and condition of the Private Developer Agreement.

15.2118.21 Further remission information

15.2218.22 Remission applications will be considered on an activity by activity basis, with those activities being water, wastewater, stormwater, transport, and reserves.

15.2318.23 Further information is provided below in order to clarify the remission process in relation to stormwater.

15.2418.24 Stormwater capital projects

15.2518.25 The policy allocates stormwater costs, and forecast growth, over 19 catchments. This helps ensure spatial alignment between development and the set of capital works recovered through development contributions, and promotes equity and economic efficiency.

- 15.2618.26 For the purposes of this policy Council's stormwater capital costs are categorised into primary works or secondary works to the extent practicable.
- 15.2718.27 Developer funded primary works are described here as works which are carried out by each land owner as a condition of consent, for example to attenuate 2- and 10-year events back to pre-development levels and treatment of stormwater.
- 15.2818.28 Developer funded secondary works are carried out by each land owner as a condition of consent to attenuate 100 year events, and are separate to – and done in addition to – primary works.
- 15.2918.29 Developer funded works as described above do not typically form part of Council's growth capital programme, and as such developer provision of them in most cases will not offset any development contributions charge.
- 15.3018.30 Subject to ~~18.918.918.918.915.9~~ in particular, if developer funded stormwater works are of such a scale that either planned capital expenditure identified in the 10-Year Plan will no longer be required and no additional demand is placed on Council's network, then as a direct result of those works a remission of development contributions may apply in respect of those works.

16.19. POSTPONEMENT OF PAYMENT

- 16.119.1 Upon written application from the developer, Council through its ~~Chief Financial Officer~~ **Corporate City Growth General Manager**, may on a case by case basis and at its sole discretion, consider deferring payment of development contributions for subdivision consents granted between 1 July 2008 and 30 June 2014 ("deferral of payment").
- 16.219.2 Approval will only be given in cases in which the development leverages off existing catchment-specific infrastructure and does not require any new or unbudgeted Council-funded catchment-specific infrastructure (as of 30 June 2013) in order to proceed.
- 16.319.3 Any deferral of payment will apply to a maximum of ten allotments in any subdivision, and if the subdivision is staged all allotments must be within a single stage, and will be referred to as ("lots deferred").
- 16.419.4 The terms of deferral of payment will be subject to Council approval on a case by case basis, and shall be recorded in a formal written agreement between Council and the developer ("deferral agreement"). Such terms may include at Council's discretion (without limitation):
 - a) the requirement for a bank bond or other enforceable security acceptable to Council, securing the deferred sum, interest and costs; and/or
 - b) the registration of a Statutory Land Charge under s208 of the Local Government Act against the title to each lot in respect of which development contributions are outstanding specifying the amount owing to Council in relation to that lot.
- 16.519.5 Development contributions in respect of all lots deferred shall be paid in full on the sooner of:
 - a) The date upon which the developer settles the sale of the last of the lots deferred; or

- b) The date upon which the developer settles the sale of the same number of lots in the subdivision as the number of lots deferred; or
- c) The date upon which the developer ceases to be registered proprietor of the lots deferred; or
- d) The date two years after the issue of the earliest s224 certificate(s) for the lots deferred or as part of the subdivision.

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

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

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

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

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

17.120.1 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.

17.220.2 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 6.

18.21. ESTIMATING A DEVELOPMENT CONTRIBUTION CHARGE

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

18.221.2 Using the GIS development contribution estimator tool

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

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

18.521.5 Using the Schedule of Charges

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

1. **Identify the development type** using the definitions in section 6 above, then use table 1 for residential developments (standard residential, high density residential, or ancillary unit) or table 2 for non-residential developments (industrial, commercial, or retail) and complete the steps below.
2. **Identify the geographic catchment** in which the development is situated by using the maps in the schedule 8 below.
3. **Add up activity charges** for each component (reserves, stormwater, wastewater, transport, and water) by reading across the row relating to your geographical catchment, or just use the total on the right hand side. Do not add the citywide charges, they are already included in the charge for each catchment.
4. Refer to section 6 above for definitions of the different development types.
5. **Add the stormwater and additional wastewater catchment charges** by identifying the charge from one stormwater catchment from the 19 listed, and from one of the additional wastewater catchments (East or West).
6. **Your total charge** is the sum of all these component charges.

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

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

22. REFERENCES

[Local Government Act 2002](#)

[Hamilton City Council’s 2015-25 10-Year Plan](#)

[Hamilton City Council’s Growth Funding Policy](#)

19-23.SCHEDULE 1 - DEVELOPMENT CONTRIBUTION CHARGES

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

	Reserves	Stormwater	Transport	Wastewater	Water	Total
Residential charge per lot, dwelling or unit title, inclusive of Citywide components						
Citywide	489		1,832	3,400	4,640	10,362
Infill	872		2,090	3,566	5,155	11,684
Pescocke Stg 1	862		5,008	8,749	5,526	20,145
Pescocke Stg 2	862		2,902	5,254	5,526	14,544
Rotokauri	1,839		6,606	4,695	6,142	19,283
Rototuna	846		7,394	6,256	7,142	21,638
Ruakura	591		2,037	3,414	5,048	11,090
Te Rapa North	489		1,832	3,400	4,640	10,362
Temple View	489		1,832	8,879	10,599	21,793
SW - Citywide		9				9
SW - Chartwell		1,263				1,263
SW - City Centre		2,070				2,070
SW - Hamilton East		234				234
SW - Kirihiroa		678				678
SW - Lake Rotokauri		9,431				9,431
SW - Mangahaka		534				534
SW - Mangakotukutuku		1,225				1,225
SW - Mangaoenua		251				251
SW - Ohote		834				834
SW - Otama-ngenge		1,672				1,672
SW - Pescocke		970				970
SW - River North		2,615				2,615
SW - Rotokauri West		1,001				1,001
SW - St Andrews		118				118
SW - Te Awa o Katapaki		2,130				2,130
SW - Te Rapa Stream		2,506				2,506
SW - Temple View		1,684				1,684
SW - Waitawhirihiri		639				639
WW - East				1,807		1,807
WW - West				5,114		5,114
Higher Density Residential charge per lot, dwelling or unit title, inclusive of Citywide components						
Citywide	326		1,222	2,267	3,093	6,908
Infill	291		697	1,189	1,718	3,895
Pescocke Stg 1	575		3,339	5,833	3,684	13,431
Pescocke Stg 2	575		1,935	3,503	3,684	9,697
Rotokauri	1,226		4,404	3,130	4,025	12,855
Rototuna	564		4,929	4,170	4,762	14,425
Ruakura	394		1,358	2,276	3,365	7,393
Te Rapa North	326		1,222	2,267	3,093	6,908
Temple View	326		1,222	5,919	7,062	14,529
SW - Citywide		6				6
SW - Chartwell		842				842
SW - City Centre		1,380				1,380
SW - Hamilton East		156				156
SW - Kirihiroa		452				452
SW - Lake Rotokauri		6,287				6,287
SW - Mangahaka		356				356
SW - Mangakotukutuku		817				817
SW - Mangaoenua		168				168
SW - Ohote		556				556
SW - Otama-ngenge		1,114				1,114
SW - Pescocke		646				646
SW - River North		1,743				1,743
SW - Rotokauri West		668				668
SW - St Andrews		79				79
SW - Te Awa o Katapaki		1,420				1,420
SW - Te Rapa Stream		1,671				1,671
SW - Temple View		1,123				1,123
SW - Waitawhirihiri		426				426
WW - East				1,204		1,204
WW - West				3,409		3,409
Ancillary Residential charge per unit, inclusive of Citywide components						
Citywide	179		615	1,099	1,332	3,225
Citywide	163		611	1,133	1,547	3,454
Infill	291		697	1,189	1,718	3,895
Pescocke Stg 1	287		1,669	2,916	1,842	6,715
Pescocke Stg 2	287		967	1,751	1,842	4,848
Rotokauri	613		2,202	1,565	2,047	6,428
Rototuna	282		2,465	2,085	2,381	7,213
Ruakura	197		679	1,138	1,683	3,697
Te Rapa North	163		611	1,133	1,547	3,454
Temple View	163		611	2,960	3,581	7,264
SW - Citywide		3				3
SW - Chartwell		421				421
SW - City Centre		690				690
SW - Hamilton East		78				78
SW - Kirihiroa		226				226
SW - Lake Rotokauri		3,144				3,144
SW - Mangahaka		178				178
SW - Mangakotukutuku		408				408
SW - Mangaoenua		84				84
SW - Ohote		278				278
SW - Otama-ngenge		557				557
SW - Pescocke		323				323
SW - River North		872				872
SW - Rotokauri West		334				334
SW - St Andrews		39				39
SW - Te Awa o Katapaki		710				710
SW - Te Rapa Stream		835				835
SW - Temple View		561				561
SW - Waitawhirihiri		213				213
WW - East				602		602

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

	Reserves	Stormwater	Transport	Wastewater	Water	Total
Commercial charge per 100m2 floor area (site area for Stormwater)						
Citywide			3,246	1,527	1,620	6,399
Infill			2,133	922	1,037	4,092
Peacocke Stg 1			6,946	3,076	1,511	11,534
Peacocke Stg 2			5,804	2,664	2,179	10,647
Rotokauri			8,727	1,572	1,600	11,899
Rototuna			8,698	1,865	1,657	12,219
Ruakura			4,073	1,731	1,991	7,795
Te Rapa North			3,665	1,724	1,830	7,218
Temple View			3,565	4,379	4,064	12,008
SW - Citywide		4				4
SW - Chartwell		41				41
SW - City Centre		112				112
SW - Hamilton East		6				6
SW - Kirikiriroa		236				236
SW - Lake Rotokauri		526				526
SW - Mangaheka		47				47
SW - Mangakotukutuku		471				471
SW - Mangaonua		3				3
SW - Ohote		41				41
SW - Otama-ngenge		405				405
SW - Peacocke		216				216
SW - River North		315				315
SW - Rotokauri West		49				49
SW - St Andrews		4				4
SW - Te Awa o Katapaki		819				819
SW - Te Rapa Stream		146				146
SW - Temple View		98				98
SW - Waitahiri/hiri		135				135
WW - East				544		544
WW - West				1,252		1,252
Industrial charge per 100m2 floor area (site area for Stormwater)						
Citywide			1,305	804	768	2,876
Infill			705	400	404	1,509
Peacocke Stg 1			2,860	1,659	734	5,253
Peacocke Stg 2			2,612	1,570	1,156	5,338
Rotokauri			4,238	1,000	916	6,155
Rototuna			4,090	1,149	918	6,157
Ruakura			1,833	1,020	1,056	3,909
Te Rapa North			1,649	1,016	971	3,636
Temple View			1,335	2,148	1,794	5,278
SW - Citywide		3				3
SW - Chartwell		33				33
SW - City Centre		92				92
SW - Hamilton East		5				5
SW - Kirikiriroa		191				191
SW - Lake Rotokauri		433				433
SW - Mangaheka		38				38
SW - Mangakotukutuku		344				344
SW - Mangaonua		2				2
SW - Ohote		33				33
SW - Otama-ngenge		333				333
SW - Peacocke		177				177
SW - River North		259				259
SW - Rotokauri West		40				40
SW - St Andrews		3				3
SW - Te Awa o Katapaki		599				599
SW - Te Rapa Stream		120				120
SW - Temple View		81				81
SW - Waitahiri/hiri		111				111
WW - East				244		244
WW - West				561		561
Retail charge per 100m2 floor area (site area for Stormwater)						
Citywide			1,305	804	768	2,876
Infill			705	400	404	1,509
Peacocke Stg 1			2,860	1,659	734	5,253
Peacocke Stg 2			2,612	1,570	1,156	5,338
Rotokauri			4,238	1,000	916	6,155
Rototuna			4,090	1,149	918	6,157
Ruakura			1,833	1,020	1,056	3,909
Te Rapa North			1,649	1,016	971	3,636
Temple View			1,335	2,148	1,794	5,278
SW - Citywide		3				3
SW - Chartwell		33				33
SW - City Centre		92				92
SW - Hamilton East		5				5
SW - Kirikiriroa		191				191
SW - Lake Rotokauri		433				433
SW - Mangaheka		38				38
SW - Mangakotukutuku		344				344
SW - Mangaonua		2				2
SW - Ohote		33				33
SW - Otama-ngenge		333				333
SW - Peacocke		177				177
SW - River North		259				259
SW - Rotokauri West		40				40
SW - St Andrews		3				3
SW - Te Awa o Katapaki		599				599
SW - Te Rapa Stream		120				120
SW - Temple View		81				81
SW - Waitahiri/hiri		111				111
WW - East				244		244
WW - West				561		561

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 5 below.

Some of these factors operate on sliding scales, so the applicable charges for any specific development may differ from those shown here. A more precise estimate of the development contributions payable for any particular development can be provided by Council on request.

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

Note 2 – Assessment of Reserves component through resource consent applications

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

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

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

Note 3 – GST

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

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

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

Note 5 – The Stages at which development contributions are required (s198, 202(1)(b) LGA) are set out in section 1114.

20-24. SCHEDULE 2 – GROWTH-RELATED CAPITAL EXPENDITURE (NEW ONLY)

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

Growth Related Capital Expenditure (\$000s)	Total Capex Excluding Subsidies	Total Subsidies & Operating Revenue	DC Capex	DC Interest	Total Cost DC Funded Capex	% DC Funded	% Other sources
Total Water Supply	168,184	250	98,478	67,193	165,670	58%	42%
Citywide	140,513	100	76,076	55,954	132,030	54%	46%
2015 10-Year Plan	93,153		56,248	45,651	101,899	60%	40%
Historical	47,360	100	19,828	10,302	30,130	42%	58%
Rotokauri	5,077	13	4,458	4,484	8,943	88%	12%
2015 10-Year Plan	3,630		3,222	4,154	7,376	89%	11%
Historical	1,446	13	1,236	330	1,566	85%	15%
Peacocke	3,086		2,739	2,883	5,622	89%	11%
2015 10-Year Plan	3,066		2,721	2,890	5,611	89%	11%
Historical	20		17	(7)	11	89%	11%
Rototuna	13,855	5	11,473	489	11,962	83%	17%
2015 10-Year Plan	10,857		9,636	304	9,940	89%	11%
Historical	2,997	5	1,837	185	2,022	61%	39%
Infill	3,450	131	1,776	1,390	3,166	50%	50%
2015 10-Year Plan				632	632	100%	0%
Historical	3,450	131	1,776	758	2,534	50%	50%
Te Rapa North						0%	0%
2015 10-Year Plan						0%	0%
Historical						0%	0%
Ruakura	1,217		1,080	625	1,705	89%	11%
2015 10-Year Plan	1,217		1,080	625	1,705	89%	11%
Historical				(0)	(0)	100%	0%
Temple View	987		876	1,367	2,243	89%	11%
2015 10-Year Plan				993	993	100%	0%
Historical	987		876	374	1,250	89%	11%
Peacocke 1						0%	0%
2015 10-Year Plan						0%	0%
Historical						0%	0%
Peacocke 2						0%	0%
2015 10-Year Plan						0%	0%
Historical						0%	0%
Total Parks & Green Spaces	52,898	366	34,019	7,669	41,689	64%	36%
Citywide	22,448	346	11,166	4,130	15,296	49%	51%
2015 10-Year Plan	6,764		2,602	2,910	5,513	38%	62%
Historical	15,684	346	8,564	1,219	9,783	53%	47%
Rotokauri	2,224		1,865	3,476	5,341	84%	16%
2015 10-Year Plan	100		86	2,757	2,843	86%	14%
Historical	2,124		1,779	719	2,498	84%	16%
Peacocke	760		614	883	1,498	81%	19%
2015 10-Year Plan	340		293	726	1,019	86%	14%
Historical	420		321	157	478	77%	23%
Rototuna	22,364	15	18,611	(908)	17,703	83%	17%
2015 10-Year Plan	4,893		3,900	(796)	3,104	80%	20%
Historical	17,471	15	14,711	(111)	14,599	84%	16%
Infill	5,008	5	1,677	39	1,715	33%	67%
2015 10-Year Plan	3,311		968	54	1,022	29%	71%
Historical	1,691	5	708	(16)	693	42%	58%
Te Rapa North						0%	0%
2015 10-Year Plan						0%	0%
Historical						0%	0%
Ruakura	100		86	49	136	86%	14%
2015 10-Year Plan	100		86	50	136	86%	14%
Historical				(0)	(0)	100%	0%
Temple View						0%	0%
2015 10-Year Plan						0%	0%
Historical						0%	0%
Peacocke 1						0%	0%
2015 10-Year Plan						0%	0%
Historical						0%	0%
Peacocke 2						0%	0%
2015 10-Year Plan						0%	0%
Historical						0%	0%
Total Stormwater Drainage	58,788	1	49,976	22,298	72,273	85%	15%
SW - Citywide	2,101		264	132	396	13%	87%
2015 10-Year Plan	1,937		121	130	251	6%	94%
Historical	164		143	2	145	87%	13%
SW - Chartwell	482		415	29	444	86%	14%
2015 10-Year Plan	455		391	38	430	86%	14%
Historical	27		23	(9)	14	86%	14%
SW - City Centre	921		802	516	1,318	87%	13%
2015 10-Year Plan	455		391	318	710	86%	14%
Historical	466		411	198	609	88%	12%
SW - Hamilton East	509		439	69	507	86%	14%

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

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

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

21.25. SCHEDULE 3 – CHARGE CALCULATION WORKED EXAMPLE

21.25.1 The calculations for each charge are the aggregation of individual calculations made for each project in each catchment in accordance with the formula in section 8.98.9 above. Due to the number of projects, showing the calculations for every project is not practicable.

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

Table 4a – Components of Peacocke Stage 1 Wastewater Charge

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

21.325.3 Table 4b below shows the method of calculation for the Peacocke 1 component of this charge, where NPV is the net present value of the capital expenditure and growth at the assumed interest rate. NPV calculations are used solely to account for interest incurred on development contributions funded projects. No discount is applied for risk or uncertainty.

Table 4b - Breakdown of Peacocke Stage 1 Wastewater Charge Calculations

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

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

22.26. SCHEDULE 4 – BASE CHARGES FOR CALCULATING REMISSIONS

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

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

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

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

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

23-27 SCHEDULE 5 – DEMAND CONVERSION FACTORS

Table 6 – Types of development and household unit equivalents (HUEs per 100m² GFA)

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

* Stormwater is calculated per 100m² of site area.

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

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

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

Note 2 – Wet industries

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

Note 3 – Stormwater HUEs

Stormwater HUEs are derived on the basis of the expected runoff from impermeable surfaces. A typical residential greenfield development on a 6500m² section is assumed to have a runoff coefficient of 60% and represents one HUE for a 2-year storm. For non-residential developments, development contributions are assessed on site area, and the HUEs for commercial and industrial developments are calculated on the expected run-off from an average site, relative to the run-off from a residential site in accordance with Council's Infrastructure Technical Specifications. Council provides a stormwater pipe system mainly to drain the primary flow from roads, with roads and parks also receiving the secondary stormwater flow. Where possible, new lots are expected to soak their primary stormwater flow. Refer to section 18.24 for more information on the policy approach regarding stormwater capital projects.

Note 4 - Water HUEs

HUEs for water are calculated on the basis of the expected usage. A typical household is assumed to use 594 litres of water a day (in accordance with the Infrastructure Technical Specifications). The HUEs for commercial and industrial developments are calculated on the expected water usage per 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 5 - Wastewater HUEs

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

Note 6 - Transport HUEs

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

Table 7 – Transport HUEs (per 100m² of non-residential GFA)

Type of development	Vehicle trips	Number of HUEs
Residential (per household unit)	10	1
Commercial (non-retail)	20	2
Commercial (retail) ≤ 1,000m ² GFA	35	3.5
Commercial (retail) 1,001 to 3,000m ² GFA	35 to 20	3.5 to 2
Commercial (retail) 3,001 to 6,000m ² GFA	20 to 15	2 to 1.5
Commercial (retail) 6,001 to 10,000m ² GFA	15 to 12	1.5 to 1.2
Commercial (retail) > 10,000m ² GFA	12	1.2
Industrial (per 100m ² of GFA)	9	0.9

**24.28 SCHEDULE 6 - CAPPING OF RESERVES DEVELOPMENT CONTRIBUTIONS
(S203 LGA)**

24.128.1 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.

24.228.2 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.

24.328.3 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.

25-29. SCHEDULE 7 –GROWTH FORECASTS

Table 8 – Forecast annual supply growth (household unit equivalents or “HUE’s”)

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

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

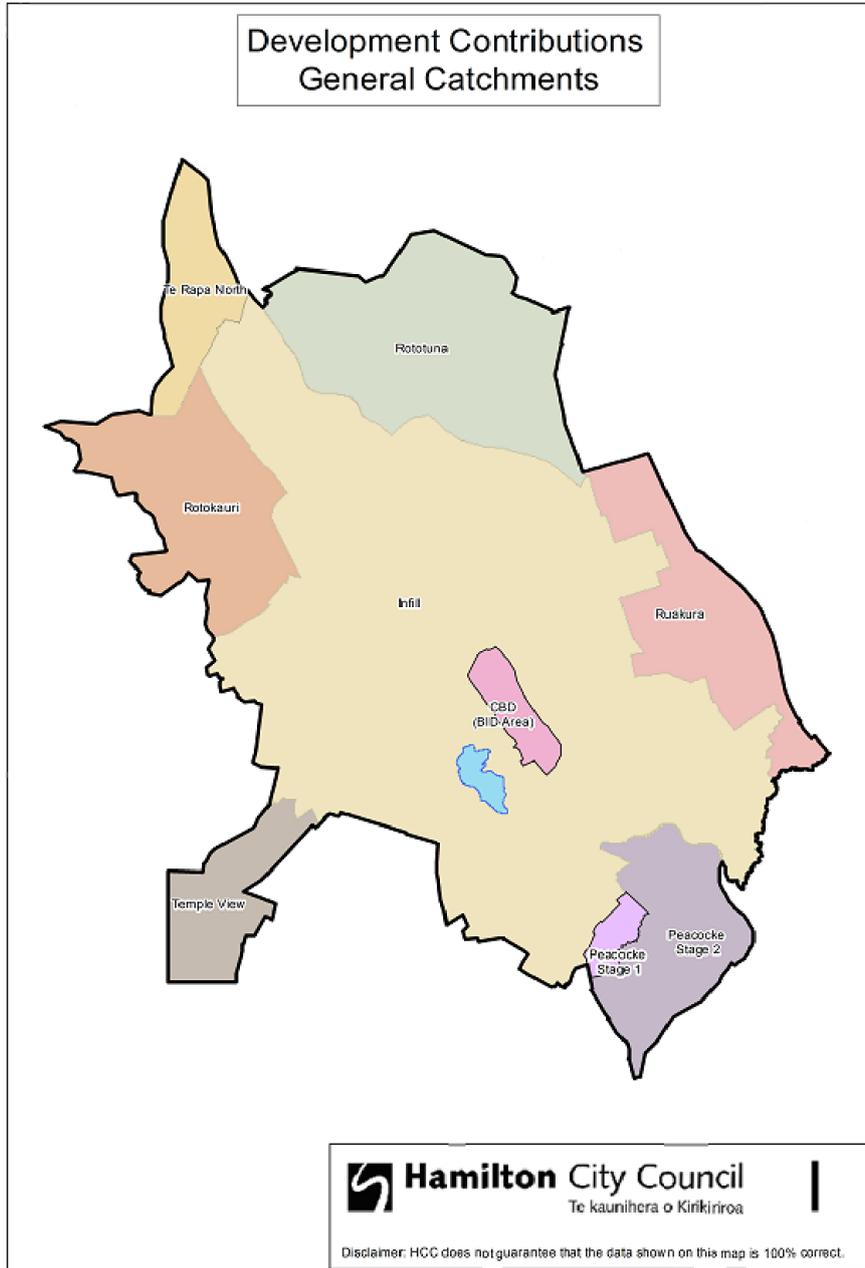
Note 2 - The charge calculation model converts the basic growth inputs shown here to HUEs that directly generate revenue.

Note 3 - Refer to [Section 10.310.3](#) for further information on growth forecasts.

26-30. SCHEDULE 8 – DEVELOPMENT CONTRIBUTIONS CATCHMENT MAPS

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

Map 1 – General Catchments



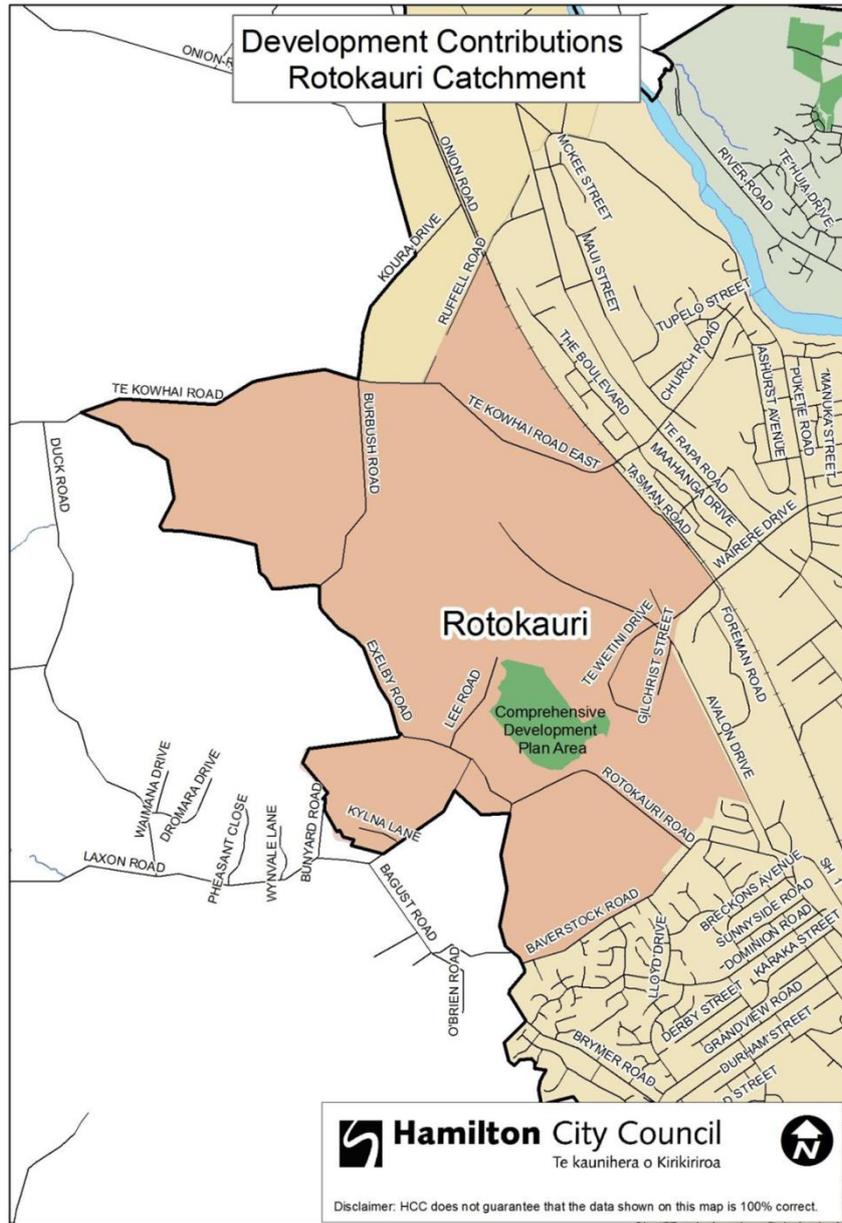
(shows all activities except stormwater & bulk wastewater (refer to maps 3 & 4 below); an additional "citywide" catchment includes all other catchments.)

Map 2 – Rototuna catchment



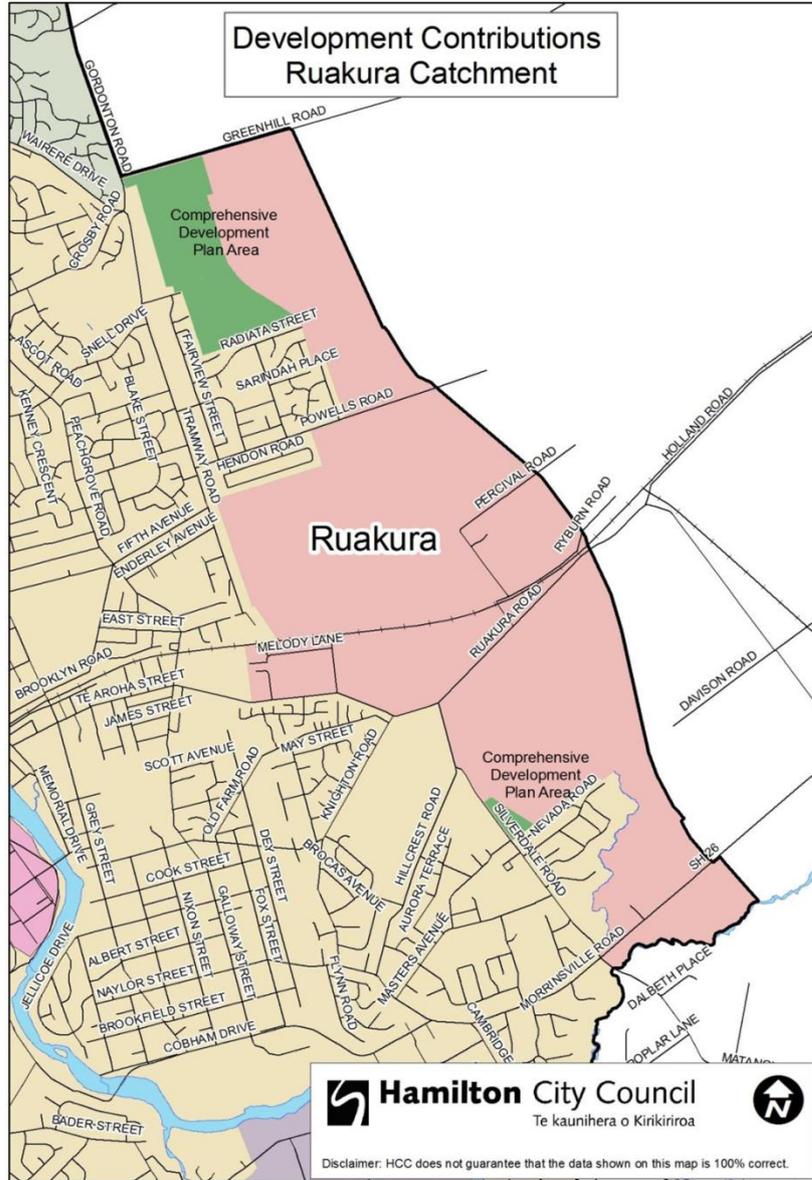
Comprehensive Development Plan or Master Plan Areas

Map 3 – Rotokauri catchment



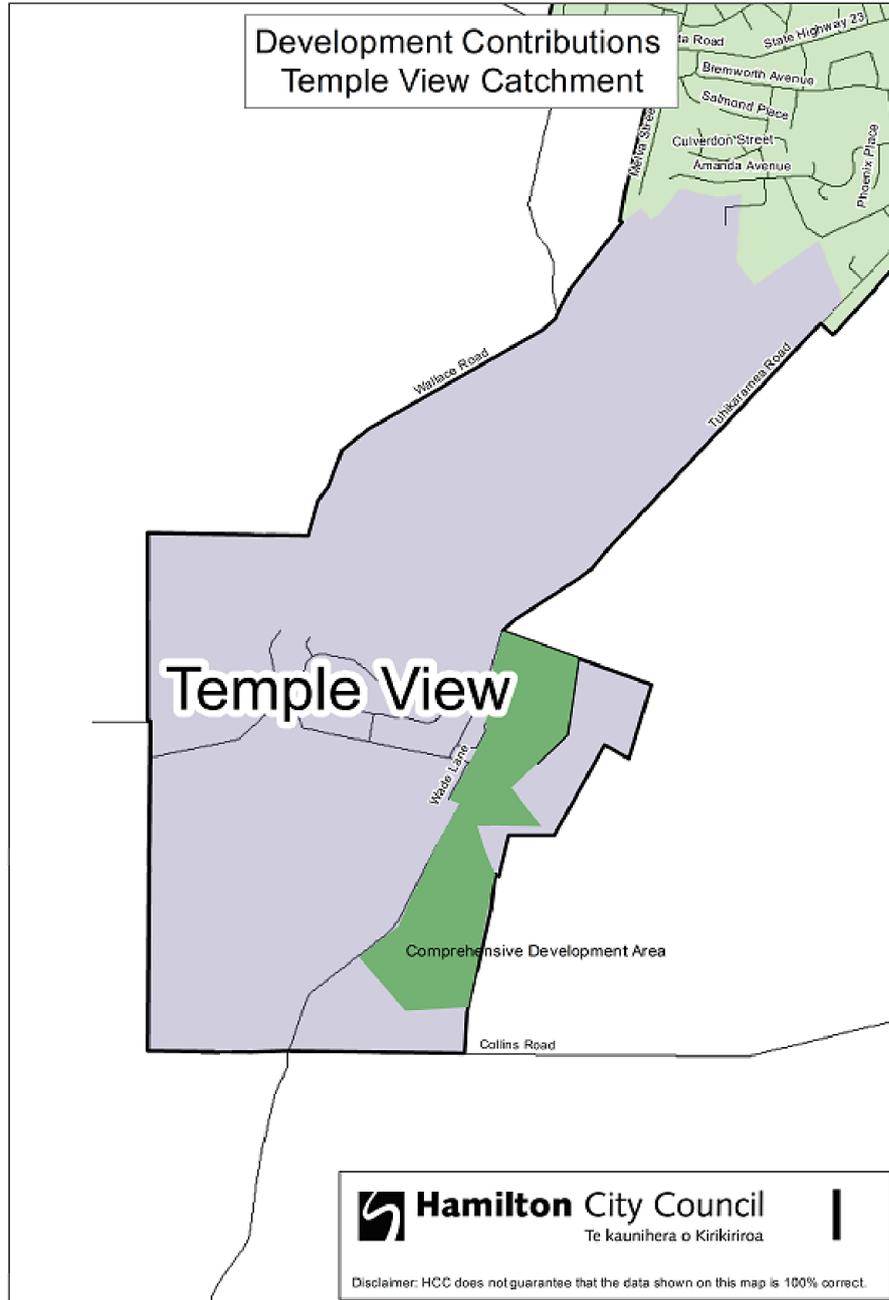
Comprehensive Development Plan or Master Plan Areas

Map 4 – Ruakura Catchment

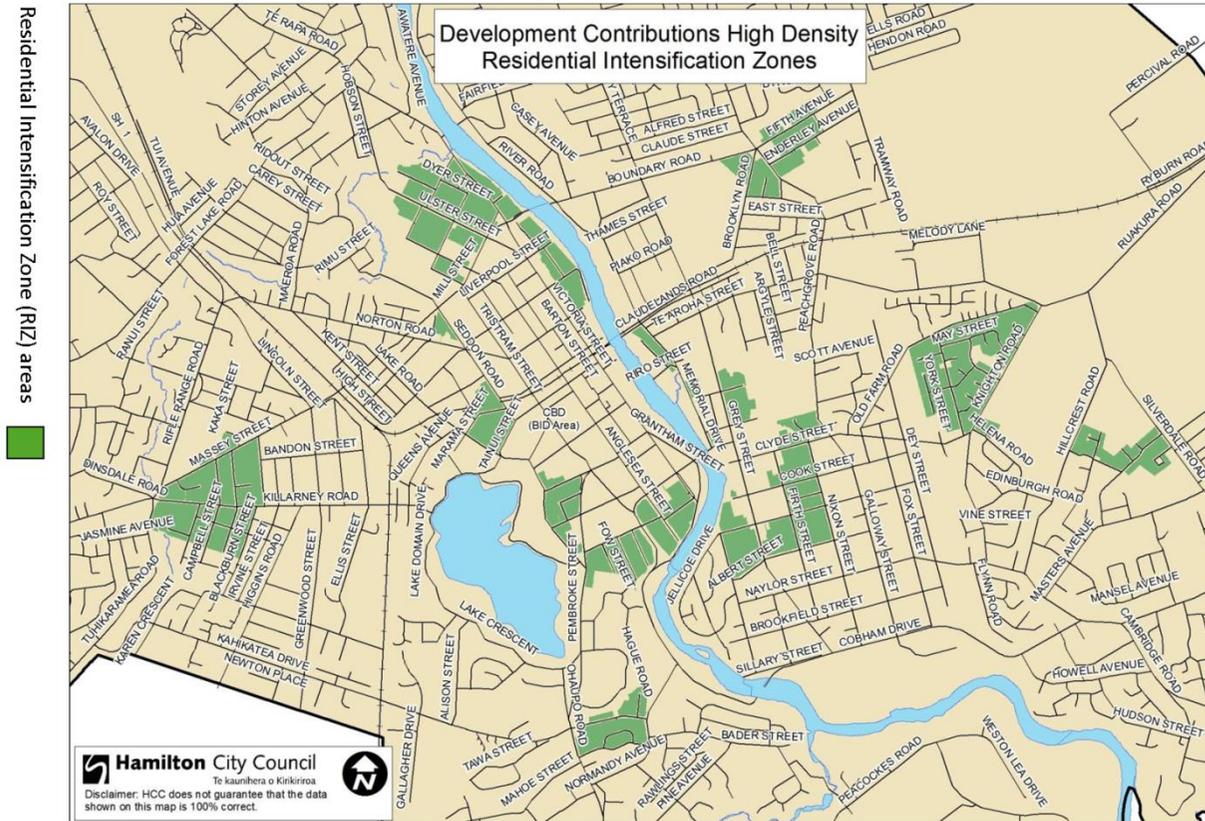


Comprehensive Development Plan or Master Plan Areas ■

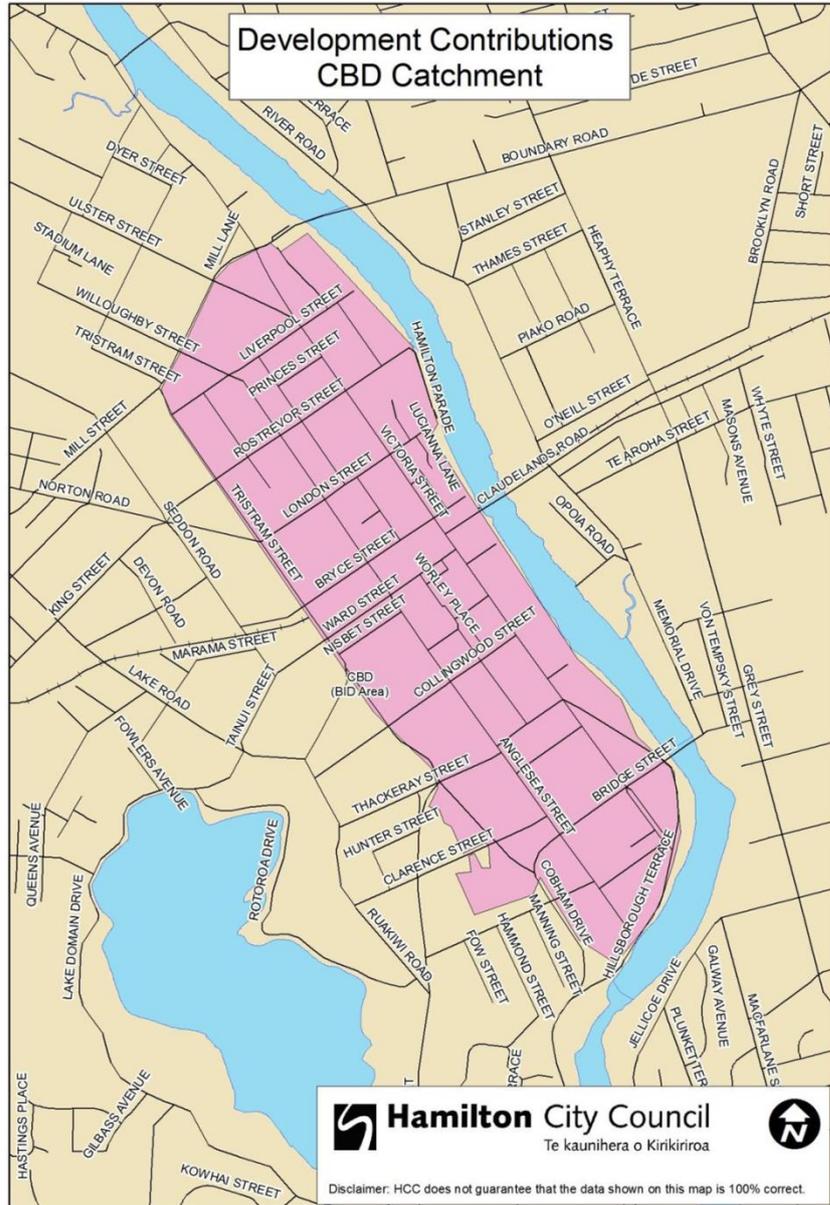
Map 6 – Temple View Catchment ([map updated](#))



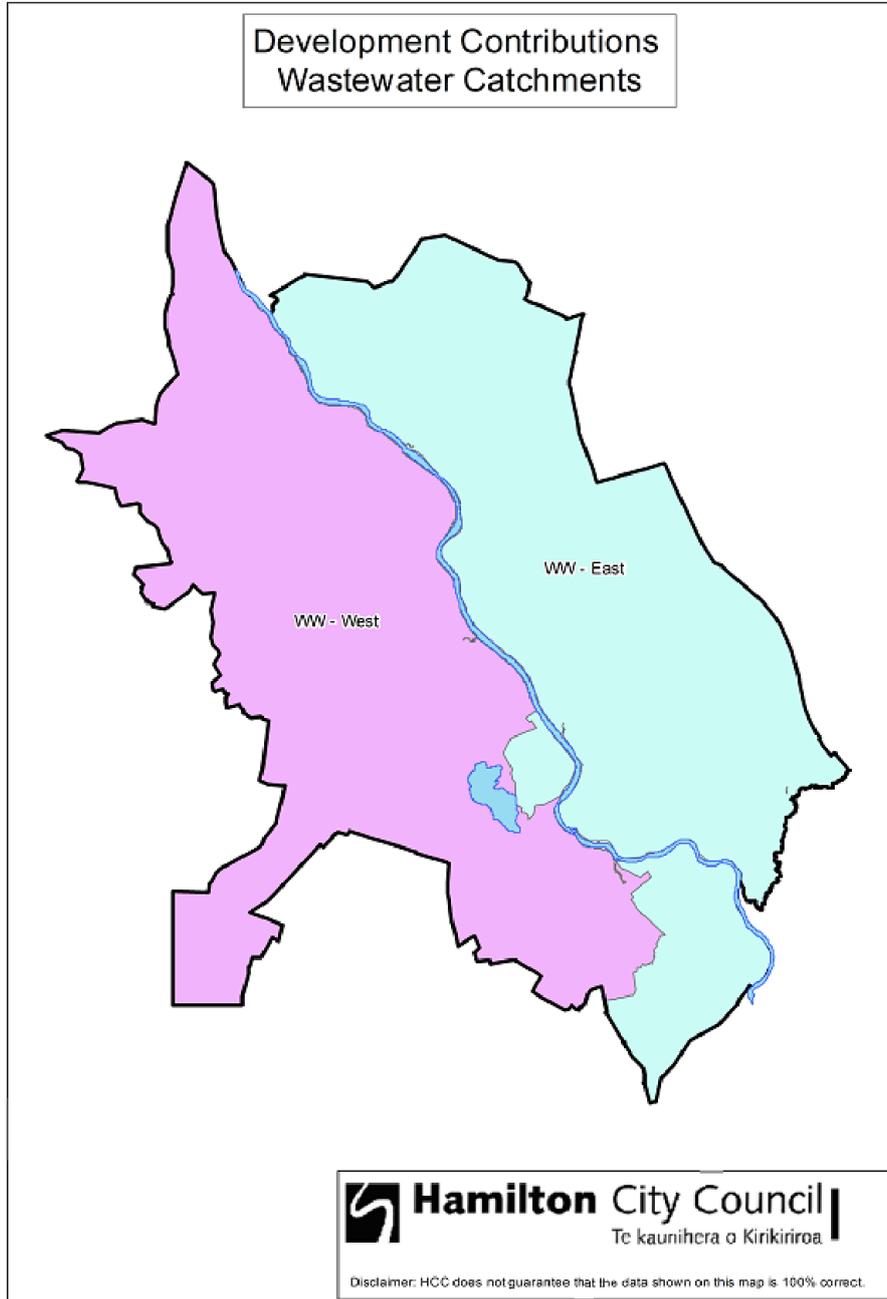
Map 7 – Residential Intensification Zones (RIZ)



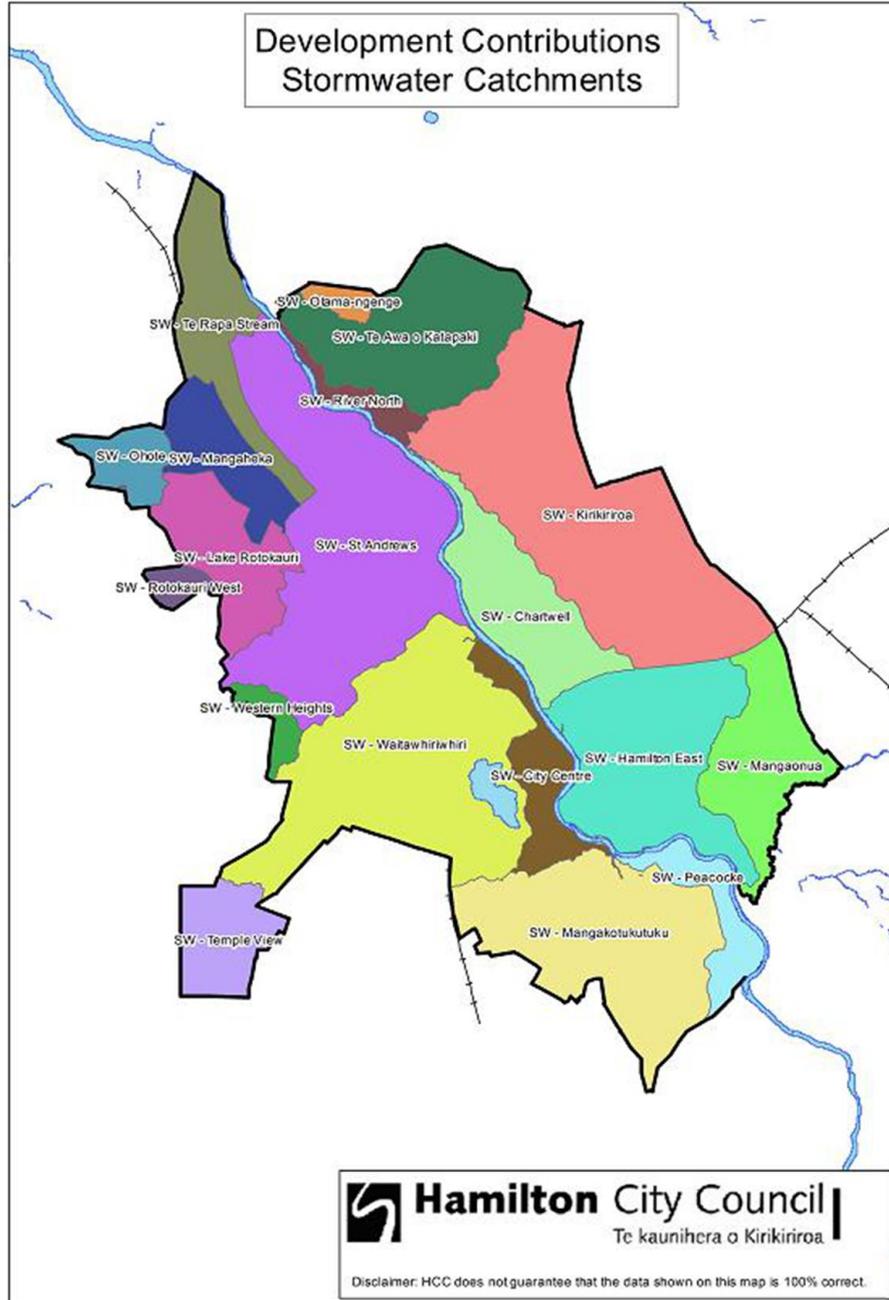
Map 8 – CBD Catchment



Map 9 – Catchments for Bulk Wastewater Infrastructure [\(colour updated\)](#)



Map 10 – Catchments for Stormwater Infrastructure (colour updated)



END

Requirement of S201A of the Local Government Act 2002

Project Information						Funding Sources (\$'000) 2001 - 2025 (June)				Funding Sources (Not to incl. subsidies)			
Unique Key	Activity	Project description	Future / Historical	Catchment	% contribution to catchment	Total Cost incl. subsidies	Subsidies	Total Cost to Council	DC Loan	Res Loan	DC %	Res %	Other sources %
C9493001	Water	Water Demand Management - Otisdale reservoir zone - Capital project to reconfigure the supply zone from the Otisdale reservoir and integration with Hevocate Reservoir to assist with water demand in the western side of the city.	10 Year Plan	Citywide	10.0%	509		509	56	453	11%	89%	0%
C9493002	Water	Water Demand Management - Newcastle reservoir zone - Capital project to reconfigure the supply zone and integration with the Otisdale Reservoir to assist with water demand in the western side of the city.	10 Year Plan	Citywide	10.0%	7,155		7,155	767	6,388	11%	89%	0%
C9493004	Water	Water treatment plant compliance - minor upgrades - capital programme to continuously improve the water treatment plant to ensure reliability and risk mitigation, effective operations / processes, monitoring and security.	10 Year Plan	Citywide	10.0%	11,552		11,552	722	10,830	6%	94%	0%
C9493005	Water	Rototuna Reservoir and associated bulk mains - capital project for the development of a new reservoir and associated bulk mains in Rototuna.	10 Year Plan	Citywide	10.0%	21,547		21,547	19,123	2,424	89%	11%	0%
C9493012	Water	Managing demand for water - upgrade WTP to 140 ML - capital project to upgrade the water treatment plant from 105 ML to 140 ML (peak capacity).	10 Year Plan	Citywide	10.0%	20,551		20,551	25,053	3,497	88%	12%	0%
C9493024	Water	Update Water model	10 Year Plan	Citywide	10.0%	1,007		1,007	869	139	89%	11%	0%
C9493025	Water	Update Water meter plan	10 Year Plan	Citywide	10.0%	408		408	352	56	89%	11%	0%
C9493026	Water	Upgrade or build new water mains in Rototuna - Program for upgrading/new trunk water main network that facilitates the highest level of growth in Rototuna growth cell.	10 Year Plan	Rototuna	10.0%	10,857		10,857	9,636	1,221	89%	11%	0%
C9493030	Water	Water pipe upgrade - growth - capital works programme increase the capacity of the water network to cater for infl and greenfield growth outside growth cells.	10 Year Plan	Citywide	10.0%	2,394		2,394	1,739	1,654	51%	49%	0%
C9493009	Water	Upgrade or build new water mains in Rotokauri Stage 1 - Program for upgrading/new trunk water main network that facilitates the highest level of growth in Rotokauri stage 1 growth cell.	10 Year Plan	Rotokauri	10.0%	3,630		3,630	3,222	408	89%	11%	0%
C9493011	Water	Upgrade or build new water mains in Paoadike Stage 1 - Program for upgrading/new water network that facilitates growth in Paoadike stage 1 growth cell.	10 Year Plan	Paoadike	10.0%	2,970		2,970	2,636	334	89%	11%	0%
C9493034	Water	Integrate water mains in new areas with existing network - capital budget which allows for small network improvements to link existing infrastructure with new developments e.g. water pipe extension.	10 Year Plan	Citywide	10.0%	905		905	692	213	77%	23%	0%
C9493017	Water	Water Demand Management - network water loss - Capital programme for the segmentation of the water network into water demand areas. Each area will have a bulk meter, from which water demand can be assessed, and used to help identify where water loss is occurring.	10 Year Plan	Citywide	10.0%	1,371		1,371	86	1,286	6%	94%	0%
C9493039	Water	Upgrade or build new water mains in Ruakura - Program for upgrading/new water network that facilitates growth in Ruakura growth cell.	10 Year Plan	Ruakura	10.0%	1,217		1,217	1,080	137	89%	11%	0%
C9493020	Water	Water Demand Management - Pukeate Reservoir Zone - Capital project to reconfigure the supply zone from the Pukeate Reservoir to assist with water demand in the northern area of the city.	10 Year Plan	Citywide	10.0%	3,194		3,194	351	2,842	11%	89%	0%
C9493021	Water	Upgrade or build new distribution water mains in Paoadike - Program for upgrading/new distribution water mains that facilitates growth in Paoadike growth cell.	10 Year Plan	Paoadike	10.0%	96		96	85	11	89%	11%	0%
COUWSDF15	Water	Water main integration - capital budget which allows for small network improvements to link existing infrastructure with new developments e.g. water pipe extension.	Historical	Citywide	10.0%	207		207	199	49	77%	23%	0%
COUWSDF16	Water	Waikato River Extraction Struc	10 Year Plan	Citywide	10.0%	2,464		2,464	154	2,310	6%	94%	0%
COUWSDF43	Water	WTP Asset Upgrade	Historical	Citywide	10.0%	321		321	282	39	88%	12%	0%
COUWSDF44	Water	WTP Equipment Upgrade	Historical	Citywide	10.0%	1,730		1,730	178	2,558	6%	94%	0%
COUWSCF91	Water	Ruffell Rd Trunk	Historical	Rotokauri	10.0%	36	13	23	21	3	57%	7%	36%
COUWSCF25	Water	Rototuna Bulkmain	Historical	Rototuna	10.0%	802		802	712	90	89%	11%	0%
COUWSCF60	Water	WINTEC Trunk	Historical	Rotokauri	10.0%	113		113	100	13	89%	11%	0%
COUWSCF92	Water	Rotokauri Water Network Model	Historical	Rotokauri	10.0%	297		297	263	33	89%	11%	0%
COUWSF78	Water	Rotokauri Reservoir Disinfectio	Historical	Rotokauri	10.0%	36		36	32	4	89%	11%	0%
New A-W - Citywide	Water	Ruakura Reservoir - New 12ML reservoir and associated bulk mains	10 Year Plan	Citywide	5.8%	6,435		6,435	5,711	724	46%	54%	0%
New A-W - Citywide	Water	Ruakura Reservoir - New 12ML reservoir and associated bulk mains	10 Year Plan	Citywide	5.8%	5,402		5,402	603	4,799	46%	54%	0%
MS165	Water	Rototuna Reservoir/Bulkmain	Historical	Citywide	10.0%	42		42	37	5	89%	11%	0%
MS148	Water	Rotokauri Water Trunkmains	Historical	Rotokauri	10.0%	837		837	743	94	89%	11%	0%
MS193	Water	Paoadike water supply trunkmain	Historical	Paoadike	10.0%	20		20	17	3	89%	11%	0%
MS195	Water	Infill Upgrade	Historical	Infill	10.0%	4		4	2	2	89%	11%	0%
MSALBERT2	Water	Albert St (Grey McFarlane)	Historical	Infill	10.0%	44		44	22	21	89%	11%	0%
MSACOT1	Water	Acot Rd (60 Ryan #7 Head)	Historical	Infill	10.0%	28		28	9	9	89%	11%	0%
MSACOT2	Water	Acot Rd (Head - Small)	Historical	Infill	10.0%	7		7	4	4	89%	11%	0%
MSACOT3	Water	Acot Road/Wintstone Ave	Historical	Infill	10.0%	29		29	15	14	89%	11%	0%
MSAUR03	Water	Aurora Tce - End Otomahue 923	Historical	Infill	10.0%	47		47	24	23	89%	11%	0%
MSBAVER3	Water	Baventock Stage 3	Historical	Infill	10.0%	58		58	30	29	89%	11%	0%
MSBLAD3	Water	Blackburn St (Killamey - Saxe	Historical	Infill	10.0%	40		40	21	20	89%	11%	0%
MSBLAD4	Water	Blackburn (Saxe - Rhoads) #3753	Historical	Infill	10.0%	84		84	43	41	89%	11%	0%
MSBMAU0	Water	Bulkmain Valve Automation	Historical	Citywide	10.0%	20		20	18	2	11%	89%	0%
MSBND07	Water	Day St	Historical	Citywide	10.0%	1,842		1,842	944	898	89%	11%	0%
MSBNEAST	Water	Eastern bulk water main segment	Historical	Citywide	10.0%	2,192		2,192	1,946	247	89%	11%	0%
MSBWNETH	Water	750mm Bulkmain-WTS - Dixon/Oha	Historical	Citywide	10.0%	2,330		2,330	2,088	242	89%	11%	0%
MSBWNETHQ	Water	750mm Bulkmain-Dixon/Oha - Res	Historical	Citywide	10.0%	1,767		1,767	1,569	199	89%	11%	0%
MSBWNAY	Water	New 600mm Bulk Main	Historical	Citywide	10.0%	1,027		1,027	911	116	89%	11%	0%
MSBWNWV	Water	Newcastle Bulkmain	Historical	Citywide	10.0%	51		51	46	6	89%	11%	0%
MSBWNVN	Water	Network Bulk Monitoring	Historical	Citywide	10.0%	20		20	18	2	87%	13%	0%
MSBWNWAIR	Water	Rototuna/Reservoir/Waikato BM	Historical	Citywide	10.0%	2,152		2,152	1,910	242	89%	11%	0%
MSBWNWAIR3	Water	Waikato Dr 3 Bulk - Cars	Historical	Citywide	10.0%	1,772		1,772	1,573	199	89%	11%	0%
MSBWRMAN2	Water	Berman Rd (Braham - west 400m)	Historical	Rototuna	10.0%	63		63	32	31	87%	13%	0%
MSBWRMAN3	Water	Berman Rd	Historical	Rototuna	10.0%	131	5	126	65	61	87%	13%	4%
MSBWRMAN4	Water	Berman Rd	Historical	Rototuna	10.0%	179		179	92	87	87%	13%	0%
MSBWRIMER	Water	Bymer Rd	Historical	Infill	10.0%	169		169	87	82	88%	12%	0%

Requirement of S201A of the Local Government Act 2002

Unique Key	Activity	Project description	Future / Historical	Catchment	% area allocated to catchment	Total Cost incl. subsidies	Subsidies	Total Cost to Council	DC Loan	Rates Loan	DC %	Rates %	Other sources %
WSBRYMERRER	Water	Rotokauri water reservoir	Historical	Citywide	10.0%	73		73	65	8	83%	17%	0%
WSBURRO W2	Water	Burrows Place	Historical	Infill	10.0%	43		43	22	21	83%	17%	0%
WSCAMER3	Water	Cameron Rd, (Old Farm-Clyde)	Historical	Infill	10.0%	136		136	60	57	83%	17%	0%
WSCAMPB3	Water	Campbell St #473, 3059 & 3059	Historical	Infill	10.0%	81		81	41	39	83%	17%	0%
WSCAMPB4	Water	Campbell (Massey - Kilmarey)	Historical	Infill	10.0%	86		86	44	42	83%	17%	0%
WSCARR3	Water	Carrington Ave (Gawley-Baffles)	Historical	Infill	10.0%	21		21	11	10	83%	17%	0%
WSCARR4	Water	Carrington Ave-Baffles-Clived	Historical	Infill	10.0%	34		34	17	17	83%	17%	0%
WSCARR5	Water	Carrington-Vesty-Gawley 9363	Historical	Infill	10.0%	26		26	13	13	83%	17%	0%
WSCASEY4	Water	Casey #14	Historical	Infill	10.0%	29		29	15	14	83%	17%	0%
WSCHESTER1	Water	Chesterman Rd (#30 Hudson)	Historical	Infill	10.0%	12		12	6	6	83%	17%	0%
WSCHESTER2	Water	Chesterman Rd (#30 Olympia P)	Historical	Infill	10.0%	7		7	4	3	83%	17%	0%
WSCHESTER3	Water	Chesterman Rd/Norma P1	Historical	Infill	10.0%	19		19	10	9	83%	17%	0%
WSCUMBER1	Water	Cumberland	Historical	Rototuna	10.0%	66		66	34	32	83%	17%	0%
WSCUMBER2	Water	Cumberland Dr Stage 2	Historical	Rototuna	10.0%	33		33	17	16	83%	17%	0%
WSDALE4	Water	Dalethorpe (Clarkin-Strawan)	Historical	Infill	10.0%	10		10	5	5	83%	17%	0%
WSDALE1	Water	Dalethorpe Ave/ Woodstock Rd	Historical	Infill	10.0%	15		15	8	7	83%	17%	0%
WSENDER2	Water	Endersley-Featherstone-Halfax	Historical	Infill	10.0%	70		70	36	34	83%	17%	0%
WSEARRING	Water	Farrington/Wentworth	Historical	Infill	10.0%	43		43	22	21	83%	17%	0%
WSEFFTH2	Water	Rith Stride-Spencer	Historical	Infill	10.0%	114		114	50	55	83%	17%	0%
WSEFORD2	Water	Ford Street Watermain 1504ia	Historical	Infill	10.0%	34		34	17	17	83%	17%	0%
WSEFOW1	Water	Fow St #1020	Historical	Infill	10.0%	52		52	26	25	83%	17%	0%
WSEGARTH1	Water	Garthwood Ave 1	Historical	Infill	10.0%	55		55	20	27	83%	17%	0%
WSEGARTH2	Water	Garthwood 2	Historical	Infill	10.0%	50		50	26	25	83%	17%	0%
WSEGAZEL2	Water	Gawley Ave	Historical	Infill	10.0%	20		20	10	10	83%	17%	0%
WSEGORDON4	Water	Gordon Rd ST 45th Puketaha	Historical	Rototuna	10.0%	88		88	46	43	83%	17%	0%
WSEGORDON5	Water	Gordon Rd ST Puketaha Thomas	Historical	Rototuna	10.0%	133		133	60	65	83%	17%	0%
WSEGORDBT2	Water	Gordon Rd Stage 2	Historical	Rototuna	10.0%	130		130	67	63	83%	17%	0%
WSEGREY4	Water	Grey (West-Allen) #124	Historical	Infill	10.0%	60		60	31	29	83%	17%	0%
WSEHAMM1	Water	Hammond St #750	Historical	Infill	10.0%	5		5	3	3	83%	17%	0%
WSEHAMM3	Water	Hammond St	Historical	Infill	10.0%	17		17	9	8	83%	17%	0%
WSEHD3	Water	Hirsham Downs Rd (#91 to Nor	Historical	Rototuna	10.0%	54		54	20	26	83%	17%	0%
WSEHD4	Water	Hirsham Downs Rd (#91 to Nor	Historical	Rototuna	10.0%	102		102	52	50	83%	17%	0%
WSEHHR	Water	Hukarui Rd (Thomas-Rototuna)	Historical	Rototuna	10.0%	63		63	32	31	83%	17%	0%
WSEHINAU2	Water	Hinuia St (Luffery - Mira)	Historical	Infill	10.0%	13		13	7	6	83%	17%	0%
WSEHORNE2	Water	Horne St #103-102	Historical	Infill	10.0%	10		10	5	5	83%	17%	0%
WSEHORSHEXT	Water	Hirsham Downs Rd ext tmk main	Historical	Rototuna	10.0%	6		6	3	3	83%	17%	0%
WSEHUQDON	Water	Hudson St (#48a-Chesterman)	Historical	Infill	10.0%	16		16	8	8	83%	17%	0%
WSELORNE1	Water	Lorne St, (13 Lorne-Hospital's	Historical	Infill	10.0%	37		37	19	18	83%	17%	0%
WSELORNE2	Water	LORNEST, (13 Lorne-Hospital's	Historical	Infill	10.0%	4		4	2	2	83%	17%	0%
WSELORNE3	Water	Lorne (Hospital's 200mm connec	Historical	Infill	10.0%	43		43	22	21	83%	17%	0%
WSELLOVEL1	Water	Lowick Pl (#5-As cat Rd)	Historical	Infill	10.0%	6		6	3	3	83%	17%	0%
WSEMACFAR3	Water	MacFarlane St PR 600	Historical	Infill	10.0%	66		66	34	32	83%	17%	0%
WSEMATL2	Water	Mallard St (Sayer - Cul de sac	Historical	Infill	10.0%	35		35	18	17	83%	17%	0%
WSEMATL3	Water	Mallard St-Hillmery-Gayer	Historical	Infill	10.0%	32		32	17	16	83%	17%	0%
WSEMARAM2	Water	Marama S Replacement #1227	Historical	Infill	10.0%	61		61	31	30	83%	17%	0%
WSEMAUI	Water	Mau St	Historical	Infill	10.0%	31		31	16	15	83%	17%	0%
WSEMAV1	Water	May ST (CAMERON-GREENSBORO)	Historical	Infill	10.0%	34		34	17	17	83%	17%	0%
WSEMETN	Water	Water Meters - New	Historical	Infill	10.0%	52	31	21	19	2	83%	17%	59%
WSENEWCAF2	Water	Newcastle(The Dales-Whatawhata	Historical	Infill	10.0%	4		4	2	2	83%	17%	0%
WSENEWCAST	Water	Newcastle Rd	Historical	Infill	10.0%	121		121	62	59	83%	17%	0%
WSENIKON1	Water	Nikon Street 1	Historical	Infill	10.0%	34		34	17	17	83%	17%	0%
WSENIKON2	Water	Nikon Street 2	Historical	Infill	10.0%	42		42	22	21	83%	17%	0%
WSENIKON5	Water	Nikon Street 5	Historical	Infill	10.0%	84		84	43	41	83%	17%	0%
WSENIORCUL	Water	Norton Rd Cul de sac	Historical	Infill	10.0%	99	73	26	13	13	84%	11%	74%
WSENIORTON	Water	Norton Rd ex transportation	Historical	Infill	10.0%	309		309	159	151	84%	11%	0%

Requirement of S201A of the Local Government Act 2002

Unique Key	Activity	Project description	Future / Historical	Catchment	% area allocated to catchment	Total Cost incl. subsidies	Subsidies	Total Cost to Council	DC Loan	Rates Loan	DC %	Rates %	Other sources %
WSPATER2	Water	Patenon St # 3380	Historical	Infill	10.0%	74		74	30	36	95%	9%	0%
WSPEMB2	Water	Pembroke St-Hunter-Clarence	Historical	Infill	10.0%	69		69	35	34	88%	12%	0%
WSPINE4	Water	Fine Ave-Urlich Ave. cul de sac	Historical	Infill	10.0%	14		14	7	7	88%	14%	0%
WSPINE5	Water	Fine Ave-Urlich Palen	Historical	Infill	10.0%	9		9	5	4	62%	39%	0%
WSPRMB1	Water	Primrose St #402	Historical	Infill	10.0%	91		91	47	45	78%	20%	0%
WSREOLUT1	Water	Resolution Dr (Disc-Borman)	Historical	Rototuna	10.0%	71		71	36	35	29%	72%	0%
WSRHNDH	Water	New Hamilton South Reservoir - Investigate, design and construct new reservoir at Chinamans Hill.	Historical	Citywide	10.0%	4,372		4,372	3,772	601	89%	14%	0%
WSRIVER3	Water	River Rd (Stages 3 & 4)	Historical	Rototuna	10.0%	144		144	74	70	6%	94%	0%
WSRIVER4	Water	River Rd (Stage 4)	Historical	Rototuna	10.0%	9		9	5	5	80%		0%
WSRIVERAD4	Water	River Rd (With Sylvester)	Historical	Rototuna	10.0%	64		64	40	41	89%	11%	0%
WSRLAND	Water	Rototuna Reservoir Site	Historical	Citywide	10.0%	389		389	345	44	79%	39%	0%
WSROTO1	Water	Rototuna Rd Callum-B-Hukana Rd	Historical	Rototuna	10.0%	20		20	10	10	84%		0%
WSROIND1	Water	Avdon to Taranan Industrial	Historical	Infill	10.0%	4		4	2	2	80%		0%
WSROTK1	Water	Rotokauri Rd (#172 to #209)	Historical	Rotokauri	10.0%	126		126	65	61	84%		0%
WSROTKGEN	Water	Rotokauri - Future Growth	Historical	Citywide	10.0%	21		21	19	2	89%	14%	0%
WSRTHUMP	Water	Pumps Ham St Reservoir	Historical	Citywide	10.0%	234		234	202	32	86%	14%	0%
WSRTUNARB	Water	Rototuna Reservoir	Historical	Citywide	10.0%	400		400	355	45	89%	14%	0%
WSRUAKUR1	Water	Watermain Ruakura Rd	Historical	Infill	10.0%	306	28	278	142	136	6%	94%	9%
WSRUFFTM-W - Infill	Water	Ruffell Rd Trunkmain	Historical	Infill	50%	14		14	7	7	89%	11%	0%
WSRUFFTM-W - Rotokauri	Water	Ruffell Rd Trunkmain	Historical	Rotokauri	50%	14		14	12	2	25%	75%	0%
WSSAVER4	Water	SAYER (PATERSON - CAMPBELL) St	Historical	Infill	10.0%	20		20	9	9	6%	94%	0%
WSSAVER5	Water	Sayer (Patenon - Campbell) St	Historical	Infill	10.0%	17		17	9	9	62%	39%	0%
WSSAVER6	Water	Sayer Campbell-Maitland # 1509	Historical	Infill	10.0%	21		21	11	10	86%	14%	0%
WSSTPAUL2	Water	S Pauls Rd/Fend St/Balmoral St	Historical	Infill	10.0%	19		19	10	9	80%	14%	0%
WSSUB	Water	Contributions to Subdividers	Historical	Citywide	10.0%	98		98	50	48	39%	62%	0%
WSTANW2	Water	Tanaha/Wyes/Stratford/Avenue	Historical	Infill	10.0%	22		22	11	11	89%	14%	0%
WSTERAPA7	Water	Ruffell Rd (Quadrant Devel)	Historical	Infill	10.0%	73		73	37	35	6%	94%	0%
WSTHOMAS	Water	Thomas Rd	Historical	Rototuna	10.0%	138		138	71	67	20%	74%	0%
WSTMPXVTM	Water	Temple View Trunkmain Duplca	Historical	Temple View	10.0%	907		907	676	111	6%	94%	0%
WSTNEWCWT	Water	New Clearwater Tank for disinf	Historical	Citywide	10.0%	1,888		1,888	180	1,708	29%	72%	0%
WSTRUNMS	Water	Trunk Mains - Budget Only	Historical	Citywide	10.0%	4		4	2	2	39%	62%	0%
WSURLIC1	Water	Urlich Ave #490 Haupa	Historical	Infill	10.0%	26		26	13	13	74%	20%	0%
WSWAIRERS1	Water	Wairere Dr (Hunt Dr East)	Historical	Rototuna	10.0%	675		675	346	329	10%	84%	0%
WSWELLING4	Water	Wellington Street	Historical	Infill	10.0%	40		40	20	19	89%	11%	0%
WSWENT	Water	Wentworth Dr	Historical	Infill	10.0%	61		61	31	30	6%	94%	0%
WSWENT1	Water	Wentworth Drive	Historical	Rototuna	10.0%	11		11	5	5	46%	52%	0%
WSWINT1	Water	Winstone Ave (Crossby-Asot)	Historical	Infill	10.0%	14		14	7	7	80%	14%	0%
WSWORDB1	Water	Wardworth Crs	Historical	Infill	10.0%	35		35	18	17	9%	92%	0%
WTK304	Water	Reservoir capital improvements	Historical	Citywide	10.0%	75		75	67	8	89%	11%	0%
WTFLOW	Water	Inlet/Outlet Flow meters	Historical	Citywide	10.0%	7		7	6	1	10%	84%	0%
WTFLOWMT	Water	Online Flowmeters	Historical	Citywide	10.0%	13		13	12	1	89%	14%	0%
WTFINSTR	Water	Online Pressure, O2 Instrument	Historical	Citywide	10.0%	5		5	4	1	29%	72%	0%
WTFOLPCL	Water	Online Pressure & Chlorine	Historical	Citywide	10.0%	31		31	28	4	10%	84%	0%
WTFIGHTOFFVALV	Water	Reservoir shut-off valve	Historical	Citywide	10.0%	6		6	5	1	23%	69%	0%
WTFRTBGEN	Water	Res Emergency Power	Historical	Citywide	10.0%	297		297	264	33	12%	31%	0%
WTS556	Water	WTS Growth	Historical	Citywide	10.0%	307		307	269	38	24%	72%	0%
WTSALUWDE	Water	Alum Sludge Dewatering	Historical	Citywide	10.0%	320		320	32	288	89%	14%	0%
WTSALUMTANK	Water	Alum Sludge Storage Tank	Historical	Citywide	10.0%	26		26	2	24	29%	72%	0%
WTSKIDEL	Water	Alum & Fluoride bulk delivery	Historical	Citywide	10.0%	43		43	3	41	29%	72%	0%
WTSCHMDEIV	Water	Alum/Fluoride delivery	Historical	Citywide	10.0%	107		107	7	100	74%	20%	0%
WTSCHMLEC	Water	WTS Emergency Electricity Supp	Historical	Citywide	10.0%	814		814	51	763	89%	11%	0%
WTSHIGHVSD	Water	High Lift VSD	Historical	Citywide	10.0%	51		51	3	48	89%	14%	0%
WTSHLVSD	Water	High Lift Variable speed drive	Historical	Citywide	10.0%	75		75	5	70	32%	69%	0%
WTSMDP	Water	WTS - Upgrade	Historical	Citywide	10.0%	411		411	41	370	80%	14%	0%
WTSPLC	Water	PLC Upgrade	Historical	Citywide	10.0%	36		36	2	34	23%	69%	0%

Requirement of S201A of the Local Government Act 2002

Unique key	Activity	Project description	Future / Historical	Catchment	% cost allocated to investment	Total Cost incl. subsidies	Subsidies	Total Cost to Council	DC Loan	Rates Loan	DC %	Rates %	Other sources %
WTSFUMPSTN	Water	WTS Capital Imps - Pumpstation	Historical	Citywide	100%	27		27	3	24	25%	75%	0%
WTSRADIO	Water	WTS Capital Imp - Radio	Historical	Citywide	100%	7		7	1	6	86%	14%	0%
WTSSTORAGE	Water	WTA Tank & Alum Bulk	Historical	Citywide	100%	4		4	0	3	80%	20%	0%
WUPALUM	Water	Alum Dosing System	Historical	Citywide	100%	20		20	3	16	80%	20%	0%
WUPASSEQ	Water	Associated Equipment	Historical	Citywide	100%	33		33	3	29	88%	12%	0%
WUPDESIGN	Water	Project Design - GH0 03108	Historical	Citywide	100%	2,453		2,453	245	2,208	79%	21%	0%
WUPFILTER	Water	Filter Upgrade	Historical	Citywide	100%	431		431	378	53	29%	71%	0%
WUPGAC	Water	Activated Carbon - 060	Historical	Citywide	100%	535		535	53	481	89%	11%	0%
WUPINST	Water	Instrumentation & Sampling	Historical	Citywide	100%	142		142	14	128	89%	11%	0%
WUPMODULE	Water	Module Room	Historical	Citywide	100%	105		105	10	94	72%	28%	0%
WUPOVERHEAD	Water	Project Overheads	Historical	Citywide	100%	394		394	38	356	90%	10%	0%
WUPPLC	Water	(PLC) Control System	Historical	Citywide	100%	226		226	23	203	50%	50%	0%
WUPPOLY	Water	Polymer Make-Up System	Historical	Citywide	100%	46		46	4	40	54%	46%	0%
WUPPUMP	Water	Pump Supply	Historical	Citywide	100%	274		274	27	246	72%	28%	0%
WUPSAND	Water	Sand Supply	Historical	Citywide	100%	59		59	6	53	89%	11%	0%
WUPUV	Water	UV Module - 064	Historical	Citywide	100%	623		623	62	560	73%	27%	0%
WUPVSD	Water	Variable Speed Drive	Historical	Citywide	100%	36		36	4	31	72%	28%	0%
WUPWORKS	Water	Main Contract-Under Order 00308	Historical	Citywide	100%	14,542	100	14,642	1,454	13,088	73%	27%	0%
ADWWWTAI	Wastewater	Repayment to Tainui - Re-payment for advance funding of the Far Eastern Interceptor	Historical	WW - East	100%	872		872	765	107	88%	12%	0%
C509002	Wastewater	Upgrade wastewater treatment plant systems (SCADA and Telemetry) - Capital programme to upgrade and extend the SCADA and telemetry systems at the wastewater treatment plant and pump stations	10 Year Plan	Citywide	100%	3,107		3,107	2,680	427	86%	14%	0%
C509003	Wastewater	Upgrade wastewater treatment plant (Pukekohe 3) - capital programme for upgrading and increasing capacity of the wastewater treatment plant to meet growth and LID requirements (Stage 3). Specific projects for the upgrade were to be scoped as part of the 2014 capacity review, commencing in July 2014.	10 Year Plan	Citywide	100%	18,235		18,235	16,011	2,224	88%	12%	0%
C509005	Wastewater	Upgrade wastewater treatment plant (Pukekohe 4) - capital programme for upgrading and increasing capacity of the wastewater treatment plant to meet growth, LID requirements and provide for upgrades associated with the new resource consent conditions (Stage 4). Specific projects for the upgrade were to be	10 Year Plan	Citywide	100%	649		649	570	80	88%	12%	0%
C509007	Wastewater	Wastewater Treatment Plant compliance - minor upgrades - Capital works programme to continuously improve the treatment plants to ensure: reliability, resilience and risk mitigation, effective operations / processes, resource consent compliance.	10 Year Plan	Citywide	100%	5,656		5,656	354	5,303	94%	6%	0%
C509004	Wastewater	Increase capacity of Wastewater pump stations - Capital works programme to retrofit storage devices at older pump stations to mitigate the risk of dry weather overflows. Overflows are a prohibited activity under the Waikato Regional Plan	10 Year Plan	Citywide	100%	6,834		6,834	1,709	5,126	25%	75%	0%
C509006	Wastewater	Wastewater pipe upgrade - growth - capital works programme increase the capacity of the wastewater network to cater for inflow/infiltration growth outside growth cells.	10 Year Plan	Citywide	100%	3,394		3,394	2,927	467	86%	14%	0%
C509007	Wastewater	Increase capacity of wastewater network in Rototuna - Program for upgrading/new wastewater network that facilitates growth in Rototuna growth cell	10 Year Plan	Rototuna	100%	8,370		8,370	7,246	1,025	86%	14%	0%
C509008	Wastewater	Integrate wastewater network in new areas with existing network - capital budget which allows for small network improvements to link existing infrastructure with new developments e.g. wastewater pipe extension	10 Year Plan	Citywide	100%	905		905	761	144	84%	16%	0%
C509009	Wastewater	Increase capacity of wastewater network in Rotokauri stage 1 - Program for upgrading/new wastewater network that facilitates growth in Rotokauri stage 1 growth cell	10 Year Plan	Rotokauri	100%	4,895		4,895	4,295	600	88%	12%	0%
C509011	Wastewater	Increase capacity of wastewater network in Peacockes Stage 1 - Program for upgrading/new wastewater network that facilitates growth in Peacockes stage 1 growth cell	10 Year Plan	Peacockes 1	100%	2,270		2,270	1,992	278	88%	12%	0%
C509036-A	Wastewater	Increase capacity of wastewater network throughout the city - Capital programme for increased capacity to bulk waste water network - Maraland Interceptor fix	10 Year Plan	WW - East	100%	8,343		8,343	7,395	1,147	89%	11%	0%
C509036-B	Wastewater	Increase capacity of wastewater network throughout the city - Capital programme for increased capacity to bulk waste water network - Rotokauri Interceptor	10 Year Plan	WW - West	100%	7,564		7,564	6,637	927	88%	12%	0%
C509036-C	Wastewater	Increase capacity of wastewater network throughout the city - Capital programme for increased capacity to bulk waste water network - disdial PS improvements	10 Year Plan	WW - West	100%	471		471	253	218	54%	46%	0%
C509036-D	Wastewater	Increase capacity of wastewater network throughout the city - Capital programme for increased capacity to bulk waste water network - Eastern PS improvements	10 Year Plan	WW - East	100%	162		162	87	75	54%	46%	0%
C509030	Wastewater	Increase capacity of wastewater network (Far Eastern Interceptor in Ruakura) - Capital project for increased capacity to bulk waste water network - Far Eastern Interceptor, Ruakura	10 Year Plan	WW - East	100%	5,176		5,176	4,542	634	88%	12%	0%
C509039-A	Wastewater	Increase capacity of wastewater network (Southern Interceptor Peacockes) - Capital project for increased capacity to bulk waste water network - Southern Interceptor	10 Year Plan	WW - East	100%	389		389	342	46	88%	12%	0%
C509030-A	Wastewater	Increase capacity of wastewater network (Bulk storage wet weather) - Capital programme for increased capacity to bulk waste water network to provide bulk storage during wet weather events and manage flows to the treatment plant	10 Year Plan	WW - East	100%	7,547		7,547	6,623	925	88%	12%	0%
C509030-B	Wastewater	Increase capacity of wastewater network (Bulk storage wet weather) - Capital programme for increased capacity to bulk waste water network to provide bulk storage during wet weather events and manage flows to the treatment plant	10 Year Plan	WW - West	100%	27,524		27,524	24,153	3,372	88%	12%	0%
C509021	Wastewater	Update wastewater model - update existing wastewater model	10 Year Plan	Citywide	100%	1,092		1,092	943	150	86%	14%	0%
C509022	Wastewater	Wastewater master plan	10 Year Plan	Citywide	100%	563		563	485	77	86%	14%	0%
CDUWWADP11	Wastewater	Integrate WW Network	Historical	Infill	100%	248		248	214	34	86%	14%	0%
CDUWWAP46	Wastewater	PP2 Bioreactor Upgrade	Historical	Citywide	100%	978		978	844	135	86%	14%	0%
CDUWWAP47	Wastewater	PP2 Screens	Historical	Citywide	100%	206		206	178	28	86%	14%	0%
CDUWWAPP26	Wastewater	WTP Systems Upgrade	Historical	Citywide	100%	836		836	721	115	86%	14%	0%
CDUWWAPP37	Wastewater	Pump Station Capacity Increase	Historical	Citywide	100%	1,536		1,536	1,325	211	86%	14%	0%
CDUWWAPP4	Wastewater	Upgrade Digester	Historical	Citywide	100%	13		13	11	2	86%	14%	0%
CDUWWAPP45	Wastewater	WTP Digester Upgrade	Historical	Citywide	100%	3,761		3,761	3,244	517	86%	14%	0%
CDUWWAPP47	Wastewater	Upgrade Screens	Historical	Citywide	100%	34		34	29	5	86%	14%	0%
CDUWWAPP74	Wastewater	Ruffell Rd	Historical	Rotokauri	100%	74		74	65	9	88%	12%	0%
CDUWWAPP24	Wastewater	Rototuna WW Network	Historical	Rototuna	100%	1,215		1,215	1,066	149	88%	12%	0%
CDUWWAPP76	Wastewater	Peacockes Pumpstation	Historical	Peacockes	100%	31		31	27	4	86%	14%	0%
CDUWWAPP77	Wastewater	Ruakura Structure Plan	Historical	Ruakura	100%	39		39	34	5	88%	12%	0%
CDUWGEN	Wastewater	3.8MW Cogen Facility - To generate energy from bio-solid off-gases	Historical	Citywide	100%	955		955	85	811	10%	32%	58%

Requirement of S201A of the Local Government Act 2002

Unique key	Activity	Project description	Future / Historical	Catchment	% area allocated to catchment	Total Cost incl. subsidies	Subsidies	Total Cost to Council	DC Loan	Rates Loan	DC %	Rates %	Other sources %
PPAUTO	Wastewater	Automation Improvements - Part of Pukekohe 2 Project Works	Historical	Citywide	100%	493		493	41	442	8%	11%	0%
PPBIOREACT	Wastewater	Bioreactor Upgrades - Part of Pukekohe 2 Project Works	Historical	Citywide	100%	1,196		1,196	1,031	164	49%	51%	0%
PP2CAP	Wastewater	Capacity Review - Part of Pukekohe 2 Project Works	Historical	Citywide	100%	7		7	6	1	12%	3%	0%
PP2CD	Wastewater	Carbon Dosing - Part of Pukekohe 2 Project Works	Historical	Citywide	100%	20		20	2	18	14%	31%	0%
PP2CHEM	Wastewater	Chemical Dosing - Part of Pukekohe 2 Project Works	Historical	Citywide	100%	346		346	29	317	80%	14%	0%
PP2CIVIL	Wastewater	Secondary civil - Part of Pukekohe 2 Project Works	Historical	Citywide	100%	1,489		1,489	1,284	205	86%	10%	0%
PP2CLARIF	Wastewater	Clarifier Upgrades - Part of Pukekohe 2 Project Works	Historical	Citywide	100%	4		4	3	1	80%	14%	0%
PP2DIGEST	Wastewater	3rd 2nd Stage Anaerobic Digester - Part of Pukekohe 2 Project Works	Historical	Citywide	100%	5		5	5	1	80%	10%	0%
PP2DIGESTER	Wastewater	Digester - Part of Pukekohe 2 Project Works	Historical	Citywide	100%	246		246	212	34	40%	43%	0%
PP2DIGESTX	Wastewater	Digester Mixing Upgrade - Part of Pukekohe 2 Project Works	Historical	Citywide	100%	44		44	30	6	6%	10%	0%
PP2ELECT	Wastewater	Secondary Elec. - Part of Pukekohe 2 Project Works	Historical	Citywide	100%	451		451	389	62	7%	3%	0%
PP2GAS	Wastewater	Biogas Storage - Part of Pukekohe 2 Project Works	Historical	Citywide	100%	296		296	255	41	8%	10%	0%
PP2INSTR	Wastewater	Secondary instrument - Part of Pukekohe 2 Project Works	Historical	Citywide	100%	240		240	207	33	80%	12%	0%
PP2PUMP	Wastewater	Intelligence Pump - Part of Pukekohe 2 Project Works	Historical	Citywide	100%	228		228	196	31	40%	54%	0%
PP2MECH	Wastewater	Secondary Mech. - Part of Pukekohe 2 Project Works	Historical	Citywide	100%	995		995	859	137	30%	6%	0%
PP2PM	Wastewater	Project Management - Part of Pukekohe 2 Project Works	Historical	Citywide	100%	691		691	596	95	30%	6%	0%
PP2PUMP	Wastewater	Recycle Pumps - Part of Pukekohe 2 Project Works	Historical	Citywide	100%	20		20	17	3	29%	7%	0%
PP2SCREEN	Wastewater	Screens - Part of Pukekohe 2 Project Works	Historical	Citywide	100%	43		43	37	6	6%	6%	0%
PP2SEC	Wastewater	Clarifier 4B, Bioreactor 4 - Install a 4th Clarifier and Bioreactor to provide extra processing capacity	Historical	Citywide	100%	5,043		5,043	4,350	693	17%	13%	0%
PP2SOLID	Wastewater	Solid Stream - Part of Pukekohe 2 Project Works	Historical	Citywide	100%	972		972	838	134	8%	10%	0%
PP2TEMP	Wastewater	or Final Effluent - Part of Pukekohe 2 Project Works	Historical	Citywide	100%	207		207	179	29	20%	7%	0%
PP2UV	Wastewater	UV Upgrade - Part of Pukekohe 2 Project Works	Historical	Citywide	100%	395		395	340	54	8%	10%	0%
PP2ASOC	Wastewater	Pukekohe Associated 8 Mls - c - Pukekohe 1 component	Historical	Citywide	100%	410		410	76	334	35%	6%	0%
PP2BECA	Wastewater	CH2M Becca - Pukekohe 1 component	Historical	Citywide	100%	225		225	42	184	4%	50%	0%
PP2BIO	Wastewater	Containment Liner - Biosolid - Pukekohe 1 component	Historical	Citywide	100%	63		63	12	51	4%	50%	0%
PP2CENTRATE	Wastewater	Centrate to treatment Process - Pukekohe 1 component	Historical	Citywide	100%	16		16	3	13	8%	19%	0%
PP2LETOH	Wastewater	Riches Construction - Pukekohe 1 main contract to upgrade treatment plant capacity to cater for city growth	Historical	Citywide	100%	19,352		19,352	3,580	15,772	19%	9%	0%
PP2MODEL	Wastewater	Process Control Review - Pukekohe 1 component	Historical	Citywide	100%	102		102	19	83	9%	3%	0%
PP2PAD	Wastewater	Biosolids Pad - Pukekohe 1 component	Historical	Citywide	100%	30		30	7	23	9%	12%	0%
PP2PLATE	Wastewater	UV Plates - Pukekohe 1 component	Historical	Citywide	100%	8		8	1	6	35%	6%	0%
PP2PLC	Wastewater	PLC SCADA - Pukekohe 1 component	Historical	Citywide	100%	30		30	7	23	4%	50%	0%
PP2PROCESS	Wastewater	Process Control - Digester/low - Pukekohe 1 component	Historical	Citywide	100%	35		35	7	28	14%	32%	0%
PP2RAS	Wastewater	RAS/WAS Pumps - Pukekohe 1 component	Historical	Citywide	100%	14		14	3	11	2%	7%	0%
PP2SPARE	Wastewater	Spare - Pukekohe 1 component	Historical	Citywide	100%	98		98	11	88	9%	9%	0%
PP2UVGATE	Wastewater	UV Gates - Pukekohe 1 component	Historical	Citywide	100%	15		15	3	12	9%	9%	0%
SRACHMORE	Wastewater	Ashmore	Historical	Rotorua	100%	90		90	51	7	32%	6%	0%
SRBORMAN	Wastewater	Borman Rd	Historical	Rotorua	100%	600		600	604	84	8%	10%	0%
SRBORMDEV	Wastewater	Borman Rd - Developer (C0595)	Historical	Rotorua	100%	341	253	80	77	11	8%	10%	74%
SRCLUMBERLAND	Wastewater	Cumberland	Historical	Rotorua	100%	750		750	665	85	9%	9%	0%
SRGRIS	Wastewater	For Eastern Interceptor 5 - Create new interceptor to service growth in far eastern area of the city	Historical	WW - East	100%	2,221		2,221	1,940	272	9%	9%	0%
SRGLCHHBT	Wastewater	Gliders Rd to Bymers Rd	Historical	Rotorua	100%	43		43	30	5	14%	31%	0%
SRHUNK	Wastewater	The Link - Trunk Service extension in Rotorua (note Interceptor works removed to another SAP)	Historical	Rotorua	100%	39		39	34	5	13%	4%	0%
SRMANATU2	Wastewater	Paradise - Hinman Estate	Historical	Rotorua	100%	348		348	305	43	8%	10%	0%
SRPOMBROKIE	Wastewater	Pembroke St	Historical	Infill	100%	15		15	13	2	20%	6%	0%
SRRIVER2	Wastewater	River Rd	Historical	Rotorua	100%	1,061		1,061	931	130	5%	2%	0%
SRROTOKAURI	Wastewater	Rotokauri Rd to Bawestock	Historical	Rotokauri	100%	4		4	4	1	7%	2%	0%
SRSEXTON	Wastewater	Sexton Road	Historical	Rotorua	100%	19		19	17	2	50%	4%	0%
SRSLVIST1	Wastewater	Sylvester/River Rd/The Link	Historical	Rotorua	100%	407		407	357	50	8%	10%	0%
SRSUB	Wastewater	Contribution to Sub-divisions	Historical	Citywide	100%	40		40	43	6	7%	2%	0%
SRTEKO WHAI	Wastewater	Te Kohahi Interceptor Ext - Create new interceptor to service growth in far western area of the city	Historical	WW - West	100%	9,060		9,060	7,995	1,065	14%	31%	0%
SRTHOM2	Wastewater	Thomas Rd Stage 2	Historical	Rotorua	100%	41		41	36	5	8%	10%	0%
SRTHOM3	Wastewater	Thomas/Borman Catchment	Historical	Rotorua	100%	53		53	46	6	8%	10%	0%
SRTRUNK	Wastewater	Rotorua Trunks	Historical	Rotorua	100%	67		67	59	8	9%	9%	0%
SRVENT-WW - East	Wastewater	Venting of interceptors	Historical	WW - East	50%	31		31	27	4	32%	6%	0%
SRVENT-WW - West	Wastewater	Venting of interceptors	Historical	WW - West	50%	31		31	27	4	8%	10%	0%

Requirement of S201A of the Local Government Act 2002

Unique key	Activity	Project description	Future / Historical	Catchment	% area allocated to catchment	Total Cost incl. subsidies	Subsidies	Total Cost to Council	DC Loan	Rates Loan	DC %	Rates %	Other sources %
BRWBST	Wastewater	Western Interceptor	Historical	WW - West	100%	1,021		1,021	901	120	79%	27%	0%
TVLOAN	Wastewater	Templeview - Waipa Loan - Take over of loan associated with plant transferred to Hamilton City from Waipa with Templeview	Historical	Templeview	100%	1,240		1,240	322	918	89%	14%	0%
WTFBIO	Wastewater	Basalids Disposal - To Dispose of Basalids to meet regulatory, strategic and economic goals.	Historical	Citywide	100%	94		94	81	13	69%	51%	0%
WTFBYPASS	Wastewater	By-Pass Treatment - To minimise the secondary plant bypass to river to comply with resource consent conditions	Historical	Citywide	100%	1,165		1,165	1,004	160	69%	49%	0%
WTFCOGEN	Wastewater	C0 Generation Project - To generate energy from basalid off-gases	Historical	Citywide	100%	1,700		1,700	1,673	235	9%	77%	0%
WTFDO	Wastewater	Dissolved Oxygen	Historical	Citywide	100%	87		87	75	12	29%	72%	0%
WTFLAGOON	Wastewater	Sludge Lagoon	Historical	Citywide	100%	835		835	720	115	86%	14%	0%
WTFOUTFALL	Wastewater	Outfall Remediation	Historical	Citywide	100%	1,200		1,200	1,042	156	36%	64%	0%
WTFSCADA	Wastewater	Telemetry & SCADA Upgrade - Upgrade and maintain scada, telemetry and plc backbone systems	Historical	Citywide	100%	834		834	52	782	62%	37%	0%
WTFSCUM	Wastewater	Scum Collection Imps - By installing and upgrading systems to ensure adequate data collection to meet compliance standards as detailed in the HCC Telemetry Long term strategy plan	Historical	Citywide	100%	20		20	17	3	19%	81%	0%
WW244	Wastewater	Infill Development Budget Only - Integration of Water and wastes end-ofs telemetry and scada systems	Historical	Infill	100%	571		571	493	79	69%	14%	0%
WW581	Wastewater	Peacocks wastewater trunk mains	Historical	Peacocks	100%	4		4	3	0	33%	66%	0%
WWBORMAN7	Wastewater	Borman Rd west to Sylvester Rd	Historical	Rotoruna	100%	395		395	347	48	32%	69%	0%
WWCAMERON3	Wastewater	Cameron Road	Historical	Infill	100%	8		8	7	1	31%	69%	0%
WWFEIWA	Wastewater	Far Eastern Interceptor - E1	Historical	WW - East	100%	1,081		1,081	949	132	89%	13%	0%
WWFLUE	Wastewater	Gas Flue Heat Recovery Sys	Historical	Citywide	100%	65		65	56	9	62%	37%	0%
WWHIVER	Wastewater	Inverness Ave	Historical	Infill	100%	13		13	11	2	89%	14%	0%
WWMANNING	Wastewater	Manning St	Historical	Rotoruna	100%	17		17	15	2	29%	74%	0%
WWNORTHCTY	Wastewater	North City Rd - Pump Station	Historical	Rotoruna	100%	19		19	17	2	14%	42%	0%
WWPEASTAGE1	Wastewater	Investigation & design Peacock	Historical	Peacocks	100%	279		279	245	34	69%	51%	0%
WWSTEMPLE	Wastewater	Templeview Upgrade	Historical	Templeview	100%	431		431	372	59	69%	51%	0%
WWTAKER3	Wastewater	River Rd - Woodbridges south	Historical	Rotoruna	100%	123		123	108	15	25%	79%	0%
WWROTWEST	Wastewater	Borman West Pump Station	Historical	Rotoruna	100%	6		6	5	1	89%	11%	0%
WWRUFFELL	Wastewater	Ruffell Rd	Historical	Rotokauri	100%	26		26	23	3	89%	27%	0%
WWTEANAU	Wastewater	Te Anau - Upgrade Te Anau wastewater pipe and pump station to cater for Stage 1 growth in Peacocks Structure Plan Area	Historical	Peacocks	100%	1,496		1,496	1,290	206	89%	11%	0%
ADWD10D-A-Rotoruna	Transport	R1-N1 Land purchase transit - Completion of portion of strategic transport network forming Resolute Drive	Historical	Rotoruna	50%	933	135	798	369	429	40%	49%	14%
ADWD10D-B-Citywide	Transport	R1-N1 Land purchase transit - Completion of portion of strategic transport network forming Resolute Drive	Historical	Citywide	50%	933	135	798	369	429	40%	49%	14%
ADWD10H-A-Rotoruna	Transport	Thomas Rd - New Greenfield minor arterial extending Thomas Road between Resolute drive and Hukanui road	Historical	Rotoruna	60%	377		377	316	61	84%	19%	0%
ADWD10H-B-Citywide	Transport	Thomas Rd - New Greenfield minor arterial extending Thomas Road between Resolute drive and Hukanui road	Historical	Citywide	40%	160		160	140	27	89%	19%	0%
ADWD10W1	Transport	Waiere Dr Stage 3 (Main) - Completion of portion of strategic transport network forming Hamilton ring road (Stage 3)	Historical	Citywide	100%	256		256	73	183	29%	74%	0%
AHQP1001	Transport	Bus Infrastructure - New bus infrastructure city wide (includes transport provisions to support public transport)	Historical	Citywide	100%	557	194	363	76	287	14%	51%	35%
AHQP1002	Transport	Orbiter Bus Shelters - Bush shelters for Orbiter bus route	Historical	Citywide	100%	121	68	53	6	47	9%	39%	56%
AHQP1001	Transport	Cobham Drive Cycleway - New walking/cycling facilities - Cobham Drive	Historical	Citywide	100%	256	141	115	39	79	14%	31%	55%
AHQP1002	Transport	North Eastern Cycleway	Historical	Citywide	100%	648	392	276	86	191	17%	29%	59%
AHQP1004	Transport	Cycleway Construction 03/09 - Programme of work to construct on road cycle facilities as part of completing elements of the cities cycling network	Historical	Citywide	100%	1,412	981	431	134	297	9%	21%	69%
AHQP1005	Transport	River Crossing Deys Park - Investigations for new walking/cycling crossing river at Deys Park	Historical	Citywide	100%	24		24	7	16	22%	69%	0%
AHQP1006	Transport	Off Road Programme - Programme of work to construct off road walking/cycle facilities as part of completing elements of the cities cycling network	Historical	Citywide	100%	313		313	97	216	32%	69%	0%
AHQP1007	Transport	South Western Cycleways - Programme of work to construct on road cycle facilities as part of completing elements of the cities cycling network	Historical	Citywide	100%	396	165	231	68	152	39%	39%	43%
AHQP1008	Transport	North Western Cycleways - Programme of work to construct on road cycle facilities as part of completing elements of the cities cycling network	Historical	Citywide	100%	102	55	47	15	32	14%	32%	54%
AHQP1010	Transport	Margate Gully 51 (Thomas Rd) - New walking/cycling facilities - Margate Gully	Historical	Citywide	100%	54		54	17	38	31%	69%	0%
AHQP1011	Transport	Te Hikawai 23 (River-Waiere Dr) - New walking/cycling facilities - Te Hikawai	Historical	Citywide	100%	608	268	340	105	234	17%	39%	44%
AHQP1012	Transport	Grandview to Miroque - Investigations for new walking/cycling crossing railway to Miroque Park	Historical	Citywide	100%	51		51	16	35	32%	69%	0%
AHQP1013	Transport	Fairfield Bp (Cussen St Bridge - New walking/cycling facilities - Fairfield esplanade	Historical	Citywide	100%	698	300	398	111	287	17%	38%	46%
AHQP1023	Transport	Beerscourt - New walking/cycling facilities - Beerscourt	Historical	Citywide	100%	11	6	5	1	3	14%	30%	56%
AHQP1025	Transport	Garnett Ave - New walking/cycling facilities - Garnett Ave	Historical	Citywide	100%	9	5	4	1	3	14%	31%	55%
AHQP1026	Transport	Pukete Rd - New cycling facilities on Pukete Road	Historical	Citywide	100%	14	8	6	2	4	14%	30%	56%
AHQP1027	Transport	Forest Lake Rd - New cycling facilities on Forest Lake Road	Historical	Citywide	100%	60	33	27	8	19	14%	31%	55%
AHQP1028	Transport	Victoria St - New cycling facilities on Victoria Street	Historical	Citywide	100%	36	20	16	5	11	14%	31%	56%
AHQP1031	Transport	Te Awa Path Stage 1 - New walking/cycling facilities - Te Awa stage 1	Historical	Citywide	100%	1,114	227	1,341	84	1,258	8%	112%	-20%
AHQP1033	Transport	Margate Gully	Historical	Citywide	100%	9		9	3	6	32%	69%	0%
AHQP1034	Transport	Walking Cycling Improvements	Historical	Citywide	100%	1,746	18	1,727	535	1,192	32%	69%	1%
AHQP1035	Transport	Te Awa Path Stage 2 - New walking/cycling facilities - Te Awa stage 2	Historical	Citywide	100%	152		152	9	142	6%	94%	0%
AHQP1036	Transport	Te Hikawai - Nansub - New walking/cycling facilities - Te Hikawai	Historical	Citywide	100%	296		296	89	197	32%	69%	0%
AHQR1002	Transport	E1 Designation - Designation for Hamkiri Ring Road	Historical	Citywide	100%	381	15	366	104	262	27%	69%	4%
AHQR1003	Transport	E1 Land Purchase - Land purchase for Hamilton Ring Road	Historical	Citywide	100%	5,664		5,664	1,671	4,193	29%	73%	0%

Requirement of S201A of the Local Government Act 2002

Unique Key	Activity	Project description	Future / Historical	Catchment	% area allocated to investment	Total Cost incl. subsidies	Subsidies	Total Cost to Council	DC Loan	Rates Loan	DC %	Rates %	Other sources %
AHCR1004	Transport	Ring Road Design - Design for Hamilton Ring Road	Historical	Citywide	10.0%	2,460	1,583	877	250	627	10%	15%	64%
AHCR1005	Transport	Waikare DC Hukarua Tramway - Completion of portion of strategic transport network forming Hamilton ring road (Hukarua to Tramway)	Historical	Citywide	10.0%	19,202	10,344	8,858	2,525	6,333	13%	3%	54%
AHCR1010-A-Infill	Transport	Norton Rd - Non-subsidisable - Urban upgrade of Norton Road	Historical	Infill	60%	695	695	190	497	20%	72%	0%	
AHCR1010-B-Citywide	Transport	Norton Rd - Non-subsidisable - Urban upgrade of Norton Road	Historical	Citywide	40%	309	309	80	221	25%	72%	0%	
AHCR1013	Transport	Waikare D/S41 to Hukete - Completion of portion of strategic transport network forming Hamilton ring road (H1 Te Papa to Fuleke)	Historical	Citywide	10.0%	619	597	22	6	15	2%	3%	92%
AHCR1014-A-Infill	Transport	Norton Rd Subsidisable - Urban upgrade of Norton Road	Historical	Infill	60%	276	159	117	33	84	12%	10%	58%
AHCR1014-B-Citywide	Transport	Norton Rd Subsidisable - Urban upgrade of Norton Road	Historical	Citywide	40%	158	106	52	15	37	9%	14%	67%
AHCR1015	Transport	Roundabout Gardenton end - Completion of portion of strategic transport network forming Hamilton ring road (Gardenton Roundabout)	Historical	Citywide	10.0%	500	319	261	74	106	13%	12%	55%
AHCR1017	Transport	Waikare (Julo Road) Construct - Completion of portion of strategic transport network forming Hamilton ring road (Puketere Road/section)	Historical	Citywide	10.0%	1,830	1,245	585	167	438	9%	2%	60%
AHCR1020	Transport	Ring Road 2 & 4 Lining - Completion of portion of strategic transport network forming Hamilton ring road	Historical	Citywide	10.0%	68,013	37,014	30,199	6,027	21,592	13%	2%	56%
AHCR1002	Transport	Rukuru Rd (Peachgrove to E1) - Network improvements to facilitate Hamilton Ring Road (Rukuru road upgrade)	Historical	Citywide	10.0%	182	182	52	130	29%	79%	0%	
AHCR1015-A-Infill	Transport	Te Aroha/Grey Cap - Intersection improvement Te Aroha/Grey intersection	Historical	Infill	50%	0	0	0	0	0	9%	91%	0%
AHCR1015-B-Citywide	Transport	Te Aroha/Grey Cap - Intersection improvement Te Aroha/Grey intersection	Historical	Citywide	50%	0	0	0	0	0	9%	91%	0%
AHCR3001	Transport	Massy/Hill improvements - Minor improvements to lane configurations on Mill Street between Greenwood and High street to improve access for cyclists and address capacity and safety concerns at intersections	Historical	Citywide	10.0%	13	13	1	12	9%	92%	0%	
AHCR3002	Transport	Mill St Intersection - Improvements made to existing Mill Street/ Ulster street intersection to shift priority when access the CBD	Historical	Citywide	10.0%	992	530	462	86	377	9%	38%	53%
AHCR3011-A-Infill	Transport	Memorial/Von Tempy Cap - Intersection improvement to Memorial/Von Tempy intersections on Bridge street	Historical	Infill	50%	0	0	0	0	0	9%	91%	0%
AHCR3011-B-Citywide	Transport	Memorial/Von Tempy Cap - Intersection improvement to Memorial/Von Tempy intersections on Bridge street	Historical	Citywide	50%	0	0	0	0	0	9%	91%	0%
AHCR3013-A-Infill	Transport	Naylor/Grey Cap - Intersection improvement Naylor/Grey intersection	Historical	Infill	50%	1	1	0	1	8%	92%	0%	
AHCR3013-B-Citywide	Transport	Naylor/Grey Cap - Intersection improvement Naylor/Grey intersection	Historical	Citywide	50%	1	1	0	1	8%	92%	0%	
AHCR3019-A-Infill	Transport	Grey Claudelands Intersection - Intersection improvement to Grey/Claudelands intersection	Historical	Infill	50%	43	43	4	40	9%	92%	0%	
AHCR3019-B-Citywide	Transport	Grey Claudelands Intersection - Intersection improvement to Grey/Claudelands intersection	Historical	Citywide	50%	43	43	4	40	9%	92%	0%	
AHCR3020	Transport	Peachgrove Te Aroha Inters - Network improvements to facilitate Hamilton Ring Road (Peachgrove/Rukuru)	Historical	Citywide	10.0%	2,714	1,806	908	259	649	10%	24%	67%
AHCR3021-A-Infill	Transport	Peachgrove/Hukarua Corridor - Safety improvements on the Peachgrove/Hukarua corridor	Historical	Infill	50%	29	29	3	27	9%	92%	0%	
AHCR3021-B-Citywide	Transport	Peachgrove/Hukarua Corridor - Safety improvements on the Peachgrove/Hukarua corridor	Historical	Citywide	50%	29	29	3	27	9%	92%	0%	
AHCR8001	Transport	Te Papa By-pass - HCC share of design and build component in the Waitea Expressway - Te Papa section	Historical	Citywide	10.0%	11,953	11,953	2,211	9,742	15%	8%	0%	
C931014N	Transport	New Roading - Rototuna School Collector	10 Year Plan	Rototuna	10.0%	1,143	1,143	958	186	84%	10%	0%	
C931906	Transport	Minor improvements to transport network - Programme of minor capital improvements (maximum total value \$250K per site) throughout the city. Includes items such as pedestrian refuge islands, splitter islands, threshold treatments, stock underpass and traffic calming in response to requests from	10 Year Plan	Citywide	10.0%	7,216	3,680	3,536	1,688	1,047	23%	10%	51%
C931908	Transport	Bus stop infrastructure - Programme of capital works to provide bus shelters and accessible kerbs at bus stops	10 Year Plan	Citywide	10.0%	1,273	649	624	131	493	10%	39%	51%
C931904	Transport	Integration of existing areas with new developments in the city - capital budget which allows for small network improvements to link existing infrastructure with new developments e.g. footpath extension	10 Year Plan	Citywide	10.0%	1,860	1,860	1,707	172	86%	14%	0%	
C931903-A-Citywide	Transport	Roading upgrade & development in Peacocks stage 1 - Transport program to create new/upgrade existing Road network in Peacocks focused on strategic elements that facilitates the highest level of growth for stage 1 - Upgrading Major Arterials	10 Year Plan	Citywide	60%	2,641	1,223	1,228	563	655	23%	27%	50%
C931903-A-Peacocks 1	Transport	Roading upgrade & development in Peacocks stage 1 - Transport program to create new/upgrade existing Road network in Peacocks focused on strategic elements that facilitates the highest level of growth for stage 1 - Upgrading Major Arterials	10 Year Plan	Peacocks 1	40%	1,627	815	812	376	437	27%	27%	50%
C931903-B-Citywide	Transport	Roading upgrade & development in Peacocks stage 1 - Transport program to create new/upgrade existing Road network in Peacocks focused on strategic elements that facilitates the highest level of growth for stage 1 - New Minor Arterials	10 Year Plan	Citywide	50%	788	788	643	125	84%	10%	0%	
C931903-B-Peacocks 1	Transport	Roading upgrade & development in Peacocks stage 1 - Transport program to create new/upgrade existing Road network in Peacocks focused on strategic elements that facilitates the highest level of growth for stage 1 - New Minor Arterials	10 Year Plan	Peacocks 1	50%	788	788	643	125	84%	10%	0%	
C931903-C	Transport	Roading upgrade & development in Peacocks stage 1 - Transport program to create new/upgrade existing Road network in Peacocks focused on strategic elements that facilitates the highest level of growth for stage 1 - New (Lipase) Collector Roads	10 Year Plan	Peacocks 1	10.0%	206	206	240	46	84%	10%	0%	
C931903-D	Transport	Roading upgrade & development in Peacocks stage 1 - Transport program to create new/upgrade existing Road network in Peacocks focused on strategic elements that facilitates the highest level of growth for stage 1 - Upgrading Local Roads	10 Year Plan	Peacocks 1	10.0%	875	875	733	142	84%	10%	0%	
C931903-A-Citywide	Transport	Roading upgrade & development in Peacocks stage 2 - Transport program to create new/upgrade existing Road network in Peacocks focused on strategic elements that facilitates the highest level of growth for stage 2 - New Major Arterials	10 Year Plan	Citywide	60%	5,772	5,772	2,669	3,102	46%	54%	0%	
C931903-A-Peacocks 2	Transport	Roading upgrade & development in Peacocks stage 2 - Transport program to create new/upgrade existing Road network in Peacocks focused on strategic elements that facilitates the highest level of growth for stage 2 - New Major Arterials	10 Year Plan	Peacocks 2	40%	3,548	3,046	1,780	2,068	46%	54%	0%	
C931903-B-Citywide	Transport	Roading upgrade & development in Peacocks stage 2 - Transport program to create new/upgrade existing Road network in Peacocks focused on strategic elements that facilitates the highest level of growth for stage 2 - Upgrading Minor Arterials	10 Year Plan	Citywide	50%	279	279	234	45	84%	10%	0%	
C931903-B-Peacocks 2	Transport	Roading upgrade & development in Peacocks stage 2 - Transport program to create new/upgrade existing Road network in Peacocks focused on strategic elements that facilitates the highest level of growth for stage 2 - Upgrading Minor Arterials	10 Year Plan	Peacocks 2	50%	279	279	234	45	84%	10%	0%	
C931903-E	Transport	Roading upgrade & development in Peacocks stage 2 - Transport program to create new/upgrade existing Road network in Peacocks focused on strategic elements that facilitates the highest level of growth for stage 2 - Upgrading Local Roads	10 Year Plan	Peacocks 2	10.0%	1,050	1,050	880	171	84%	10%	0%	
C931904-A-Citywide	Transport	Roading upgrade & development in Rotokauri stage 1 - Transport program to create new/upgrade existing Road network in Rotokauri focused on strategic elements that facilitates the highest level of growth for stage 1 - New Major Arterials	10 Year Plan	Citywide	60%	2,631	2,631	1,217	1,414	46%	54%	0%	
C931904-A-Rotokauri	Transport	Roading upgrade & development in Rotokauri stage 1 - Transport program to create new/upgrade existing Road network in Rotokauri focused on strategic elements that facilitates the highest level of growth for stage 1 - Upgrading 10 Year Plan	10 Year Plan	Rotokauri	40%	1,754	1,754	811	943	46%	54%	0%	
C931904-B-Citywide	Transport	Roading upgrade & development in Rotokauri stage 1 - Transport program to create new/upgrade existing Road network in Rotokauri focused on strategic elements that facilitates the highest level of growth for stage 1 - Upgrading 10 Year Plan	10 Year Plan	Citywide	50%	1,601	1,601	1,341	260	84%	10%	0%	
C931904-B-Rotokauri	Transport	Roading upgrade & development in Rotokauri stage 1 - Transport program to create new/upgrade existing Road network in Rotokauri focused on strategic elements that facilitates the highest level of growth for stage 1 - Upgrading 10 Year Plan	10 Year Plan	Rotokauri	50%	1,601	1,601	1,341	260	84%	10%	0%	
C931904-C-Citywide	Transport	Roading upgrade & development in Rotokauri stage 1 - Transport program to create new/upgrade existing Road network in Rotokauri focused on strategic elements that facilitates the highest level of growth for stage 1 - New Minor Arterials	10 Year Plan	Citywide	50%	2,431	2,431	2,036	395	84%	10%	0%	
C931904-C-Rotokauri	Transport	Roading upgrade & development in Rotokauri stage 1 - Transport program to create new/upgrade existing Road network in Rotokauri focused on strategic elements that facilitates the highest level of growth for stage 1 - New Minor Arterials	10 Year Plan	Rotokauri	50%	2,431	2,431	2,036	395	84%	10%	0%	
C931904-D	Transport	Roading upgrade & development in Rotokauri stage 1 - Transport program to create new/upgrade existing Road network in Rotokauri focused on strategic elements that facilitates the highest level of growth for stage 1 - Upgrading Collector Roads	10 Year Plan	Rotokauri	10.0%	9,227	9,227	7,728	1,499	84%	10%	0%	

Requirement of S201A of the Local Government Act 2002

Unique Key	Activity	Project description	Future / Historical	Catchment	% area allocated to investment	Total Cost incl. subsidies	Subsidies	Total Cost to Council	DC Loan	Rates Loan	DC %	Rates %	Other sources %
C9319046-E	Transport	Reading upgrades & development in Rotokauri stage 1 - Transport program to create new/upgrade existing road network in Rotokauri focused on strategic elements that facilitates the highest level of growth for stage 1 - New Collector (Upising) Roads	10 Year Plan	Rotokauri	10.0%	1,849		1,849	1,549	301	84%	19%	0%
C9319050-A-Citywide	Transport	Reading upgrades & development in Rotokauri - Transport program to create new/upgrade existing road network in Rotokauri focused on strategic elements that facilitates the highest level of growth - New Major Arterials	10 Year Plan	Citywide	60%	6,360	3,106	3,254	2,055	1,199	24%	20%	49%
C9319050-A-Rotokauri	Transport	Reading upgrades & development in Rotokauri - Transport program to create new/upgrade existing road network in Rotokauri focused on strategic elements that facilitates the highest level of growth - New Major Arterials	10 Year Plan	Rotokauri	4%	4,239	2,070	2,169	1,003	1,166	24%	20%	49%
C9319050-B-Citywide	Transport	Reading upgrades & development in Rotokauri - Transport program to create new/upgrade existing road network in Rotokauri focused on strategic elements that facilitates the highest level of growth - Upgrading Minor Arterials	10 Year Plan	Citywide	50%	5,239	880	4,359	3,204	1,155	62%	22%	17%
C9319050-B-Rotokauri	Transport	Reading upgrades & development in Rotokauri - Transport program to create new/upgrade existing road network in Rotokauri focused on strategic elements that facilitates the highest level of growth - Upgrading Minor Arterials	10 Year Plan	Rotokauri	50%	5,239	880	4,359	3,204	1,155	62%	22%	17%
C9319050-C-Citywide	Transport	Reading upgrades & development in Rotokauri - Transport program to create new/upgrade existing road network in Rotokauri focused on strategic elements that facilitates the highest level of growth - New Minor Arterials	10 Year Plan	Citywide	50%	5,780		5,780	4,831	937	84%	19%	0%
C9319050-C-Rotokauri	Transport	Reading upgrades & development in Rotokauri - Transport program to create new/upgrade existing road network in Rotokauri focused on strategic elements that facilitates the highest level of growth - New Minor Arterials	10 Year Plan	Rotokauri	50%	5,780		5,780	4,831	937	84%	19%	0%
C9319050-D	Transport	Reading upgrades & development in Rotokauri - Transport program to create new/upgrade existing road network in Rotokauri focused on strategic elements that facilitates the highest level of growth - Upgrading Collector Roads	10 Year Plan	Rotokauri	10.0%	8,660		8,660	7,253	1,407	84%	19%	0%
C9319050-E	Transport	Reading upgrades & development in Rotokauri - Transport program to create new/upgrade existing road network in Rotokauri focused on strategic elements that facilitates the highest level of growth - New (Up)side Collector Roads	10 Year Plan	Rotokauri	10.0%	1,069		1,069	896	174	84%	19%	0%
C9319050-F	Transport	Reading upgrades & development in Rotokauri - Transport program to create new/upgrade existing road network in Rotokauri focused on strategic elements that facilitates the highest level of growth - New Local Roads	10 Year Plan	Rotokauri	10.0%	3,680		3,680	3,255	413	89%	11%	0%
C9319054-A-Citywide	Transport	Reading upgrades & development in Ruakura - Transport program to create new/upgrade existing road network in Ruakura focused on strategic elements that facilitates the highest level of growth	10 Year Plan	Citywide	50%	2,257	1,133	1,124	826	298	37%	13%	50%
C9319054-A-Ruakura	Transport	Reading upgrades & development in Ruakura - Transport program to create new/upgrade existing road network in Ruakura focused on strategic elements that facilitates the highest level of growth	10 Year Plan	Ruakura	50%	2,257	1,133	1,124	826	298	37%	13%	50%
C9319055-B-Citywide	Transport	Reading upgrades & development in Ruakura - Transport program to create new/upgrade existing road network in Ruakura that assist development community deliver growth	10 Year Plan	Citywide	50%	523		523	384	139	74%	27%	0%
C9319055-B-Ruakura	Transport	Reading upgrades & development in Ruakura - Transport program to create new/upgrade existing road network in Ruakura that assist development community deliver growth	10 Year Plan	Ruakura	50%	523		523	384	139	74%	27%	0%
C9319062	Transport	Traffic signal improvements - Capital improvements programme for upgrading of traffic signal technology and communications systems	10 Year Plan	Citywide	10.0%	606	309	297	140	155	23%	10%	51%
C9319063	Transport	Integrated transport initiatives - capital programme for minor (less than \$250k) improvements to the existing network in respect of walking, cycling and PT infrastructure	10 Year Plan	Citywide	10.0%	11,055		11,055	5,279	5,776	48%	52%	0%
C9319068	Transport	Cross city connector - Capital works programme of the core elements required to maintain capacity for highway growth and existing LOS for cross city connector corridor including traffic signals at Boundary/Highway and 5 X Rd, and widening of Whitiara Bridge	10 Year Plan	Citywide	10.0%	5,706	2,810	2,796	797	1,999	34%	35%	51%
C9319070	Transport	Northern River crossing - Capital works programme of the core elements required to develop the northern river crossing corridor including designation, land purchase and construction of core transport elements including a bridge	10 Year Plan	Citywide	10.0%	7,396	3,772	3,624	1,676	1,948	23%	10%	51%
C0UTADP6	Transport	Integrating with New Developments	Historical	Citywide	10.0%	636	150	486	439	67	69%	11%	24%
C0UTADP3	Transport	New Reading - Rotokauri	Historical	Rotokauri	10.0%	209		209	175	34	84%	19%	0%
C0UTAPPS4	Transport	Reading Upgrades	Historical	Rotokauri	10.0%	332	98	234	179	55	57%	11%	31%
C0UTAPPS5	Transport	Reading Upgrades	Historical	Rotokauri	10.0%	32		32	27	5	84%	19%	0%
C0UTCPS5	Transport	The Base Non subsidised	Historical	Citywide	10.0%	738	292	446	122	305	17%	42%	41%
C0UTCPS6	Transport	The Base TSH	Historical	Citywide	10.0%	208		208	82	126	29%	72%	0%
C0UTCPP20-Citywide	Transport	Fatton Contract Borman Rd West	Historical	Citywide	50%	1,205		1,205	1,009	196	84%	19%	0%
C0UTCPP20-Rotokauri	Transport	Fatton Contract Borman Rd West	Historical	Rotokauri	50%	1,205		1,205	1,009	196	84%	19%	0%
C0UTCPP21	Transport	Te Awa Section of Expressway	Historical	Citywide	10.0%	53		53	10	43	19%	0%	0%
C0UTCPS1	Transport	Ruakura/eachgrove Upgrade	Historical	Citywide	10.0%	2,305		2,305	680	1,705	29%	71%	0%
C0UTCPS2	Transport	Te Awa Cycleway Stage 2 - New walking/cycling facilities - Te Awa stage 2	Historical	Citywide	10.0%	438		438	27	410	0%	94%	0%
C0UTCPS7	Transport	CDL Link	Historical	Rotokauri	10.0%	6		6	5	1	89%	11%	0%
C0UTCPS8	Transport	Te Awa Section	Historical	Citywide	10.0%	1,147		1,147	232	935	19%	0%	0%
C0UTCPS9	Transport	The Base Intersection	Historical	Citywide	10.0%	573	159	712	209	523	30%	91%	-20%
C0UTCPS6	Transport	Upgrade River Rd Culvert - River Road Culvert Replacement and Upising Project	Historical	Citywide	10.0%	1,146	605	541	180	361	10%	32%	53%
C0UTIGP17-Citywide	Transport	Southern Links Designation	Historical	Citywide	60%	1,327		1,327	614	713	46%	54%	0%
C0UTIGP17-Paeoackie	Transport	Southern Links Designation	Historical	Paeoackie	4%	894		894	409	475	46%	54%	0%
C0UTIGP48	Transport	Ruakura Transport Planning	Historical	Ruakura	10.0%	2		2	2	0	88%	12%	0%
C0UTLPP87	Transport	256 Rotokauri Road Land	Historical	Rotokauri	10.0%	733		733	624	119	84%	19%	0%
C0UTLPP30-Citywide	Transport	Gilcrest Arterial Road Land	Historical	Citywide	60%	1		1	0	1	40%	54%	0%
C0UTLPP30-Rotokauri	Transport	Gilcrest Arterial Road Land	Historical	Rotokauri	4%	1		1	0	0	40%	54%	0%
C0UTLPP19	Transport	Collector Road Land Purchase	Historical	Rotokauri	10.0%	948		948	794	154	84%	19%	0%
C0UTLPP22-Citywide	Transport	Land Purchase Gilcrest Arterial	Historical	Citywide	60%	353		353	163	190	46%	54%	0%
C0UTLPP22-Rotokauri	Transport	Land Purchase Gilcrest Arterial	Historical	Rotokauri	4%	236		236	109	127	46%	54%	0%
C0UTLPP50	Transport	Ring Rd Land Purchase	Historical	Citywide	10.0%	45		45	13	32	29%	72%	0%
C0UTLPP53	Transport	HIV Te Kawhai Rd Land	Historical	Rotokauri	10.0%	586		586	493	95	84%	19%	0%
C0UTLPP56	Transport	Cumberland Dr Land	Historical	Rotokauri	10.0%	106		106	89	17	84%	19%	0%
CNLDB01	Transport	Bymer Rd Ugg (Farm-Bus) Land - Land associated with Urban upgrade of existing Borman Road (collected from rural to urban standards in conjunction with adjoining urban growth development)	Historical	infill	10.0%	40		40	30	9	70%	24%	0%
CNLDB08-A-Rotokauri	Transport	Horsham Downs (N Ridge-Thom) Land - Land purchase associated with urban upgrade of Horsham downs Road from Thomas road to north bridge	Historical	Rotokauri	60%	19		19	14	5	74%	27%	0%
CNLDB08-B-Citywide	Transport	Horsham Downs (N Ridge-Thom) Land - Land purchase associated with urban upgrade of Horsham downs Road from Thomas road to north bridge	Historical	Citywide	40%	8		8	6	2			0%

Requirement of S201A of the Local Government Act 2002

Unique Key	Activity	Project description	Future / Historical	Catchment	% area allocated to catchment	Total Cost incl. subsidies	Subsidies	Total Cost to Council	DC Loan	Rates Loan	DC %	Rates %	Other sources %
CMLD5A-A-Rotokauri	Transport	North South Arterial - Rotokauri arterials investigations	Historical	Rotokauri	60%	243		243	203	39	88%	12%	0%
CMLD5A-B-Citywide	Transport	North South Arterial - Rotokauri arterials investigations	Historical	Citywide	40%	108		108	90	18	39%	82%	0%
CMLD5A-D	Transport	Land Purchase Ruffell Rd to SH1 - Ruffell Road - Collector road upgrade east associated with urban development	Historical	Rotokauri	100%	2,376		2,376	2,227	149	98%	14%	0%
CMLD5B-A-Rototuna	Transport	Resolution Rd Land Purchase - Completion of portion of strategic transport network forming Resolution Drive	Historical	Rototuna	50%	244		244	133	131	88%	12%	0%
CMLD5B-B-Citywide	Transport	Resolution Rd Land Purchase - Completion of portion of strategic transport network forming Resolution Drive	Historical	Citywide	50%	244		244	133	131	88%	14%	0%
CMLD5V-A-Rototuna	Transport	River Rd (Nth Sylv-1859) Land - Urban upgrade of existing River Road (Minor arterial) from rural to urban standards in conjunction with adjoining urban growth development (Sylvester Road to Te Haha drive)	Historical	Rototuna	60%	292		292	235	77	88%	12%	0%
CMLD5V-B-Citywide	Transport	River Rd (Nth Sylv-1859) Land - Urban upgrade of existing River Road (Minor arterial) from rural to urban standards in conjunction with adjoining urban growth development (Sylvester Road to Te Haha drive)	Historical	Citywide	40%	130		130	95	34	88%	14%	0%
CMLNTHM	Transport	Undergrounding Thomas Rd - Upgrade of existing rural road to full urban minor arterial standards	Historical	Rototuna	100%	161		161	143	18	88%	12%	0%
CMLB05C-A-Rototuna	Transport	Borman (Resolution-Moonlight) - Construction of the new arterial network in Rototuna - Borman Road east of resolution	Historical	Rototuna	60%	30		30	25	5	34%	35%	0%
CMLB05C-B-Citywide	Transport	Borman (Resolution-Moonlight) - Construction of the new arterial network in Rototuna - Borman Road east of resolution	Historical	Citywide	40%	13		13	11	2	39%	82%	0%
CMLB05K-A-Rototuna	Transport	Borman Rd (Re Moonlight) - Construction of the new arterial network in Rototuna - Borman Road east of resolution	Historical	Rototuna	60%	1,319	76	1,252	1,049	204	84%	52%	6%
CMLB05K-B-Citywide	Transport	Borman Rd (Re Moonlight) - Construction of the new arterial network in Rototuna - Borman Road east of resolution	Historical	Citywide	40%	607	50	557	466	90	84%	19%	6%
CMLB05L-A-Rototuna	Transport	Borman Road Land - Construction of the new arterial network in Rototuna - Borman Road east of resolution	Historical	Rototuna	60%	1,564		1,564	1,310	254	37%	37%	0%
CMLB05L-B-Citywide	Transport	Borman Road Land - Construction of the new arterial network in Rototuna - Borman Road east of resolution	Historical	Citywide	40%	695		695	582	113	84%	19%	0%
CMLB05M-A-Rototuna	Transport	Borman Rd - Alignment/Designate - Designation of new green field corridor from Ray Road to existing Borman Road/Hersham Downs	Historical	Rototuna	60%	2		2	1	0	29%	73%	0%
CMLB05M-B-Citywide	Transport	Borman Rd - Alignment/Designate - Designation of new green field corridor from Ray Road to existing Borman Road/Hersham Downs	Historical	Citywide	40%	1		1	1	0	88%	19%	0%
CMLB05M2-A-Rototuna	Transport	Borman Rd (Horsam-Gard) I&R - Investigation phase - new minor arterial network in Rototuna - Borman east of resolution	Historical	Rototuna	60%	35		35	29	6	84%	19%	0%
CMLB05M2-B-Citywide	Transport	Borman Rd (Horsam-Gard) I&R - Investigation phase - new minor arterial network in Rototuna - Borman east of resolution	Historical	Citywide	40%	16		16	13	3	46%	54%	0%
CMLB05M3-A-Rototuna	Transport	HMA (Re Sylvester) Land & Cou - Construction of the new arterial network in Rototuna - Borman Road west of resolution	Historical	Rototuna	60%	696		696	575	122	67%	22%	0%
CMLB05M3-B-Citywide	Transport	HMA (Re Sylvester) Land & Cou - Construction of the new arterial network in Rototuna - Borman Road west of resolution	Historical	Citywide	40%	305		305	256	50	62%	22%	0%
CMLB05M4-A-Rototuna	Transport	Borman (West of Horsham) I&R - Investigation Phase upgrade existing minor arterial from rural to Urban standards, Horsham to Gardenton	Historical	Rototuna	60%	1		1	1	0	46%	54%	0%
CMLB05M4-B-Citywide	Transport	Borman (West of Horsham) I&R - Investigation Phase upgrade existing minor arterial from rural to Urban standards, Horsham to Gardenton	Historical	Citywide	40%	0		0	0	0	88%	12%	0%
CMLB05M5-A-Rototuna	Transport	Borman (West of Sylvester) I&R - Investigation phase - new minor arterial network in Rototuna - Borman west of resolution	Historical	Rototuna	60%	3		3	2	0	27%	29%	0%
CMLB05M5-B-Citywide	Transport	Borman (West of Sylvester) I&R - Investigation phase - new minor arterial network in Rototuna - Borman west of resolution	Historical	Citywide	40%	1		1	1	0	27%	29%	0%
CMLB05M6-A-Rototuna	Transport	Borman Moonlight-Berrington De - Construction of the new arterial network in Rototuna - Borman Road east of resolution	Historical	Rototuna	60%	19		19	16	3	84%	19%	0%
CMLB05M6-B-Citywide	Transport	Borman Moonlight-Berrington De - Construction of the new arterial network in Rototuna - Borman Road east of resolution	Historical	Citywide	40%	9		9	7	1	24%	27%	0%
CMLB05M8T-A-Rototuna	Transport	Borman/Resolution Public Art - Construction of the new arterial network in Rototuna - Borman Road east of resolution	Historical	Rototuna	60%	89		89	75	14	46%	54%	0%
CMLB05M8T-B-Citywide	Transport	Borman/Resolution Public Art - Construction of the new arterial network in Rototuna - Borman Road east of resolution	Historical	Citywide	40%	40		40	33	6	34%	35%	0%
CMLB05W5T-A-Rototuna	Transport	Borman West of Sylvester - Construction of the new arterial network in Rototuna - Borman Road West of resolution	Historical	Rototuna	60%	54		54	45	9	23%	63%	0%
CMLB05W5T-B-Citywide	Transport	Borman West of Sylvester - Construction of the new arterial network in Rototuna - Borman Road West of resolution	Historical	Citywide	40%	24		24	20	4	84%	19%	0%
CMLB05Y	Transport	Bymer Rd (Re-Site) Construct - Urban upgrade of existing Borman Road (collector) from rural to urban standards in conjunction with adjoining urban growth development	Historical	Infill	100%	700		700	593	107	84%	19%	0%
CMLCOLINK	Transport	COL Link - Urban upgrade of existing local road from rural to urban standards in conjunction with adjoining urban growth development	Historical	Rototuna	100%	121		121	108	14	29%	72%	0%
CMLCHUCL	Transport	Church Road Cul-de-sac - Urban upgrade of existing church road between Moreland and Pukete Road changing the current rural collector to a urban cul-de-sac and changing the network priority in this location	Historical	Infill	100%	117		117	57	60	24%	27%	0%
CMLCHURCH	Transport	Church Rd/Maui St Upgrade - Urban upgrade of the Church/Maui intersection to a signalled intersection	Historical	Infill	100%	513		513	263	250	84%	14%	0%
CMLCYCL	Transport	Cycleway construction	Historical	Citywide	100%	31		31	10	21	46%	54%	0%
CMLGARN	Transport	Garnett Ave Rotary - Upgrade an existing cross roads intersection on Garnett Ave to a roundabout	Historical	Infill	100%	225	150	75	29	46	84%	19%	67%
CMLGARDEN	Transport	Gardenton Rd Designation - Investigation elements to determine the future transport provisions for Gardenton Road leading to a designation	Historical	Citywide	100%	393		393	92	301	23%	79%	0%
CMLHAMGD	Transport	Gly/Ham Grd Entrance - Strategic network improvement to improve access to Hamilton gardens	Historical	Citywide	100%	1,767		1,767	375	1,412	35%	68%	0%
CMLHORS-A-Rototuna	Transport	Horsham Dr (N Ridge-Thom) Const - Construction phase associated with urban upgrade of Horsham Downs Road from Thames to Northridge	Historical	Rototuna	60%	364	5	359	264	95	74%	27%	1%
CMLHORS-B-Citywide	Transport	Horsham Dr (N Ridge-Thom) Const - Construction phase associated with urban upgrade of Horsham Downs Road from Thames to Northridge	Historical	Citywide	40%	163	3	160	117	42	84%	19%	2%
CMLHUK3-A-Rototuna	Transport	Hukunu/Horsam Downs construct - Construction phase associated with urban upgrade of Hukunu Road including Roundabout and Horsam/Thames/Hukunu	Historical	Rototuna	60%	378	77	301	221	80	84%	19%	20%
CMLHUK3-B-Citywide	Transport	Hukunu/Horsam Downs construct - Construction phase associated with urban upgrade of Hukunu Road including Roundabout and Horsam/Thames/Hukunu	Historical	Citywide	40%	185	51	134	90	35	84%	19%	20%
CMLLAKE	Transport	Lake Domain Dr (Revs Qm) - Upgrade Lake Domain Drive to full urban standards	Historical	Infill	100%	321	167	154	25	129	84%	19%	52%
CMLLAND	Transport	Miscellaneous land purchases - To allow for difficulties that may arise where new developments interface with the existing network. This item relates specifically to land purchase to facilitate growth	Historical	Infill	100%	107		107	92	15	3%	8%	0%
CMLB05F-A-Rototuna	Transport	Land Purchase Borman Rd - Construction of the new arterial network in Rototuna - Borman Road east of resolution	Historical	Rototuna	60%	161		161	135	26	72%	28%	0%
CMLB05F-B-Citywide	Transport	Land Purchase Borman Rd - Construction of the new arterial network in Rototuna - Borman Road east of resolution	Historical	Citywide	40%	71		71	60	12	8%	0%	0%
CMLDEI	Transport	E3 Land Purchase - Land purchase associated with network improvements to facilitate Hamilton Ring Road (East Street)	Historical	Citywide	100%	12,244	10,652	1,392	397	995	79%	15%	89%
CMLDEAST	Transport	Land Purchase East St - Land purchase associated with network improvements to facilitate Hamilton Ring Road (East Street)	Historical	Citywide	100%	341		341	97	244	8%	27%	0%
CMLDGHEY	Transport	Land Purchase - Eastgate - To allow for difficulties that may arise where new developments interface with the existing network. This item relates specifically to the east gate development to facilitate growth.	Historical	Infill	100%	113		113	90	16	27%	27%	0%
CMLDMAUI	Transport	Maui St ext land purchase - Extension of existing collector road Maui street from Karera Place to Church road	Historical	Infill	100%	227		227	105	122	39%	82%	0%
CMLD5G	Transport	Land Purchase Peaehope - Land purchase associated with network improvements to facilitate Hamilton Ring Road (Peaehope/Rukuru)	Historical	Citywide	100%	798		798	227	570	27%	17%	0%
CMLD5L	Transport	Riverlea Rd Land - Land associated with Urban upgrade of existing Riverlea Road (collector) from rural to urban standards in conjunction with adjoining urban growth development	Historical	Infill	100%	40		40	29	11	37%	37%	0%
CMLDRUA	Transport	Land Purchase beside Rukuru - Land purchase associated with network improvements to facilitate Hamilton Ring Road (Rukuru Road)	Historical	Citywide	100%	76		76	22	54	84%	19%	0%
CMLDRUF	Transport	Land Purchase Ruffell Rd - Ruffell Road - Collector road upgrade east associated with urban development	Historical	Rotokauri	100%	30		30	25	5	84%	19%	0%

Requirement of S201A of the Local Government Act 2002

Unique Key	Activity	Project description	Future / Historical	Catchment	% area allocated to catchment	Total Cost incl. subsidies	Subsidies	Total Cost to Council	DC Loan	Rates Loan	DC %	Rates %	Other sources %
CNKLDTHO-A-Rototuna	Transport	Thomas Rd Land Purchase - Upgrade of existing rural road to full urban minor arterial standards	Historical	Rototuna	60%	147		147	123	24	84%	16%	0%
CNKLDTHO-B-Citywide	Transport	Thomas Rd Land Purchase - Upgrade of existing rural road to full urban minor arterial standards	Historical	Citywide	40%	65		65	55	11	84%	16%	0%
CNKMAUI	Transport	Mau St - Extension of existing collector road Mau Street from Karewa Place to Church road	Historical	Infill	100%	65		65	39	46	75%	24%	0%
CNKMDEV	Transport	Milist (Tristram to Hall) - Constructing a new 4 lane alignment for Mill street between Tristram Street and Norton road including change to lane road/Norton Road intersection	Historical	Citywide	100%	279		279	79	199	10%	24%	0%
CNKWS2-A-Rototuna	Transport	Resolution Dr Stage 2 - Completion of portion of strategic transport network forming Resolution Drive	Historical	Rototuna	50%	352		352	163	39	10%	25%	0%
CNKWS2-B-Citywide	Transport	Resolution Dr Stage 2 - Completion of portion of strategic transport network forming Resolution Drive	Historical	Citywide	50%	352		352	163	39	84%	16%	0%
CNKNBC	Transport	Te Tataru River Crossing - Scheme assessment to determine provisions for future Northern River crossing	Historical	Citywide	100%	375		375	174	202	84%	16%	0%
CNKNCITY1	Transport	North City (Borman Realign/Cons - Realignments of North City Road in conjunction with Construction of the new arterial network in Rototuna - Borman Road east of resolution	Historical	Rototuna	100%	361		361	303	59	84%	16%	0%
CNKOLDF	Transport	Old Farm Rd - Upgrade Old Farm Road from rural to urban standards	Historical	Infill	100%	200		200	72	128	23%	27%	0%
CNKPARKW	Transport	Farwood Road about Church/Mau - HCC share cost associated with modifying Church/Mau intersection to a roundabout	Historical	Infill	100%	40		40	20	21	40%	40%	0%
CNKPEA	Transport	Southern Link Designation - Investigation and planning work associated with a designation for route security of the strategic arterials in the Peacock growth area	Historical	Citywide	100%	1,846	1,331	515	28	177	40%	49%	72%
CNKRES2-A-Rototuna	Transport	Resolution Drive - Completion of portion of strategic transport network forming Resolution Drive	Historical	Rototuna	50%	623	112	711	329	382	25%	72%	14%
CNKRES2-B-Citywide	Transport	Resolution Drive - Completion of portion of strategic transport network forming Resolution Drive	Historical	Citywide	50%	623	112	711	329	382	70%	24%	14%
CNKRES3-A-Rototuna	Transport	River Rd (Nth 5th-29th) Design - Urban upgrade of existing River Road (Minor arterial) from rural to urban standards in conjunction with adjoining urban growth development (Sylvester Road to Te Huia drive)	Historical	Rototuna	60%	195		195	143	52	84%	16%	0%
CNKRES3-B-Citywide	Transport	River Rd (Nth 5th-29th) Design - Urban upgrade of existing River Road (Minor arterial) from rural to urban standards in conjunction with adjoining urban growth development (Sylvester Road to Te Huia drive)	Historical	Citywide	40%	86		86	64	23	84%	16%	0%
CNKRES4-A-Rototuna	Transport	River Rd (Nth 5th-29th) Cont 1 - Urban upgrade of existing River Road (Minor arterial) from rural to urban standards in conjunction with adjoining urban growth development (Sylvester Road to Te Huia drive)	Historical	Rototuna	60%	938	10	808	667	241	84%	16%	1%
CNKRES4-B-Citywide	Transport	River Rd (Nth 5th-29th) Cont 1 - Urban upgrade of existing River Road (Minor arterial) from rural to urban standards in conjunction with adjoining urban growth development (Sylvester Road to Te Huia drive)	Historical	Citywide	40%	411	7	404	297	107	37%	47%	2%
CNKRES5-A-Rototuna	Transport	River Rd (Nth 5th-29th) Cont 1 - Urban upgrade of existing River Road (Minor arterial) from rural to urban standards in conjunction with adjoining urban growth development (Sylvester Road to Te Huia drive)	Historical	Rototuna	60%	37		37	27	10	40%	40%	0%
CNKRES5-B-Citywide	Transport	River Rd (Nth 5th-29th) Cont 1 - Urban upgrade of existing River Road (Minor arterial) from rural to urban standards in conjunction with adjoining urban growth development (Sylvester Road to Te Huia drive)	Historical	Citywide	40%	17		17	12	4	40%	40%	0%
CNKRELA	Transport	Riverlea Rd - Urban upgrade of existing Riverlea Road (collector) from rural to urban standards in conjunction with adjoining urban growth development	Historical	Infill	100%	1,488	22	1,386	1,019	367	84%	16%	2%
CNKRUAK	Transport	Ruakura Rd - Ruakura road study	Historical	Citywide	100%	47		47	21	27	29%	72%	0%
CNKRUFFEL	Transport	Ruffel Rd Construction - Ruffel Road - Collector road realignment and upsize associated with urban development	Historical	Rototuna	100%	1,654		1,654	1,216	438	84%	16%	0%
CNKSUBD	Transport	Subdivision Associated Work - To allow for difficulties that may arise where new developments interface with the existing network. Where required, this programme allow Council to facilitate a better transport interface. Often there is a need for Council to contribute. The timing and quantum of council involvement is generally	Historical	Citywide	100%	569	20	549	474	75	73%	14%	4%
CNKTEKOWHAU-A-Rotokauri	Transport	Te Kowhai (SH10 Boulevard) Des & Cou - Te Kowhai Road upgrade (Te Rapa - NZNIMT Railway)	Historical	Rotokauri	50%	54		54	24	30	10%	39%	0%
CNKTEKOWHAU-B-Citywide	Transport	Te Kowhai (SH10 Boulevard) Des & Cou - Te Kowhai Road upgrade (Te Rapa - NZNIMT Railway)	Historical	Citywide	50%	54		54	24	30	6%	32%	0%
CNKTHOMAS-A-Rototuna	Transport	Thomas Rd/HamDens-Gardenton - Upgrade of existing rural road to full urban minor arterial standards	Historical	Rototuna	60%	836	225	591	495	96	84%	16%	20%
CNKTHOMAS-B-Citywide	Transport	Thomas Rd/HamDens-Gardenton - Upgrade of existing rural road to full urban minor arterial standards	Historical	Citywide	40%	413	150	263	220	43	9%	23%	30%
CNKTHOMPR-A-Rototuna	Transport	Thomas Rd Extension Stage3 - New Greenfield minor arterial extending Thomas Road between Resolution drive and Hukarui road	Historical	Rototuna	60%	9		9	8	1	77%	15%	0%
CNKTHOMPR-B-Citywide	Transport	Thomas Rd Extension Stage3 - New Greenfield minor arterial extending Thomas Road between Resolution drive and Hukarui road	Historical	Citywide	40%	4		4	3	1	63%	12%	0%
CLDTEK-A-Rotokauri	Transport	Te Kowhai (SH10 Boulevard) Land - Te Kowhai Road upgrade land procurement (Te Rapa - NZNIMT Railway)	Historical	Rotokauri	50%	123		123	54	69	13%	15%	0%
CLDTEK-B-Citywide	Transport	Te Kowhai (SH10 Boulevard) Land - Te Kowhai Road upgrade land procurement (Te Rapa - NZNIMT Railway)	Historical	Citywide	50%	123		123	54	69	52%	49%	0%
CXKBEVE1	Transport	Beveata Rd - Upgrade Beveata Rd to urban standards	Historical	Rotokauri	100%	455		455	233	222	67%	11%	0%
CXKCHURCH	Transport	Church Rd Subdivided - Subdivided companion for the projects CNKXCHUL and CNKXCHURCH	Historical	Infill	100%	19		19	10	9	40%	54%	0%
CXKMDDEV	Transport	Milist Construction - Upgrading existing Mill street to continue 4 lane of Mill street from Tristram Street to Ulster street	Historical	Citywide	100%	4,532	3,292	1,240	353	887	40%	54%	72%
CXKNS3	Transport	Waiata Dr - Stage3 - Completion of portion of strategic transport network forming Hamilton ring road (Hukarui to Tamawau)	Historical	Citywide	100%	169		169	54	135	9%	30%	0%
CXKSEDD	Transport	Seddon Rd upgrade - Upgrade Seddon Road to urban standards	Historical	Infill	100%	351		351	200	151	57%	43%	15%
CXKTHOMAS-A-Rototuna	Transport	Thomas Rd Smoothing - Upgrade of existing rural road to full urban minor arterial standards	Historical	Rototuna	60%	132	124	8	7	1	0%	54%	94%
CXKTHOMAS-B-Citywide	Transport	Thomas Rd Smoothing - Upgrade of existing rural road to full urban minor arterial standards	Historical	Citywide	40%	87	83	4	3	1	9%	21%	96%
OXS40DEB-A-Rotokauri	Transport	Roads 8807, 3100, 3101, 3104 - Rotokauri arterials investigations	Historical	Rotokauri	60%	194		194	163	32	17%	42%	0%
OXS40DEB-B-Citywide	Transport	Roads 8807, 3100, 3101, 3104 - Rotokauri arterials investigations	Historical	Citywide	40%	86		86	72	14	72%	19%	0%
OXS40TC	Transport	Public Transport Centre - Upgrade and modifications within transport centre	Historical	Citywide	100%	71		71	30	52	15%	19%	0%
OXS5LW6A-A-Rototuna	Transport	Land Purchase WE Link - Land purchase for Stub road Fifth leg Gardenton Roundabout - Waikato expressway link	Historical	Rototuna	50%	84		84	30	54	24%	72%	0%
OXS5LW6B-B-Citywide	Transport	Land Purchase WE Link - Land purchase for Stub road Fifth leg Gardenton Roundabout - Waikato expressway link	Historical	Citywide	50%	84		84	30	54	84%	16%	0%
FXKCONG	Transport	New Footpath construction - Upgrade/Construct new footpaths in developed areas that do not have footpath provisions to current standards	Historical	Infill	100%	111	14	97	50	47	40%	54%	13%
HTCBUILD	Transport	Transport Centre Upgrade - Upgrade of public transport centre	Historical	Citywide	100%	3,375	656	2,719	707	2,012	84%	16%	19%
TNKBUS	Transport	Bus Shelter Construction - Provide new/upgrade bus shelters for new/existing bus routes city wide	Historical	Citywide	100%	105	29	76	8	67	80%	14%	20%
TNKCALM	Transport	Traffic Calming Projects - Network improvements introducing traffic facilities in urban residential areas to reduce the adverse effects of motor vehicles, such as speed and noise	Historical	Infill	100%	1,289	889	400	195	205	80%	14%	69%
TNKLEIS	Transport	Linden Ct Bus Bay - Public transport infrastructure to support public transport stop at Chertwell on Linden court	Historical	Citywide	100%	46	18	27	6	21	84%	14%	40%
ADVW80U	Stormwater	Beulward - Works store	Historical	SW - Te Rapa Stream	100%	538		538	475	63	88%	12%	0%
C960303	Stormwater	Peacocks Growth Impact Works DCE	Historical	SW - Mangatutukutuku	100%	13		13	12	2	88%	12%	0%
C960304-Quality / Treatment - Otama-ngenge	Stormwater	Rototuna stormwater Infrastructure - Stormwater infrastructure program for core elements to facilitate growth in Rototuna	10 Year Plan	SW - Otama-ngenge	100%	574		574	507	67	88%	12%	0%
C960304-Quality / Treatment - Te Awa o Katapaki	Stormwater	Rototuna stormwater Infrastructure - Stormwater infrastructure program for core elements to facilitate growth in Rototuna	10 Year Plan	SW - Te Awa o Katapaki	100%	1,605		1,605	1,416	189	88%	12%	0%
C960304-Trunk / Local - Te Awa o Katapaki	Stormwater	Rototuna stormwater Infrastructure - Stormwater infrastructure program for core elements to facilitate growth in Rototuna	10 Year Plan	SW - Te Awa o Katapaki	100%	7,355		7,355	6,491	864	88%	12%	0%
C960306-Trunk / Local - Lake Rotokauri	Stormwater	Rotokauri stormwater infrastructure stage 1 - Stormwater infrastructure program for core elements to facilitate growth in Rotokauri stage 1	10 Year Plan	SW - Lake Rotokauri	100%	26,051		26,051	24,755	3,296	88%	12%	0%
C960308-Quality / Treatment - Mangatutukutuku	Stormwater	Peacocks stormwater infrastructure stage 1 - Stormwater infrastructure program for core elements to facilitate growth in Peacocks stage 1	10 Year Plan	SW - Mangatutukutuku	100%	3,196		3,196	2,821	376	88%	12%	0%

Requirement of S201A of the Local Government Act 2002

Unique key	Activity	Project description	Future / Historical	Catchment	% area allocated to catchment	Total Cost incl. subsidies	Subsidies	Total Cost to Council	DC Loan	Rates Loan	DC %	Rates %	Other sources %
C96909-Quality / Treatment - Peacocke	Stormwater	Peacocke stormwater infrastructure stage 2 - Stormwater infrastructure program for core elements to facilitate	10 Year Plan	SW- Peacocke	100%	471		471	435	55	88%	12%	0%
C969013-SW- Chartwell	Stormwater	Stormwater pipe upgrade - growth - capital budget for improvements to the existing storm water network to cater for growth outside of growth calls	10 Year Plan	SW- Chartwell	6%	79		79	65	13	83%	17%	0%
C969013-SW- City Centre	Stormwater	Stormwater pipe upgrade - growth - capital budget for improvements to the existing storm water network to cater for growth outside of growth calls	10 Year Plan	SW- City Centre	6%	79		79	65	13	83%	17%	0%
C969013-SW- Hamilton East	Stormwater	Stormwater pipe upgrade - growth - capital budget for improvements to the existing storm water network to cater for growth outside of growth calls	10 Year Plan	SW- Hamilton East	6%	79		79	65	13	83%	17%	0%
C969013-SW- Kirikiriroa	Stormwater	Stormwater pipe upgrade - growth - capital budget for improvements to the existing storm water network to cater for growth outside of growth calls	10 Year Plan	SW- Kirikiriroa	6%	79		79	65	13	83%	17%	0%
C969013-SW- Lake Rotokauri	Stormwater	Stormwater pipe upgrade - growth - capital budget for improvements to the existing storm water network to cater for growth outside of growth calls	10 Year Plan	SW- Lake Rotokauri	6%	79		79	65	13	83%	17%	0%
C969013-SW- Mangahika	Stormwater	Stormwater pipe upgrade - growth - capital budget for improvements to the existing storm water network to cater for growth outside of growth calls	10 Year Plan	SW- Mangahika	6%	79		79	65	13	83%	17%	0%
C969013-SW- Mangatutukulu	Stormwater	Stormwater pipe upgrade - growth - capital budget for improvements to the existing storm water network to cater for growth outside of growth calls	10 Year Plan	SW- Mangatutukulu	6%	79		79	65	13	83%	17%	0%
C969013-SW- Mangonua	Stormwater	Stormwater pipe upgrade - growth - capital budget for improvements to the existing storm water network to cater for growth outside of growth calls	10 Year Plan	SW- Mangonua	6%	79		79	65	13	83%	17%	0%
C969013-SW- Ohate	Stormwater	Stormwater pipe upgrade - growth - capital budget for improvements to the existing storm water network to cater for growth outside of growth calls	10 Year Plan	SW- Ohate	6%	79		79	65	13	83%	17%	0%
C969013-SW- Otama-rangi	Stormwater	Stormwater pipe upgrade - growth - capital budget for improvements to the existing storm water network to cater for growth outside of growth calls	10 Year Plan	SW- Otama-rangi	6%	79		79	65	13	83%	17%	0%
C969013-SW- Peacocke	Stormwater	Stormwater pipe upgrade - growth - capital budget for improvements to the existing storm water network to cater for growth outside of growth calls	10 Year Plan	SW- Peacocke	6%	79		79	65	13	83%	17%	0%
C969013-SW- River North	Stormwater	Stormwater pipe upgrade - growth - capital budget for improvements to the existing storm water network to cater for growth outside of growth calls	10 Year Plan	SW- River North	6%	79		79	65	13	83%	17%	0%
C969013-SW- Rotokauri West	Stormwater	Stormwater pipe upgrade - growth - capital budget for improvements to the existing storm water network to cater for growth outside of growth calls	10 Year Plan	SW- Rotokauri West	6%	79		79	65	13	83%	17%	0%
C969013-SW- St Andrews	Stormwater	Stormwater pipe upgrade - growth - capital budget for improvements to the existing storm water network to cater for growth outside of growth calls	10 Year Plan	SW- St Andrews	6%	79		79	65	13	83%	17%	0%
C969013-SW- Te Awa o Katapaki	Stormwater	Stormwater pipe upgrade - growth - capital budget for improvements to the existing storm water network to cater for growth outside of growth calls	10 Year Plan	SW- Te Awa o Katapaki	6%	79		79	65	13	83%	17%	0%
C969013-SW- Te Rapa Stream	Stormwater	Stormwater pipe upgrade - growth - capital budget for improvements to the existing storm water network to cater for growth outside of growth calls	10 Year Plan	SW- Te Rapa Stream	6%	79		79	65	13	83%	17%	0%
C969013-SW- Temple View	Stormwater	Stormwater pipe upgrade - growth - capital budget for improvements to the existing storm water network to cater for growth outside of growth calls	10 Year Plan	SW- Temple View	6%	79		79	65	13	83%	17%	0%
C969013-SW- Watawhiriwhiri	Stormwater	Stormwater pipe upgrade - growth - capital budget for improvements to the existing storm water network to cater for growth outside of growth calls	10 Year Plan	SW- Watawhiriwhiri	6%	79		79	65	13	83%	17%	0%
C969014-SW- Chartwell	Stormwater	Integrate Stormwater network in new areas with existing network - capital budget which allows for small network improvements to link existing infrastructure with new developments e.g. Stormwater pipe extension	10 Year Plan	SW- Chartwell	6%	63		63	55	7	89%	12%	0%
C969014-SW- City Centre	Stormwater	Integrate Stormwater network in new areas with existing network - capital budget which allows for small network improvements to link existing infrastructure with new developments e.g. Stormwater pipe extension	10 Year Plan	SW- City Centre	6%	63		63	55	7	89%	12%	0%
C969014-SW- Hamilton East	Stormwater	Integrate Stormwater network in new areas with existing network - capital budget which allows for small network improvements to link existing infrastructure with new developments e.g. Stormwater pipe extension	10 Year Plan	SW- Hamilton East	6%	63		63	55	7	89%	12%	0%
C969014-SW- Kirikiriroa	Stormwater	Integrate Stormwater network in new areas with existing network - capital budget which allows for small network improvements to link existing infrastructure with new developments e.g. Stormwater pipe extension	10 Year Plan	SW- Kirikiriroa	6%	63		63	55	7	89%	12%	0%
C969014-SW- Lake Rotokauri	Stormwater	Integrate Stormwater network in new areas with existing network - capital budget which allows for small network improvements to link existing infrastructure with new developments e.g. Stormwater pipe extension	10 Year Plan	SW- Lake Rotokauri	6%	63		63	55	7	89%	12%	0%
C969014-SW- Mangahika	Stormwater	Integrate Stormwater network in new areas with existing network - capital budget which allows for small network improvements to link existing infrastructure with new developments e.g. Stormwater pipe extension	10 Year Plan	SW- Mangahika	6%	63		63	55	7	89%	12%	0%
C969014-SW- Mangatutukulu	Stormwater	Integrate Stormwater network in new areas with existing network - capital budget which allows for small network improvements to link existing infrastructure with new developments e.g. Stormwater pipe extension	10 Year Plan	SW- Mangatutukulu	6%	63		63	55	7	89%	12%	0%
C969014-SW- Mangonua	Stormwater	Integrate Stormwater network in new areas with existing network - capital budget which allows for small network improvements to link existing infrastructure with new developments e.g. Stormwater pipe extension	10 Year Plan	SW- Mangonua	6%	63		63	55	7	89%	12%	0%
C969014-SW- Ohate	Stormwater	Integrate Stormwater network in new areas with existing network - capital budget which allows for small network improvements to link existing infrastructure with new developments e.g. Stormwater pipe extension	10 Year Plan	SW- Ohate	6%	63		63	55	7	89%	12%	0%
C969014-SW- Otama-rangi	Stormwater	Integrate Stormwater network in new areas with existing network - capital budget which allows for small network improvements to link existing infrastructure with new developments e.g. Stormwater pipe extension	10 Year Plan	SW- Otama-rangi	6%	63		63	55	7	89%	12%	0%
C969014-SW- Peacocke	Stormwater	Integrate Stormwater network in new areas with existing network - capital budget which allows for small network improvements to link existing infrastructure with new developments e.g. Stormwater pipe extension	10 Year Plan	SW- Peacocke	6%	63		63	55	7	89%	12%	0%
C969014-SW- River North	Stormwater	Integrate Stormwater network in new areas with existing network - capital budget which allows for small network improvements to link existing infrastructure with new developments e.g. Stormwater pipe extension	10 Year Plan	SW- River North	6%	63		63	55	7	89%	12%	0%
C969014-SW- Rotokauri West	Stormwater	Integrate Stormwater network in new areas with existing network - capital budget which allows for small network improvements to link existing infrastructure with new developments e.g. Stormwater pipe extension	10 Year Plan	SW- Rotokauri West	6%	63		63	55	7	89%	12%	0%
C969014-SW- St Andrews	Stormwater	Integrate Stormwater network in new areas with existing network - capital budget which allows for small network improvements to link existing infrastructure with new developments e.g. Stormwater pipe extension	10 Year Plan	SW- St Andrews	6%	63		63	55	7	89%	12%	0%
C969014-SW- Te Awa o Katapaki	Stormwater	Integrate Stormwater network in new areas with existing network - capital budget which allows for small network improvements to link existing infrastructure with new developments e.g. Stormwater pipe extension	10 Year Plan	SW- Te Awa o Katapaki	6%	63		63	55	7	89%	12%	0%
C969014-SW- Te Rapa Stream	Stormwater	Integrate Stormwater network in new areas with existing network - capital budget which allows for small network improvements to link existing infrastructure with new developments e.g. Stormwater pipe extension	10 Year Plan	SW- Te Rapa Stream	6%	63		63	55	7	89%	12%	0%
C969014-SW- Temple View	Stormwater	Integrate Stormwater network in new areas with existing network - capital budget which allows for small network improvements to link existing infrastructure with new developments e.g. Stormwater pipe extension	10 Year Plan	SW- Temple View	6%	63		63	55	7	89%	12%	0%
C969014-SW- Watawhiriwhiri	Stormwater	Integrate Stormwater network in new areas with existing network - capital budget which allows for small network improvements to link existing infrastructure with new developments e.g. Stormwater pipe extension	10 Year Plan	SW- Watawhiriwhiri	6%	63		63	59	4	93%	7%	0%
C969017	Stormwater	Comprehensive Stormwater Consent Implementation (compliance) - Retrospectively constructing stormwater treatment devices in the older areas of the city to protect streams, lakes and the Waikato River against contamination	10 Year Plan	SW- Citywide	100%	1,937		1,937	121	1,816	6%	94%	0%
C969019-SW- Chartwell	Stormwater	Integrated catchment management plans	10 Year Plan	SW- Chartwell	6%	341		341	294	47	86%	14%	0%
C969019-SW- City Centre	Stormwater	Integrated catchment management plans	10 Year Plan	SW- City Centre	6%	341		341	294	47	86%	14%	0%
C969019-SW- Hamilton East	Stormwater	Integrated catchment management plans	10 Year Plan	SW- Hamilton East	6%	341		341	294	47	86%	14%	0%
C969019-SW- Kirikiriroa	Stormwater	Integrated catchment management plans	10 Year Plan	SW- Kirikiriroa	6%	341		341	294	47	86%	14%	0%
C969019-SW- Lake Rotokauri	Stormwater	Integrated catchment management plans	10 Year Plan	SW- Lake Rotokauri	6%	341		341	294	47	86%	14%	0%
C969019-SW- Mangahika	Stormwater	Integrated catchment management plans	10 Year Plan	SW- Mangahika	6%	341		341	294	47	86%	14%	0%
C969019-SW- Mangatutukulu	Stormwater	Integrated catchment management plans	10 Year Plan	SW- Mangatutukulu	6%	341		341	294	47	86%	14%	0%
C969019-SW- Mangonua	Stormwater	Integrated catchment management plans	10 Year Plan	SW- Mangonua	6%	341		341	294	47	86%	14%	0%
C969019-SW- Ohate	Stormwater	Integrated catchment management plans	10 Year Plan	SW- Ohate	6%	341		341	294	47	86%	14%	0%

Unique Key	Activity	Project description	Future / Historical	Catchment	% area allocated to catchment	Total Cost incl. subsidies	Subsidies	Total Cost to Council	DC Loan	Rates Loan	DC %	Rates %	Other sources %
C6603013-SW - Otama-ranga	Stormwater	Integrated catchment management plans	10 Year Plan	SW - Otama-ranga	6%	341		341	294	47	86%	14%	0%
C6603013-SW - Peacocke	Stormwater	Integrated catchment management plans	10 Year Plan	SW - Peacocke	6%	341		341	294	47	86%	14%	0%
C6603013-SW - River North	Stormwater	Integrated catchment management plans	10 Year Plan	SW - River North	6%	341		341	294	47	86%	14%	0%
C6603013-SW - Rotokauri West	Stormwater	Integrated catchment management plans	10 Year Plan	SW - Rotokauri West	6%	341		341	294	47	86%	14%	0%
C6603013-SW - St Andrews	Stormwater	Integrated catchment management plans	10 Year Plan	SW - St Andrews	6%	341		341	294	47	86%	14%	0%
C6603013-SW - Te Awao Katapaki	Stormwater	Integrated catchment management plans	10 Year Plan	SW - Te Awao Katapaki	6%	341		341	294	47	86%	14%	0%
C6603013-SW - Te Rapa Stream	Stormwater	Integrated catchment management plans	10 Year Plan	SW - Te Rapa Stream	6%	341		341	294	47	86%	14%	0%
C6603013-SW - Temple View	Stormwater	Integrated catchment management plans	10 Year Plan	SW - Temple View	6%	341		341	294	47	86%	14%	0%
C6603013-SW - Waitahiriwhiri	Stormwater	Integrated catchment management plans	10 Year Plan	SW - Waitahiriwhiri	6%	341		341	294	47	86%	14%	0%
CDUSWDF9	Stormwater	Local SW Growth Projects	Historical	SW - Citywide	100%	99		99	87	12	88%	12%	0%
CDUSWDF3	Stormwater	Stormwater Infrastructure	Historical	SW - Lake Rotokauri	100%	10		10	9	1	90%	10%	0%
CDUSWDF71	Stormwater	Ruakura Facilitation	Historical	SW - Kirikiriroa	100%	14		14	13	1	86%	14%	0%
CDUSWDF72	Stormwater	Kirikiriroa Stream Protection	Historical	SW - Kirikiriroa	100%	292		292	258	34	88%	12%	0%
CDUSWDF73	Stormwater	SW Outfalls Walkate River	Historical	SW - Citywide	100%	64		64	56	8	88%	12%	0%
CDUSWDF733	Stormwater	Improve SW Quality	Historical	SW - Te Awao Katapaki	100%	80		80	8	72	12%	9%	0%
CDUSWDF733A-SW - Otama-ranga	Stormwater	Rotaruna SW Infrastructure	Historical	SW - Otama-ranga	29%	123		123	108	14	88%	12%	0%
CDUSWDF733B-SW - Te Awao Katapaki	Stormwater	Rotaruna SW Infrastructure	Historical	SW - Te Awao Katapaki	70%	348		368	325	43	88%	12%	0%
KIRIKIRIROA	Stormwater	Kirikiriroa Gully Dev.	Historical	SW - Kirikiriroa	100%	306		306	270	36	75%	25%	0%
FWWORKS	Stormwater	FW Capital Works	Historical	SW - Kirikiriroa	100%	15		15	14	1	93%	7%	0%
SW54B	Stormwater	Rotokauri Pipe Network	Historical	SW - Lake Rotokauri	100%	64		64	57	7	89%	11%	0%
SW55FDE	Stormwater	Roadway Designation	Historical	SW - Lake Rotokauri	100%	4		4	4	0	100%	0%	0%
SW573	Stormwater	Peacocke Trunks & Flow Paths	Historical	SW - Mangatutukutuku	100%	10		10	9	1	90%	10%	0%
SW60RLOOD	Stormwater	Berment Rd Flooding	Historical	SW - Te Awao Katapaki	100%	7		7	6	1	86%	14%	0%
SW60RMEC	Stormwater	Berment Rd East of Gate - Investigate, design and construct new bulk stormwater line to provide efficient strategic system capacity to far growth in Rotaruna North.	Historical	SW - Te Awao Katapaki	100%	2,098		2,098	1,809	289	90%	10%	0%
SWCAMPELL	Stormwater	Campbell St	Historical	SW - Waitahiriwhiri	100%	89		89	79	10	89%	11%	0%
SWCARRING	Stormwater	Carrington Ave	Historical	SW - Mangatutuku	100%	13		13	11	2	85%	15%	0%
SWCHANNEL1	Stormwater	Northern Floodway Channel	Historical	SW - Te Awao Katapaki	100%	51		51	44	7	86%	14%	0%
SWDOWING	Stormwater	Dawling St	Historical	SW - City Centre	100%	58		58	51	7	88%	12%	0%
SWDUDLEY	Stormwater	Dudley Tce	Historical	SW - Waitahiriwhiri	100%	21		21	20	1	95%	5%	0%
SWFOW1	Stormwater	Fow St Stormwater Extension	Historical	SW - City Centre	100%	21		21	18	3	86%	14%	0%
SWKORIMAKI	Stormwater	Korimako St	Historical	SW - Waitahiriwhiri	100%	190		190	168	22	88%	12%	0%
SWLINKXT	Stormwater	Extend sw pipe at the Link	Historical	SW - Te Awao Katapaki	100%	85		85	75	10	88%	12%	0%
SWLORNE	Stormwater	Lorne St / Bealey St Stage 1	Historical	SW - City Centre	100%	57		57	50	7	88%	12%	0%
SWMA-CFAR	Stormwater	MacFarlane	Historical	SW - Hamilton East	100%	27		27	24	3	89%	11%	0%
SWMA-ITL2	Stormwater	Maitland Street (Saver to Hill)	Historical	SW - Waitahiriwhiri	100%	71		71	62	9	87%	13%	0%
SWMA-ITLAND	Stormwater	Maitland Street South	Historical	SW - Waitahiriwhiri	100%	107		107	95	12	89%	11%	0%
SWMA-NATU1	Stormwater	Te Manatu Detention Pond	Historical	SW - Kirikiriroa	100%	473		473	408	65	86%	14%	0%
SWMA-NATU2	Stormwater	Te Manatu Dr Trunk	Historical	SW - Kirikiriroa	100%	422		422	364	58	86%	14%	0%
SWMANNING	Stormwater	Manning St SW extension	Historical	SW - City Centre	100%	93		93	82	11	88%	12%	0%
SWMARAMA	Stormwater	Marama Street	Historical	SW - City Centre	100%	197		197	174	23	88%	12%	0%
SWMINOR	Stormwater	Minor pipeline extensions	Historical	SW - Waitahiriwhiri	100%	13		13	11	2	85%	15%	0%
SWMITIGATESW - Kirikiriroa	Stormwater	Stormwater Impact Mitigation - Preparatory works for SW projects	Historical	SW - Kirikiriroa	50%	10		10	8	2	80%	20%	0%
SWMITIGATESW - Te Awao Katapaki	Stormwater	Stormwater Impact Mitigation - Preparatory works for SW projects	Historical	SW - Te Awao Katapaki	50%	10		10	8	2	80%	20%	0%
SWPEA148	Stormwater	Design Peacocke Stage 2	Historical	SW - Mangatutukutuku	100%	25		25	22	3	88%	12%	0%
SWPEA167	Stormwater	Investigation & design detention	Historical	SW - Mangatutukutuku	100%	36		36	32	4	89%	11%	0%
SWPEMBROKE	Stormwater	Pembroke St	Historical	SW - City Centre	100%	14		14	12	2	86%	14%	0%
SWBERYIM	Stormwater	Dunhill/Brymer Rd stormwater	Historical	SW - Waitahiriwhiri	100%	100		100	88	12	88%	12%	0%
SWCANAL	Stormwater	Tuirangi Canal	Historical	SW - Te Awao Katapaki	100%	113		113	97	16	86%	14%	0%
SWJAMES	Stormwater	St James Park	Historical	SW - Kirikiriroa	100%	48		48	44	4	92%	8%	0%
SWROKMP	Stormwater	Rotokauri Management Plan	Historical	SW - Lake Rotokauri	100%	77		77	68	9	88%	12%	0%
SWROUB	Stormwater	Contributions to Sub - Upgrading of pipes in subdivisions to cater for upstream flows	Historical	SW - River North	100%	60		60	60	0	100%	0%	0%
SWRTHOMA	Stormwater	Thomas Road	Historical	SW - Kirikiriroa	100%	297		297	253	44	85%	15%	0%
SWTRUNGS	Stormwater	Rotaruna Trunks	Historical	SW - Te Awao Katapaki	100%	24		24	21	3	88%	12%	0%
SWTRUDY	Stormwater	Boulevard Extension	Historical	SW - Te Rapa Stream	100%	15		15	13	2	87%	13%	0%
SWYFARN	Reserve	124 - Brymer & Farnborough Pls - Development of Brymer Park and some areas of Farnborough Park with landscaping and assets to support their function as neighbourhood parks	Historical	WELL	100%	30		30	30	0	100%	0%	0%

Requirement of S201A of the Local Government Act 2002

Unique Key	Activity	Project description	Future / Historical	Catchment	% area allocated to investment	Total Cost incl. subsidies	Subsidies	Total Cost to Council	DC Loan	Rates Loan	DC %	Rates %	Other sources %
CS810013-Citywide	Reserve	Land Acquisition Infill - Land purchase for 1751 River Road, Featherstone Park extension	Historical	Citywide	20%	47		47	42	5	89%	11%	0%
CS810013-Rototuna	Reserve	Land Acquisition Infill - Land purchase for 1751 River Road, Featherstone Park extension	Historical	Rototuna	80%	188		388	167	21	89%	11%	0%
CS810029-UIT-Citywide	Reserve	UIT Overrun - Purchase of land for Rototuna West Sports Park, part of the citywide network of sports parks.	Historical	Citywide	60%	962		962	929	122	96%	4%	0%
CS810029-UIT-Rototuna	Reserve	UIT Overrun - Purchase of land for Rototuna West Sports Park, part of the citywide network of sports parks.	Historical	Rototuna	40%	641		641	553	88	86%	14%	0%
CS810032	Reserve	Waikarekare Park - Development of Waikarekare Natural Heritage Park	Historical	Citywide	100%	10		10	1	9	6%	94%	0%
CS810067-Infill	Reserve	Land Purchase - Reserves - Purchase of land along river in Infill area over and above esplanade reserve	Historical	Infill	72%	289		289	111	178	38%	62%	0%
CS810067-Peacocks	Reserve	Land Purchase - Reserves - Purchase of gully land in Peacocks	Historical	Peacocks	21%	87		87	76	11	86%	14%	0%
CS810067-Rototuna	Reserve	Land Purchase - Reserves - Purchase of gully land in Rototuna	Historical	Rototuna	6%	32		32	16	16	50%	50%	0%
CS810097	Reserve	Playgrounds - In Domains - Redevelopment of Hamilton Lake Domain playground	Historical	Citywide	100%	335		335	54	281	16%	84%	0%
CS810101	Reserve	Playground Mirogus Park - Redevelopment of Mirogus playground	10 Year Plan	Citywide	100%	233		213	34	179	10%	90%	0%
CS819507-Citywide	Reserve	Rototuna Park Option 1 - Development of Rototuna North City Road Park into sports park	10 Year Plan	Citywide	60%	3,633		3,633	2,334	1,299	62%	38%	0%
CS819507-Rototuna	Reserve	Rototuna Park Option 1 - Development of Rototuna North City Road Park into sports park	10 Year Plan	Rototuna	40%	2,422		2,422	1,768	636	74%	26%	0%
CS869501	Reserve	Galloway Park - Development of current sportsfields to increase quality and capacity	10 Year Plan	Citywide	100%	594		594	37	557	6%	94%	0%
CS869502	Reserve	Mahoe Park - Development of current sportsfields to increase quality and capacity	10 Year Plan	Citywide	100%	742		742	46	696	6%	94%	0%
CS869503	Reserve	Punnett Stadium - Development of current sportsfields to increase quality and capacity	10 Year Plan	Citywide	100%	83		83	5	78	6%	94%	0%
CS869504	Reserve	Resthills Park - Development of current sportsfields to increase quality and capacity	10 Year Plan	Citywide	100%	409		409	26	384	6%	94%	0%
CS869505	Reserve	Marot Park - Development of current sportsfields to increase quality and capacity	10 Year Plan	Citywide	100%	384		384	24	360	6%	94%	0%
CS869506	Reserve	Ashurst Park - Development of current sportsfields to increase quality and capacity	10 Year Plan	Citywide	100%	307		307	19	288	6%	94%	0%
CE15033-Infill	Reserve	Land Purchase Future Reserves Infill - Purchase of land for future reserves in infill area	10 Year Plan	Infill	100%	250		250	96	154	39%	61%	0%
CE15033-Peacocks	Reserve	Land Purchase Future Reserves Peacocks - Purchase of land for future reserves in Peacocks area	10 Year Plan	Peacocks	100%	240		240	207	33	86%	14%	0%
CE15033-Rototuna	Reserve	Land Purchase Future Reserves Rototuna - Purchase of land for future reserves in Rototuna area	10 Year Plan	Rototuna	100%	1,053		1,053	908	145	86%	14%	0%
CE15036-Infill	Reserve	Playground Development Programme Infill - Upgrades of current infill playgrounds and development of new playgrounds as per the Playground Policy.	10 Year Plan	Infill	100%	3,057		3,057	872	2,186	29%	71%	0%
CE15036-Peacocks	Reserve	Peacocks Playground Development Programme - Development of new playground in Peacocks as per the Playground Policy.	10 Year Plan	Peacocks	100%	100		100	86	14	86%	14%	0%
CE15036-Rototuna	Reserve	Rototuna Playground Development Programme - Development of new playground in Rototuna as per the Playground Policy.	10 Year Plan	Rototuna	100%	100		100	86	14	86%	14%	0%
CE15036-Rototuna	Reserve	Rototuna Playground Development Programme - Upgrades of current Rototuna playgrounds and development of new playgrounds as per the Playground Policy.	10 Year Plan	Rototuna	100%	1,278		1,278	1,102	176	86%	14%	0%
CE15036-Ruakura	Reserve	Ruakura Playground Development Programme - Development of new playground in Ruakura as per the Playground Policy.	10 Year Plan	Ruakura	100%	100		100	86	14	86%	14%	0%
CE15104-Citywide	Reserve	Rototuna Sports Park Development - Development of Rototuna North City Road Park into sports park	10 Year Plan	Citywide	60%	210		210	129	81	62%	38%	0%
CE15104-Rototuna	Reserve	Rototuna Sports Park Development - Development of Rototuna North City Road Park into sports park	10 Year Plan	Rototuna	40%	140		140	103	37	74%	26%	0%
CHANGELL-Citywide	Reserve	Elliot Park Changing Rooms - Upgrade of Changing Rooms at Elliot Park	Historical	Citywide	80%	253		253	123	130	48%	52%	0%
CHANGELL-Infill	Reserve	Elliot Park Changing Rooms - Upgrade of Changing Rooms at Elliot Park	Historical	Infill	20%	16		16	8	8	49%	51%	0%
CHANGELL-Citywide	Reserve	Galloway Park - Changing Rooms - Redevelopment of Galloway Park Changing rooms	Historical	Citywide	90%	127		127	39	88	32%	68%	0%
CHANGELL-Infill	Reserve	Galloway Park - Changing Rooms - Redevelopment of Galloway Park Changing rooms	Historical	Infill	10%	2		2	0	1	32%	68%	0%
CLAUDEW-Citywide	Reserve	331 - Claudelands Reserve - Development of Claudelands Park Infrastructure	Historical	Citywide	80%	394		394	103	292	26%	74%	0%
CLAUDEW-Infill	Reserve	331 - Claudelands Reserve - Development of Claudelands Park Infrastructure	Historical	Infill	20%	25		25	6	18	26%	74%	0%
CLAUDEW-POND	Reserve	Pond & Open Space Develo - Development of environmental area of Claudelands Park	Historical	Citywide	100%	232		232	76	156	33%	67%	0%
GLIEWIEW-Citywide	Reserve	Glenside Club Land Purchase - Purchase of land from Glenside Club - potentially adding to citywide river/estuary path and reserve network.	Historical	Citywide	20%	21		21	10	11	27%	73%	0%
GLIEWIEW-Peacocks	Reserve	Glenside Club Land Purchase - Purchase of land from Glenside Club for local park.	Historical	Peacocks	80%	333		333	246	87	74%	26%	0%
LAKTEA	Reserve	341, D Lake Domain Tearooms (341-LAKTEA) - Construction of Veranda Restaurant at Hamilton Lake	Historical	Citywide	100%	2,717		2,717	170	2,547	17%	83%	0%
LANDPUR-Entrances	Reserve	Land Purchase - Reserves - Land purchase for City Entrances	Historical	Citywide	100%	379		379	108	271	46%	54%	0%
LANDPUR-Infill-Citywide	Reserve	Land Purchase - Reserves - Land purchase for additions to sports parks - Mirogus, Mahoe	Historical	Citywide	40%	155		155	44	111	46%	54%	0%
LANDPUR-Infill-Infill	Reserve	Land Purchase - Reserves - Land purchase for additions to sports parks - Mirogus, Mahoe	Historical	Infill	60%	232		232	66	166	46%	54%	0%
LANDPUR-Rototuna-Citywide	Reserve	Land Purchase - Reserves - Land Purchase for reserves in Rototuna - Mangati, Te Manatu, Hare Puke Drive Reserve	Historical	Citywide	40%	506		506	436	70	25%	75%	0%
LANDPUR-Rototuna-Rototuna	Reserve	Land Purchase - Reserves - Land Purchase for reserves in Rototuna - Mangati, Te Manatu, Hare Puke Drive Reserve	Historical	Rototuna	60%	759		759	655	104	17%	83%	0%
LANDPUR-TADK GULLY CUMB-Citywide	Reserve	LANDPUR - Land Purchase - Reserves - Purchase of Te Awa O Katapaki gully land, Cumberland Drive	Historical	Citywide	10%	29		29	25	4	46%	54%	0%
LANDPUR-TADK GULLY CUMB-Rototuna	Reserve	LANDPUR - Land Purchase - Reserves - Purchase of Te Awa O Katapaki gully land, Cumberland Drive	Historical	Rototuna	90%	259		259	223	36	32%	68%	0%
LANDPUR-TADK Esplanade	Reserve	Land Purchase - Reserves - POS	Historical	Rototuna	100%	416		416	359	57	25%	75%	0%
LANDPUR-T-Hikawai	Reserve	Land Purchase - Reserves - Land Purchase for Te Hikawai Reserve	Historical	Citywide	100%	189		189	54	135	86%	14%	0%
LANDPUR2	Reserve	Land Purchase - Reserves 2 - Purchase of land for City Entrances	Historical	Citywide	100%	163		163	46	117	59%	41%	0%
UNWASH	Reserve	Ashurst Park - Provision of paths through Ashurst Park	Historical	Infill	100%	111		111	34	77	33%	67%	0%
UNKCD-Citywide	Reserve	Rototuna Pedestrian Link - Construction of walkways/cycleways in new residential area	Historical	Citywide	10%	1		1	1	0	23%	77%	0%
UNKCD-Rototuna	Reserve	Rototuna Pedestrian Link - Construction of walkways/cycleways in new residential area	Historical	Rototuna	90%	60		60	61	8	74%	26%	0%
UNWFAN	Reserve	Farnborough Park Ped Link - Provision of paths through Farnborough Drive Reserve	Historical	Infill	100%	45		45	24	21	29%	71%	0%
UNWSEE	Reserve	A J Seeley Gully Ped Link - Provision of paths through A J Seeley Reserve	Historical	Infill	100%	104		104	22	82	84%	16%	0%
UNWTAK-Citywide	Reserve	Ped Link Te Awa o Katapaki Esp - Provision of paths through Te Awa o Katapaki Esplanade	Historical	Citywide	10%	1		1	0	0	32%	68%	0%
UNWTAK-Rototuna	Reserve	Ped Link Te Awa o Katapaki Esp - Provision of paths through Te Awa o Katapaki Esplanade	Historical	Rototuna	90%	42		42	38	4	94%	6%	0%

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MANGAHI-Citywide	Reserve	Mangahi Reserve - POS	Historical	Citywide	4%	1,761		1,761	1,536	245	84%	14%	0%
MANGAHI-Rotoruna	Reserve	Mangahi Reserve - POS	Historical	Rotoruna	60%	2,671		2,671	2,304	367	29%	72%	0%
MARKET	Reserve	357 - Market Park Development - Development of sports fields and changing facilities	Historical	Citywide	100%	277		277	135	142	13%	19%	0%
MILLOGRIM	Reserve	Millogrim Changing Room - Mill 01 Ctg Room	Historical	Citywide	100%	263	15	248	123	127	53%	10%	6%
MINOQUE	Reserve	Mingau Park Development - 107 - Create access via Walk h Street	Historical	Citywide	100%	257		257	22	235	13%	32%	0%
MOLDEV-Citywide	Reserve	Moonlight Drive Reserve Dev - Develop Moonlight Drive Reserve	Historical	Citywide	10%	3	2	1	0	1	29%	72%	67%
MOLDEV-Rotoruna	Reserve	Moonlight Drive Reserve Dev - Develop Moonlight Drive Reserve	Historical	Rotoruna	90%	98	14	84	72	12	46%	54%	14%
NPORT-Citywide	Reserve	North City - Sports Park (110-NPORT) - Purchase of land for North City Road Sports Park - Citywide component	Historical	Citywide	60%	586		586	360	225	46%	54%	0%
NPORT-Rotoruna	Reserve	North City - Sports Park (110-NPORT) - Purchase of land for North City Road Sports Park - Rotoruna component	Historical	Rotoruna	40%	3,510		3,510	2,589	921	84%	10%	0%
PARKDEV	Reserve	Park Lane Park Development - Neighbourhood parks in the Rotoruna region	Historical	Rotoruna	100%	164	1	163	145	22	39%	40%	1%
PEFENCE	Reserve	Boundary Fencing - Fencing to meet Council's statutory obligations	Historical	Citywide	100%	183		183	57	126	30%	64%	0%
PGINFLL	Reserve	Land Acquisition Infill - POS	Historical	Infill	100%	322		322	285	36	76%	2%	0%
PLANTHOR-Citywide	Reserve	Waikarekare Planting - Annual planting programme at Waikarekare Natural Heritage Park	10 Year Plan	Citywide	90%	519		519	109	410	84%	10%	0%
PLANTHOR-Infill	Reserve	Waikarekare Planting - Annual planting programme at Waikarekare Natural Heritage Park	10 Year Plan	Infill	10%	6		6	1	5	29%	72%	0%
PLAYASH	Reserve	Ashurst Park Playground - Redevelopment of Ashurst Park Playground	Historical	Infill	100%	207		207	38	169	29%	72%	0%
PLAYBOL	Reserve	Bolmuir Park Playground - Construction of Neighbourhood Playground at Bolmuir Park	Historical	Infill	100%	39		39	12	27	84%	10%	0%
PLAYBRE	Reserve	Bremworth Park Playground - Construction of Neighbourhood Playground at Bremworth Park	Historical	Infill	100%	36		36	11	25	89%	11%	0%
PLAYBRG	Reserve	Playground - Bymer Glen Res - Construction of Neighbourhood Playground at Bymer Glen	Historical	Infill	100%	44		44	14	30	84%	10%	0%
PLAYCHE	Reserve	Chedworth Park Playground - Construction of Neighbourhood Playground at Chedworth Park	Historical	Infill	100%	36		36	11	25	72%	19%	0%
PLAYCLA	Reserve	Playground - Claudelands Park - Construction of Destination Playground at Claudelands Park	Historical	Citywide	100%	41	19	22	6	16	8%	40%	46%
PLAYCUL	Reserve	Cullmore Park Playground - Construction of Neighbourhood Playground at Cullmore Park	Historical	Infill	100%	39		39	12	27	6%	94%	0%
PLAYINN	Reserve	Innes Common Playground - Construction of Neighbourhood Playground at Innes Common	Historical	Citywide	100%	55		55	17	38	84%	10%	0%
PLAYMEL	Reserve	Five Avenue Playground - Construction of Neighbourhood Playground at Sandford Park	Historical	Infill	100%	76		76	22	54	53%	19%	0%
PLAYPAR2	Reserve	Parana Park Playground - Construction of Patten's Trust Playground at Parana Park	Historical	Citywide	100%	435	255	380	47	133	79%	2%	59%
PLAYSWP	Reserve	Swarbrick Park Playground - Construction of Neighbourhood Playground at Swarbrick Park	Historical	Citywide	100%	40		40	12	28	49%	59%	0%
PLAYWAK	Reserve	Waikarekare Park Playground - Construction of Neighbourhood Playground at Waikarekare Park	Historical	Infill	100%	35		35	11	24	49%	59%	0%
RIVERPATH	Reserve	483 - Upgrade River Walkways - Upgrade of paths in riverbed reserves	Historical	Citywide	100%	200		200	32	168	74%	2%	0%
ROTOSPORT-Citywide	Reserve	Rotokauri Sports Park - Purchase of Land for Rotokauri Sports Park	Historical	Citywide	40%	1,416		1,416	1,286	230	84%	10%	0%
ROTOSPORT-Rotokauri	Reserve	Rotokauri Sports Park - Purchase of Land for Rotokauri Sports Park	Historical	Rotokauri	60%	2,124		2,124	1,779	345	70%	14%	0%
ROTOTUNA	Reserve	124 - Rotoruna Park - Development of Rotoruna Park with landscaping and assets to support its function as a neighbourhood park	Historical	Rotoruna	100%	38		38	33	5	76%	2%	0%
ROTOWEST-Citywide	Reserve	Rotoruna West Land Purchases - Purchase of land for Rotoruna West Sports Park, part of the citywide network of sports parks	Historical	Citywide	40%	2,805		2,805	2,505	299	84%	10%	0%
ROTOWEST-Rotoruna	Reserve	Rotoruna West Land Purchases - Purchase of land for Rotoruna West Sports Park, part of the citywide network of sports parks	Historical	Rotoruna	60%	4,426		4,426	3,817	609	84%	10%	0%
TATUADRY	Reserve	Tatua Development - R02 - Various infrastructure developments at Tatua whareroom	Historical	Citywide	100%	167		167	39	128	85%	12%	0%
TEAWADEV-Citywide	Reserve	Te Awa Park Development - Provision of paths in two sections of the Te Awa O Katapaki gully system	Historical	Citywide	10%	3		3	2	0	88%	12%	0%
TEAWADEV-Rotoruna	Reserve	Te Awa Park Development - Provision of paths in two sections of the Te Awa O Katapaki gully system	Historical	Rotoruna	90%	206		206	183	23	88%	12%	0%
TEMANATU-Citywide	Reserve	Te Manatu Reserve - Land - Purchase of land for Te Manatu Sports Park, part of the citywide network of sports parks	Historical	Citywide	40%	190		190	164	26	80%	14%	0%
TEMANATU-Rotoruna	Reserve	Te Manatu Reserve - Land - Purchase of land for Te Manatu Sports Park, part of the citywide network of sports parks	Historical	Rotoruna	60%	2,567		2,567	2,270	289	80%	12%	0%
TEMANATU-Citywide	Reserve	Te Manatu Reserve - Land (H) - Purchase of land for Te Manatu Sports Park, part of the citywide network of sports parks	Historical	Citywide	40%	94		94	81	13	89%	14%	0%
TEMANATU-Rotoruna	Reserve	Te Manatu Reserve - Land (H) - Purchase of land for Te Manatu Sports Park, part of the citywide network of sports parks	Historical	Rotoruna	60%	565		565	487	78	80%	14%	0%
TETOETO	Reserve	Rotoruna Passive Parks - Development of Te Toetoe Neighbourhood Park	Historical	Rotoruna	100%	93		93	80	13	80%	14%	0%
TRIDEV	Reserve	Trinidad Place Reserve Dev - Development of neighbourhood park at Trinidad Place	Historical	Rotoruna	100%	122		122	105	17	80%	14%	0%
WAWHAKA	Reserve	Waikarekare Natural Heritage Park - Planting and access development of Waikarekare Natural Heritage Park	Historical	Citywide	100%	302	55	247	15	232	85%	14%	15%
WAWHAKA-Infill	Reserve	Waikarekare Natural Heritage Park - Planting and access development of Waikarekare Natural Heritage Park	Historical	Infill	10%	8	5	3	1	2	88%	14%	67%
WOODRIDGE-Citywide	Reserve	Woodridge Reserve (130-WOODRIDGE) - Purchase of land for Te Huia Drive Reserve - citywide component	Historical	Citywide	5%	2		2	2	0	80%	14%	0%
WOODRIDGE-Rotoruna	Reserve	Woodridge Reserve (130-WOODRIDGE) - Purchase of land for Te Huia Drive Reserve - Rotoruna/Neighbourhood component	Historical	Rotoruna	90%	620		620	553	70	80%	14%	0%
Total						792,935	1,002,006	692,744	438,064	254,680	89%	33%	5%

Terms of Reference:**Development Contributions and Growth Funding Working Group****1. Purpose:**

To provide a forum for discussion, educating participants and exploring options and implications relating to:

- Development contributions (DC) and Growth Funding policy matters and issues raised through the 2015/16 DC Policy Review process that were deferred to this forum for further discussion by Council resolution on 4/5 June 2015;
- The 'first principles' used to guide the development of the DC policy;
- Sustainable solutions for growth funding.

Phase 1 and 2 outcomes:

- An increased understanding of the Development Contributions regime.
- A more widely understood and transparent Development Contributions model and calculation regime.
- Clarity and agreed understanding of the issues the development community has with Development Contributions and Growth Funding.
- To report on discussions relating to the Development Contributions and Growth Funding policies for consideration by Council's Strategy and Policy Committee.

2. Phase 1 and 2 scope:

The scope of the Working Group **includes:**

- Discussion on Council's Development Contributions and Growth Funding Policies.
- Opportunity to explore, investigate and understand developers views, options and implications for possible future changes to Council's Development Contributions and Growth Funding policies.

The scope of the Working Group **does not include:**

- the drafting of policy wording
- the delegation of Council's statutory role to make and adopt Development Contribution Policy and/or the development or operation of the supporting Development Contribution model

3. Working Group phases:

A phased approach is proposed for the Working Group to facilitate regular engagement occurring with Council and the wider development community as the project moves through analysis and decision points.

- **Phase 1 – Clarification of issues and first principles**
 - Timing - July – Nov 2015
 - Identify the list of potential matters for discussion and analysis by Working Group
 - Examine the DC principles in the Local Government Act (LGA) and clarify Council interpretation and approaches taken to give effect to these principles.
 - Explain in detail the Development Contributions model.
 - Education on Council's current Development Contributions regime.
 - Test matters against the LGA for ability to make changes to policy – identify and clarify what matters are legitimate candidates for change.
 - Report to Council's Strategy and Policy Committee on outcomes of phase 1 – including any clarification that is required on key Council principles that guide the DC and Growth Funding policies.
- **Phase 2 - Investigation of options**
 - Timing - December 2015 – April 2016
 - Investigate matters and options through discussion and analysis, with input from expert advisors
 - Any analysis of options should, where practical, refer to benchmarking, identify implementation constraints and quantify any financial implications for Council and development community.
 - Report to Council' Strategy and Policy Committee on outcomes of phase 2.

At the conclusion of phase 2 Council will need to determine whether there are changes that should be made to Council policies. At this point, the scope, direction and timetable for a policy review to effect any change to policy would need to be confirmed by Council's Strategy and Policy Committee.

4. Working Group membership:

Working Group to have a maximum of 11 members plus the independent facilitator and project manager:

- **Independent Facilitator (1) and Project Manager (1)**
- **Council representatives (6)**
 - Mayor and 2 Elected members (Chair and Deputy Chair of Finance Committee)
 - 2 General managers with relevant portfolios (Growth funding and Infrastructure)
 - DC policy expert analyst
- **Developer representatives (5)**

15 of 21 submitters to DC Policy review asked for the Working Group either directly or through supporting the Property Council submission.

Developer representatives should be nominated through a process led by the Property Council. Representatives should cover a mix of developer types, locations and scale. In order to adequately cover these interests, non-members of the Property Council should be considered for the Working Group.

It should be noted that while this group will represent a wide range of developer interests, these can not be considered to represent the entire development community.

A Technical support group of advisors should be available to provide advice to the Working Group on an as required basis. It is envisaged that the following advisors could be required:

- Economic
- Legal
- Engineering
- Planning
- Public Finance
- Mathematics / modelling

5. Facilitator:

- Independent of Council or the development community
- It is essential that the facilitator has advanced skills in facilitation and working in governance roles.
- The facilitator
 - should have a demonstrated ability in being outcome focussed
 - Should have a sound knowledge of development economics and growth funding.

6. Project manager:

- A project manager will need to work with the Working Group facilitator to ensure that:
 - Milestones are met and report is prepared and available on time
 - Administrative support is available to support the Working Group
 - Project reporting is provided to all members of the Working Group
 - Technical support group is used to assist in development of robust recommendations and support the Working Group.
- A Council staff member with knowledge of development contributions will perform this role.
- The project manager would attend all of the working group meetings.

7. Risks:

Identified Risk	Potential Mitigation / Control
Development community don't buy-in to Working Group and outcomes are not widely supported.	Ensure a broad cross-section of the development community is represented on the Working Group. Representatives of different location, scale, type, longevity of development practice.
Inability of the Working Group to come to a consensus on outcomes.	Experienced independent facilitator to encourage agreement to achieve outcomes, and if required, to reflect that the group was unable to agree on a preferred recommendation.

Identified Risk	Potential Mitigation / Control
The interests of ratepayers may not be properly represented on the Working Group, leading to an unfair portion of growth costs being allocated to rates.	The LGA requires that Council should have regard to the views of all of its communities.
Council may not have the necessary staff with capacity to support the work of the Working Group.	Plan for consultant resource to assist with Council gaps in staffing, ensure that during organisational restructure that a clear transition plan for management of DCs is developed and implemented, and ensure that timeframes and milestones are realistic for Council staff given current programme and resourcing.
The ability of development community to support the Working Group process with attendance and effort.	Ensure by upfront agreement that timeframes and milestones are realistic for Working Group members.
The scope is too broad to deliver robust outcomes that are of practical use.	Take a phased approach to the Working Group programme with confirmation of scope for each subsequent phase.
The Working Group may increase legal risk to Council.	Ensure that legal advice provided to Working Group is done in a manner that preserves legal privilege for Council.
There is likely to be a practical need to develop new PDAs in a timeframe that may conflict with outcomes from the Working Group	The Working Group includes key staff that would be involved in the development of any PDAs and Council's legal advisors be made aware of this risk.
Outcome of the Working Group process may have a negative impact on Councils and/or developers ability to fund growth infrastructure.	Ensure that Council is provided with a thorough analysis of implications and these are understood prior to any decisions being made on future changes to the DC policy or Growth Funding Policy.

Costs:

- The Development community and Council will meet their own costs (including any advisors used) relating to contributing to the Working Group.
- Council will fund any costs associated with the Working Group facilitator.
- Council will fund all costs of any policy review that may be undertaken and the development and administration of the DC model.
- Council costs will be determined and agreed at the beginning of each phase.

Agreed 15/10/2015

Development Contributions & Growth Funding Working Group

Agreed principles

- *Transparency*: Information about DCs is available and provided upfront.
- *Simplicity*: The policy and calculations are easy to understand
- *Certainty*: The policy provides predictable outcomes.
- *Cost recovery (not revenue generation)*: DC revenue used for the purpose it was charged
- *Fairness & equity*: Policy minimises cross-subsidisation between ratepayers and developers, and between different developments.
- *Practical/Pragmatism*: The policy balances the application of these principles with administrative efficacy.
- *Causal nexus*: Cost should be met by to those who cause or benefit from those costs.

HCC DC Policy Update - Council Report 30 June 2016:
Development Contributions & Growth Funding Working Group: 21 DC Policy Issue Outcomes

(A) 8 of 21: Issues Agreed

Issue #	Issue title:	Issue type / category:	Developer Position / change sought *: *Verbatim from final issues clarified in writing by Developer Party on 21/12/2015	Current HCC Practice:	Rationale:	Relevant DC WG Principles:	HCC Actions:
4	Transport Demand Factors	Non-res conversion factors	"Modelled transport trips in the current Policy are not a fair and equitable measure of growth related demand for non-residential land uses. Transport projections are also inconsistent with demand projections relating to water and wastewater".	Current Policy transport factors are based on 2009 NZTA reports, and 2008 surveys across the city.	<ul style="list-style-type: none"> Transport conversion factors to be reviewed using updated transport modelling/ reports. 	Fairness & Equity, Practical/Pragmatism Causal Nexus	<ul style="list-style-type: none"> Review and update model for next DC Policy Review (post 2016/17 update).
5	Cause-Benefit for Split Projects	Cost allocations	"Project cost allocations use the same cause/benefit percentages for both of the split-out catchments, leading to allocations that are inequitable."	Currently conduct cause/benefit analysis before the catchment split.	<ul style="list-style-type: none"> Consistent with the Developer Party request, application of the Covec methodology is to be changed so that the cause/benefit analysis is done after the catchment split to obtain a more representative cost allocation. 	Causal nexus, Fairness & Equity	<ul style="list-style-type: none"> Make adjustment at next full DC Policy 2018/19 Review.
8	Disclosure of Cost Allocation Analysis	Disclosure	"It is difficult to determine how cost allocations are arrived at with the large number of projects in the DC capital programme."	"Top 10" Report and LGA defined "Schedule of Assets".	<ul style="list-style-type: none"> Staff to develop concise cost allocations and LOS summary (public) document to major projects to replace the "Top 10 Report". More detailed info will be available on request. This is consistent with other growth councils interviewed. Tauranga included detail within the policy, Auckland provides compliance statement Waikato District and Waipa have lower levels of disclosure and additional info is available on request 	Transparency, Practical/Pragmatism, Simplicity	<ul style="list-style-type: none"> Staff to develop a concise cost allocation summary and LOS document for major projects to replace the "Top 10 Reports".
10	Disclosure - Level of Service (LOS)		"Level of Service (LOS) percentages have a significant impact on cost allocations and hence charges, but for the bigger projects not enough information/evidence is provided to properly determine how some of the calculations are made."				
13	Recording DC Credits on LIMs	Disclosure	"Developers may be unaware of possible DC credits existing on non-residential development sites when assessing investment opportunities."	Consent/credit history check done on all consent applications, and on request by developer.	<ul style="list-style-type: none"> Recording DC credits on LIMs will assist with streamlining developer engagement with council regarding property related enquiries Providing this DC credit information upfront in the LIM document, rather than subject to a separate request, will assist developers with the transparency of information related to investment decisions. 	Transparency	<ul style="list-style-type: none"> Staff to develop process to record DC information on LIMS post June 2016 policy update, taking into consideration any legal risk posed.
14	Special Assessment Provision	Policy provisions	"Developers must enter a contested remissions process after receiving an assessment of DCs in order to prove the development generates lower demand on services than modelled demand, and hence the DC payable should be lower."	Current DC Policy does not have a Special Assessments provision.	<ul style="list-style-type: none"> Introduce a Special Assessments provision into the DC Policy update effective 1 July 2016. 	Practical/Pragmatism Transparency	<ul style="list-style-type: none"> New Special Assessment being drafted will be added to the Policy effective 1 July 2016. Developer comment has been sought on new provision prior to adoption.
19	Disclose HUEs on Advice Letters	Disclosure	"The Developer Party want the assessed demand in all DC assessment advice letters stated in the same single metric (HUEs) used for setting charges in the DC Model."	Advice letters do not specify the number of HUEs relating to the development (reflected in charges instead).	<ul style="list-style-type: none"> Include development of this capability in the DC Model rebuild to make it easier of HCC to include in Advice letters (refer item 15. below). 	Transparency, Simplicity	<ul style="list-style-type: none"> Capability to be developed as part of DC Model rebuild.
20	Include PDA provisions in the Policy	Policy provisions	"PDA's relating to infrastructure not fully Council funded are subject to the Growth Funding Policy (GFP) and not set out in the DC Policy. This reduces certainty around cost sharing."	The Growth Funding Policy provides the high level requirements for PDAs. The DC Policy does not currently make specific reference to the LGA PDA provisions	<ul style="list-style-type: none"> Reference the relevant LGA provisions S207(A-F) in the DC Policy. Note that PDA guidelines or provisions not addressed or specified in those LGA provisions will continue to be addressed through the Growth Funding Policy. 	Certainty, Transparency	<ul style="list-style-type: none"> PDA provisions to be added to the DC Policy which will be operative 1 July 2016. Developer comment has been sought on new provision prior to adoption.

(B) 8 of 21: Issues not agreed

Issue #	Issue title:	Issue type / category:	Developer Position / change sought *:	Current HCC Practice:	Rationale:	Relevant DC WG Principles:	HCC Actions:
2	Weighting of Causation & Benefits	Cost allocations	"Question whether causation and benefit be should be given equal weight (50/50) in the cost allocation methodology/calculation for all projects."	After the final cause % and benefit %'s is determined they are weighted 50/50 (averaged) to determine a final DC%.	<ul style="list-style-type: none"> No change. The current 50/50 approach is consistent with HCC's adopted Covec methodology. This is the same approach taken by Auckland, and the default approach of Tauranga (Growth cells with developed structure plans may have projects with cause/benefit weightings that deviate from 50/50) Cause and benefit allocations are factored in elsewhere. Changing this 50/50 metric would create multiple new layers of complexity. No reasonable / viable alternative suggested. 	Simplicity, Causal Nexus	<ul style="list-style-type: none"> No current actions. Early consultation to be conducted in future Policy reviews. See further detail below.
3	Rates Considerations - Benefits		"The expected increase in rates from development should be factored into DC cost allocation benefits."	Rates benefits are not directly factored into cost allocations (can be done through the GF Policy / PDA's).	<ul style="list-style-type: none"> No change. The LGA does not intend consideration of rates income when setting DCs. Auckland, Tauranga, Waipa and Waikato District) do not adjust for increase in rates. Rates are collected for different reasons, and are consequently separately defined in the LGA. 	Fairness & Equity	

(B) 8 of 21: Issues not agreed (cont.)

Issue #	Issue title:	Issue type / category:	Developer Position / change sought *:	Current HCC Practice:	Rationale:	Relevant DC WG Principles:	HCC Actions:
6	Local-Citywide Catchment Split %		<i>"The catchment splits of DC costs between local-greenfield and citywide catchments leads to incorrect spatial distributions of DC costs. Some developers are paying for infrastructure that to some extent they are not causing or benefitting from."</i>		No change re local/catchment split approach <ul style="list-style-type: none"> Undertaking a complete review of catchment splits would involve the large cost to council of re-running transport models, water model and the expert resource required to interpret the results from a DC perspective. The current approach is consistent with Covac methodology (also used by Waikato District) and aligned with that of other growth council's. Legal and technical reviews have confirmed the robustness of the Policy and compliance with the LGA. 	Causal nexus, Fairness & Equity, Simplicity	
7	Non-DC Growth - Transport		<i>"The "non-DC" growth component for transport is too low so transport charges are inflated. Demand for services due to non-DC growth should contemplate the total growth in vehicles owned by Hamiltonians."</i>		No change to general approach to the "non DC" transport component. <ul style="list-style-type: none"> The metric 'Growth in total vehicles' is not used by Auckland, Tauranga, Waipa and Waikato District. A single such metric is not appropriate building terms of anchoring a robust methodology around. Comprehensive transport modelling is the best tool to analyse transport movements of a city / region scale. No viable alternatives exist. 		<ul style="list-style-type: none"> No current actions. Early consultation to be conducted in future Policy reviews.
9	Assessment of Benefits	Cost allocations	<i>"The cost allocation framework leads to an incorrect and/or extreme assessment of benefits, such that developers pay too higher share of costs through higher DCs."</i>	Complex / technical process of determining cause / benefit of assets using HCC and regional water and transport models, Covac methodology and "bands".	No change. Expert legal and technical peer reviews have confirmed the legal compliance of HCC approach. <ul style="list-style-type: none"> To best ensure fairness and equity Council employed an independent sector specialist to develop the methodology and guide in its application, and a separate economic consultant to peer review the assessments. HCC's approach to benefit analysis is aligns with the approach taken by Auckland and Tauranga and is more thorough than most other councils. HCC uses a balanced qualitative / quantitative approach to assessing benefits which incorporates complex transport and waters modelling, and independent asset management consultant advice. In order to arrive at a "benefit percentage" Asset Managers to use all available information and select from 4 bands e.g. 0-25%, 26-50% etc. No comprehensive / viable alternative suggested. 	Fairness & Equity, Causal Nexus	Changes to cost allocation elements, including methodology and revised growth projections should be made concurrent with a 10-year plan adoption because: <ul style="list-style-type: none"> the 10-year Plan capital programme should be used to determine the DC charges to ensure the Policy (which can be in effect for 2-3 years) is consistent with Council's long term programmes, and is based on the most robust information.
12	Increased demand from Existing Population	Growth modelling	<i>"It is not clear if, and to what extent, demand projections factor in increased demand over time from existing residents / users of services."</i>	This adjustment is made where apparent through current modelling, but not modelled and applied comprehensively across all projects.	No change. HCC's DC Model should always be reflective of best modelling practice and statistically robust. <ul style="list-style-type: none"> The model has been peer reviewed by independent sector specialists (incl. PWC) and is consistent with other growth council's (Auckland and Tauranga) approaches. Simpler models were investigated for the 2015-25 10-Year Plan, but statistical tests proved them to be significantly inaccurate. Projecting growth spatially is a complex task and arguably a greater degree of complexity is required for these models. Growth models do not just serve the purposes of DCs but are crucial to all of Council's long term planning across a range of activities. Increased demand from the existing population in not directly considered by other councils (Auckland, Tauranga, Waipa and Waikato District). However, these councils indirectly captured this in asset management plans, as does Hamilton. No viable / comprehensive alternative suggested. 	Fairness & Equity, Causal nexus	<ul style="list-style-type: none"> the DC Policy uses Council's 10-Year Plan based growth projections which contribute to determining charge levels. cost allocation elements are interdependent, and to address and implement them separately is not advisable and likely to lead to inconsistent and potentially noncompliant outcomes. the scale of such a project – including substantial cross organisation work, the requirement for public consultation, and the need for substantive external peer and legal review. the LGA intends councils to use their Long Term Plan programmes in the DC Policy, and specifically references that.
17	Legality and Use of Interest	DC Model	<i>"Developers are concerned about treatment of interest, and that the portion of DC charges corresponding to the recovery of interest costs in the DC Model is too high."</i>	Interest is charged to developers through DCs on debt related to provision of growth infrastructure.	No change. Continue to charge interest as HCC's approach is supported by legal advice, and the LGA. <ul style="list-style-type: none"> Charging DC interest is standard sector practice across the country; Auckland, Tauranga and Waikato District all charge. Not charging interest would involve a direct transfer of growth costs to the rate payer, who would, by default, be funding foregone DC revenue. Current approach ensures council is able to recover the cost of growth whilst ensuring fairness and equity between ratepayers and developers. 	Cost recovery, fairness & equity	
18	Capacity Life	Cost allocations	<i>"Current developers pay for some assets which are programmed late in the 10-Year Plan period and which have very long capacity lives."</i>	Capacity life is determined by Asset Managers, and is capped at max 30 years for recovery purposes.	No change. Retain current approach which uses expert analysis, has been legally and peer reviewed by external specialists in both asset management and economics. <ul style="list-style-type: none"> In cases where a project is recovered (or "paid off") before its capacity is extinguished, it is removed from the Model to preventing over-recovery. HCC practice is in line with that of Auckland, Tauranga, Waipa and Waikato District. The current approach ensures that causal nexus is maintained, cross subsidisation is minimised (fairness/equity) and ensures that Council only recovers cost. 	Fairness & Equity, Causal Nexus, cost recovery	

(C) 4 of 21: Issues For future collaboration

Issue #	Issue title:	Issue type / category:	Developer Position / change sought *:	Current HCC Practice:	Rationale:	Relevant DC WG Principles:	HCC Actions:
1	Re-define Catchment Boundaries	Catchments	<i>"Catchment boundaries for water, transport and reserves need to be determined by supply zone and asset location."</i>	Multiple catchments (24 in total across 5 activities) reflecting District Plan and service supply zones Current approach is supported by DIA guidance and recent LGA amendments in 2014, including the LGA Principle of finding a balance between fairness and equity and practical and administrative efficiencies. HCC's approach is consistent with, and largely more granular, than other councils' catchment approaches.	<ul style="list-style-type: none"> Agree to explore redefinition of catchment boundaries, particularly with regard to waste water supply. Further disaggregation of catchments will however introduce further levels of complexity in the Policy and Model. 	Causal Nexus	<ul style="list-style-type: none"> Early consultation on adjustment to catchment boundaries to be conducted at the next Policy review. Any review and/or redefinition of Catchment Boundaries should be made concurrent with a 10-year plan adoption.
15	DC Model	DC Model	<i>"(a) The DC Model algorithm is too complicated and leads to high DCs. (b) using a "zero sum" model where all costs are always recovered over the long term is not appropriate."</i>	(a) HCC uses a Net Present Value (NPV) method to calculate charges. (b) HCC uses a "zero-sum" model.	<ul style="list-style-type: none"> Developer party to provide input into new DC Model development process and be kept updated / informed. The final choice of the model and development / design will be Council. Developer input will improve simplicity and assist transparency. 	Simplicity, Transparency, Cost recovery	<ul style="list-style-type: none"> Business case for scoping / project managing Model development underway. Developer input to be added.
16	Non-Residential Charge Caps	Policy provisions	<i>"The true cost of developing isn't reflected through DCs if there are caps on non-residential charges. It leads to cross-subsidisation between developers and ratepayers, compromises causal nexus, and adds another overly complicated schedule of charges to the Policy."</i>	Non-residential DC charges capped at the 2013/14 Policy rate, and Temple View capped at the Rotokauri rate.	<ul style="list-style-type: none"> To cap charges (or not) is a decision for Council through its S1013(b) powers. Staff will provide scenario / impact analysis to Council at the appropriate time (e.g. Policy Review deliberations). Decision on the use of Caps should consider principles. 	Causal Nexus, Fairness & Equity, Simplicity	<ul style="list-style-type: none"> Ultimately Council decision. Cost / benefit analysis to be undertaken to inform Council decisions.
11	Simplify Growth Model	Growth modelling	<i>"Simplify growth model and make greater use of simpler population projections"</i>	The Growth Model currently is used to projecting growth spatially through a complex set of model operations. Growth models do not just serve the purposes of DCs but are crucial to all of Council's long term planning across a range of activities.	<ul style="list-style-type: none"> Agree to explore and consider options to simplify Growth model. HCC's DC Model should always be reflective of best modelling practice and statistically robust. The current model has been peer reviewed by independent sector specialists (incl. PWC) and is consistent with other growth council's (Auckland and Tauranga) approaches. 	Transparency, Simplicity	<ul style="list-style-type: none"> Business case for scoping / project managing Model development underway. Developer input to be added. Revised growth projections should be made concurrent with a 10-year plan adoption.

(D) 1 of 21: Issues Out of Scope

Issue #	Issue title:	Issue type / category:	Developer Position / change sought *:	Current HCC Practice:	Rationale:	Relevant DC WG Principles:	HCC Actions:
21	Infrastructure Costs - Gold Plating	LTP budgets	<i>"Some infrastructure costs include "gold plating" i.e. aim to deliver levels of service (LOS) that are "engineering utopia" and not affordable in HCC's constrained budget environment."</i>	<ul style="list-style-type: none"> Type / cost of infrastructure determined outside of DC process (Council LTP and City Infrastructure). 	That this issue be removed as a DC Policy review matter and be referred to the Council Plan processes and/or the City Infrastructure Unit for information and/or relief.	Fairness & Equity	City Infrastructure to provide information / process to challenge "gold plating".

* Developer Position / change sought: Verbatim from final issues clarified in writing by Developer Party on 21/12/2015

Committee: Council

Date: 30 June 2016

Report Name: Rates Resolution to Set and Assess Rates for 2016/2017

Author: John Gibson

Report Status	<i>Open</i>
Strategy, Policy or Plan context	<i>2016/17 Annual Plan</i>
Financial status	<i>There is no budget allocated This sets the 2016/17 Rates Revenue</i>
Assessment of significance	<i>Having regard to the decision making provisions in the LGA 2002 and Councils Significance Policy, a decision in accordance with the recommendations is considered to have a high degree of significance</i>

1. Purpose of the Report

- To set and assess the rates for the 2016/17 financial year.

3. Executive Summary

- Council has adopted the 2016/17 Annual Plan. Council must set and assess the rates as described in its Funding Impact Statement. (Note: should Council not adopt the 2016/17 Annual Plan these resolutions cannot be made).
- The Council has historically collected its rates in four instalments. Cash flow from the intervals of the four instalments meets the timing of expenditure needs for Council. The recommended rates resolution is lengthy and is recorded as all of Attachment 1 – Rates Resolution.

6. Recommendations from Management

- That the report be received.
- That Council resolves the resolution in Attachment 1 – Rates Resolution, attached to this report.

9. Attachments

- Attachment 1 - Rates Resolution 2016/17

11. Risk

- 12. If the information in this resolution is not accurate, the rates could be invalid. The wording and calculations have been prepared by one staff member and checked by another staff member to ensure the figures are accurate. The rating model has been used for a number of years, and the output from the rates resolution has been run through the rating system to ensure that the revenue generated is correct.

Signatory

Authoriser	David Bryant, General Manager Corporate
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ATTACHMENT 1 – RATES RESOLUTION

Council resolve to set and assess the following rates to apply to the 2016/17 financial year (1 July 2016 to 30 June 2017):

All figures in this document are GST inclusive.

General Rate

A general rate is set and assessed on the capital value of all rateable land in the City.

General rates are set under Section 13 of the Local Government (Rating) Act 2002 on a differential basis on the categories of land identified below. The rating categories are defined in the Rating Policy. The differential basis is the use to which the land is put, and in the case of the BID Commercial differential, the location of the land. The different categories of rateable land are outlined in the table below.

This funding mechanism covers all services of Council. The total revenue sought for 2016/2017 is \$32.458 million.

A general rate set and assessed on a differential basis as follows:

SOURCE	DIFFERENTIAL CATEGORIES	DIFFERENTIAL FACTOR	PERCENTAGE OF TOTAL GENERAL RATES	GENERAL RATE IN THE DOLLAR OF CAPITAL VALUE (GST INCL)	RATES REVENUE (GST INCL)
General Rate	Residential	1.0000	65.00%	0.00092568	\$21,039,499
	Commercial	1.8455	27.08%	0.00170838	\$8,766,908
	BID Commercial	1.7533	6.92%	0.00162296	\$2,238,381
	Rural	0.4662	1.00%	0.00043153	\$323,684

Land described in Part 2 of Schedule 1 of the Local Government (Rating) Act 2002 (broadly land owned or used by societies for arts or sports) will be assessed 50% of the residential rate (general and transitional rates) that applies to the land.

The revenue sought for 2016/17 is \$212,104.

Targeted Rates

Transitional Rate

The rate is set and assessed on the land value of all rateable properties in the City.

The transitional rates are set on a differential basis on the categories identified in the table below. The rating categories are defined in the Rating Policy. The differential basis is based on the use to which the land is put, the location of the land and/or area of the land.

The total revenue sought is \$129.706 million.

SOURCE	DIFFERENTIAL CATEGORIES	DIFFERENTIAL FACTOR	PERCENTAGE OF TOTAL TRANSITIONAL RATES	TRANSITIONAL RATE IN THE DOLLAR OF LAND VALUE (GST INCL)	RATES REVENUE (GST INCL)
Transitional Rate	Residential	1.0000	63.16%	0.00745521	\$81,928,009
	Commercial	3.0283	26.75%	0.02257668	\$34,689,927
	BID Commercial	2.8769	7.25%	0.02144785	\$9,410,180
	Multi Unit Residential	1.5183	1.79%	0.01131894	\$2,322,058
	Rural Residential	0.5732	0.05%	0.00427321	\$58,919
	Rural Small	0.3868	0.75%	0.00288389	\$972,249
	Rural Large	0.1816	0.25%	0.00135390	\$324,814

Metered Water Rate

The rate is set and assessed for metered and restricted flow water supply on a differential basis to all metered rating units (as defined by Hamilton City Council's Water Supply Bylaw 2013).

The rate is:

- i. a fixed amount based on the nature of the connection as follows:
 - \$430 for all metered rating units(except rural receiving a restricted flow supply);
 - \$318 for rural rating units receiving a restricted flow supply.
- ii. a charge per unit of water consumed or supplied on every metered connection in accordance with the following scale:
 - All metered rating units (except rural receiving a restricted supply) - \$1.79 per kilolitre of water supplied after the first 240 kilolitres of consumption or supply;
 - rural rating units receiving a restricted flow supply - \$1.32 per kilolitre of water supplied after the first 240 kilolitres of consumption or supply.

The rates contribute to the funding of the Water Distribution and Water Treatment and Storage activities.

The total revenue sought is \$9.394 million.

Commercial and Rural Non-metered Water Rate

The rate is set and assessed on non-metered Commercial and Rural properties which are connected to or have a water supply available. The rate is \$430 per separately used inhabited part of the rating unit.

The rates contribute to the funding of the Water Distribution and Water Treatment and Storage activities. The total revenue sought is \$266,600.

Access Hamilton Rate

The rate is set and assessed at a uniform rate per dollar of capital value on all rating units in the City (excluding 100% non-rateable and 50% non-rateable properties).

The rate is \$0.00019173 per dollar of capital value. The total revenue sought is \$5.750 million.

The Access Hamilton rate funds the work programmes and/or financing costs relating to this project as part of the Transport Network activity.

Business Improvement District Rates (BID)

The rate is set and assessed on all separately used or inhabited part of commercial rating units in the BID area as mapped in the Rating Policy. The rate is:

- i. BID Fixed rate: a fixed amount of \$230 per separately used or inhabited parts of a rating unit within the defined area; and
- ii. BID CV Rate: a rate per dollar of capital value required to meet the total revenue (after allowing for the total revenue raised by the fixed amount of \$230 per separately used or inhabited part of a rating unit), is set at \$0.00003424.

The rate provides funding to the Economic Development activity. The total revenue sought is \$322,000.

Hamilton Gardens Rate

The rate is set and assessed as a fixed amount on all separately used or inhabited part of each rating unit within the City. The rate is set at \$11.50.

The rate contributes funding to develop themed gardens and infrastructure as part of the Hamilton Gardens activity.

The total revenue sought is \$707,250.

Services Category Use - Water Rate

The rate is set and assessed on properties as defined as service category (see Rating Policy) and which are connected to the water supply.

- i. a fixed amount of \$430 per separately used or inhabited part of a rating unit; and
- ii. a rate per dollar of land value of the rating unit, set at \$0.00204605

The rate provides funding towards the water distribution and water treatment and storage activities.

The total revenue sought is \$118,399.

Services Category Use - Refuse Rate

The rate is set and assessed on properties defined as service category (see Rating Policy) and which are provided with refuse collection service. The rate is:

- i. a fixed amount of \$149 per separately used or inhabited part of a rating unit; and
- ii. a rate per dollar of land value per rating unit set at \$0.00073504.

The rate provides funding towards the refuse collection activity.

The total revenue sought is \$46,220.

Service Category Use - Sewerage Rate

The rate is set and assessed on properties defined as service category (see Rating Policy) and which are connected to the sewerage network. The rate is:

- i. a fixed amount of \$421 per separately used or inhabited part of a rating unit; and
- ii. The rate per dollar of land value set at \$0.00222648.

The rate provides funding towards the sewage distribution and sewage treatment and storage activities.

The total revenue sought is \$956,604.

Due Dates for Payment of Rates

The due dates for rates covering the financial period 1 July 2016 to 30 June 2017 are as follows:

Area	Instalment 1	Instalment 2	Instalment 3	Instalment 4
North East	18 Aug 2016	10 Nov 2016	16 Feb 2017	11 May 2017
South East	25 Aug 2016	17 Nov 2016	23 Feb 2017	18 May 2017
North West	01 Sep 2016	24 Nov 2016	02 Mar 2017	25 May 2017
South West	08 Sep 2016	01 Dec 2016	09 Mar 2017	01 Jun 2017

Penalties

Pursuant to Section 57 and 58 of the Local Government (Rating) Act 2002 Council authorises the following penalties that may be applied:

- a) A penalty of 10% of the amount due and unpaid on the due date to be added on the day after the due date.
- b) A penalty of 10% of the amount of any rates assessed in any previous year which remain unpaid on 7 July 2016 to be added on the day after 7 July 2016.
- c) A penalty of 10% of the amount of any rates assessed in any previous year which remain unpaid on 7 January 2017 to be added on 7 January 2017.
- d) A penalty of 10% of the amount unpaid for water-by-meter rates charged to be added on the day after the due date.

Committee: Council

Date: 30 June 2016

Report Name: Victoria on the River (VOTR) -
Stage Two Works

Author: Jacob Quinn

Report Status	<i>Open</i>
Strategy, Policy or Plan context	<i>Hamilton Plan, Central City Transformation Plan, Hamilton City River Plan, Economic Development Agenda, Open Space Plan</i>
Financial status	<i>There is budget allocated. Amount \$6.75M.</i>
Assessment of significance	<i>Having regard to the decision making provisions in the LGA 2002 and Councils Significance Policy, a decision in accordance with the recommendations is not considered to have a high degree of significance</i>

1. Purpose of the Report

2. To delegate authority to the Chief Executive to approve and award the contract for Victoria on the River (VOTR) Stage Two (Earthworks and Enhancement) to complete remediation and enhancement of the site.

3. Recommendations from Management

- a) That the report be received.
- b) That Council delegates authority to the Chief Executive to approve and award the contract for the Victoria on the River (VOTR) – Stage Two (Earthworks and Enhancement) for an amount not to exceed \$4,900,000 (plus GST if any).
- c) That Council authorises the Chief Executive to execute any instruments required to give effect to this resolution.

4. Attachments

5. Attachment 1 - VOTR Final Concept Images - June 2016
6. Attachment 2 - VOTR Site Location Plan - June 2016

7. Key Issues

8. [Background](#)
9. The background to this project is fully detailed in the staff report to Council on 15 December 2015 linked [here](#) and to Finance Committee on 18 February 2016 linked [here](#).
10. On 15 December 2015 Council resolved to commence and fund required remediation and enhancement works on Council-owned VOTR site at 268-274 Victoria Street. The Council resolved:

- a) *That the report be received.*
- b) *That Council approves immediate implementation of the remediation detailed in the body of this report at a maximum estimated cost of \$4,150,000 (plus GST if any) to be funded by debt.*
- c) *That Council approves immediate implementation of the enhancement detailed in the body of this report at a maximum estimated cost of \$2,600,000 (plus GST if any) to be funded by debt.*
- d) *That Council authorizes staff to engage suitably qualified consultants to prepare plans, specifications and all documents necessary to publicly tender the works in accordance with Council policy.*
- e) *That staff report back to Council to obtain approval to award the contract for the works in accordance with Council policy.*
- f) *That Council authorizes the Chief Executive Officer to execute any instruments required to give effect to this resolution.*
- g) *That the Chief Executive undertake a safety audit that, as much as reasonably practical, ensures all necessary measures have been taken to ensure the public safety issues raised in the reports have been addressed.*
- h) *That a pre-tender briefing is held to ensure all potential tenderers understand Council's tendering terms and conditions.*

11. VOTR Stage One (Bulk Earthworks)

12. On 18 February 2016 Council delegated authority to the Chief Executive to approve and award the contract for VOTR Stage One (Bulk Earthworks) to commence remediation and enhancement of the site.

13. VOTR Stage One was completed by West Construction Limited in May 2016.

14. The cost of VOTR Stage One was \$1.4 million (the estimate cost was \$1.6 million). VOTR Stage One was completed under budget and ahead of time, as a result of the Contractor experiencing few unexpected contingencies.

15. VOTR Stage One included:

- the removal of 150 truckloads of contaminated "fill" material to landfill,
- the instillation of storm water pipes and catch pits to manage run off,
- temporarily securing the slope with biomat geotextile and perimeter fencing,
- the re-sealing of the VOTR carpark, so that it could reopen for winter.

16. VOTR Stage Two (Earthworks and Enhancement)

17. Staff are preparing to publicly tender the VOTR Stage Two (Earthworks and Enhancement) component of the remediation and enhancement work.

18. The VOTR Stage Two contract will be publicly tendered in accordance with Council's procurement policy and the Council resolution of 15 December 2015.

19. Stage Two is expected to commence in October 2016 and be completed in May 2017.

20. Authority for the Chief Executive to approve and award the contract for the VOTR Stage Two (Earthworks Enhancement) is required to provide sufficient time to proceed to tender, award a contract and commence the works in October 2016.

21. The concept design for the VOTR open space is attached to this report. The VOTR concept was approved at the 15 December 2015 Council meeting.

22. Stage Two entails:
- site preparation, demolition, further earthworks,
 - terraces to eastern/river end of site,
 - landscaping,
 - street furniture,
 - way-finding signage,
 - graphics to the corner of 286 Victoria Street,
 - external lighting and CCTV,
 - site services infrastructure,
 - fall protection, temporary working platforms, and other safety requirements.

23. Consultation

24. The Project Team consulted the neighboring land and property owners, Te Haa o te whenua o Kirikiriroa (THAWK), Council's Disability and Safety staff, the landscape design members of Council's Urban Design Panel and Elected Members through a briefing on 17 May 2016.

25. Through the process of obtaining Resource Consents the project team consulted Waikato Regional Council, Waikato Tainui and Heritage New Zealand.

26. Public Safety

27. As part of the Developed Design stage, the plan is being peer reviewed by an AECOM CPTED expert and a CCTV Specialist has been engaged to provide a CCTV plan for the site, in consultation with Council's Citysafe Team.

28. Financial and Resourcing Implications

29. On 15 December 2015 Council approved a budget of \$6.75 million for the remediation and enhancement of the VOTR site.

30. This included \$4.15 million for the remediation work and \$2.6 million for the enhancement work required to develop the site – noting that the remediation works occur within both Stages One and Two.

Category	Budget	Actual / Estimate
Stage 1 (2015/16)	\$1.6 million	\$1.4 million (actual)
Stage 2 (2016/17)	\$4.9 million	\$4.9 million (estimate)
Total	\$6.5 million	\$6.3 million (estimate)

31. The above estimates include contingency allowances.

32. If sufficient savings are made during Stage 2, staff will investigate the extension of the upper level walkway from VOTR towards Embassy Park.

33. Finance Unit staff will review the financial details prior to award of the contract.

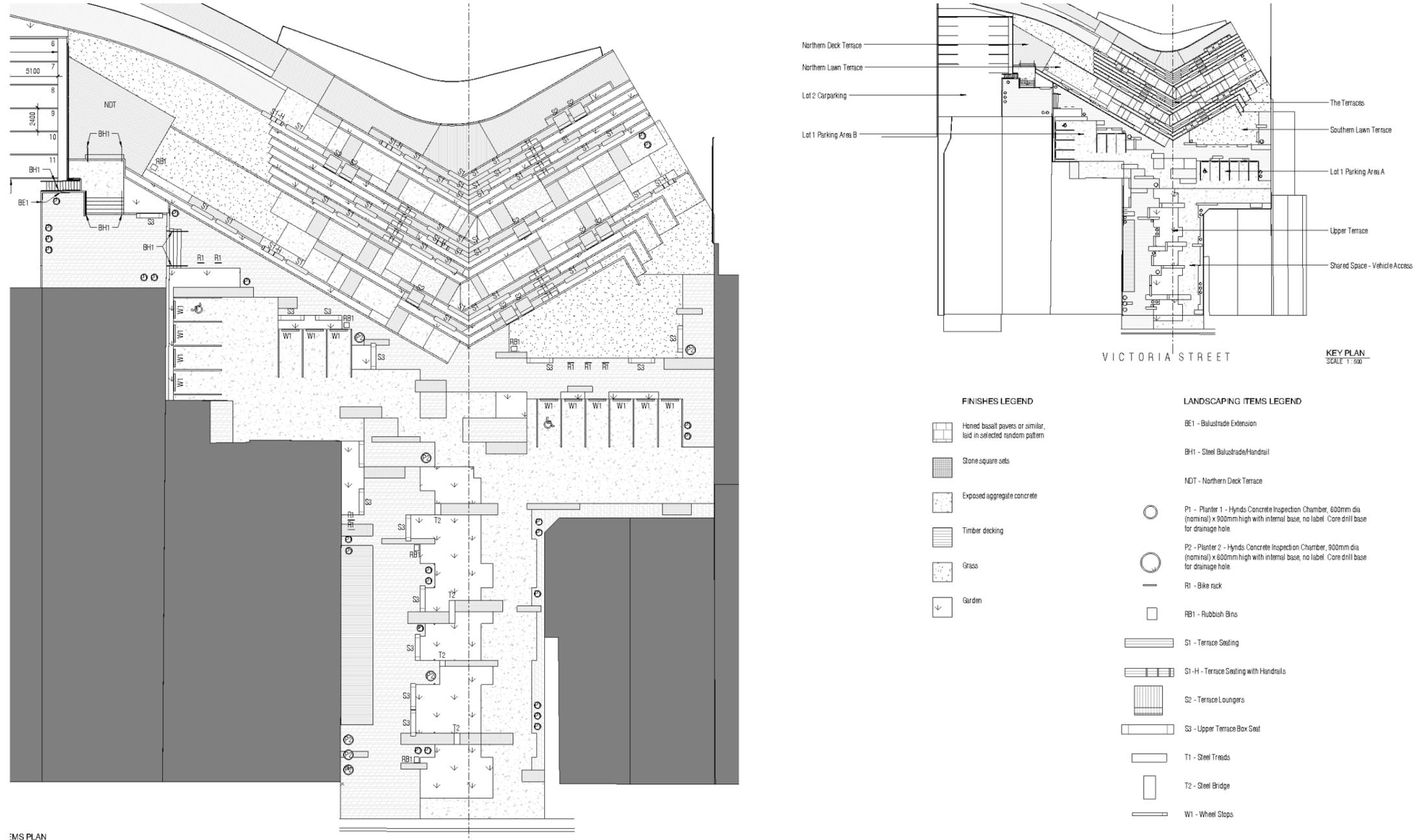
34. Risk

- 35. If authority to approve and award the contract for the VOTR Stage Two (Earthworks Enhancement) is not delegated to the Chief Executive there would not be sufficient time to proceed to tender, award a contract and commence the works in October 2016.

Signatory

Authoriser	Lance Vervoort, General Manager Community
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VICTORIA ON THE RIVER - Developed Design



IMS PLAN

8th June 2016



VICTORIA ON THE RIVER - Developed Design



8th June 2016



VICTORIA ON THE RIVER - Developed Design



8th June 2016



VICTORIA ON THE RIVER - Developed Design



8th June 2016



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8th June 2016



VICTORIA ON THE RIVER - Developed Design



8th June 2016



VICTORIA ON THE RIVER - Developed Design



8th June 2016





08.06.2016
FOR COUNCILLOR APPROVAL

VICTORIA ON THE RIVER

SITE LOCATION

edwardswhitearchitects



Committee: Council

Date: 30 June 2016

Report Name: Rototuna Indoor Recreation
Centre - Funding Contribution
and Operating Agreement

Author: Mathew Bayliss

Report Status	<i>Open</i>
Strategy, Policy or Plan context	<i>Long Term Plan Project</i>
Financial status	<i>There is budget allocated Amount \$4.5m and \$120,000 per annum from July 2017</i>
Assessment of significance	<i>Having regard to the decision making provisions in the LGA 2002 and Councils Significance Policy, a decision in accordance with the recommendations is/is not considered to have a high degree of significance</i>

1. Purpose of the Report

2. The purpose of this report is to provide an update to Council on the Funding Contribution and Operating Agreement (Agreement) relating to the Rototuna Indoor Recreation Centre that has been negotiated between Hamilton City Council, the Ministry of Education (MoE) and the Rototuna High Schools Board of Trustees (Board). The report also outlines the development of a Charitable Trust to manage the facility and the process for appointing trustees.

3. Executive Summary

4. During the 2016/17 Annual Plan development process, Council approved \$4.5million towards the construction of a four court indoor recreation facility that is to be built in partnership with the MoE and the Rototuna High Schools Board.
5. At the 28 April 2016 Council meeting, it was requested that a further update report be provided on the final Funding Contribution and Operating Agreement and the Trust Deed.
6. The agreement has been finalised, reviewed by each of the party's legal advisors and is ready for signing.
7. The final construction cost of the Indoor Recreation Centre will be finalised by 30 June 2016.
8. The Board and Council will establish a Charitable Trust called the Rototuna Indoor Recreation Centre Trust. The trust will manage, promote, coordinate use and raise funds for the Indoor Recreation Centre.
9. The Board, Council and MoE will have representation on the trust with additional representation from Sport Waikato on behalf of the sporting groups. There will be the ability for the trustees to appoint a further two trustees from the community.

10. Included within the agreement is a Shared Use Policy to ensure the use of the Indoor Recreation Centre is maximised by promoting educational outcomes, through use by the school, and recreation outcomes through use by the community and sporting organisations.

11. **Recommendations from Management**

- a) That the report be received
- b) That grant funding of \$52,000 per annum, for capital renewals related to the Rototuna Indoor Recreation Centre, as required by the Ministry of Education, be included in the next Long Term Plan from the 2027/28 year onwards.
- c) That Council appoints Deputy Chief Executive, Lance Vervoort and Swimming and Recreation Manager, Mathew Bayliss, as Initial Trustees of the Rototuna Indoor Recreation Centre Trust.

12. **Attachments**

13. There are no attachments for this report.

14. **Key Issues**

15. Background

During the annual plan process, Council approved \$4.5million towards the construction of two of the four courts that are to be built in partnership with the MoE and the Board at the Rototuna High Schools site.

16. Council also approved an annual operating grant, to help run the facility, and authorized the Chief Executive to enter into a mutually acceptable governance and operations agreement with the Board and the MoE.

17. A Funding Contribution and Operating Agreement has been negotiated and agreed to by the three parties, which outlines the obligations of each. The Agreement specifies the funding arrangements, the ownership of the facility, the operating model and a shared use policy that will dictate the proportion of use by the school and the community.

18. Review of the final Agreement has been undertaken by each party's legal advisors and signing of the agreement can occur after Council's consideration of this report.

19. The governance and management of the facility will be through the establishment of the Rototuna Indoor Recreation Centre Trust and a trust deed has been developed.

20. Strategic alignment

The initiative delivers on a project included in the Long Term Plan 2015 – 2025. It also delivers on a key project outlined in the Regional Sports Facility Plan that was developed and supported by Waikato councils, including Hamilton City Council.

21. Consultation

Consultation has occurred with the prominent sporting codes that will utilise the facility. This discussion has included frequency of usage, design requirements and potential court fees.

22. Implementation

Facility specifications

23. The Agreement specifies that the Rototuna Indoor Recreation Centre will be built by the MoE to the following specifications:

- A minimum total floor area of 3,470m²;

- In a linear four court configuration that will accommodate four full size premier grade Netball courts overlaid with four club size Basketball courts, four club size Futsal (Indoor Football) courts, eight club size Volleyball courts and eight club size Badminton courts;
- A minimum of 3.05 metre run-off areas at the ends of the largest court layout (netball) and a 7.5 metre minimum playing clearance (height);
- Provide a separate community entrance and changing rooms (6 changing rooms in all in the facility);
- The structure to be a standard steel portal construction consistent with the design and construction of the senior high school;
- Wooden sprung floor;
- A combination of natural ventilation and a mechanically assisted system;
- Adjustable lighting between 300-500 lux and some natural light (intermittent clear side paneling);
- Area that can be fitted for a modest amount of spectator seating to be fitted in the future.

Shared use policy

24. The MoE will own the Indoor Recreation Centre, with the Rototuna Indoor Recreation Centre Trust operating and managing the facility through an operating agreement with the Board.
25. A Shared Use Policy ensures that the use of the Indoor Recreation Centre is maximised by promoting educational outcomes, through use by the school, and recreation outcomes through use by the community for sporting and other recreation activities.
26. The Shared Use Policy will be implemented by the Trust which will set fees at an appropriate level that does not create a barrier to community participation.
27. The agreement specifies the amount of community use and school use that the facility will provide – it sets out the protocols and principles of use. The school will have use of the two MoE funded courts between 6.30am and 5.45pm each school day, with the community having use of these courts outside of these hours.
28. The school will also have the ability to book one of the two community courts from 8.00am to 3.30pm on each school day and one of the four courts during school holidays. However national and regional sporting tournaments held in the school holidays will have booking priority over the use of this court by the school.
29. The community has use of all courts outside of these periods. Over the course of a year, use of the facility is estimated to be approximately 60% community use and 40% school use.
30. The agreement also provides clear definitions on the type of use of the facility :
 - **School Use** means all activities associated exclusively with the sport and recreation activity of the school and the running operation of the school and in particular those sport and recreation activities which involve students of the school and teams they may compete against.
 - **Community Use** means all organised and informal/casual sport community and recreation activities, passive recreation and meeting activities, associated fundraising activities carried out by regional sporting organisations, clubs, societies, casual groups and individuals, but excluding all prohibited uses (specified in the Shared Use Policy) and school use of the facility.
31. **The Trust**
32. Once established, the Trust will manage, promote, coordinate use and raise funds for the Indoor Recreation Centre.

33. Inaugural representation on the Trust is proposed as follows:
- Two Representative Trustees appointed by the Rotorua High School Board
 - Two Representative Trustees appointed by Hamilton City Council
 - One Representative Trustee appointed by Sport Waikato
 - One representative Trustee appointed by the MoE.
34. The trust deed gives the trustees the ability to appoint two community trustees if they so wish.
35. The appointment of initial trustees is to commence in July 2016.
36. The Board and Trust shall, through the operating agreement between the parties, develop principles that enable the use of the Indoor Recreation Centre for both sports code organised and national/regional schools tournaments. They will also establish a bookings protocol, with advice from Sport Waikato, to prioritise use of the facility by the codes with the greatest need. This will take into account use of other facilities within the city and surrounding areas.
37. The Trust will appoint a facility coordinator and any other appropriate staff to manage the Indoor Recreation Centre's bookings, use, maintenance schedule and the facilities financial performance.
38. The Trust will also develop and implement a business plan (including marketing) and annual budget. It will report annually to the Board and Council on the results achieved.
39. Council needs to appoint two Trustees that will provide the necessary skills and experience on the Trust, as well as represent Council's interests. It is recommended that Council appoints two appropriate people to the Trust whose tenure can cross over the local government election period.
40. **Timeframes**
- Signed Funding Contribution and Operating Agreement – by 15 July 2016
 - Trust Deed Completed – 31 May 2016
 - Design Scope completed – 30 June 2016
 - Final Construction cost confirmed – 30 June 2016
 - Ground pre-loading – June/July 2016
 - Trustees Appointed – July 2016
 - Development of Operating Agreement between Board and Trust commences – July/August 2016
 - Detailed design commences - July 2016
 - Detailed design finalised - October 2016
 - Construction commences – October 2016 (staged construction)
 - Facility opens – June 2017.
41. **Financial and Resourcing Implications**
42. **Contribution to construction costs**
43. HCC will fund \$4.5 million for the construction of two of the courts and associated changing rooms, reception area, storage and staff facilities. The funds are to be paid to MoE within 7 working days of the agreement being signed by all 3 parties.
44. MoE has estimated the cost of the facility to be \$9.1 million (\$4.5 million HCC and MoE \$4.6 million).
45. MoE is to receive a definitive quote from Arrow International Ltd (contracted school construction company) by 30 June 2016.
46. Should the final construction value of the 2 community courts and associated changing and storage facilities being funded by Council be above \$4.5 million then the parties will review

options to ensure Council’s construction grant does not exceed \$4.5 million. This includes: reviewing and agreeing on amendments to the minimum recommended specifications and floor plan design and/or what components can be left out of the initial construction, to be completed at a later date when additional funds become available.

- 47. Waikato District Council have been approached about becoming a partner in the project in the future. Waikato District elected members have attended a site visit and presentation from HCC and school staff on the project. Waikato District considered the request and whilst were very supportive, had a view that the funding of cross boundary facilities is better considered as a whole rather than on a case by case basis. WDC staff have been asked by their Council to continue discussions on this matter whilst preparation of a Sports and Recreation Strategy is underway. The strategy will look to address the matter of how to approach cross boundary funding in a consistent manner.
- 48. **Operational, maintenance and renewals funding**
- 49. As part of the \$120,000 annual operating grant approved by Council, \$25,000 will go to the Board for routine annual maintenance of the facility (as required by MoE policy)
- 50. HCC will also provide an annual operating grant to the Trust of the remaining \$95,000 from July 2017. The Trust will utilise the operational grant from HCC, along with funding from the Board, to run the facility. It will also gain revenue from fees charged to sporting groups and the community.
- 51. A draft operational budget has been formulated but the Trust will need to finalise this once it is has been established.
- 52. No depreciation will be paid by HCC or MoE on the facility as a provision for a capital maintenance (renewal) fund should renew the building components over time. When the facility finally gets to the end of its usable life fundraising will need to occur to build a new one – this is accepted and agreed by MoE and HCC.
- 53. Further to the resolutions passed by Council in February 2016 the MoE has advised that they require Council to provide annual capital renewals funding of \$52,000 per annum from 10 years after the completion date of the facility construction (2027 onwards). The MOE will also provide \$52,000 per annum for this. It is proposed that a provision for HCC’s share be included in the next Long Term Plan.
- 54. **Other funding**
- 55. Further funding will be needed for ancillary supporting and sport equipment e.g. drop nets for court separation; score boards; retractable basketball goals; nets, goals and other equipment for netball, Futsal, volleyball and badminton. The Trust will be able to apply to various funders for these components.
- 56. The agreement allows for the Trust to sell naming rights of the facility, with funds to be used for enhancements to the facility and/or operational costs.
- 57. The agreement also requires appropriately sized and worded signage that acknowledges Council’s contribution to the construction and operation of the facility.

Signatory

Authoriser	Lance Vervoort, General Manager Community
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Committee: Council

Date: 30 June 2016

Report Name: RATA Multi-party funding agreement

Author: Blair Bowcott

Report Status	<i>Open</i>
Strategy, Policy or Plan context	<i>Access Hamilton</i>
Financial status	<i>There is budget allocated in the City Transportation Operations and Maintenance programme</i>
Assessment of significance	<i>Having regard to the decision making provisions in the LGA 2002 and Councils Significance Policy, a decision in accordance with the recommendations is not considered to have a high degree of significance</i>

1. Purpose of the Report

- This report seeks delegation for the Chief Executive to enter into a sole supplier contract with the Waikato Local Authority Shared Services (LASS) for provision of strategic transport asset management via the Waikato Road Asset Technical Accord (RATA).

3. Executive Summary

- The Finance Committee on [19 May 2016](#) considered the RATA Multi-party funding agreement.

- The committee resolved:

“That

- The report be received;*
- The Chief Executive is to raise the role and membership of the political Advisory group with LASS at the 10 June meeting and report back to this Council before 1 July 2016 meeting; and*
- An Approved Contract sum of \$120,000 is approved for the first 2 years of operation until 30 June 2018, which includes a contingency amount of \$18,000 if any additional work is instructed.”*

- The RATA Multi-party funding agreement was modified at the Waikato LASS meeting on 10 June 2016 to remove any reference to a Political Advisory Group. The Business Plan has modified the notion of a Political Advisory Group to a Mayoral Reference Group.

- The Mayoral Reference Group comprises three Mayors appointed by the Mayoral Forum and the NZTA Regional Manager. This group will be supported by the Waikato LASS CEO and a Council CEO.

- We are satisfied that the changes agreed to the RATA documents reflecting the feedback from the Finance Committee. The Mayoral Reference Group has no decision making responsibility

and exists to provide the Mayoral Forum with an opportunity to understand and support the work of RATA.

9. The RATA Multi-party funding agreement was approved by the Waikato LASS and is awaiting execution by HCC.

10. Recommendations from Management

- a) That the report be received
- b) That the Chief Executive is delegated to enter into a multi-party funding agreement with the Waikato Local Authority Shared Services for the Waikato Road Asset Technical Accord's service from 1 July 2016 for a period of 2+3+3 years (with rights of renewal after each period and an ability for Councils to stay or opt out).

11. Attachments

12. Attachment 1 - Road Asset Technical Accord (RATA) - Multi Party Funding Agreement
13. Attachment 2 - RATA Business Plan
14. Attachment 3 - RATA Mayoral Advisory Group Terms of Reference

Signatory

Authoriser	Chris Allen, General Manager City Infrastructure Group
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**Multi Party Funding and Services Agreement
Between**



Hamilton City Council

And



Waipa District Council

And



Waikato District Council

And



Matamata-Piako District Council

And



Hauraki District Council

And



Thames Coromandel District Council

And



Otorohanga District Council

And



Waitomo District Council

And



South Waikato District Council

And



Waikato Local Authority Shared Services Limited

1.0 Date of Agreement

- 1.1 This Agreement is made on 1 July 2016 (“Effective Date”).

2.0 Parties

- 2.1 Hamilton City Council (“HCC”), a territorial authority constituted under the Local Government Act 2002 and an approved organisation and road controlling authority under the Land Transport Management Act 2003;
- 2.2 Waipa District Council (“Waipa DC”), a territorial authority constituted under the Local Government Act 2002 and an approved organisation and road controlling authority under the Land Transport Management Act 2003;
- 2.3 Waikato District Council (“Waikato DC”), a territorial authority constituted under the Local Government Act 2002 and an approved organisation and road controlling authority under the Land Transport Management Act 2003;
- 2.4 Matamata-Piako District Council (“MPDC”), a territorial authority constituted under the Local Government Act 2002 and an approved organisation and road controlling authority under the Land Transport Management Act 2003;
- 2.5 Hauraki District Council (“HDC”), a territorial authority constituted under the Local Government Act 2002 and an approved organisation and road controlling authority under the Land Transport Management Act 2003;
- 2.6 Thames Coromandel District Council (“TCDC”), a territorial authority constituted under the Local Government Act 2002 and an approved organisation and road controlling authority under the Land Transport Management Act 2003;
- 2.7 Otorohanga District Council (“ODC”), a territorial authority constituted under the Local Government Act 2002 and an approved organisation and road controlling authority under the Land Transport Management Act 2003;
- 2.8 Waitomo District Council (“Waitomo DC”), a territorial authority constituted under the Local Government Act 2002 and an approved organisation and road controlling authority under the Land Transport Management Act 2003; and
- 2.9 South Waikato District Council (“SWDC”), a territorial authority constituted under the Local Government Act 2002 and an approved organisation and road controlling authority under the Land Transport Management Act 2003,
- (Collectively the “Funding Partners”).
- 2.10 Waikato Local Authority Shared Services Limited (“LASS”).

3.0 Recitals

- 3.1 The New Zealand Transport Agency’s Planning and Investment Knowledge base stipulates that multi-party projects involving more than one road controlling authority or approved organisation receiving financial assistance from the New Zealand Transport Agency (“NZTA”) must be conditional on those parties entering into a formal funding agreement which is to be developed in consultation with the appropriate NZTA Regional Planning and Investment Manager.
- 3.2 The Funding Partners have applied to receive, or are presently receiving, funds from NZTA for the Services to be provided under this Agreement. All Funding Partners have presented reports to

each of its Council and have gained commitment to engaging LASS to provide the Services.

- 3.3 The Funding Partners intend to engage LASS to provide them with services relating to road asset management, including the operation of a centre of excellence for road asset management known as the Road Asset Technical Accord ("RATA").
- 3.4 This Agreement outlines the terms and conditions under which LASS will provide the Services to the Funding Partners. The arrangement between the Funding Partners is purely contractual for the purposes of sharing services (and nothing else) and does not give rise to a Council Controlled Organisation.

4.0 Definitions

- 4.1 In this Agreement, unless the context requires otherwise:

"Agreement" means this agreement, including all schedules;

"Best Industry Practice" means the exercise of the skill, diligence, prudence, foresight and judgement, as determined by reference to good international practice generally applied in OECD countries and which would be expected from a skilled and experienced person under the same or similar circumstances to those applicable under this Agreement;

"Business Hours" mean 8 am to 5 pm on a Business Day;

"Business Day" means any day of the year other than a Saturday, a Sunday, a New Zealand public holiday or provincial anniversary day in Hamilton;

"Business Plan" means the business plan for RATA as set out in Schedule 1 (Business Plan), and any amendment to that plan approved by the LASS Board;

"Charges" means the charges as described in Schedule 4 (Charges) and payable in accordance with the terms and conditions of this Agreement;

"Confidential Information" means any information:

- a. relating to the terms of this Agreement and includes the Data, Funding Partner Materials and LASS Materials;
- b. relating directly or indirectly to any party and their respective affairs received pursuant to this Agreement or otherwise obtained or discovered during the Services;
- c. disclosed by any party to another party on the express basis that such information is confidential; or
- d. which might reasonably be expected by a party to be confidential in nature,

provided that, where information, relates exclusively to one party, nothing in this Agreement will require that party to maintain confidentiality in respect of that information.

"Data" means:

- a. the data inputted by any party in relation to the Services;
- b. any data or information which relates directly or indirectly to an individual from which the identity of the individual can be directly or indirectly ascertained and which is held by or is under the control of the parties; and
- c. any data, information, record, list, configuration and work (in whatever form and on any medium) that relates to the Services which is stored by any of the parties;

“**Effective Date**” has the meaning given to it in clause 1.1;

“**Funding Partners**” means the parties listed in clause 2;

“**Funding Partner Data**” means, for any Funding Partner, Data in existence prior to the date of this Agreement in which it has Intellectual Property Rights and all Data relating to persons within that Funding Partner’s district arising after the Effective Date (including, any Data relating to customers, ratepayers or roading assets within that Funding Partner’s district);

“**Funding Partner Materials**” means any works and materials that exist as at the date on which those materials are first used for the purposes of this Agreement, including (without limitation) the Intellectual Property Rights of which are vested in a Funding Partner;

“**GST**” means goods and services tax chargeable in accordance with the Goods and Services Tax Act 1985;

“**Intellectual Property Rights**” means all rights to copyright, inventions (including patents), registered and unregistered trade marks, rights in computer software, databases and lists, operating manuals, quality manuals, confidential information, trade names, registered and unregistered design, semiconductor or circuit layout rights, know-how and any enhancements or modifications relating to the same, trade or other proprietary rights or rights derivative of those rights (including licence rights) anywhere in the world as well as any other rights in intellectual property which are recognised or protected under law;

“**Lass Board**” means the board of directors of LASS;

“**LASS Data**” means Data in existence prior to the date of this Agreement in which LASS has Intellectual Property Rights;

“**LASS Materials**” means any works and materials that exist as at the date on which those materials are first used for the purposes of this Agreement, including (without limitation) the Intellectual Property Rights of which are vested in LASS;

“**NZTA**” means the New Zealand Transport Agency;

“**RATA Advisory Group**” means the project advisory group constituted under clause 8.2(a);

“**RATA**” has the meaning given to it in clause 3.3.

“**Services**” means the services described in Schedule 3 (Services);

“**Services Agreement**” means a services agreement between LASS and Waipa DC pursuant to which Waipa DC provides the Services;

“**Technical Advisory Group**” or “**TAG**” means the technical working group constituted under clause 8.2(c);

“**Term**” means the term of this Agreement as set out in clause 5; and

“**Waikato Mayoral Forum**” means the Mayoral Forum established by the territorial authorities of the Waikato region.

4.2 Interpretation

Unless the context otherwise requires:

- a. a reference to a clause is a reference to a clause of this Agreement;
- b. a reference to an appendix or schedule is a reference to an appendix or schedule to this Agreement;
- c. a gender includes each other gender;
- d. the singular includes the plural and vice versa;
- e. a reference to a "party" is a reference to a party to this Agreement and includes a reference to that party's successors in title, permitted assignees and transferees (if any);
- f. a reference to "writing" includes email;
- g. whenever the words includes or including are used in this Agreement, they are deemed to be followed by the words "without limitation";
- h. a reference to any legislation, policy or standard includes a modification of that legislation, policy or standard or, in the case of legislation, legislation enacted in substitution for that legislation and a regulation, order-in-council and other instrument from time to time issued or made under that legislation;
- i. headings to clauses in this Agreement and the table of contents are included for the purpose of ease of reference only and are not to have any effect on construction and interpretation;
- j. the appendices and recitals form an integral part of this Agreement and will have effect as if set out in full in the body of this Agreement and any reference to this Agreement includes the appendices and recitals.
- k. a reference to any time is a reference to New Zealand time;
- l. a reference to currency is a reference to New Zealand currency, unless expressly provided otherwise; and
- m. a reference to a day, other than a Business Day, is a reference to any calendar day of the year.

5.0 TERM

5.1 Initial Term

This Agreement will commence on the Effective Date and will, subject to earlier termination in accordance with the provisions of this Agreement, continue for a term of 2 years (the "Initial Term").

5.2 Renewal

Upon expiry of the Initial Term, all or part of this Agreement will automatically renew for two further terms of three years each (each, a "Renewal Term") unless LASS, by written notice to the Funding Partners, terminates this Agreement not less than 12 months before the end of the Initial Term or either Renewal Term (as the case may be).

6.0 SERVICES

6.1 Provision of the Services

LASS shall provide the Services and any additional services as may be agreed between the parties on the terms and conditions of this Agreement.

6.2 Obligations of LASS

In providing the Services, LASS agrees to:

- a. provide the Services:
 - i. in accordance with the terms of this Agreement;
 - ii. with all due care, skill, promptness and diligence by suitably competent and trained personnel;
 - iii. in a good, professional and timely manner; and
 - iv. with full consideration of all advice provided by the RATA Advisory Group;
 - v. in accordance with all reasonable instructions received from the Funding Partners from time to time; and
- b. comply with all laws and regulations relevant to the provision of the Services.

6.3 Obligations of the Funding Partners

In engaging LASS to provide the Services, the Funding Partners agree to:

- a. participate as required in the tasks and projects set out in the Business Plan and any other task or project that is incidental to the Business Plan;
- b. work together co-operatively and in good faith;
- c. provide information as may be required by LASS to perform the Services;

- d. keep each other party fully informed of all matters relating to the Services and to act promptly and reasonably in conducting all matters relating to Services;
- e. acknowledge each Funding Partner's funding and participation relating to the Services whenever called for in public statements or in any written publication; and
- f. notwithstanding the right for the media to report on any public meeting and only in accordance with the terms and conditions of this Agreement, authorise LASS to make public statements or release documentation on behalf of the parties.

7.0 CHARGES AND PAYMENT

7.1 Payment of the Charges

The Funding Partners will pay the Charges in consideration of LASS providing the Services in accordance with this Agreement.

7.2 Payment of the Charges

Charges for participation in RATA are payable annually in advance and LASS will invoice each of the Funding Partners. Each Funding Partner will pay the invoiced amount by the 20th day of the month following the date of the invoice.

Charges for data collection costs and project related costs are payable quarterly in advance and LASS will invoice each of the Funding Partners that portion of the Charges payable by each Funding Partner payable by LASS in the applicable quarter for the year specified in the current Business Plan. LASS will also provide to the Funding Partners reasonable details of the Services to be provided in respect of the Charges and a calculation of the apportionment between the Funding Partners. Each Funding Partner will pay the invoiced amount by the 20th day of the month following the date of the invoice.

Each funding partner will provide a purchase order at the start of each financial year for all expected charges and supply this purchase order number to LASS.

7.3 Payments

All amounts and fees stated or referred to in this Agreement:

- a. will be payable in New Zealand Dollars; and
- b. are exclusive of GST.

7.4 Invoice disputes

If any of the Funding Partners disputes an invoice, that Funding Partner may withhold any disputed sum until the dispute is resolved, but will pay the undisputed portion in accordance with this clause 7. LASS will not be excused from performing its obligations under this Agreement while an invoice is disputed by a Funding Partner.

7.5 GST

All consideration expressed in or due under this Agreement is exclusive of GST. In addition to such consideration, the Funding Partners will pay to LASS the amount of all GST chargeable on any taxable supply by LASS under this Agreement. Any amount payable by the Funding Partners under this clause 7.5 will be payable on the date and in the same manner as the balance of

consideration for the relevant supply is payable under this Agreement.

8.0 GOVERNANCE

8.1 Establishment

The parties will establish the RATA Advisory Group and the Technical Advisory Group (as those terms are defined below) with the composition, functions and powers set out in this clause 8 and the Business Plan.

8.2 Roles and Composition

a. RATA Advisory Group

The parties will establish a RATA advisory group (the "RATA Advisory Group") that will provide strategic advice to LASS in respect of the performance of the Services and will have the functions, responsibilities and rights outlined in the Business Plan. The RATA Advisory Group shall comprise:

- i. one funding partner Chief Executive nominated by the LASS Board
- ii. The Group Manager Service Delivery of Waipa DC
- iii. Up to two senior executives appointed by LASS
- iv. A senior executive nominated by NZTA.

b. Technical Advisory Group

The parties will establish a technical working group (the "Technical Advisory Group") that will provide technical advice to the Governance Group and LASS on the performance of the Services under this Agreement and will have the functions, responsibilities and rights outlined in the Business Plan. The Technical Advisory Group shall comprise up to:

- i. one technical expert nominated by each Funding Partner; and
- ii. two technical experts nominated by NZTA having regard to the Services anticipated under this Agreement.

8.3 Effective Date Members

On the Effective Date, each of the RATA Advisory Group and the Technical Advisory Group will have the members set out in the adopted RATA Business Plan for each group.

8.4 Meetings

Each of the RATA Advisory Group and the Technical Advisory Group shall establish its own meeting schedule and meeting procedure, including quorum, voting and approval thresholds.

9.0 PERFORMANCE OF THE SERVICES

9.1 Appointment

LASS will appoint Waipa DC to provide the services as identified in the Business Plan. There will be established a contract between LASS and Waipa DC for the provision of the services which will

require employment of suitable personnel to the roles with respect to RATA (the "Specific Personnel").

9.2 Functions and Duties

The functions and duties of Waipa DC and the Specific Personnel will be as specified in the Services Agreement.

10.0 OFFICIAL INFORMATION AND RELEASE

10.1 Relevant Acts

The Funding Partners recognise that:

- a. they are subject to the Local Government Official Information and Meetings Act 1987, the Privacy Act 1993 and the Public Records Act 2005 (collectively the "Acts"); and
- b. this Agreement, the Business Plan and meetings of PAG and TAG are likely to be subject to the Acts.

10.2 Co-operation

The Funding Partners agree to co-operate fully and promptly in assessing any request to one or more of them for the release of information under any of the Acts, with particular regard to the time limits for transfer of requests and responding to requests under those Acts.

11.0 ADDITION OF FUNDING PARTNERS

With the approval of the LASS Board, additional local authorities may be added as parties to this Agreement by signing a deed of accession agreeing to be bound by the terms of this Agreement. Any local authority added as a party to this Agreement will be a Funding Partner under this Agreement.

12.0 DATA AND INTELLECTUAL PROPERTY

12.1 Acknowledgement

- a. **Funding Partner ownership:** LASS acknowledges and agrees that each Funding Partner or its licensor is and remains owner of, and retains all Intellectual Property Rights in, all of its respective Funding Partner Materials and Funding Partner Data.
- b. **LASS ownership:** Each Funding Partner acknowledges that LASS or its licensor, as the case may be, is and remains owner of, and retains all Intellectual Property Rights in:
 - i. the LASS Materials;
 - ii. any pre-existing proprietary methodologies of LASS utilised in the course of providing the Services under this Agreement; and
 - iii. has and continues to have sole and exclusive ownership of, and all Intellectual Property Rights in, all LASS Data.

12.2 Licence

Each Funding Partner hereby grants to LASS a non-exclusive, non-transferable (other than the right to sub-license to subcontractors in accordance with this Agreement), irrevocable, royalty-free licence to access, possess, store, use and reproduce the Funding Partner Materials and Funding Partner Data, and all associated Intellectual Property Rights, only to the extent

necessary to, and solely for the purpose of, providing the Services and as authorised by this Agreement, during the Term.

12.3 Know how

Nothing in this Agreement restricts either the Funding Partner or LASS from using any general ideas, concepts, know-how or techniques which any party, individually or jointly, develops or discloses under this Agreement, except to the extent that use infringes the Intellectual Property Rights of another party or breaches an obligation of confidentiality under clause 13.

12.4 Ownership of developed IP and data

- a. Title to all Intellectual Property Rights in material created or developed by LASS in the course of performing the Services (the "Developed Materials") will be owned solely and exclusively by LASS, but only to the extent that the Developed Materials do not contain any Funding Partner Data and/or Funding Partner Materials.
- b. LASS hereby grants to each of the Funding Partners a non-exclusive, transferable (including the right to sub-license), perpetual, irrevocable, worldwide, royalty-free licence to access, possess, store, use, reproduce, modify and adapt the Developed Materials for each parties own use, and will provide the Developed Materials to such other party on request.

13.0 CONFIDENTIALITY

13.1 Protection of Confidential Information

- a. **Non-disclosure:** Subject to clause 13.1(b) and clause 13.2, each party will treat as confidential and not disclose to any third party nor use for its own benefit (other than for the purposes of this Agreement), any Confidential Information that is the Confidential Information of any other party.
- b. **General exceptions:** Clause 13.1(a) does not preclude a party disclosing Confidential Information:
 - i. if that information was known, or becomes known, to the public through no act or default of the recipient;
 - ii. that the recipient is required by law to disclose, so long as the recipient provides written notice of the required disclosure promptly upon receipt of notice of the required disclosure (if it is permitted to do so by law);
 - iii. that was lawfully known to the recipient prior to the date it was received;
 - iv. that becomes available to the recipient from a source other than a party to this Agreement provided that the recipient has no reason to believe such source is itself bound by an obligation of confidence to the person that disclosed that information or is otherwise prohibited under law from disclosing that information;
 - v. that has been or is independently developed by the recipient;
 - vi. to any professional adviser for the purposes of rendering professional services to a party and in relation to this Agreement;
 - vii. to the extent that that disclosure is authorised by this Agreement; or

- viii. if that disclosure is approved for release with the prior written consent of the party from whom the Confidential Information is first received.

13.2 Limited disclosure

- a. **LASS:** Subject to clause 13.2(c), LASS may disclose the Confidential Information of a Funding Partner only to the subcontractors, personnel and professional advisers who need to know the same for the sole purpose of enabling LASS to perform its obligations and exercise its rights under this Agreement. LASS will ensure that its personnel, professional advisers and subcontractors are aware of and comply with the terms of this clause 13.
- b. **Funding Partner:** Subject to clause 13.2(c), a Funding Partner may disclose Confidential Information of LASS to a Funding Partner's personnel and professional advisers who need to know the same, in connection with the Services and/or this Agreement, and the Funding Partner will ensure that its personnel and professional advisers are aware of and comply with the terms of this clause 13.
- c. **Disclosure to Subcontractors and service providers:** Other than as set out in this clause 13.2 no party will disclose another party's Confidential Information to any subcontractor or service provider (including any potential service provider), unless the relevant person needs to know the Confidential Information to perform obligations under this Agreement and has given a written confidentiality undertaking to the party that owns the Confidential Information and for the benefit of that party in terms substantially similar to those set out in this clause 13. All such undertakings from third parties will be provided to the other parties on request.

13.3 Data

LASS will ensure that all Data (including Funding Partners Data and Funding Partners Materials) in LASS's possession or for the time populating any database maintained by LASS or its personnel or subcontractors relating to the Services (and any backup archives of that information) is kept in secure custody and is managed and protected and only disclosed or otherwise dealt with in accordance with good commercial practice and this Agreement.

14.0 TERMINATION

14.1 Termination

Following expiry of the Initial Term,

- a. the Funding Partners collectively or LASS may terminate this Agreement by giving all other parties at least 12 months prior written notice; and
- b. any individual Funding Partner may terminate its involvement in the Agreement by giving the other Funding Partners and LASS at least 12 months prior written notice.

14.2 Consequences of termination

If the Agreement expires or is terminated in accordance with clause 14.1:

- a. any charges and out-of-pocket costs, fees and expenses payable by LASS (including under the Services Agreement) in connection with the exercise of such right will be reimbursed by the Funding Partners promptly upon request by LASS; and
- b. LASS will, if requested by the Funding Partners, assist the Funding Partners in transitioning the Services to another service provider prior to termination and LASS may charge the Funding Partners for any applicable costs incurred in connection with the transition of the

Services.

14.3 Survivorship

Upon termination of this Agreement, the Funding Partners will remain liable to LASS for the Charges owed and payable in respect of Services provided prior to the effective date of termination. Notwithstanding termination of this Agreement, clauses 12 (Data and Intellectual Property), 13 (Confidentiality) and 14 (Termination), together with those other clauses, the survival of which is necessary for the interpretation or enforcement of this Agreement, will continue to have effect.

15.0 DISPUTE RESOLUTION

15.1 Initial process

If a dispute arises or occurs (a "Dispute"), each party to the Dispute must use its reasonable endeavours to resolve that Dispute through good faith negotiations and informal dispute resolution techniques within 20 Business Days after the date on which the Dispute arose (the "Initial Negotiation Period").

15.2 Escalation

If the Dispute is not resolved by the relevant parties by the end of the Initial Negotiation Period, then the unresolved Dispute shall be referred to the respective Chief Executive Officers of the parties involved, who will use their best efforts to resolve the unresolved Dispute within 20 Business Days of the end of the Initial Negotiation Period (the "Second Negotiation Period").

15.3 Binding arbitration for unresolved Disputes

- a. **Matters referred to arbitration:** If a Dispute is not resolved under clause 15.2 by the end of the Second Negotiation Period, then any person who is a party to the Dispute may give written notice to the other party or parties involved in the Dispute requiring that the unresolved Dispute be referred to arbitration for determination in accordance with this clause 15.3.
- b. **Conduct of arbitration:** In the event of a submission to arbitration under clause 15.3(a) single arbitrator will conduct the arbitration pursuant to the Arbitration Act 1996 (and protocols of the Arbitrators' and Mediators' Institute of New Zealand, Inc.) (together the Arbitration Act), provided that:
 - i. the arbitrator will be such person as the parties involved in the Dispute may agree upon in writing or, failing agreement being reached within 3 Business Days of the date upon which the notice is given under clause 15.3(a) the person appointed as arbitrator by the President or Vice-President of the Arbitrators' and Mediators' Institute of New Zealand, Inc. (or his or her nominee) after receiving a request in writing from any party involved in the Dispute to appoint an arbitrator;
 - ii. the place of arbitration will be Hamilton, New Zealand;
 - iii. the arbitrator will decide the Dispute in accordance with New Zealand law and conduct the arbitration in accordance with the Arbitration Act.

15.4 Urgent Relief

Nothing in this clause 15 will preclude any relevant party involved in the Dispute from taking immediate steps to seek urgent equitable relief before a New Zealand court.

16.0 NOTICES

- 16.1 Every notice to be given by a party to the other parties under or in connection with this Agreement must be in writing and sent using one of the addresses listed in Schedule 2.
- 16.2 Every notice to be given by a party under or in connection with this Agreement will be deemed to be received, as follows:
- a. personal delivery, at the time of delivery to such person's physical address;
 - b. mailing by post, 3 Business Days after the date of mailing to such person's address; and
 - c. facsimile transmission, at the time the sender's facsimile machine confirms by way of successful transmission report that the facsimile was transmitted to the facsimile number of the recipient.
- 16.3 For the purposes of this Agreement, any notice transmitted by facsimile or delivered after 5.00 pm on a Business Day, or at any time on a non-Business Day, will be deemed received at 9.00 am on the next Business Day.
- 16.4 If a written notice of change of address or facsimile number is notified to parties by any of the methods specified in clause 16.2 above, then the new address or facsimile number will be deemed to be that party's address or facsimile number for the purposes of this Agreement.

17.0 INDEMNITY

The Funding Partners shall, jointly and severally, indemnify LASS for any claim, loss, damages, liability or expense incurred or suffered by LASS under the indemnity in clause 13 of the Services Agreement. In general liability will be shouldered by the party responsible (or at least to the extent it is responsible) for the respective claim or loss.

18.0 GENERAL**18.1 No third party benefit**

This Agreement does not and is not intended to confer any benefit or create any obligation enforceable at the suit of any person who is not a party to this Agreement.

18.2 Amendments

- a. Amendments to this Agreement shall only be effective if agreed by all parties in writing.
- b. Amendments to the Business Plan shall only be effective those amendments are agreed to by all parties in writing.

18.3 No Partnership

Except as anticipated under this Agreement, nothing in this Agreement is intended to or will operate to create a partnership or joint venture of any kind between the parties, or to authorise any party to act as agent for the other, and no party will have authority to act in the name or on behalf of or otherwise to bind the other in any way (including but not limited to the making of any representation or warranty, the assumption of any obligation or liability and the exercise of any right or power).

18.4 Statutory Obligations of Funding Partners

Each Funding Partner recognises that the other(s) has statutory accountabilities and obligations, including reporting obligations, and that each must perform them without improper influence of or consideration for the other(s).

18.5 Severance

The legality, invalidity or unenforceability at any time of any provision of this Agreement shall not affect the legal, validity or enforceability of the remaining provisions in this Agreement.

18.6 Further Assurances

Each of the parties agree to execute and deliver any documents and do all things as may reasonably be required by one or other of the parties to obtain the full benefit of this Agreement to its true intent.

18.7 Reliance on Own Judgment

Each of the parties confirms that it is acting on its own judgment and not in reliance upon any representation or warranty made by one or more of the other parties or their employees or agents.

18.8 No assignment

There shall be no assignment, transfer or creation of any encumbrance over any rights or obligations in this Agreement. Any purported assignment in breach of this clause will confer no rights on the purported assignee.

18.9 No waiver

A waiver of any right under this Agreement shall not be effective unless given in writing. A failure to exercise or delay in exercising any right under this Agreement shall not operate as a waiver of that right.

18.10 Counterparts

This Agreement may be executed in any number of counterparts and by the parties to it on separate counterparts, each of which will be an original, but all of which together will constitute one and the same instrument. This Agreement is not effective until each party has executed at least one counterpart.

18.11 Governing Law

The validity, construction and performance of this Agreement (and any claim, dispute or matter arising under or in connection with it or its enforceability) and any non-contractual obligations arising out of or in connection with it will be governed by and construed in accordance with the law of New Zealand.

Signed as an Agreement: 10 June 2016

IN WITNESS THEREOF this Agreement has been signed on the date above written

Signed for
Hamilton City Council
by:

Richard Briggs
Chief Executive

Signed for
Waipa District Council
by:

Garry Dyet
Chief Executive

Signed for
Waikato District
Council
by:

Gavin Ion
Chief Executive

Signed for
Matamata-Piako
District Council
by:

Don McLeod
Chief Executive

In the presence of:

Name:

Occupation:

Address:

Sally Davis

Sally Davis

LASS CEO

*12 Summer Lane
Tairua*

Sally Davis

Sally Davis

LASS CEO

*12 Summer Lane
Tairua*

Sally Davis

Sally Davis

LASS CEO

*12 Summer Lane
Tairua*

Signed for
Hauraki District
Council
by:



Langley Cavers
Chief Executive

Signed for
Thames Coromandel
District Council
by:



Rob Williams
Chief Executive

Signed for
Otorohanga District
Council
by:

Dave Clibbery
Chief Executive

Signed for
Waitomo District
Council
by:



Chris Ryan
Chief Executive

In the presence of:



Name:
Deborah Lee

Occupation:
Executive Assistant

Address:
416 Te Kowhai Rd
Hamilton

In the presence of:



Name:
Deborah Lee

Occupation:
Executive Assistant

Address:
416 Te Kowhai Rd
Hamilton

In the presence of:



Name:
Deborah Lee

Occupation:
Executive Assistant

Address:
416 Te Kowhai Rd
Hamilton

In the presence of:



Name:
Deborah Lee

Occupation:
Executive Assistant

Address:
416 Te Kowhai Rd
Hamilton

Signed for
South Waikato
District Council
by:



Craig Hobbs
Chief Executive

Signed for
LASS
by:



Sally Davis
Chief Executive

In the presence of:
Sally Davis

In the presence of:
Deborah Lee

Name:
LASS CEO

Name:
Executive Assistant

Occupation:

Occupation:

Address:
12 Summer Lane
Tairua

Address:
416 Te Kowhai Rd
Hamilton

SCHEDULE 1
RATA BUSINESS PLAN – 2016-2021

SCHEDULE 2

NOTICES

If to LASS:

Attention: Chief Executive
c/- LASS Company Secretary
15 Galileo Street
Ngaruawahia, 3720
New Zealand

Email: info@waidc.govt.nz

If to Waipa DC:

Attention: Chief Executive Officer
101 Bank Street
Private Bag 2402
Te Awamutu 3840
New Zealand

Email: info@waipadc.govt.nz

SCHEDULE 3

SERVICES

All services as detailed in the RATA Business Plan. These services include provision of strategic asset management support, advice and guidance. Services will include procurement of data collection surveys, annual benchmarking work, review of forward works programmes. Good practice implementation support will be provided where required and funded.

DELIVERABLES

LASS will provide the following reports to the Funding Partners:

1. **Bi-annual reports** – covering and detailing the delivery and actions relating to the performance of the Services for the relevant six month period. This report will be based on the activities of LASS over that period and include a financial summary of cost position. The bi-annual report will be submitted to the RATA Advisory Group for review and approval prior to distribution to all parties.
2. **Annual Reports** - covering service delivery and actions for the twelve month period based on the performance of the Services over that year and include financial summary of cost position and a full summary of benefits realized through the performance of the Services by LASS. The annual report will be submitted to the RATA Advisory Group for review and approval prior to distribution to all stakeholders.

The services will include:

Joint procurement of data collection services

Forward Works Programme Tour to be completed annually

Benchmarking work to be completed annually

Implement good-practice data management processes (where requested)

Data quality audits (within Asset Management systems)

Transport Analytics to enable and support investment decision making (including pavement deterioration modelling)

Support developing forward works programmes (where requested)

The services may include:

Joint procurement of bridge and structure inspection services

Joint procurement of geotechnical services

Supporting implementation of regional speed management plan

SCHEDULE 4

CHARGES

The Charges for the Services are comprised of:

- a. the operational costs of \$599,500 per annum (with annual reviews subject to approval by the LASS Board) for the Term (**Operational Costs**); and
- b. Costs per km of road network for data collection costs as detailed in the Business Plan; and
- c. the charges for additional Services to be provided by LASS.

Operational Costs

The Operational Costs will be paid by the Funding Partners in amounts determinant on the level of participation on RATA in 2016:

Local Authority	Annual RATA Participation Sum
Hamilton City	\$51,000
Hauraki	\$79,000
Matamata-Piako	\$79,000
Otorohanga	\$79,000
South Waikato	\$51,000
Thames-Coromandel	\$51,000
Waikato	\$51,000
Waipa	\$79,000
Waitomo	\$79,000

Future Projects

Each Funding Partner will confirm its commitment to participate in any future joint procurement project of LASS ("Project") by providing written notice to LASS of its intention to participate in any Project as each is considered by LASS.

Unless a Funding Partner notifies LASS in writing (a "**Commitment Notice**") of its intention to participate in any Project, that Funding Partner has no obligation to pay for any obligations of LASS in respect of that Project. Each Funding Partner should also include in any Commitment Notice the basis of its participation (and capped funding obligation) for that Project.

Data collection (and other joint procurement related costs) will be recovered by LASS based on an agreed formula as detailed in the Business Plan (based on sealed road network length).

WAIKATO ROAD ASSET TECHNICAL ACCORD



DRAFT 2016-21 BUSINESS PLAN

Table of Contents

1. Executive Summary	3
2. Background.....	6
2.1. Governance.....	9
3. Vision and Values	11
3.1. Vision	11
3.2. Purpose.....	11
3.3. Values	11
4. Strategic Objectives.....	12
5. Reporting/Deliverables	15
5.1. Future Opportunities	15
5.2. Term of RATA.....	15
6. Stakeholder Analysis	16
7. Environmental Analysis	18
7.1. Strategic Environmental Scan.....	18
7.2. SWOT Analysis	19
7.3. Actions from SWOT Analysis	20
8. Priorities, Assumptions, Issues and Risks.....	20
8.1. Priority Projects	21
8.2. Assumptions	22
8.3. Issues	22
8.4. Risks	23
9. RATA Budget.....	24
9.1. Funding Options	24
9.2. Monitoring.....	25
10. Approvals.....	26
11. Appendix A – Monitoring Framework.....	27
12. Appendix B – RATA Advisory Group Terms of Reference.....	28
13. Appendix C – Services Agreement Between LASS and Waipa DC (for RATA Services)....	29
14. Appendix D – Multi-party Funding Agreement (LASS and Participating Councils).....	30
15. Appendix E – Job Descriptions for RATA Staff (Key Resources).....	31
16. Appendix F – Terms of Reference for RATA Mayoral Reference Group.....	32
17. Appendix G – Terms of Reference for RATA Technical Advisory Group.....	33

1. Executive Summary

Statement of Intent/Vision

The LASS Board, on behalf of all Waikato Local Authorities, agreed in 2015 to the permanent establishment of a Centre of Excellence for road asset management, known as the Waikato Road Asset Technical Accord (RATA). This decision was based on the successes achieved by RATA over the initial project period, and has been supported by a resolution of the Waikato Mayoral Forum.

The agreed vision for RATA is:

By 2020, RATA will evolve from its current focus on data and evidence for asset management, to a local government trusted partner to deliver roading asset management services to the Waikato region.

Purpose of RATA

RATA will enable and facilitate effective, strategic roading investment decision-making for the Waikato region.

Strategic Outcomes

By leading asset management best practice, RATA will deliver across the Waikato Region:

Better decision making by enabling consistent best practice data collection through:

Data Management: Support for effective collection and use of good quality data

Systems and Processes: Develop good practice processes and systems for data collection, analysis and management

1. Lead engagement and increase capability within the sector through:

- a. Innovation: Identify opportunities to modify standard approaches and/or develop new approaches that will lead to optimal asset investment and performance
- b. Leadership: actively contributing to Rata's work programmes and share learnings and experience
- c. Developing Good Practice: involved in national best practice work (e.g. Road Efficiency Group, RIMS, Austroads)

2. Demonstrate asset management effectiveness across the transport sector by:
 - a. Utilising benchmarking to understand where optimal outcomes are being achieved
 - b. Supporting the development of forward works programmes which are robust, evidence based, and based on good practice
 - c. Developing and supporting asset valuation processes which are implemented consistently and in line with good practice

4. RATA becomes the supplier of choice for asset management support and advice.

Key Resources

The key resources of RATA are:

Manager – RATA Business Unit

Key tasks: Provide strategic leadership; manage Unit staff; liaise with and report to stakeholders including LASS Board; deliver business plan; seek opportunities for RATA to grow the value proposition for collaboration.

Project Manager – RATA Business Unit

Key tasks: Manage data collection contracts; undertake benchmarking; manage dTIMS project; prepare good practice documentation; scope new projects and secure approvals; manage other contracts as required.

Sub Regional Asset/Inter-Council Asset Engineers – RATA Business Unit (Two positions)

Key tasks: RAMM database support; data cleansing; data improvement and auditing; asset capitalisation processes (office based); support forward works programme development (data requirements); run RAMM Treatment Selection Algorithm (TSA); run data queries using Structured Query Language (SQL); oversee traffic count strategy management; support implementation of One Network Road Classification (ONRC); contribute to annual reporting processes; support asset valuation work.

Administration Support – RATA Business Unit

Key tasks: monitor and ensure reporting requirements are met; coordinate arrangements for meetings and Fora; assist with budget management.

It is anticipated that the sub regional asset engineers will provide services to Waipa, South Waikato, Otorohanga, Matamata Piako, Waitomo and Hauraki District Councils. It is currently anticipated that these services will not be required by Hamilton City, or Thames Coromandel and Waikato District Councils, as they have significant investment in in-house asset management staff through contract relationships (either maintenance alliance or network management contract).

Funding

The estimated cost of RATA is expected to be \$627,500 in 2016/17 (excluding data collection contract costs). In subsequent years the estimated cost is similar with only inflation adjustments required. This is proposed to be funded by all participating councils, depending on the services that they receive, as follows:

Local Authority	Annual RATA Participation Sum
Hamilton City	\$51,000
Hauraki	\$79,000
Matamata-Piako	\$79,000
Otorohanga	\$79,000
South Waikato	\$51,000
Thames-Coromandel	\$51,000
Waikato	\$51,000
Waipa	\$79,000
Waitomo	\$79,000

No allowance has been made for participation by either Taupo or Rotorua as they do not currently participate in RATA. However if this situation changes then the cost allocation model would require review.

Savings and Benefits Achieved by RATA

RATA achieved savings of \$180,000 in the first 12 months of its operation (to 30 June 2015). This figure represented savings achieved through joint procurement, training support, and the deferral of physical works. The goal for RATA is to have achieved savings of at least \$250,000 by 30 June 2017. This has been achieved by December 2015 with savings declared of \$348,000 to 31 December 2015.

It is believed that there are further significant savings to be made within the region through better data analysis and decision making processes. In 2014-15 the RATA participants invested over \$18,100,000 in renewal work on sealed roads. Through better asset management practices and understanding of risk, asset lives, and deterioration rates this could be reduced by up to \$1.75M per year. Additionally saving opportunities have been identified in resealing programmes where inappropriate asset lives are being used in depreciation calculations.

However, other non-financial benefits achieved by RATA have been, and will continue to be, equally as significant, and have included support on more effective data use and improved data analysis, collegial support, and sharing of experiences and learning, which has helped to create greater resilience in roading asset management in the Waikato.

Risks

The risks that RATA will need to manage, which are detailed in Section 6.4, are as follows:

2016-2021 Business Plan, v1.0

- Insufficient Local Authorities commit to participating in RATA to make the initiative viable (e.g. Taupo DC have indicated that they will not participate in RATA, but they will use a regionally consistent specification for data collection to enable regional benchmarking in the future)
- Staff within participating councils do not accept, or implement, the changes recommended by RATA
- Funding requirements are higher than anticipated
- Funding splits are not supported by the Local Authorities or by NZTA
- WRTM project management is affected by the handover from LASS to RATA (this work is currently contracted by LASS to Latitude Planning Services).

Term of RATA

Whilst the business plan has been developed based on a five year vision, Lass on behalf of the participating Councils have determined that the term of RATA should be noted as two years with up to two further renewal periods of three years each (a maximum term of eight years). This is to allow all participating Council's to review their procurement of these services on a three yearly basis, whilst maintaining alignment with adopted long term plans.

Future Opportunities

As RATA becomes established permanently, and more knowledge of existing asset management practices within the Waikato becomes known, further opportunities for improvement will become apparent. Initially, the following projects have been identified as future opportunities for RATA:

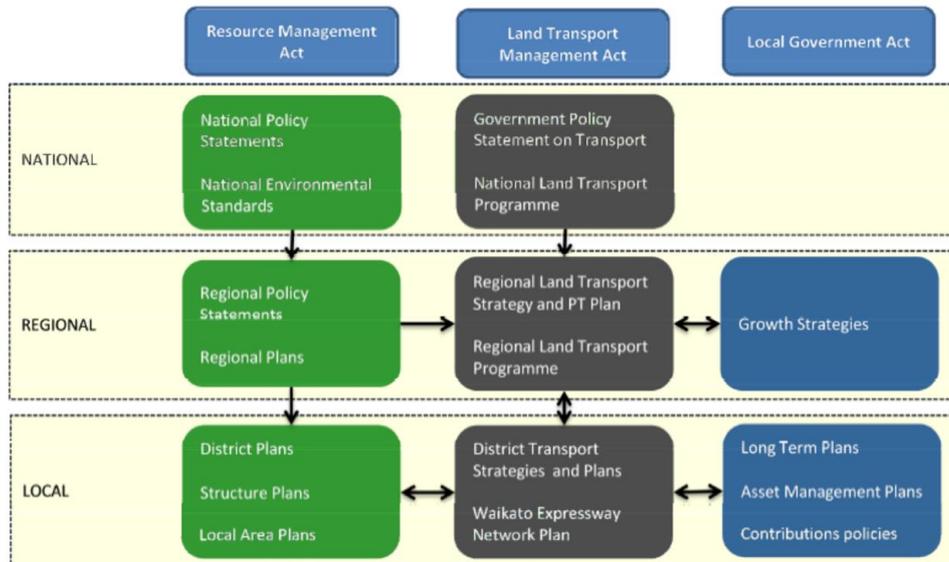
- Develop a consistent regional approach for components in the 30-infrastructure strategy (such as infrastructure assessments of remaining life)
- Develop RAMM processes and protocols for consistent data/inventory management
- Support the development of a Regional Infrastructure Technical Specification (a Mayoral Forum project)
- Develop standard contract document templates for use by participating Councils
- Assess the need for specialist services (e.g. bridge engineer, geotechnical engineer) within the Region to establish the most appropriate, value for money option to provide these services
- Develop investment models that clearly identify the lowest whole of life costs.

2. Background

In 2011, the Waikato Mayoral Forum established four work streams (roading, two-waters, planning and governance) to investigate opportunities for collaboration within the Waikato.

The Roothing Work Stream (comprising Mayor John Tregidga, Mayor Alan Sanson, Mayor Brian Hanna, Don McLeod, Chief Executive of Matamata Piako District Council, and Harry

Wilson, Regional Director of NZTA) sought to understand and explore potential opportunities for greater collaboration in the roading sector within the Waikato Region. Roading is provided by local authorities (local roads) and the NZ Transport Agency (state highway network), plus opportunities for other modes of transport such as walking and cycling, and includes provision for all modes of transport. The primary legislation that influences planning and investment in the roading sector is outlined in the diagram below.



Business Case

A strategic business case was commissioned by the Roading Working Group (funded by the Road Efficiency Group’s Clustering and Collaboration promotional work), which identified that there was an opportunity for collaboration between the Waikato Road Controlling Authorities (RCA’s) in the provision of road maintenance, operations and renewal works.

This was guided by a resolution from the Roading Working Group, which sought to ensure that:

1. Good customer service is delivered locally; and
2. Functions that would benefit from greater scale are reviewed.

The spirit of collaboration in the Waikato was driven by a mutual desire to improve the way that roading services are managed and delivered. It was founded in the national strategic context of the Government Policy Statement (GPS 2012) and the findings of both the NZTA Maintenance & Operations (M&O) Review and the Road Maintenance Task Force (RMTF). These documents identified that efficiencies in road maintenance and renewal can be delivered through greater collaboration, and improved asset management and procurement models.

The Waikato collaboration also reflects the existing relationships of trust between the participants and the collaboration and planning work that has already been carried out. This has provided an ideal opportunity to explore more formal collaborative activity in the roading sphere that could provide substantial cost and operational efficiencies.

Workshop sessions were held with each of the RCAs in May 2013, which identified the key issues and challenges that they face, along with the objectives and opportunities to address these. The workshop findings formed the basis of the collaboration proposal, along with other regional information, and an understanding of the advances being made in asset management and its importance in road management decision making.

The preferred option was built on the Mayoral Forum's desire for greater consistency in road classifications and levels of service, and for greater centralisation of data collection.

As a result of the work done by the Roading Working Group and the preparation of the Strategic Business Case, the Waikato Mayoral Forum resolved to establish a Waikato Centre of Excellence (to be known as the Road Asset Technical Accord - RATA) in road asset management. RATA was tasked with delivering more advanced asset management than could be achieved independently, thus assisting better council decision-making and reducing whole of life costs for roading assets.

The purpose of RATA was to:

- provide a high and consistent level of asset management services and resource for the Waikato TLA roading managers
- propagate the use of "best practice"
- enable smarter investment decisions.

RATA was established in August 2014. The savings that RATA has enabled in the region have been obtained from deferring renewal work (with understanding of risk but confidence in how to manage that risk), shared procurement of best practice asset management services (such as data collection and analysis), and shared training opportunities.

In November 2015, a stakeholder survey assessed whether RATA was delivering on its objectives, and also where improvements were expected.

Areas which were working well were:

- Communication between asset managers through tours and meetings was beneficial
- Data collection work was good now that it is consistently measured
- There was growing confidence in the reliability of the data collected, and more effective use of RAMM
- There was appreciation for the support being provided to implement ONRC.

Areas which were working reasonably well were:

- Information sharing regarding seal ages
- RAMM health check was considered interesting, but there was limited follow-through.

Areas where challenges existed were:

- Secondments from councils haven't been popular for people to take up
- Implementing change is difficult without adequate resources being available
- Future staff changes may impact on the effectiveness of RATA (either within RATA or within roading teams).

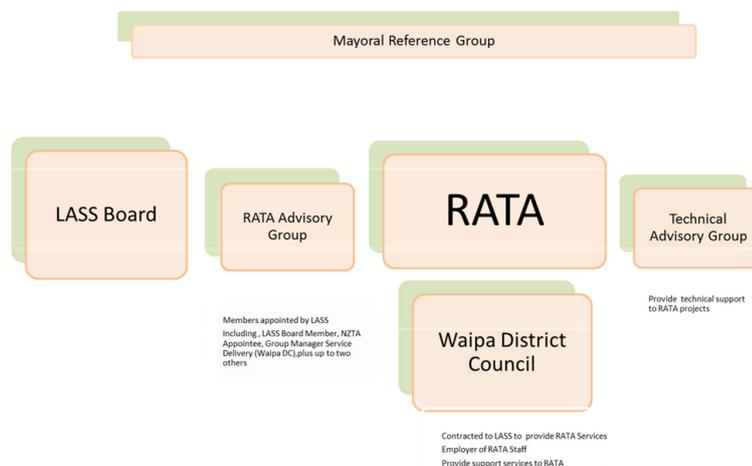
Overall, RATA is providing greater levels of confidence in investment decision making for road and transport infrastructure, resilience in asset management capacity in the Waikato, and collaboration through RATA is an excellent vehicle for capturing benefits associated with:

- Providing technical resources to councils which do not have this in-house;
- Sharing specific asset management knowledge and best practice in technical areas (presentations, sharing of work, network drive overs, workshops);
- Knowledge transfer around the better business case model and One Network Road Classification; and
- Greater understanding of regional initiatives such as the Waikato Regional Traffic Model.

2.1. Governance

The proposed governance model for RATA from 1 July 2016 is that of a business unit, hosted by Waipa District Council, providing services to the Waikato councils through LASS. Therefore, all formal reporting and governance oversight will be the responsibility of LASS.

The following structure diagram indicates the proposed governance model:



MEMBERSHIP

The membership of all groups shall be recorded in the Terms of Reference for each group. However the following positions are anticipated as members:

RATA Advisory Group

Local Authority Chief Executive appointed by the LASS Board
 Waikato Regional Planning and Investment Manager, NZTA
 Waipa DC Group Manager Service Delivery
 Plus two Infrastructure Managers as appointed by LASS

RATA Technical Advisory Group

Appointed by RATA Advisory Group from interested/nominated persons within the Region

Mayoral Reference Group:

Up to three Mayors appointed by the Mayoral Forum
 Manager, Regional Planning and Investment Manager (Waikato / Bay of Plenty), NZTA
 Supported by:
 Local Authority Chief Executive appointed by the LASS Board; and
 Chief Executive, LASS

3. Vision and Values

3.1. Vision

By 2020, RATA will evolve from its current focus on data and evidence for asset management, to a local government trusted partner to deliver roading asset management services to the Waikato region.

3.2. Purpose

RATA will enable and facilitate effective, strategic roading investment decision-making for the Waikato region.

RATA will deliver significant improvements in asset management decision-making to support the Councils' existing abilities. This will:

- Deliver a range of intangible benefits
- Assist in "one-network" regional planning and support implementation of fit-for-purpose standards
- Help overcome skill shortages/succession issues being faced by many Councils
- Enable procurement savings to be generated through synergy and critical mass
- Position the Waikato region to take advantage of future asset management advances occurring in the industry and within NZTA.

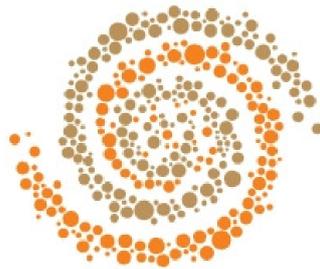
3.3. Values

RATA people will have a can do attitude and own their decisions and actions.

RATA people will be honest and act with integrity.

RATA personnel are flexible and receptive to new ideas.

RATA will inspire people to exceed expectations and pursue excellence in all we do.



4. Strategic Objectives

<i>Outcomes</i>	<i>Objectives</i>	<i>Key Results</i>	<i>Milestones</i>
Data Management Support effective collection and use of good quality data	Good quality data resulting from good practice data collection strategies in place using meta-data standards adopted by the sector Data collected consistently Data analysed consistently and resulting outcomes understood	Data collection contract is reviewed and re-tendered using good practice specifications (based on meta-data standards adopted by the sector), and procurement methodology Data collection regimes are adequately reviewed and monitored to be cost effective Data collection suppliers are adequately monitored to ensure good quality data is being provided Data analysis is completed at appropriate frequency with shared learnings from the analysis demonstrated Waikato Regional Transport Model (WRTM) is adequately maintained to be a trusted tool for future traffic assessments	Contract renewed or re-tendered by 31 October 2016 Data collection regime reviewed every two years from March 2016 Contract reviews are completed after each monthly meeting Regional pavement deterioration modelling is completed at least every three years to support the development of long term infrastructure strategies and regional land transport plans WRTM project management will transition to RATA's management from 1 July 2016. A project plan for the WRTM will be maintained.
Systems and Processes Good practice processes and systems for data collection, analysis and management	Processes for data management are consistent, clear and robust Effective and efficient	Process maps are produced and adopted for use by all participating council's Annual programmes for data	By December 2016, Data Management calendar and annual programme completed, with supporting best practice process maps By December 2017 all process maps are fully

	systems and processes are in place which provide data analyses that are timely, accurate and appropriate	management are available for each participating council	implemented in all participating RCAs Traffic Count Estimation Module in RAMM (or an approved alternative) is adopted by all RATA participants to update traffic estimates for asset management purposes
Innovation Identify opportunities to modify standard approach and/or develop new approaches that will lead to optimal asset investment and performance	RATA personnel are alert to opportunities in asset management that will produce efficiency gains beyond those which are generally accepted as best practice within the industry	Improved asset management processes are identified and implemented Organisations external to RATA seek to adopt practices developed by RATA	An innovative system and/or process developed by RATA is presented at an appropriate forum or conference every year
Collaboration RATA participants actively participate in RATA work to share learnings and experience	Asset management staff are building capability and understanding of good practice	Asset Manager's Forum meetings have a high level of attendance Annual Forward works programme tours are held to highlight areas of good practice and encourage sharing of experience and learnings	Two-monthly Fora are held Forward works programme tours are held annually
Best Practice RATA staff are involved in national best practice work wherever possible and appropriate (e.g. Road Efficiency Group, RIMS, Austroads)	RATA is actively involved in understanding national best practice to ensure the Waikato is a leader in this sector	Nationally recognised good practice is implemented in the Waikato The Waikato is involved in good practice testing and proving work to support final implementation	Six monthly and annual reports provide updates on the status of best practice work and its positive impact on RATA participants
Benchmarking Benchmarking is used to	Good practices are maintained and shared	Benchmarking reports are completed annually	

establish areas of good practice	across the Region	<p>Feedback from RATA participants is that the work is useful and helpful in establishing good practice</p> <p>Examples of good practice are shared at Asset Managers' Fora</p>	Good practice examples are shared at least once every six months
<p>Forward Works Programmes</p> <p>These programmes are robust, evidence based, and developed based on good practices</p>	All maintenance, operation and renewal programmes are supported by RATA as delivering fit for purpose levels of service	Three year programmes are able to be supported by RATA as being developed in accordance with best practice	
<p>Asset Valuation</p> <p>Asset valuation processes are considered to be in line with good practice</p>	Valuation assumptions are consistent across the region	Contribute to the LASS Asset Valuation project to develop good practice processes for the valuing of road and transport assets	Valuation assumptions for all RATA participants are reviewed by mid 2017

5. Reporting/Deliverables

The following reports will be delivered:

- Mid-Year report – covering service delivery and actions for the previous six month period. This report will be based on the activities and achievements of RATA over the first 6-months of the financial year and include a financial summary. The report will be submitted to the RATA Advisory Group for review and approval prior to presentation to the LASS Board and circulation to all stakeholders.
- Annual Report - covering service delivery and actions for the previous twelve month period. This report will be based on the activities and achievements of RATA for the last financial year and include the financial out-turn and a full summary of the benefits (financial and non-financial) realised through RATA. The report will be submitted to the RATA Advisory Group for review and approval prior to presentation to the LASS Board and circulation to all stakeholders.

5.1. Future Opportunities

As RATA becomes better established, and more knowledge of existing asset management practices within the Waikato becomes known, further opportunities will become apparent. However, initially the following have been identified as future opportunities for RATA:

- Develop a consistent regional approach for components in the 30-infrastructure strategy (such as infrastructure assessments of remaining life)
- Develop RAMM processes and protocols for consistent data/inventory management
- Support the development of a Regional Infrastructure Technical Specification (a Mayoral Forum project)
- Develop standard contract document templates for use by participating Councils
- Assess the need for specialist services (e.g. bridge engineer, geotechnical engineer) within the Region to establish the most appropriate, value for money option to provide these services
- Develop investment models that clearly identify the lowest whole of life costs.

5.2. Term of RATA

Whilst the business plan has been developed based on a five year vision, Lass on behalf of the participating Councils', have determined that the term of RATA should be noted as two years with up to two further renewal periods of three years each (a maximum term of eight years). This is to allow all participating Council's to review their procurement of these services on a three yearly basis, whilst maintaining alignment with adopted long term plans.

6. Stakeholder Analysis

Who are the stakeholders	Why are they stakeholders	What are their expectations
Local Authority Roding Managers	Roding Managers will receive the deliverables from RATA and participate in a number of projects	High quality reports (accurate and timely) with participation opportunities made available; support services provided to implement data improvements where required; independent data audits; support with implementation of ONRC on local road networks; accurate and timely data on local road networks
Elected Members	Political support for efficiencies through implementation of shared services	Efficiencies are achieved and reported on
LASS Board	LASS is a limited liability company and provides the legal entity to deliver RATA's services to all participants	High quality services provided to participants. Regular reporting, transparent and robust processes implemented
Waipa District Council (RATA Business Unit Employer)	Contracted to LASS to employ RATA staff and provide support services (e.g. IT, vehicles, HR)	To provide all support services to ensure RATA delivers high quality services to participants. Participation in RATA Advisory Group
Mayoral Reference Group	RATA commenced as a Mayoral Forum project with strong support and input from the nominated political representatives who wish to continue their participation	Timely provision of information to ensure members are adequately informed regarding RATA services.
RATA Advisory Group	Ensure that RATA is successful in meeting the expectations of stakeholders (refer to Terms of Reference)	Timely and accurate reporting, including information on deliverables achieved, issues arising and stakeholder feedback. Quarterly meetings held. Guide the development of the annual plan for adoption by the LASS Board
Technical Advisory Group	Ensure that all technical specifications used by RATA meet the needs of stakeholders	Provided with sufficient opportunity to guide the development of the specifications; have opportunities to suggest future projects for RATA

Suppliers	Suppliers will provide inputs as necessary to projects	Opportunities to participate will be fair and equal to all; tendering processes will be professional and appropriate
NZ Transport Agency - Planning and Investment	Co-investment partner with Local Government in RATA; promoter of clustering and collaboration	Added value and savings to the NLTP programme will be identified and given effect to. Those that can be attributed to RATA will be used to off-set the funding grant made available.
NZ Transport Agency - Highway Network Operations	Provide support with technical advice as the national asset management group develops	Opportunities to participate and provide support are timely and appropriate without being too onerous

7. Environmental Analysis

7.1. Strategic Environmental Scan

There is a growing need for strategic asset management support within the roading sector. RATA’s role in facilitating the capacity and capability build within the Waikato Region is critical to achieving the outcomes that our customers expect and are willing to pay for. A step-change is being indicated as necessary to enable local authorities to continue to maintain networks at a fit-for-purpose standard.

The spirit of collaboration is driven by a mutual desire to improve the way that road and transport services are managed and delivered. It is led by the national strategic context of the Government Policy Statement (GPS 2012) and the findings of the NZTA Maintenance & Operations (M&O) Review and the Road Maintenance Task Force (RMTF). These documents identified that efficiencies in road maintenance and renewal can be delivered through greater collaboration and improved asset management.

Benchmarking that is meaningful is a key goal for RATA. Benchmarking is only possible once consistent data is available, with reliable and consistent inventory knowledge to test the data against. Benchmarking will enable areas of good practice to be identified, explored and shared with the Region’s local authorities.

“Benchmarking kick starts the engine of change and provides a reliable reference point for guiding the journey forward”



7.2. SWOT Analysis

The challenge for RCA’s is to manage their roading assets within the flat-lined level of financial assistance available from NZTA, and Councils’ desire to limit rate increases. These constraints will necessitate one or a combination of the following:

- Increasing ratepayer funding of local roads to maintain real spend at current levels, i.e. undertaking components of previously subsidised road maintenance without NZTA financial assistance
- Making further savings in roading expenditure to minimise rate increases
- Reducing levels of service in maintenance and operations to reflect the available funding
- Reducing expenditure on roading capital improvements (potentially this will occur due to lack of subsidy for capital improvements) and divert local share of the capital funding to the maintenance activity
- Providing for a managed consumption of assets where existing investment has provided a higher than necessary level of service without creating a bow wave of deferred maintenance
- Identifying ways of delivering the necessary levels of service more cost effectively.

These funding issues need to be balanced against the need to make sound planning and asset management decisions, to respond to road demand changes, and to assist economic development, e.g. heavy commercial vehicles (HCV), high productivity motor vehicles (HPMV), agriculture, dairy, tourism, forestry, industry etc.

Strengths and Weaknesses – Internal Analysis

Strengths	Weaknesses
Local people will be involved in RATA High levels of participation will be achieved through local representation at both the RATA Advisory Group and Technical Advisory Group	Some external consultant input will be necessary in some areas Costs associated with delivery of some components will be subject to tendering or recruitment which will not be known at “sign-up” time The level of enthusiasm with which RATA services are received may vary from authority to authority

Opportunities and Threats – External Analysis

Opportunities	Threats
Wider participation in other projects (e.g. ONRC, Regional Infrastructure Technical Specifications) may add value	Other project involvement may be a distraction from key priorities

7.3. Actions from SWOT Analysis

Challenges to be overcome may include:

Challenge	Description
Willingness to compromise	TLAs may need to accept some compromises over their level of control as participation in RATA will involve sharing of resources and the delivery of regionally consistent outputs.
Local knowledge	Incorporating local knowledge of specific problem areas and cost-effective treatment methods for each network area, e.g. geology
Other projects being a distraction	These is also an opportunity for RATA to develop a consistent approach across the region
Cultural Differences	Melding staff from a number of TLAs into RATA; each council's Roading Manager's relationship with RATA staff.

8. Priorities, Assumptions, Issues and Risks

The Strategic Business Case for RATA, prepared by the Rationale Group in November 2013, outlined the following critical success factors for developing collaboration in the Waikato:

Critical Success Factors	Desired Outcome
1. Financially sustainable, safe and reliable network	Optimal investment in asset maintenance and renewal for all assets, while enhancing safety and ensuring a sound resilient local and regional network
2. Asset management abilities	Enables better decision making and investment optimisation by improving asset management data, analysis and expertise
3. HR - retaining staff and skills	Improves ability to attract, develop and retain staff with the desired mix of skills, experience and knowledge
4. Levels of Service (classification and consistency)	Assists the understanding, development and implementation of consistent road classifications and the related LOS considerations
5. Growth/Land use changes	Provides a basis for better understanding and responding to growth and land use changes
6. Facilitating local economic growth	Supports transport growth and efficiency as a driver of economic success
7. Competitive physical works market	Supports the retention of competitive market conditions
8. Professional services /consultants	Supports the retention of accessible,

	affordable and suitably skilled expertise. Enables TA's to retain "ownership" of decision making
9. Retaining "local" governance/decisions	Enables and supports good local decision making
10. Procurement and value for money	Provides for benchmarking and information to support "smart buying". Allows for local procurement if appropriate/cost effective. Provides a foundation for possible joint procurement

All projects undertaken by RATA will be assessed against these 10 key success factors (which were developed regionally during the development of the Strategic Business Case) to ensure that RATA is meeting the objectives that have been agreed to.

It is proposed that all projects will be monitored against the following key performance indicators:

- All joint procurement is compliant with current best practice and NZTA/Local Authority requirements
- Savings are achieved through joint procurement
- Data collected on the region's roads is consistent and reliable
- Sharing of ideas and practices leads to greater consistency of outcomes
- Benchmarking tool provides and enables the identification of best practice approaches
- All participants support RATA and are satisfied with the deliverables.

8.1. Priority Projects

A number of projects have already been identified for RATA to deliver:

Priority Ranking	Description
1.	Manage a data collection contract based on an agreed specification for all participating local authorities (including sealed road pavements, footpath, surface water channel)
2.	Manage the Waikato Regional Transport Model Project (previously managed by Latitude Planning Services Ltd)
3.	Conduct a Forward Works Programme tour during August/September each year for all RATA participants
4.	Produce an annual regional benchmarking report based on several factors, including investment on renewals vs maintenance, for each local authority
5.	Provide data improvement support services to those Councils who wish to use the services of a sub-regional asset engineer (available through RATA)
6.	Continue to undertake pavement deterioration modelling on a regional basis. Identify and undertake data improvement tasks to provide greater confidence in the modelling outcomes

Future projects may include:

Priority Ranking	Description
TBC	Develop a consistent regional approach for components in the 30-infrastructure strategy (such as infrastructure assessments of remaining life)
TBC	Develop RAMM processes and protocols for consistent data/inventory management
TBC	Support the development of a Waikato Regional Infrastructure Technical Specification
TBC	Develop standard contract document templates for use by participating Councils
TBC	Assess the need for specialist services (bridge engineer, geotechnical engineer) within the Region to establish the most appropriate value-for-money option to provide these services

8.2. Assumptions

Assumption	Description
All support services will be provided by Waipa District Council with appropriate allocation of costs to the RATA business unit	RATA will be established as a business unit within Waipa District Council, who will provide all the necessary support services (finance, IT, HR, GIS, legal advice, communications and Group Manager management support). The Waipa DC overhead costs will be approximately \$120,000 per year
Levels of participation are as per current levels	Currently nine local authorities participate in RATA. It is planned that this will not reduce (but may increase if Taupo DC choose to participate)
The proposed Governance arrangements will be acceptable to all parties	The LASS Board will have governance responsibility for RATA, with the RATA Advisory Group providing detailed oversight on behalf of the Board.

8.3. Issues

At the time of developing the RATA 2016-2021 business plan, a multi party funding agreement is in place between RATA and each of the participating Councils. This agreement terminates on 30 June 2016. The document has been used as a template for the Agreement which will be required beyond 1 July 2016.

8.4. Risks

Risk	Response/Mitigation
Insufficient Local Authorities commit to RATA to continue	It is anticipated that due to the support from the Mayoral Forum and LASS Board for RATA to become permanent, sufficient commitment is in place. However, if there is reduced participation, the shared costs may be higher for those who do participate. The LASS Board will continually monitor the situation.
Funding requirements are higher than anticipated	Costs can be reviewed. The scale of projects delivered or support provided can also be reviewed.
Funding splits as proposed are not supported by Local Authorities or by NZTA	Alternative options for cost allocation can be investigated. NZTA support is considered critical to the success of RATA. Reporting on all of the benefits accruing to the co-investors will be rigorous to highlight the value of investment.
Staff resources not able to be sourced within the Region to fill roles	If full staffing is not achievable, external resources will be required, which may incur additional costs.

9. RATA Budget

	Budget 2016-17	Budget 2017-18	Budget 2018-19
Income			
Councils - data collection	315000	321930	329012
Councils - project funding	28000	28616	29246
Councils - RATA costs	599500	608557	621901
Total Budgeted Income	\$ 942,500	\$ 959,103	\$ 980,159
Expenses			
Data Collection	315000	321930	329012
Forward Works Programme Tours	5000	5110	5222
Asset Managers Forum	3000	3066	3133
Benchmarking of Reg Road Outcomes	20000	20440	20890
Staff and contractor costs	425000	434350	443906
Accommodation/ office space (refer overheads)			
Vehicles	29000	29638	30290
Staff training/Subscriptions/Professional Development	10000	10220	10445
IT (refer overheads, provision for phone charges)	2500	2555	2611
Recruitment	5000	1000	1000
Stationery/Equipment etc	1000	1000	1000
Legal costs (refer overheads)			
External contractor support (Data Collection contract)	7000	7154	7311
Overheads	120000	122640	125338
Total Budgeted Expenses	\$ 942,500	\$ 959,103	\$ 980,159
Budgeted Income less Budgeted Expenses	0	0	0

Overhead allocation has been based on Waipa District Council's standard methodology.

9.1. Funding Options

The costs associated with the Business Plan are an estimate based on the best information available and the assumptions that those participating will be as follows:

Full RATA Participation (with services of Sub Regional Champion)

Waipa	South Waikato
Otorohanga	Matamata Piako
Waitomo	Hauraki

Full RATA Participation (without services of Sub Regional Champion)

Waikato	Hamilton City	Thames Coromandel
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Based on the budget outlined in Section 9, the following cost recoveries are proposed for 2016/17 (with future years being similar, but subject to annual plan reviews and CPI adjustments).

Local Authority	Annual RATA Participation Sum
Hamilton	\$51,000
Hauraki	\$79,000
Matamata-Piako	\$79,000
Otorohanga	\$79,000
South Waikato	\$79,000
Thames-Coromandel	\$51,000
Waikato	\$51,000
Waipa	\$79,000
Waitomo	\$79,000

9.2. Monitoring

The reporting processes outlined in Section 5 will be used to inform stakeholders of progress on RATA's objectives and key tasks against the critical success factors. It is acknowledged that some benefits from RATA will accrue to the participants over several years. As such, a monitoring regime to reflect this will require development. It is anticipated that this will be based on establishing a base line with respect to levels of investment, programme size, and current outcomes to compare against in the future.

Two-monthly meetings with the RATA Advisory Group are planned to discuss progress with the RATA Unit Manager. It is proposed that the monitoring framework outlined in Appendix B will be used initially and further developed for monitoring RATA's progress against the agreed strategic objectives.

A record will be kept of all savings achieved across the region as a result of RATA's work. This will include the savings associated with joint procurement, consultant engagements that may not be required individually, and future programme savings.

10. Approvals

This business plan has been developed based on the information available at the time of preparation. Amendments will be made only upon approval of the parties noted below and will be recorded as an appendix to the business plan.

Sally Davis

CE - LASS _____ __/ __/ 2016

Don McLeod

CE – Matamata Piako DC _____ __/ __/ 2016

Robert Brodnax

NZ Transport Agency _____ __/ __/ 2016

Barry Bergin

Waipa District Council _____ __/ __/ 2016

Chris Allen

Hamilton City Council _____ __/ __/ 2016

Adrian De Laborde

Hauraki District Council _____ __/ __/ 2016

11. Appendix A – Monitoring Framework

Project	Benefits	KPIs
1. RATA will manage the regional data collection contract for the participating local authorities and provide any non-participating local authorities with the specifications for data collection so that region-wide benchmarking is possible	Cost to each council is less than individual contracts Tendering costs to each council are reduced Data collection completed on time to required accuracy Data is consistent over whole network At least two consultancies are successful in delivering the work	Procurement complies with NZTA procedures Cost savings demonstrated Contract deliverables are on time/to budget/to quality standards Each Funding partner/participant is satisfied with the contract deliverables
2. An annual benchmarking tool will be implemented and enhanced to demonstrate the region's comparable performance with respect to customer satisfaction, asset condition or other network outcomes, and level of investment	Common measures are used in all councils These measures are also used in LTPs and Annual Reports Comparisons can be made between councils	Staff from all Councils actively participate in project At least four improvement opportunities are identified from the benchmarking analysis
3. Each year (between July and October) a collaborative review of each council's forward works programme will be completed (based on the NZTA's Review and Prioritisation Team work)	Knowledge/experience shared Professional relationships established/strengthened % of sites rated as 'about right' increases each year Mechanism for collaboratively assessing sites developed	New types of treatments introduced
4. Mid-year and annual reports will be produced for all stakeholders to communicate progress against planned outcomes	Value of RATA demonstrated to participants	Savings identified offset NZTA funding to RATA Monitoring framework further developed to demonstrate success
Future Opportunities/Projects		
Develop a consistent regional approach for components in the 30- infrastructure strategy (such as infrastructure assessments of remaining life)	Consistency in interpretation of requirements across region	
Develop RAMM processes and protocols for consistent data/inventory management	Value added by putting emphasis on critical data Data collection can be standardised KPI data can be easily compared Reliable data available for growth and expenditure forecasts	Aligned with Austroads and Road Efficiency Group work to support the implementation of meta-data standards in NZ
Support the development of a Regional Infrastructure Technical Specification	Common standards throughout the region Reduced costs for suppliers/contractors Reduced effort by Councils to maintain standards	
Develop standard contract document templates for use by participating Council's	Common standards throughout the region Reduced costs for suppliers/contractors Reduced effort by Councils to maintain standards	
Assess the need for specialist services (bridge engineer, geotechnical engineer) within the Region to establish the most appropriate, value for money option to provide these services		
Develop a consistent framework for assessing unsealed roads and developing renewal programmes for unsealed roads	Common/consistent standards throughout the region	

12. Appendix B – RATA Advisory Group Terms of Reference

13. **Appendix C – Services Agreement Between LASS and Waipa DC (for RATA Services)**

14. **Appendix D – Multi-party Funding Agreement (LASS and Participating Councils)**

15. Appendix E – Job Descriptions for RATA Staff (Key Resources)

16. **Appendix F – Terms of Reference for RATA Mayoral Reference Group**

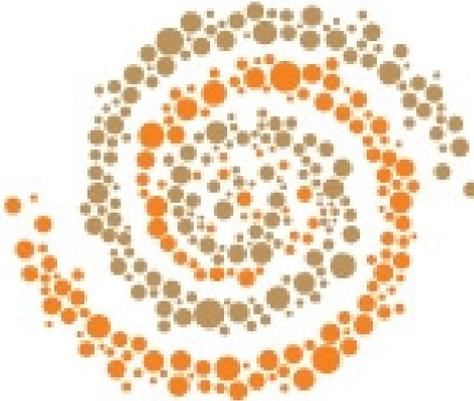
17. Appendix G – Terms of Reference for RATA Technical Advisory Group

RATA Mayoral Reference Group Road Asset Technical Accord - RATA

The Centre of Excellence for Road Asset Planning in the Waikato Region

Date: July 2016

Terms of Reference



[Waikato] Road Asset Technical Accord

INTRODUCTION

In 2014 the Waikato Mayoral Forum resolved to establish a Waikato Centre of Excellence (to be known as the Road Asset Technical Accord - RATA) in road asset management to deliver more advanced asset management than could be achieved independently, thus assisting better council decision making and reducing whole of life costs for roading assets. In 2015 it was agreed that RATA should be a permanent business unit reporting to LASS.

RATA will be a business unit operating from Waipa District Council with a contract for the provision of RATA services held between LASS and Waipa District Council. A RATA Advisory Group has been established to oversee the delivery of those services on behalf of the LASS Board. The Mayoral Reference Group has been established to enable continued involvement by members of the Mayoral Forum to maintain communication and understanding of the collaboration.

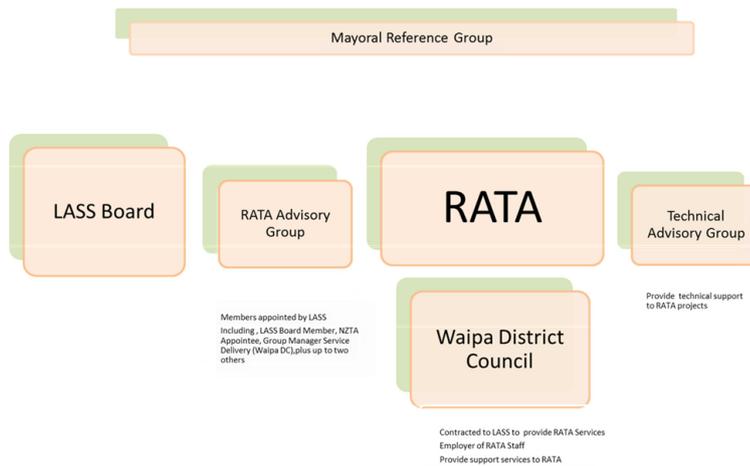
The vision for RATA is:

By 2020 RATA will evolve from its current focus on data and evidence for asset management to a local government trusted partner to deliver asset management services to the Waikato

To achieve this vision RATA is focused on three strategic objectives:

1. To provide a high and consistent level of asset management (AM) services and resource for the Waikato TLA roading managers
2. To propagate the use of “best practice”
3. To enable smarter investment decisions

RATA GOVERNANCE STRUCTURE



ROLES AND RESPONSIBILITIES

The Mayoral Reference Group is a key stakeholder representative group providing the Mayoral Forum with an opportunity to understand the work of RATA and ensure that all Mayors and Elected Members are provided with the information necessary to support the work of RATA. The tasks necessary to achieve this are:

- Receive reports from the RATA Manager
- Provide feedback to the RATA Manager on the services provided by RATA as perceived by the region's elected members
- Provide political support to the RATA Manager when required
- Provide political support to ensure the highest level of participation possible in RATA

The Mayoral Reference Group members will commit to attending all scheduled meetings; foster collaboration and wholeheartedly champion the activities of the group, and promote the achievements of RATA to Councils and other Stakeholders.

A Technical Advisory Group (TAG) and a RATA Advisory Group will also be established. The Mayoral Reference Group will provide RATA with insights to what objectives RATA needs to consider to meet political expectations.

MEMBERSHIP

The membership of the Mayoral Reference Group shall be appointed by the Mayoral Forum alongside a further member nominated by the NZ Transport Agency. A maximum of three Mayors will be appointed by the Mayoral Forum. LASS appointments for the support roles to the Mayoral Reference Group will be the LASS Chief Executive and one other Council Chief Executive as appointed by the LASS Board. The chair shall be appointed by the group at the beginning of each financial year.

Meeting Times

The Mayoral Reference Group will meet three-monthly or as required.

Meeting Quorum

The quorum must include the Chairperson of the Group (or a nominated replacement, with the approval of the Chairperson) and at least half of the remaining members.

Reporting

The Mayoral Reference Group will receive the six monthly stakeholder reports from RATA to the LASS Board and will also report six monthly to the Mayoral Forum. These reports will be prepared by the RATA Manager.

Committee: Council

Date: 30 June 2016

Report Name: Animal Education and Control
Dog Control Act 1996 - Section
10A report

Author: Susan Stanford

Report Status	<i>Open</i>
Strategy, Policy or Plan context	<i>Dog Control Act 1996</i>
Financial status	<i>There is/is not budget allocated Amount \$<enter amount></i>
Assessment of significance	<i>Having regard to the decision making provisions in the LGA 2002 and Councils Significance Policy, a decision in accordance with the recommendations is/is not considered to have a high degree of significance</i>

1. Purpose of the Report

2. To seek adoption by Council of the territorial authority report on dog control policies and practices, prior to being submitted to the Secretary for Local Government and being made publically available.

3. Executive Summary

4. The Dog Control Act 1996 Section 10A, subsection 1 requires territorial authorities to report on their dog control policy and activities annually. The report must be adopted by Council and made publically available.
5. Subsection 3 requires that notice of adoption of the report must be published in a daily paper or other newspaper that has an equivalent circulation within the district or by any other means the territorial authority thinks is desirable.
6. Subsection 4 requires that within one month of adoption a copy of the report must also be submitted to the Secretary for Local Government.

7. Recommendations from Management

- a) That the report be received.
- b) That the report be adopted by Council, submitted to the Secretary for Local Government and published in accordance with the Dog Control Act 1996.

8. Attachments

9. Attachment 1 - Section 10A, Dog Control Act 1996
10. Attachment 2 - Dog Control Policy 2015

11. Attachment 3 - Animal Education and Control - Summary of Activity 1/7/2014 to 30/6/2015

12. Key Issues

13. Dog control policy

- Hamilton City Council Dog Control Policy was reviewed and updated through a public consultation process in 2015. The updated Dog Control Policy was adopted by Council on 28 May 2015 and is due for review again in 2020. The policy is publically available through the Hamilton City Council website (Dog Control Policy - Attachment 1).

14. Summary of activity 1/7/2014 – 30/6/2015

- Total number of registered dogs at 30 June 2015 = 10,084
 - Hamilton City Council has 541 dogs registered as menacing or dangerous
 - Animal Education and Control completed 6930 requests for service
 - 459 infringements were issued
 - No prosecutions were undertaken
- (full summary – Attachment 2)

15. Legislative requirements or legal issues

- Section 10A of the Dog Control Act requires territorial Authorities to report on dog related activity and policy annually (Section 10A, Dog Control Act 1996 – Attachment 3).

16. Risk

17. Failure to adopt the report and make it available to the public would put Hamilton City Council in breach of the Dog Control Act 1996.

Signatory

Authoriser	Kelvin Powell, City Safe Unit Manager
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New Zealand Legislation Dog Control Act 1996

- This version was reprinted on 14 March 2016 to make corrections to sections 2, 30(1)(a)(ii), 35AB(2), 55(7)(a), and 76(3)(a)(iii) under sections 25(1)(i), (j)(i), (ii), and (iv) of the Legislation Act 2012.

10A Territorial authority must report on dog control policy and practices

- (1) A territorial authority must, in respect of each financial year, report on the administration of—
 - (a) its dog control policy adopted under section 10; and
 - (b) its dog control practices.
- (2) The report must include, in respect of each financial year, information relating to—
 - (a) the number of registered dogs in the territorial authority district;
 - (b) the number of probationary owners and disqualified owners in the territorial authority district;
 - (c) the number of dogs in the territorial authority district classified as dangerous under section 31 and the relevant provision under which the classification is made;
 - (d) the number of dogs in the territorial authority district classified as menacing under section 33A or section 33C and the relevant provision under which the classification is made;
 - (e) the number of infringement notices issued by the territorial authority;
 - (f) the number of dog related complaints received by the territorial authority in the previous year and the nature of those complaints;
 - (g) the number of prosecutions taken by the territorial authority under this Act.
- (3) The territorial authority must give public notice of the report—
 - (a) by means of a notice published in—
 - (i) 1 or more daily newspapers circulating in the territorial authority district; or
 - (ii) 1 or more other newspapers that have at least an equivalent circulation in that district to the daily newspapers circulating in that district; and
 - (b) by any means that the territorial authority thinks desirable in the circumstances.
- (4) The territorial authority must also, within 1 month after adopting the report, send a copy of it to the Secretary for Local Government.

Section 10A: inserted, on 1 December 2003, by section 6 of the Dog Control Amendment Act 2003 (2003 No 119).

<http://www.legislation.govt.nz/act/public/1996/0013/latest/DLM374805.html?search=ts...> 20/05/16

DOG CONTROL POLICY

The purpose of this policy is to state how Council will fulfil its legislative responsibilities pursuant to the Dog Control Act 1996 and the Dog Control Bylaw 2015.

Purpose and Scope

This Policy has been adopted pursuant to the functions, duties and powers conferred on Hamilton City Council ('Council') by the Dog Control Act 1996 (www.legislation.govt.nz) and takes into account:

1. The need to minimise danger, distress, and nuisance to the community generally; and
2. The need to avoid the inherent danger in allowing dogs to have uncontrolled access to public places that are frequented by children, whether or not the children are accompanied by adults; and
3. The importance of enabling, to the extent that is practicable, the public (including families) to use streets and public amenities without fear of attack or intimidation by dogs; and
4. The exercise and recreational needs of dogs and their owners.
5. To enable people to enjoy the benefits of dog ownership and provide for the exercise and recreational needs of dogs and their owners.
6. This policy applies to the whole of the district administered by Hamilton City Council, and other locations that are controlled by Hamilton City Council, now and in the future.

Policy

Education

1. Council considers that involvement in education, and liaison with dog clubs and other service providers, is an appropriate and valuable role. Dogs need to be trained and socialised so that they learn how to behave in a public environment. Council staff will undertake education initiatives with dog owners to enhance the knowledge and skill of dog owners on the care and control of dogs, with a particular focus on the owners of dogs with behavioural issues.
2. Council will also seek to enhance the knowledge of the public generally, particularly children, on safety around dogs and other dog-related issues. Liaison with dog obedience clubs and other dog-related service providers in the city is considered an important role for Council. Council will seek to develop a partnership with the clubs and service providers to achieve the objective of this policy.

Regulation and Enforcement

3. Council has developed a Dog Control Bylaw that is the primary enforcement mechanism of this policy. The prohibited areas and exercise areas, including maps, are set out in the

Dog Control Off Lead Exercise and Prohibited Areas Register referred to in the Dog Control Bylaw 2015.

4. Whilst Council will pursue education of dog owners and the public generally to avoid and minimise dog related issues in the city, enforcement of the provisions of the Dog Control Bylaw is critical to maintain public safety and to minimise danger, distress, and nuisance to the community from dogs.

Exercise Areas, Restricted Areas and Prohibited Areas

5. Council aims to provide appropriately for the exercise and recreational needs of dogs. Council has designated a number of areas within the city where dogs may exercise without being on a lead or similar device (see clause 6), and areas where dogs are prohibited (see clause 7).
6. Off Lead Dog Exercise Areas

Below is a list of parks within Hamilton City designated as Off Lead Dog Exercise Areas:

Aberfoyle Park
 Beetham Park
 Braithwaite Park*
 Bristol Park
 Chelmsford
 Claudelands Park*
 Crawshaw Park
 Days' Park
 Hamilton Gardens*
 Innes Common*
 Lake Domain Reserve *
 Melville Park
 Minogue Park*
 Porritt Stadium*
 Pukete Farm Park
 Resthills Park*
 Tauhara Park*
 Te Kooti*
 Te Manatu*
 Temple View Reserve*
 Till's Lookout
 Waiherowhero Park*

Maps of the of the Off Lead Dog Exercise Areas for each park can be found in the Dog Control Off Lead Exercise and Prohibited Areas Register.

* The specific commencement dates and any details on rules for each of these off lead dog exercise areas can be found in the Dog Control Off Lead Exercise and Prohibited Areas Register.

7. Below are a list of areas in Hamilton where dogs are prohibited:
 - Within 10 metres of all areas of children's playgrounds,
 - Hamilton West Cemetery,
 - Hamilton Gardens Cemetery,
 - Hamilton Gardens, Themed Gardens,
 - Waiwhakareke Natural Heritage Park,
 - Identified areas in:
 - Hamilton Lake Domain, and
 - Porritt Stadium.

8. Council's intention is to progressively upgrade the designated dog exercise areas within the city, to enhance provision for the exercise and recreational needs of dogs and their owners.

Neutering

9. Council will encourage neutering of dogs to support the overall aims of responsible dog ownership by reducing the number of roaming dogs, unwanted litters of puppies and the number of impounded dogs.
10. Council will require mandatory neutering of dogs classified as menacing in accordance with the provisions of the Dog Control Act 1996. Mandatory neutering also includes dogs classified as menacing by other territorial authorities where that dog is in the jurisdiction of Hamilton City Council.
11. Council may require the owner of a dog to cause that dog to be neutered if the dog has, on more than one occasion in a 12-month period, not been kept under control.

Probationary Owners

12. Council may require a person that is classified as a probationary owner in accordance with the provisions of the Dog Control Act 1996 to undertake, at his or her own expense, a dog owner education programme and/or a dog obedience course approved by Council.

Fees and Charges

13. The Dog Control Act 1996 empowers Council to impose reasonable fees and charges for the registration and control of dogs. The fees and charges aim to incentivise through the use of fee categories and discounts, responsible dog ownership, and the prompt payment of registration fees. The fees and charges will be prescribed each year on the Schedule of Fees and Charges through the Annual Plan.

Implementation processes

The policy will be implemented using a combination of public education, liaison with other service providers, and where necessary enforcement action.

The Policy is enforced through the Hamilton City Dog Control Bylaw 2015.

Attachment 2

Animal Education and Control summary of activity for the period 1 July 2014 to 30 June 2015

Number of dogs registered in the Hamilton district as at 30 June 2015 = 10,084

Disqualified and Probationary owners	
Disqualified	63
Probationary	7
Total	70

Dangerous and Menacing Dogs with classification under the Act		
Dangerous	31(1)(a) Conviction under 57A(2)	2
Dangerous	31(1)(b) Sworn evidence	14
Dangerous	31(1)(c) Owner admits	1
Menacing	33A(1)(b)(i) Observed behaviour	219
Menacing	33C(1) Schedule 4	305
	Total	541

Summary of dog related complaints and service requests received			
Category	Subcategory	Description	Total
General	Advice given		167
	Behavioural assessments		219
	Dog to sign over		14
	Dog trap required		19
	Education presentations (groups)		74
	Fencing inspection requested		33
	Found dog		2
	Lost dog		127
	Multiple dog permit		138
	SPCA welfare call out		10
Offences	Attack	Attack serious injury to person	1
		Historic attack dog v animal	80
		Historic attack dog v person	41
		Urgent attack dog v animal	78
		Urgent attack dog v person	65
	Barking		503
	Defecate		2
	Failure to keep control of dog		92
	Insufficient food/water/shelter		7
	Offences detected by officer	Cold calling	3
Dangerous compliance		5	

		Disqualified compliance	28
		Free to leave	5
		In a public place	128
		Menacing compliance	53
		Microchipping compliance	378
		Other	131
		Pro-active park check	161
		Probationary compliance	3
		Unregistered dog	209
		Unregistered do report compliance	693
		Urban patrols	132
	Roaming	Free to leave	193
		Public place	2688
	Rushing	Rushing animal	12
		Rushing animal (not urgent)	15
		Rushing person	72
		Rushing person (not urgent)	45
		Rushing vehicle (not urgent)	1
	Un-muzzled dog		2
	Unregistered dog		296
		Total	6930

Infringements and prosecutions	
Infringements issued	459
Prosecutions	0

Committee: Council **Date:** 30 June 2016
Report Name: Recommendations to Council - Strategy and Policy Committee Meeting - 7 June 2016 **Author:** Jude Pani

Status	<i>Open</i>
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The recommendations of the Strategy and Policy Committee meetings held on 7 June 2016 are presented.

The 7 June 2016 Committee Agenda is available via the following link:

<http://www.hamilton.govt.nz/our-council/meetings-and-minutes/Pages/default.aspx>

1. 2016 Disability Policy Review

That the draft Disability Policy 2016 and revised Disability Action Plan 2016/17 are recommended for approval.

2. Older Persons Plan Annual Report

That the following completed actions from the Older Persons Plan and Older Persons Plan Annual Implementation report be removed:

- a) Action 5 – Develop guidelines for council information in formats more accessible to older people;
- b) Action 13 – Deliver six mobile technology workshops to Hamilton Rest Homes; and
- c) Action 19 - The Older Persons Advisory Panel will develop a plan for communicating with and obtaining the views of older people by June 2016.

3. Future Proof Update

That Council confirm the following positions as a basis for advocacy by Council's representatives at the Future Proof Implementation Committee in relation to the update of the Future Proof Growth Strategy and Implementation Plan 2009:

- a) That the established Hamilton Urban Growth Strategy (HUGS) settlement pattern remains Council's strategic position and that growth cell staging will continue to occur in accordance with planned HUGS sequencing, noting that changes in sequencing remains Council's decision. This includes the 50% Infill:Greenfield targets and progressing Peacockes Stage 2 as the next major residential growth cell.
- b) That the City has an adequate allocation and appropriate staging of industrial land within the Ruakura, Te Rapa North and Rotokauri areas to provide for future growth needs.
- c) That Council acknowledges and supports the growth planned in existing towns in the Waikato and Waipa Districts, in line with the existing Future Proof strategy, provided they are

developed with appropriate community and social infrastructure, not just 'core services', while ribbon growth along the Waikato Expressway is resisted and that further connections to the Waikato Expressway are kept to a minimum.

- d) That growth of the villages around Hamilton should be generally aligned with what is anticipated in the existing Future Proof Strategy, including the use of clear urban limits and allowing for gaps between the City/towns and villages.
- e) That any large scale residential, commercial or industrial development in the Waikato and Waipa Districts above and beyond that already anticipated by the existing Future Proof Strategy or the Regional Policy Statement will be of potential concern.
- f) That an implementation action be included in the Future Proof update to negotiate a Strategic Agreement with Waipa District Council in relation to the Waipa District land on the City-side of the Southern Links designation, and with Waikato District in relation to land bordered by Southern Links, east side of the Waikato River and the Waikato Expressway for the purposes of a long term urban land resource for the City beyond the current HUGS cells.
- g) That Council supports the use of population growth statistics that align with the National Policy Statement on Urban Development.
- h) That Council is to advance negotiations with Waikato District Council to bring HT1, R2 and WA into the City boundary ahead of the current dates in the Strategic Agreement as part of the Future Proof Review.
- i) That Council supports an independent assessment to validate growth projections (sequencing, area and timing) which is currently proposed by each Future Proof partner.

4. Attachments

- 5.** There are no attachments for this report.

Committee: Council

Date: 30 June 2016

Report Name: Proposed National Policy Statement on Urban Development Capacity

Author: Luke O'Dwyer

Report Status	<i>Open</i>
Strategy, Policy or Plan context	<i>The National Policy Statement will guide provisions for the District Plan</i>
Financial status	<i>There is no budget allocated</i>
Assessment of significance	<i>Having regard to the decision making provisions in the LGA 2002 and Councils Significance Policy, a decision in accordance with the recommendations is not considered to have a high degree of significance</i>

1. Purpose of the Report

- For Council to consider and approve a draft submission to the Ministry for the Environment's consultation document 'Proposed National Policy Statement on Urban Development Capacity'.

3. Executive Summary

- A draft National Policy Statement on Urban Development Capacity was released by the Ministry for the Environment on the 2 June 2016.
- Submissions are due and close on the 15 July 2016.
- Councillors were briefed on the 21 June 2016.
- Feedback from the briefing and on Draft 1 of Council's submission have been incorporated into the amended draft (see Attachment 1).

8. Recommendations from Management

That:

- the report be received.
- Hamilton City Council's Draft 2 submission (#468) to the Ministry for the Environment's consultation document 'Proposed National Policy Statement on Urban Development Capacity' be considered and approved.
- the approved submission #468 be sent to the Ministry for the Environment by 15 July 2016 to meet the submission closing date.
- subsequent to Council's approval, the submission be uploaded to Council's website.
- local Members of Parliament be advised of and encouraged to support Council's approved submission.

9. Attachments

- 10. Attachment 1 - Draft Submission - Proposed National Policy Statement on Urban Development Capacity (*Under Separate Cover*)

Signatory

Authoriser	Kelvyn Eglinton, General Manager City Growth
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Resolution to Exclude the Public

Section 48, Local Government Official Information and Meetings Act 1987

The following motion is submitted for consideration:

That the public be excluded from the following parts of the proceedings of this meeting, namely consideration of the public excluded agenda.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution follows.

General subject of each matter to be considered	Reasons for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
C1. Council Minutes - Public Excluded - 19 and 26 May 2016) Good reason to withhold information exists under Section 7 Local Government Official Information and Meetings Act 1987))))	Section 48(1)(a)

This resolution is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public, as follows:

Item C1. for the reasons listed on the 19 and 26 May Council agendas (respectively). Section 7 (2) (a)