

## Notice of Meeting:

I hereby give notice that an ordinary Meeting of the Council will be held on:

**Date:** Thursday 4 April 2019  
**Time:** 9.30am  
**Meeting Room:** Council Chamber  
**Venue:** Municipal Building, Garden Place, Hamilton

Richard Briggs  
Chief Executive

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# Council OPEN AGENDA

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## Membership

Chairperson	Mayor A King
Deputy Chairperson	Deputy Mayor M Gallagher
Members	Cr M Bunting
	Cr J R Casson
	Cr S Henry
	Cr D Macpherson
	Cr G Mallett
	Cr A O'Leary
	Cr R Pascoe
	Cr P Southgate
	Cr G Taylor
	Cr L Tooman
	Cr R Hamilton

**Quorum:** A majority of members (including vacancies)

**Meeting Frequency:** Monthly – or as required

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Lee-Ann Jordan  
Governance Manager

**28 March 2019**

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## **Purpose**

The Council is responsible for:

1. Providing leadership to, and advocacy on behalf of, the people of Hamilton.
2. Ensuring that all functions and powers required of a local authority under legislation, and all decisions required by legislation to be made by local authority resolution, are carried out effectively and efficiently, either by the Council or through delegation.

## **Terms of Reference**

1. To exercise those powers and responsibilities which cannot legally be delegated by Council:
  - a) The power to make a rate.
  - b) The power to make a bylaw.
  - c) The power to borrow money, or purchase or dispose of assets, other than in accordance with the Long Term Plan.
  - d) The power to adopt a Long Term Plan or Annual Plan, or Annual Report.
  - e) The power to appoint a Chief Executive.
  - f) The power to adopt policies required to be adopted and consulted on under the Local Government Act 2002 in association with the Long Term Plan, or developed for the purpose of the Council's governance statement, including the 30-Year Infrastructure Strategy.
  - g) The power to adopt a remuneration and employment policy.
  - h) The power to approve or change the District Plan, or any part of that Plan, in accordance with the Resource Management Act 1991.
  - i) The power to approve or amend the Council's Standing Orders.
  - j) The power to approve or amend the Code of Conduct for Elected Members.
  - k) The power to appoint and discharge members of committees.
  - l) The power to establish a joint committee with another local authority or other public body.
  - m) The power to make the final decision on a recommendation from the Parliamentary Ombudsman, where it is proposed that Council not accept the recommendation.
  - n) The power to amend or replace the delegations in Council's *Delegations to Positions Policy*.
2. To exercise the following powers and responsibilities of Council, which the Council chooses to retain:
  - a) Resolutions required to be made by a local authority under the Local Electoral Act 2001, including the appointment of an electoral officer and reviewing representation arrangements.
  - b) Approval of any changes to Council's vision, and oversight of that vision by providing direction on strategic priorities and receiving regular reports on its overall achievement.
  - c) Approval of any changes to city boundaries under the Resource Management Act.
  - d) Adoption of governance level strategies, plans and policies which advance Council's vision and strategic goals.

- e) Approval of the Triennial Agreement.
- f) Approval of the local governance statement required under the Local Government Act 2002.
- g) Approval of a proposal to the Remuneration Authority for the remuneration of Elected Members.
- h) Approval of any changes to the nature and delegations of the Committees.
- i) Approval of all Council and Committee taskforces and their terms of reference.

**Oversight of Policies:**

- *Corporate Hospitality and Entertainment Policy*
- *Delegations to Positions Policy*
- *Elected Members Support Policy*
- *Significance and Engagement Policy*

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**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 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 Governance 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 Governance by telephoning 07 838 6439.

# Council Report

**Committee:** Council **Date:** 04 April 2019  
**Author:** Amy Viggers **Authoriser:** Becca Brooke  
**Position:** Committee Advisor **Position:** Governance Team Leader  
**Report Name:** Confirmation of the Council Annual Plan Minutes 26 February 2019

<b>Report Status</b>	<i>Open</i>
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## Staff Recommendation

That the Council confirm the Open Minutes of the Council Annual Plan Meeting held on 26 February 2019 as a true and correct record.

## Attachments

Attachment 1 - Council Annual Plan Open Unconfirmed Minutes - 26 February 2019

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## Council

### OPEN MINUTES

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**Minutes of a meeting of the Council held in Council Chamber, Municipal Building, Garden Place, Hamilton on Tuesday 26 February 2019 at 9.30am.**

#### PRESENT

Chairperson	Mayor A King
Deputy Chairperson	Deputy Mayor M Gallagher
Members	Cr M Bunting
	Cr J R Casson
	Cr S Henry
	Cr G Mallett
	Cr A O'Leary
	Cr R Pascoe
	Cr P Southgate
	Cr L Tooman
	Cr R Hamilton

In Attendance:

- Richard Briggs - Chief Executive
- Lance Vervoort – General Manager Community
- David Bryant – General Manager Corporate
- Eeva-Liisa Wright – General Manager Infrastructure Operations
- Jen Baird – General Manager City Growth
- Sean Murray - General Manager Venues, Tourism and Major Events
- Sean Hickey – General Manager Strategy and Communication
- Blair Bowcott – Executive Director Special Projects
- Kelvin Powell – City Safe Unit Manager
- Jason Harrison – Special Projects Manager
- Natalie Palmer – Communications Unit Manager
- Karen Saunders – Peacocke Programme Manager
- Tracey Musty – Financial Controller
- Natalie Young – PMO Manager
- Julie Clausen – Programme Manager
- Tracey Lowndes – Project Manager
- Andrew Parsons – Strategic Development Manager
- Nathan Dalgety – Team Leader Growth Funding and Analytics
- Greg Carstens – Economic Growth and Analytics Unit manager
- Stafford Hodges – Senior Strategic Policy Analyst
- Andy Zhao – Senior Data Analyst
- Bianca Henley – Policy Analyst
- Nigel Ward - Communications Team Leader
- Paul Gower – Programme Manager
- Nicola Walsh – Communication Advisor

Helen Paki – Business and Planning Manager  
 Natasha Ryan – Key Projects Programme Manager  
 Maire Porter – City Waters Manager

Lachlan Muldowney – Lawyer for Hamilton City Council

Governance Staff: Lee-Ann Jordan – Governance Manager  
 Becca Brooke – Governance Team Leader  
 Amy Viggers – Committee Advisor

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*Tame Pokaia opened the meeting with a Karakia. The Reverend Stephen Black then opened the meeting with a reading.*

*The Council acknowledged of the passing of former Hamilton City Councillor, Joe Di Maio, with a moment's silence.*

**1. Apologies**

**Resolved:** (Mayor King/Cr Bunting)

That the apologies for absence from Crs Macpherson and Taylor and for part attendance from Cr Pascoe are accepted.

**2. Confirmation of Agenda**

**Resolved:** (Cr Mallett/Cr Bunting)

That the agenda is confirmed noting the following:

- a) the debate will be 2 minutes with an extension of 1 minute if required, except for items 5 (Development Contributions Policy Update), 6 (Funding Growth Infrastructure Options Report), 7(Annual Plan 2019/20 Proposed Budget Changes) and C1 (Appointment of Board Chair – Waikato Regional Airport Limited) where debate will be 5 minutes; and
- b) that the late Item 9 (Waikato Regional Airport Limited - Creation of Hotel Subsidiary Company) be accepted as part of the agenda. This item was circulated late as the request from the airport was received on 22 February 2019 and the decision is to be made prior to 13 March 2019.

**Cr O'Leary Dissenting.**

**3. Declarations of Interest**

No members of the Council declared a Conflict of Interest.

**4. Public Forum**

No members of the public wished to speak.

**5. Development Contributions Policy Update**

The Economic Growth and Analytics Unit Manager and the General Manager City Growth introduced the staff report. They responded to questions from Elected Members concerning the changes required to the schedule of assets, risk mitigation options and consultation requirements. Elected Members expressed concerns around errors and omissions that had occurred in the development of the policy, particularly around the schedule of assets.

**Staff Action:** *Staff undertook to provide a report to the Audit and Risk Committee concerning the quality assurance process that would be followed in the future to prevent assets from being left off the schedule.*

**Resolved:** (Mayor King/Deputy Mayor Gallagher)

That the Council, for the purposes of preparing a proposed Development Contributions Policy 2019/20 for public consultation in April 2019:

- a) approves the Council's integrated growth funding modelling environment being updated to reflect relevant changes to the Council's 10-Year-Plan growth and capital programme;
- b) approves identified capital projects that contain a component of growth but are not included within the 2018/19 Schedule of Assets, to be reviewed for inclusion in the 2019/20 Schedule of Assets;
- c) approves amending the definition of 'gross floor area' as set out in attachment 1 of this report;
- d) approves amending the 'wet industries' clause as set out in paragraph 35 of this report; and
- e) notes that the draft consultation document will be brought to the 4 April 2019 Council Meeting for approval.

**Crs O'Leary and Henry Dissenting.**

## 6. Funding Growth Infrastructure Options Report

The Economic Growth and Analytics Unit Manager introduced the staff report. Staff and the Lawyer for Hamilton City Council responded to questions from Elected Members concerning the financial strategy, the options to fund growth infrastructure and the potential risks.

**Resolved:** (Mayor King/Deputy Mayor Gallagher)

That the Council approves:

- a) subject to the criteria set out in b) below, to adopt Option 1 in this report as the preferred option for ensuring there is no future funding shortfall by electing to assess development contributions at lodgement of building consent or application for service connection, not on lodgement of subdivision consent;
- b) staff will have regard to the following non- exhaustive criteria consistent with Option 1 in this report and clause 10.4 of the 2018/19 Development Contributions Policy, in determining whether "good reason" exists to require development contributions on the granting of a building consent or a service connection, and without limiting the Council's overall discretion:
  - i. whether a growth cell or project becomes funded in a 10-Year Plan and is not reflected in a previous DC policy's Schedule of Assets;
  - ii. whether the benefits arising from Council-funded projects and accruing to the development are not adequately reflected in the assessed DC charge;
  - iii. the nature and scale of the development;
  - iv. the timing, staging and duration of the development project, including in relation to the timing of a policy change;
  - v. whether a potential funding shortfall can be avoided by way of a preferred alternative funding mechanism;
  - vi. where the Council has made no direct and legally binding commitment with a developer to a particular milestone;

- vii. where there is uncertainty as to the timing or funding source for growth infrastructure; and
- viii. fairness and equity as between developers, and as between developers and ratepayers.

**Crs Mallett, O’Leary and Henry Dissenting.**

*Cr Pascoe left the meeting (11.07am) during the discussion of the above item. He was not present when the matter was voted on.*

**The meeting adjourned 11.45am to 12.00pm.**

**7. Annual Plan 2019/20 - Proposed Budget Changes**

The General Manager Strategy and Communications introduced the report, outlining the Annual Plan process. He noted a correction on page 27 of the agenda point 28 (d) final bullet point should read: “Due to the scale of the work proposed, the fact it needs to align to an overall redevelopment of the area and the fact that a central government financial contribution has yet to be determined, staff are recommending the proposal be reconsidered during the 20/21 Annual Plan.”

Staff responded to questions from Elected Members concerning the increase in the operating surplus, the impact of previous Council decisions, the Mayor’s proposals and the annual plan process.

***For further information concerning content and discussion of the below matters, please refer to the following recording of the meeting:***

**<https://www.youtube.com/user/HamiltonCityCouncil/videos?view=0>**

**Resolved:** (Mayor King/Deputy Mayor Gallagher)

That the Council approves, for the purpose of preparing the draft 2019/20 Annual Plan budget, an increase in the budget operating surplus of \$4,779,000 in 2019/20 consisting of:

	\$000	\$000	\$000
	Revenue - (Increase)/ Decrease	Expenditure - Increase/ (Decrease)	Impact on operating surplus (Increase)/ Decrease
Impact of Council Decisions			
Reduction in libraries revenue due to cessation of Waikato District Council contract (Council 11 October 2019)	300		300
Reduced Waikato Regional Council revenue at Transport Centre (G&I Committee 6 Dec 2018)	55		55
Increased Corporate personnel budget (Maangai Maaori; Council 9 October 2018)		70	70
Revenue from NZTA capital subsidies due to capital expenditure deferrals (TBC at Finance Committee 21 Feb 2019)	(7,447)		(7,447)
Indicative Contract Costs			
Increase in cost of cleaning contract (TBC in March 2019)		539	539

Increase in insurance premiums (Advised to Audit & Risk Committee 27 Nov 2018)	850	850
10-Year Plan Timing Correction		
Demolition of Founders Theatre deferred from 2018/19 to 2019/20	809	809
Operating costs to maintain Founders Theatre until demolition	45	45
Total operating adjustments		<u>(4,779)</u>

**Resolved:** (Mayor King/Deputy Mayor Gallagher)

That the Council approves, for the purpose of preparing the draft 2019/20 Annual Plan budget, an increase in the capital budget of \$36,900,000 in 2019/20 consisting of:

	\$000
	Expenditure -
	Increase/
	(Decrease)
Capital expenditure deferred from 2018/19 to 2019/20 (TBC on 21 Feb 2019)	
Projects on track for completion in accordance with 10YP timeframes	21,900
Projects dependent on the timing of third party actions outside Council's control	8,200
Projects deferred for other reasons	7,000
Bring forward decisions	<u>(200)</u>
Total capital adjustments	<u>36,900</u>

## Proposals

### Seismic Strengthening Proposal

**Motion:** (Mayor King/Deputy Mayor Gallagher)

That the Council approves, for the purpose of preparing the draft 2019/20 Annual Plan budget, the inclusion of the **Seismic strengthening proposal** consisting of an increase of \$1M of capital funding in 2019/20 to enable a response to findings from the seismic assessment of Council buildings in 2019/20 as set out in attachment 1 of this report;

**Amendment:** (Cr O'Leary/Cr Pascoe)

That the Council request that staff report to the Annual Plan Elected Member Briefing on 21 March 2019 on indicative costs associated with seismic assessments of Council buildings for consideration for inclusion in the Draft 2019/2020 Annual Plan.

**The Amendment was put and declared carried.**

**Mayor King, Deputy Mayor Gallagher, and Cr Mallett Dissenting.**

**The Amendment as the Substantive Motion was then put and declared CARRIED.**

**Resolved:** (Cr O'Leary/Cr Pascoe)

That the Council request that staff report to the Annual Plan Elected Member Briefing on 21 March 2019 on indicative costs associated with seismic assessments of Council buildings for consideration for inclusion in the Draft 2019/2020 Annual Plan.

**Cr Tooman Dissenting.**

**Traffic study in Greenwood St/Kahikatea Dr area proposal**

**Motion:** (Mayor King/Deputy Mayor Gallagher)

That the Council approves, for the purpose of preparing the draft 2019/20 Annual Plan budget, the inclusion of the **traffic study in Greenwood St/Kahikatea Dr area proposal** consisting of an increase of \$150,000 of operating funding in 2019/20 for a study to be undertaken jointly with NZ Transport Agency to consider the impacts of growth on the Greenwood St/Kahikatea Dr area bounded by Kahikatea Dr rail crossing to Killarney Rd and Tuhikaramea Rd as set out in attachment 1 of this report;

**Amendment:** (Cr O'Leary/Cr Henry)

That the Council approve for the purposes of preparing the draft 2019/20 Annual Plan budget, the inclusion of the **traffic study in Greenwood St/Kahikatea Dr area proposal** consisting of an increase of \$150,000 of operating funding in 2019/20 for a study to be jointly undertaken jointly with NZ Transport Agency to consider the impacts of growth on the Greenwood St/Kahikatea Dr area bounded by Kahikatea Dr rail crossing to Killarney Red and Tuhikaramea Rd as set out in Attachment 1 of this report, and that the Access Hamilton Taskforce reports back to the Growth and Infrastructure Committee on 26 March 2019 with options.

**The Amendment was put.**

**Those for the Amendment:** Crs O'Leary, Casson and Henry.

**Those against the Amendment:** Mayor King, Deputy Mayor Gallagher, Crs Pascoe, Mallett, Tooman, Bunting, Southgate and Hamilton.

**The Amendment was declared LOST.**

**The Motion was then put.**

**Those for the Motion:** Mayor King, Deputy Mayor Gallagher, Crs Pascoe, Mallett, Bunting, Casson and Hamilton.

**Those against the Motion:** Crs Tooman, O'Leary, Henry and Southgate.

**The Motion was declared CARRIED.**

**Resolved:** (Mayor King/Deputy Mayor Gallagher)

That the Council approves, for the purpose of preparing the draft 2019/20 Annual Plan budget, the inclusion of the **Traffic study in Greenwood St/Kahikatea Dr area proposal** consisting of an increase of \$150,000 of operating funding in 2019/20 for a study to be undertaken jointly with NZ Transport Agency to consider the impacts of growth on the Greenwood St/Kahikatea Dr area bounded by Kahikatea Dr rail crossing to Killarney Rd and Tuhikaramea Rd as set out in attachment 1 of this report.

*Cr Pascoe re-joined the meeting (12.51pm) during the discussion of the above item. He was present when the matter was voted on.*

**Victoria on the River/River Park master plan proposal**

**Motion:** (Mayor King/Deputy Mayor Gallagher)

That the Council approves, for the purpose of preparing the draft 2019/20 Annual Plan budget, the inclusion of the **Victoria on the River/River Park master plan proposal** consisting of an increase of \$200,000 of operating funding in 2019/20 to enable development of a master plan to inform future development of the Victoria on the River precinct and the proposed river park between Victoria on the River and the new regional theatre as set out in attachment 1 of this report;

**Amendment:** (Cr Mallett/Cr Tooman)

That the Council approves, for the purpose of preparing the draft 2019/20 Annual Plan budget, the increase of \$200,000 of operating funding in 2019/20 to enable development of a **Master Plan for the proposed river park between Victoria on the River and the new regional theatre** as set out in Attachment 1, subject to:

- a) the increase in funding of \$200,000 coming from expected annual savings of \$500,000 - \$600,000 resulting from the closure of the i-site;
- b) closure of the i-site occurring by the end of the current fiscal year (30 June 2019);
- c) the remainder of savings of approximately \$500,000 - \$600,000 per annum being allocated:
  - In year ending 30 June 2020, after closing costs, to reducing the budgeted 3.8% rates increase;
  - In year ending 30 June 2021 & all subsequent years in the 2018-28 Ten Year Plan to reducing the budgeted 3.8% rates increase; and
- d) the outcome of the Council's pending decision in relation to i-Site in response to the existing resolution from the 13 December 2017 meeting.

**The Amendment was then put.**

**Those for the Amendment:** Mayor King, Crs Mallett and Tooman.

**Those against the Amendment:** Deputy Mayor Gallagher, Crs Pascoe, O'Leary, Bunting, Casson, Henry, Southgate and Hamilton.

**The Amendment was declared LOST.**

**The Motion was then put.**

**Those for the Motion:** Mayor King, Deputy Mayor Gallagher, Crs Pascoe, Tooman and Hamilton.

**Those against the Motion:** Crs Mallett, O'Leary, Bunting, Casson, Henry and Southgate.

**The Motion was declared LOST.**

**The meeting adjourned 1.40pm to 2.30pm.**

**Provision for separation between swimmers/divers and vessels at Hamilton Gardens proposal****Resolved:** (Mayor King/Deputy Mayor Gallagher)

That the Council approves, for the purpose of preparing the draft 2019/20 Annual Plan budget, the inclusion of the **provision for separation between swimmers/divers and vessels at Hamilton Gardens proposal** consisting of an increase of \$150,000 of capital funding in 2019/20 to contribute to development of an alternative structure for swimmers/divers or vessels at Hamilton Gardens as set out in Attachment 1 of this report.

**Crs Casson, Mallett, and Tooman Dissenting.****The meeting adjourned 4.35pm to 5.03pm.*****An extension of time was moved at 5.03pm.*****Resolved:** (Mayor King/Deputy Mayor Gallagher)

That the meeting be extended beyond 6 hours as per standing order 3.2.7.

**Parking Trial****Motion:** (Cr Mallett/Cr Tooman)

That the Council approves, for the purpose of preparing the draft 2019/20 Annual Plan budget, the 2 hours free parking trial be abandoned, and the resulting annual additional revenues applied to reducing the 3.8% annual rate increases currently budgeted into the 2018-28 10-Year plan.

**The Motion was put.**

**Those for the Motion:** Crs Mallett, Tooman, O'Leary, Casson and Henry.

**Those against the Motion:** Mayor King, Deputy Mayor Gallagher, Crs Pascoe, Bunting, Southgate and Hamilton.

**The Motion was declared LOST.****Re-introduction of the CBD Remission****Resolved:** (Cr O'Leary/Cr Bunting)

That the Council:

- a) approve for the purpose of preparing the draft 2019/20 Annual Plan budget, the CBD full remission be reintroduced until 2021 and;
- b) request staff report back on the financial impact, and savings options to cover the costs to the 4 April 2019 Council meeting for consideration for inclusion in the Draft 2019/2020 Annual Plan.

**The Motion was put.**

**Those for the Motion:** Councillors Pascoe, O'Leary, Bunting, Henry, Southgate and Hamilton.

**Those against the Motion:** Mayor King, Councillors Gallagher, Mallett, Tooman and Casson

**The Motion was declared CARRIED.**

**City Safe programme extension to suburban areas****Motion:** (Cr O'Leary/Cr Casson)

That the Council:

- a) approve for the purpose of preparing the draft 2019/20 Annual Plan budget, a change to provide a trial seven day a week response vehicle (5 additional FTE staff, \$230k) to patrol and respond to complaints of begging and anti-social behaviour in the Hamilton suburban areas; and
- b) request staff to monitor complaints and callouts and report back to Council after 6 months being February 2020.

**Amendment:** (Mayor King/Deputy Mayor Gallagher)

That the Council:

- a) approve for the purpose of preparing the draft 2019/20 Annual Plan budget, a change to provide seven day a week response vehicle (5 additional FTE staff, \$230k per annum) to patrol and respond to complaints of begging and anti-social behaviour in the Hamilton suburban areas; and
- b) request staff to monitor complaints and callouts and report back to Council after 6 months being February 2020.

**The Amendment was put.****Those for the Amendment:** Mayor King and Deputy Mayor Gallagher.**Those against the Amendment:** Councillors Pascoe, Mallett, Tooman, O'Leary, Bunting, Casson, Henry, Southgate and Hamilton.**The Amendment was declared LOST.****The Motion was then put and declared CARRIED.****Resolved:** (Cr O'Leary/Cr Casson)

That the Council:

- a) approve for the purpose of preparing the draft 2019/20 Annual Plan budget, a change to provide a trial seven day a week response vehicle (5 additional FTE staff, \$230k) to patrol and respond to complaints of begging and anti-social behaviour in the Hamilton suburban areas; and
- b) request staff to monitor complaints and callouts and report back to Council after 6 months, being February 2020.

**Cr Hamilton Dissenting.****Annual Plan 2019/20 - Proposed Budget Changes Continued****Resolved:** (Mayor King/Deputy Mayor Gallagher)

That the Council:

- a) receives the report;
- b) notes formal community consultation is not required as adjustments to the proposed draft 2019/20 Annual Plan budget are not significantly or materially different from the proposed year 2 budget in the 2018-28 10-Year Plan;

- c) notes any subsequent significant budget change proposals will be reported to the Council at its meeting on 4 April 2019; and
- d) requests the Chief Executive prepare the draft 2019/20 Annual Plan based on Year 2 of the 2018-28 10-Year Plan and the changes approved above, for consideration at the meeting of the Council on 21 May 2019.

*Cr Pascoe left the meeting (6.10pm) during the discussion of the above matter ( Annual Plan 2019/20 - Proposed Budget Changes Continued). He was not present when the matter was voted on.*

#### 9. Waikato Regional Airport Limited - Creation of Hotel Subsidiary Company

The report was taken as read.

**Resolved:** (Cr Southgate/Mayor King)

That the Council:

- a) receives the report; and
- b) approves the Mayor/Chief Executive to vote on behalf of Council for WRAL to create a new subsidiary entity, Waikato Regional Airport Hotel Limited.

*Cr Pascoe re-joined the meeting (6.11pm) during the discussion of the above item. He was present when the matter was voted on.*

*Cr O'Leary left the meeting (6.11pm) during the discussion of the above item. She was not present when the matter was voted on.*

#### 8. Resolution to Exclude the Public

**Resolved:** (Mayor King/Deputy Mayor Gallagher)

##### 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. Appointment of Board Chair - Waikato Regional Airport Limited	) 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.	to protect the privacy of natural persons	Section 7 (2) (a)
	to enable Council to carry out commercial activities without disadvantage	Section 7 (2) (h)
	to enable Council to carry out negotiations	Section 7 (2) (i)

**The meeting went into a public excluded session at 6.14pm.**

**The meeting was declared closed at 6.32pm.**

# Council Report

**Committee:** Council **Date:** 04 April 2019  
**Author:** Sean Murray **Authoriser:** Richard Briggs  
**Position:** General Manager Venues, Tourism and Major Events **Position:** Chief Executive  
**Report Name:** Supplementary Report - Hamilton i-SITE Review Update

<b>Report Status</b>	<i>Open</i>
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## Purpose

1. To inform the Council on matters pertinent to the 14 March 2019 report to Council on the Hamilton i-SITE Review.
2. To seek a decision from the Council on the future of the Hamilton i-SITE.

## Staff Recommendation

3. That the Council:
  - a) receives the report and the original report of 14 March 2019 noting that a breakeven result of the Hamilton i-SITE is unachievable;
  - b) instructs the General Manager Corporate to secure a 100% savings in the corporate overhead costs (\$294,172 in the 2019/20 financial year) relating to Hamilton i-SITE no later than the 2022/23 financial year;  
**and approves ONE of the following options:**
    - A) approves the retention of the Hamilton i-SITE on a **status quo basis**. (Option A in 14 March 2019 report)  
**OR**
    - B) approves the retention of the Hamilton i-SITE under a changed **operating model within the Visitor Destinations Unit**, located at Waikato Museum (Artspost) due to potential savings and activity synergies (Option B in 14 March 2019 report), noting that this option will;
      - i. Lead to an operating cost saving of \$283,943 in the 2019/20 financial year and \$340,000 in the years beyond.
      - ii. Add significant value to the visitor experience at the Waikato Museum (Artspost)  
**OR**
    - C) approves **the full closure** of the Hamilton i-SITE in the 2018/19 financial year and recommends Council's Customer Services team provide basic traveller advice and an information brochure rack in the reception area of the municipal building with no additional staff resource required. (Option C in 14 March 2019 report)

Item 6

## Background

4. On 14 March 2019, Council received a report on the i-SITE review. However, it was decided that consideration of this report would be deferred until this meeting. Management has also since determined that some adjustments and clarity are required as result of initial discussion on this matter at the Council meeting.
5. The 14 March 2019 report follows this supplementary report in the agenda.
6. The supplementary report should be read in conjunction with the 14 March 2019 “Update on the Hamilton i-SITE Review” report, noting the supplementary information that follows below in paragraphs 7-13.

## Supplementary Information

### Council’s Corporate Overhead Cost - Hamilton i-SITE

7. The 14 March 2019 report did not go into detail on the corporate overhead cost as it is a below the line cost for i-SITE. The focus of the report was on direct operating costs and savings at that level.
8. It is now proposed by management that this recharge will be removed under any possible future of the operation and the General Manager Corporate will secure a 100% savings in i-SITE’s corporate overhead cost (\$294,172 in the 2019/20 financial year) no later than the 2022/23 financial year and report back to Council on this action in due course.

### Management’s Preferred Option

9. The 14 March 2019 report indicated management’s preferred option was a changed operating model within the Visitor Destinations Unit (based at the Artspost), and that management also felt a status quo option was not considered a viable option to be considered.
10. These preference statements are withdrawn and as such the wording around recommended options have been altered accordingly including the addition of a status quo option for consideration by Council.

### Full Closure

11. The 14 March 2019 report did not fully state intentions under this option. This option is now updated to enable the Customer Services team to respond to simple visitor questions and provide an informational brochure stand area in the Municipal building’s reception area during opening hours.
12. This would not require any additional resource or new costs to existing budgets as it would not be a standard i-SITE service.

### Staff Impact

13. For clarity, any affected permanent staff will be actively supported and encouraged to take on alternative roles within Council however, if alternative roles are not suitable, staff will have a choice to take any redundancy provision that is available to them.

## Attachments

Attachment 1 - Council Report 14 March 2019 - i-SITE Review Update

Attachment 2 - Council Report 14 March Attachment - Review of Hamilton i-SITE (DPL Limited)

# Council Report

Attachment 1

**Committee:** Council **Date:** 14 March 2019  
**Author:** Sean Murray **Authoriser:** Sean Murray  
**Position:** General Manager Venues, Tourism and Major Events **Position:** General Manager Venues, Tourism and Major Events  
**Report Name:** Update on Hamilton i-SITE Review

<b>Report Status</b>	<i>Open</i>
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## Purpose

1. To inform the Council on opportunities to restructure the Hamilton i-SITE operation to return it to a breakeven position, as requested by Council at its meeting on 12 December 2017.
2. To inform the council on the completion of an assessment of the i-SITE operation under the terms of a Section 17a Service Delivery Review under the Local Government Act.
3. To seek the Council's approval of Option B – to retain the Hamilton i-SITE operation under a changed operating model which includes closing the Garden Place office and opening a new i-SITE office at Waikato Museum, in the Artspost Building.

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## Staff Recommendation

4. That the Council:
  - a) receives the report; and  
**EITHER**
    - b) notes that a breakeven result of the Hamilton i-SITE is unachievable;
    - c) approves the retention of the Hamilton i-SITE operation under a changed operating model (detailed in this report as Option B) within the Visitor Destinations Unit, physically located at Waikato Museum (Artspost) due to potential savings and activity synergies;
    - d) notes that Option B will:
      - i. lead to an operating cost saving of \$283,943 in the 2019/20 financial year and \$340,000 in the years beyond.
      - ii. add significant value to the visitor experience at the Waikato Museum (Artspost);
      - iii. lead to the retention of three permanent i-SITE staff (3.00 FTE), the disestablishment of one permanent position (0.19 FTE) and the non-renewal of contracts for six staff currently employed in a fixed term or on a casual basis.
  - OR**
    - e) approves the full closure of the Hamilton i-SITE (detailed in this report as Option C) within the 2018-19 financial year.

## Background

5. The Hamilton i-SITE is one of over 80 visitor information centres networked throughout New Zealand. The network was established by central government and is co-ordinated by Tourism New Zealand (a crown-owned agency).
6. Most i-SITEs are owned and funded by Local Government either directly or indirectly through Incorporated Societies, Trusts, or through Regional Tourism Organisations. The Waikato region has a total of 17 i-SITEs although this number is expected to reduce.
7. The i-SITE network is the official information network responsible for providing international visitors, domestic travellers and locals with comprehensive and up-to-date information and advice on travelling routes, activities and attractions, accommodation and transportation services. As a part of the service i-SITEs also provide a New Zealand-wide booking service from which income is derived that off-sets the costs of the core service.
8. The financial performance of individual i-SITEs across the network vary greatly depending on the operating model and commercial factors unique to a location. For example, an i-SITE that is the sole or primary retailer of major visitor attractions or located within a premium visitor destination operates at a much lower cost than an i-SITE suited to the primary purpose of an i-SITE (traveller advice and support) which has less opportunity to sell additional product or services.
9. The Hamilton i-SITE is primarily promoted through Tourism New Zealand and the broader i-SITE network itself. It also offers new resident advice and information, major event support services, event ticketing and sells merchandise (visitor orientated) to help defray its costs.
10. Other than visitors attracted through various staged events (sporting and business) Hamilton is not a major visitor destination centre in New Zealand. It does however benefit from through traffic within a touring circuit. Therefore, for a city of its size the proportion of customer enquiry and selling opportunity is somewhat limited. While Council's visitor destinations portfolio (Hamilton Gardens, Waikato Museum and the Hamilton Zoo) attracts visitors from out of town and out of the region, they are not yet major visitor destinations of scale or that well known on the tourism circuit.

## Response to Council Resolution

11. At its 12 December 2017 meeting the Council resolved:  
*That the Council:*
  - a) *continues the Hamilton i-SITE service; and*
  - b) *requests that staff report back in 6 months on opportunities to restructure the service and return it to a break-even result.*
12. Management's comment at the time of the resolution was in considering either closure or an alternative operating model for the Hamilton i-SITE, Council must consider the need (or otherwise) to offer this service as a part of its core function and the value of this activity as it relates to the liveability of the city.
13. Management commissioned external tourism consultants Destination Planning Limited (DPL) to review the i-SITE business and prepare a report.
14. It is important to note that personnel costs (for a seven-day operation) are 64% of the total expenditure budget and greater than the net revenue generated. It is unrealistic to produce a break event result. Staff suggest the focus should be on the most effective delivery mode and therefore, the report from DPL moves beyond just a consideration for or against a break-even result.

15. For the 2017/18 financial year the i-SITE reported an operating deficit of \$445,635. Gross revenue was \$110,004 and net revenue (after cost of sales \$42,616) was \$67,388.

### Consultants Review – Destination Planning Limited (DPL)

16. During the first half of 2018, DPL reviewed research on visitor information developments in New Zealand, analysed the Hamilton i-SITE financial and operating data, carried out a benchmarking review of other i-SITEs, interviewed national and local stakeholder within and outside of Council and ran an online survey of tourism operators.
17. The executive summary of this report is attached as Attachment One.
18. In summary, DPL determined the following:
- The Hamilton i-SITE is an expensive operation by most New Zealand i-SITE standards. Status quo is not an option;
  - It is severely challenged in its ability to lift sales revenue in order off-set its costs;
  - The people to people contact delivered under the i-SITE model with visitors and residents alike still has a valuable role to play; and
  - Without Council funding it is very difficult to find an alternative funding model with significant revenue generating opportunity.

### Options

19. The recommendation in this report assumes status quo is not an option.
20. DPL provided several alternate operation model options in their report, with two options seen as potential. The option to close the Hamilton i-SITE has also been included for the purposes of this report although this was not a recommendation proposed by DPL.
21. Several options were considered but not pursued and these are covered off under paragraph 38 of this report. The executive summary (attachment one) from page 23-25 contains further information on alternate options.
22. **Option A: Status Quo with savings**
23. This would primarily require reduced operating hours thereby saving staff costs however revenue would be equally compromised under this option which would limit true operating savings.
24. The reduction in operating hours at the current site would target a 15% (\$41,740) savings in personnel costs. The budget impact is primarily in staff costs. The ability to grow revenue is assumed to be limited.
25. **Level of Service Impact**
26. There would be a minor impact on the level of service with some minor changes to opening hours and the need to service those hours with casual staff. The current location would be reviewed at the end of its lease, (31 July 2019).
27. **Option B: Retain under a changed operating model within the Visitor Destinations Unit within Council, located at Waikato Museum (Artpost).**
28. This option generates some significant synergies - adding value to a key visitor destination and over \$340,000 in savings from 2020/21 and beyond.
29. This option is explained in more detail in paragraph 41-50 as it is the preferred option.

30. Level of Service Impact
31. There would be a sustained level of service with an i-SITE available to service visitor information needs in the city. There is potential for the Museum site too support CBD vibrancy. There is good parking (car and coach) and public transport options but lower foot traffic opportunities when compared to option A. This option also assumes a 7 day a week operation.
32. The original DPL report proposed the i-SITE was located at both the Waikato Museum and Hamilton Gardens. However, management have since removed the Hamilton Gardens site as further work is required on that option.
33. **Option C: Close the Hamilton i-SITE**
34. If the Council's position is that visitor information services will not receive any Council funding, then the i-SITE must be closed. The benefit in closing the i-SITE is the cost saving of \$512,452 in operating costs per annum commencing in the 2019/20 financial year, and \$601,304 in the 2020/21 financial year, based on 2018-2028 10-Year Plan budgets.
35. There is a one-time cost for subsequent staff redundancy estimated at \$120,000 (if required) in 2019/20.
36. However, this excludes the Council overheads (2019/20 \$294,172 and 20/21 \$304,010) which would remain as a stranded cost to the Council.
37. Level of Service Impact
38. If the i-SITE is closed there would be no dedicated visitor information service for locals, residents or visitors. It could signal a lack of confidence in Hamilton as a destination of choice, and mean the city no longer benefits from exposure in key tourism channels.

## Financial Consideration of Options

39. The financial details of options A, B and C are below:

Options	Baseline Budget	One off Costs to change		Savings ex-LTP (including one off costs)	
		Capex	Opex	FY19-20 Y2	FY20-21 Y3
Option A: Status Quo with Savings	\$469,446	-	-	\$114,496	\$144,075
Option B: Visitors Destinations Unit		\$25,000	\$29,000	\$283,943	\$347,322
Option C: Closure	-	-	\$147,333	\$512,452	\$601,304

*\*Excluding Council overheads as per paragraph 36*

40. **Some other options were considered but not pursued:**
- **Transfer i-SITE responsibility to Hamilton & Waikato Tourism (HWT)** - HWT do not see this as a core function to their operation and as a conflict given the wider partnership model across other neighbouring councils that fund HWT. HWT would also require full funding to deliver the service as they hold no spare resource (in money or people) to fulfil the function.
  - **Transfer i-SITE responsibility to HCBA** – this option was not considered viable other than perhaps under a shared office space rental option that would deliver minimal cost saving. The i-SITE mandate falls well outside that of the HCBA focus on Hamilton's central city

precinct. Like HWT they also lack the resource required and would need Council funding to support the i-Site operation as it does now in any case.

- **Transfer i-SITE to the New Zealand School of Tourism** – The initial proposal was to locate within the Centre Place Mall (which is inappropriate) and deploy students under the school’s supervision. Their commercial model would share net revenue with Council but require Council to pay all other costs plus a management fee. This proposal was not pursued on the basis that there was no probable financial advantage to the Council and the fact that the Visitor Destinations Unit option under consideration was more attractive to them for integration to the Schools training curriculum.

**Attachment 1**

**Preferred Option: Option B - i-SITE integration with the Visitor Destinations Unit**

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41. Visitor Destinations is a unit of the Council’s Community Group established to align Council’s existing key visitor destinations to better leverage off New Zealand’s primary economy driver, Tourism. They manage key city destinations - Hamilton Gardens, Waikato Museum and Hamilton Zoo. Each of the three destinations currently offer information advisory services using a mix of paid and volunteer staff which could be extended as an i-SITE service.
42. Enhancing these existing services to meet minimum i-SITE criteria will retain visitor information services within Council but move the responsibility from Venues, Tourism and Major Events Group, to under the Community Group.
43. Under this preferred option, the current i-SITE office in Garden Place would close, and a new i-SITE would be opened in the Artspost Building at Waikato Museum.
44. i-SITE staffing is proposed to consist of three full-time FTEs. It is envisaged that staff from the Waikato Museum will be utilised to reduce staff costs. Staff and volunteers would undergo minimum training requirements as set by i-SITE:
  - i-SITE New Zealand 100% Pure Welcome Workshop;
  - Tourism NZ 100% Pure New Zealand Specialist Programme.
45. This option has the added benefit of ensuring a key visitor destination customer interface is consistent with international tourism standards while delivering significant savings to Council.
46. There are some costs associated with locating the i-SITE at the Artspost site and these have been factored into the proposed revised budget for 2019/20. This includes \$20,000 for make good costs at the Garden Place office to return it to the original condition and remove all fixtures and fittings so council can exit the lease 31 July 2019 in line with an extended lease agreement, plus \$25,000 for a contribution towards the fit out of the area at Artspost.
47. This strategy aligns with Council’s current investment in its key inbound visitor assets.
48. It is proposed that the move to the new operating structure takes place during the 2019-20 financial year, with an opening of the new site and staff transitioned by 31 July 2019.

49. The financial model under this option:

Option B: Visitors Destination Unit				Current model
	FY2018-19 Y1 (Forecast)	FY2019-20 Y2	FY2020-21 Y3	FY2017-18 Actuals
Income				
Activity Income	\$58,000	\$8,000	\$8,000	\$84,796
Other Income	\$30,000	\$25,000	\$25,000	\$25,208
<b>TOTAL INCOME</b>	<b>\$88,000</b>	<b>\$33,000</b>	<b>\$33,000</b>	<b>\$110,004</b>
Direct Expenditure				
Cost of sales	\$88,000	0	0	\$42,616
Personnel	\$394,773	\$225,182	\$209,182	\$356,692
Activity	\$6,350	\$21,000	\$1,000	\$4,074
Utility	\$98,555	\$8,213	0	\$100,025
Professional & Admin	\$36,460	\$18,800	\$18,800	\$38,867
Other	\$61,000	\$53,000	\$53,000	\$13,366
<b>TOTAL DIRECT EXP</b>	<b>\$685,138</b>	<b>\$326,195</b>	<b>\$281,982</b>	<b>\$555,640</b>
<b>NET SURPLUS/DEFICIT</b>	<b>-\$597,138</b>	<b>-\$293,195</b>	<b>-\$248,982</b>	<b>-\$445,636</b>

### Staff Feedback

50. Current i-SITE permanent, fixed term and casual staff were invited to give feedback on the options. Waikato Museum Visitor Services Staff were also asked to give feedback.
51. Feedback from the i-SITE staff has been positive with a collective view that the i-SITE function sits much better within the Visitor Destinations area of Council.
52. The only areas of concern noted (apart from fixed term and casual staff not being required to work at the new site) was the staffing provision under the new plan might be light for the volume of visitor servicing required.
53. Feedback from Visitor Destinations staff has been mostly positive with concerns being mainly around reporting lines and how the i-SITE staff will be integrated into daily operations. The feedback agrees on full integration with a view that in the medium to long term, all front of house visitor engagement personnel will be fully i-SITE trained.

Attachment 1

### Significance and Engagement

54. Having considered the Significance and Engagement Policy, staff have assessed that the matters in this report have low significance.

### Financial Considerations

55. Paragraph 39 contains a summary of cost options (A, B, C), with Option B's financial model in paragraph 50. Page 26 of attachment one also contains a detail profit and loss statement across all options.

### Legal and Policy Considerations

56. There are no legal or policy considerations required to enact a decision on the future of Hamilton i-SITE.
57. Changes proposed in this report do not require approval of i-SITE NZ, but Management has made contact with the CEO to discuss the options and will update them following the outcome of the meeting.

### **Cultural Consideration**

58. No cultural considerations have been identified relevant to the matters in this report.

### **Risks**

59. Option A: Existing budgets and service delivery prevail.

60. Option B: No material risk identified.

61. Option C: Loss of visibility and service to users of Hamilton i-SITE and perception of Hamilton not valuing its place as a visitor destination.

### **Attachments**

Attachment 1 - Review of Hamilton i-SITE - DPL Limited

**Attachment 1**

**Item 6**



# REVIEW OF HAMILTON i-SITE

9 AUGUST 2018

Prepared by:  
DESTINATION PLANNING LTD &  
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on behalf of:  
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## EXECUTIVE SUMMARY

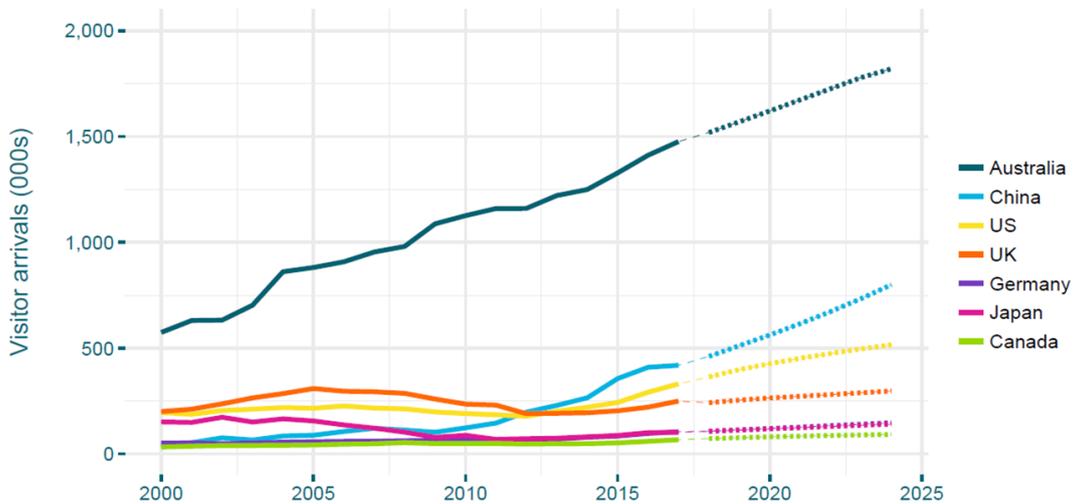
Hamilton City Council commissioned Destination Planning Ltd (DPL) to undertake a review of its Hamilton i-SITE Visitor Centre, to consider its efficiency and effectiveness, benchmark against other i-SITEs, explore alternative service levels and delivery models and to explore the feasibility of a breakeven operation. This meets the requirements of Section 17a review under the Local Government Act. The i-SITE service currently runs at an operating deficit of \$445,366. Council then attributes a further \$367k of internal overhead charges (indirects) to the i-SITE operation.

In undertaking the project, DPL reviewed research on visitor information developments in New Zealand and overseas, analysed the i-SITE’s financials and other operating data, carried out a benchmarking review of other i-SITEs, interviewed national and local stakeholders within and outside council and ran an online survey of tourism operators.

### New Zealand and Waikato Region Tourism Growth Context

New Zealand’s inbound tourism sector has experienced steady growth over the last five years to become our number one foreign exchange earner. The official government forecast is for continued growth at 4.6% per annum reaching 5.1M visitors by 2024. Some commentators believe there could be more of a flattening off in that timeframe with tourism following cyclical patterns.

The following MBIE graph shows international visitor arrivals to New Zealand by geographic market and the forecasts to 2024. It highlights Australia as the biggest market and China’s rise to overtake the traditional western markets. While Chinese visitors are not yet a key market for Hamilton they are visiting Waitomo and Hobbiton, and they will increasingly explore Hamilton and the rest of the region.

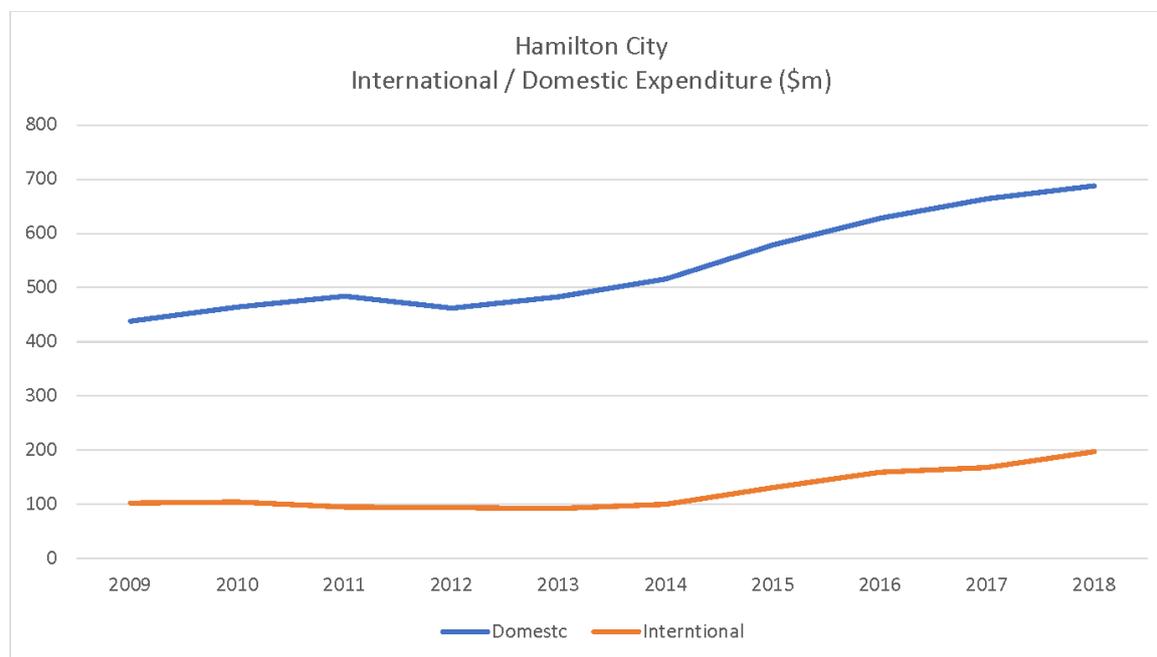


Source: Stats NZ and MBIE

Domestic tourism across New Zealand has been growing at 4% per annum and is forecast to continue at a similar rate.

Tourism is a key sector for Waikato region also, with international and domestic visitor expenditure totaling \$1.5 billion (YE March 2018). Waikato’s regional visitor spend is the fifth highest in New Zealand behind Auckland, Christchurch, Wellington and Queenstown. Surprisingly, Waikato’s visitor spend is higher than Rotorua with Waikato receiving a much higher percentage of its spend from domestic visitors. The following graph focuses in

on the Hamilton City Council area which also shows strong growth in both domestic and international visitor expenditure.



Hamilton & Waikato Tourism (HWT) is the Regional Tourism Organisation (RTO) for the Waikato region. Its role is to promote the region to attract international, domestic and business event visitors. It also has a role to champion and facilitate the region's destination management and product development opportunities.

The Hamilton Waikato Tourism RTO region has 13 i-SITEs, the largest number for any RTO region in New Zealand. They are operating under a range of ownership and delivery structures with three run directly by councils, eight by Trusts or Incorporated Societies and two by independent contractors. All 13 i-SITEs receive some form of funding from local government to supplement their income in order to maintain their operations. Matamata is the most commercially successful i-SITE in the region, driven by its theming and role as a ticketing gateway to Hobbiton. It still requires council funding to operate. Due to the number of i-SITEs and their funding issues, HWT does not have aspirations to take on operation of Hamilton or any other Waikato region i-SITEs.

Section 17A Local Government Act reviews have been undertaken for Waipa District Council's Cambridge and Te Awamutu i-SITEs, and Waikato District Council's Raglan and Huntly i-SITEs. All four are run independently of council by Incorporated Societies. Each of these centres is funded by their council between \$75,000 and \$116,350 per annum. The national benchmark average for this rural small-town category of i-SITEs is \$148,000. Hamilton's i-SITE has quite different characteristics to the other i-SITEs in the region and is the only one categorized as "Provincial City".

Hampton Downs Motor Sport Park in the north of the Waikato District plans to open an information centre in 2018 which will be co-located with a café, car simulator and exhibition experience. This is proposed to become an i-SITE in the next two to three years.

### Hamilton City Destination Development Context for the i-SITE

Total visitor expenditure in Hamilton city is \$872m for YE Feb 2018, up 5.8% on the previous year. Domestic visitor expenditure is \$680m (+2%) and international visitor expenditure \$187m (+19.4%).

Hamilton city has benefited from proximity to New Zealand's main international gateway and the large Auckland market, along with ease of access into the region and central north island. This will continue to improve with the completion of the Waikato Expressway in 2020. The region's major attractions, Hobbiton Movie Set and Waitomo Caves continue to drive international visitation. Hamilton Gardens, major events and conferences along with planned developments such as activation of the river front, position the city to evolve from a commercial hub into a destination in its own right. General awareness and appeal within domestic markets has also improved particularly for conferencing and major events, plus walking and cycling.

HCC's Central City Transformation Plan talks about attracting more people to live and work in the city, having an economically prosperous core, and being an attractive destination for everyone. It also recognises the importance of activating the river front. HCC also has aspirations to greatly lift visitation levels at Hamilton Gardens, Hamilton Zoo, Waikato Museum and Claudelands Events and Entertainment Centre.

HCC's Economic Development Agenda identifies developing a strategic investment plan for city assets including visitor assets; Hamilton Airport and event venues. Reports have been commissioned and investigations ongoing regarding new hotel development to optimize the performance of the city's signature venues. The Regional Theatre project is underway with private sector partners who are seeking to attract increased visitation. A new hotel is planned for the previous Les Mills site and Sky City plans to develop an adjacent hotel. Further hotel developments include the Novotel adding 40 rooms and Sudima Hotel's recent upgrade and street front retail space.

There are also a number of other commercial developments that will bring more people and visitors into the city center, including the DHB's 800 staff moving into Hamilton's old Farmers Building, the new ASB Regional Centre and Genesis Energy offices. The Waikato Regional Council is also relocating in to the CBD adding another 400 people.

Visitors are often indistinguishable from residents and increasingly purchase from the same stores and share the same spaces as locals. There is a growing demand for visitors to understand and interact with local communities, cultures and environments and an enriching community experience is an important success factor for destinations.

Hamilton City i-SITE's role in achieving the community outcomes of HCC's Long-Term Plan is to support the improving sense of city vibrancy, by providing a smartly presented welcome facility and professional, passionate local expert staff who can share the city's stories and hidden gems. Ultimately the aim is to encourage visitors to stay longer and spend more. They are often involved in developing partner programmes for conferences and can be an important contact and source of information for new residents and students, as well as those considering relocating, investing or studying in the city.

Hamilton city's leisure tourism destination status and offering of saleable visitor experiences is currently much weaker than most of its NZ counterparts. However, in five years' time as the developments outlined above roll out, the visitor proposition will be stronger. This may result in more demand and revenue opportunity for a CBD i-SITE.

### **i-SITE NZ Overview**

i-SITE New Zealand is the official visitor information network responsible for providing international visitors, domestic travellers and locals with comprehensive, up-to-date information and a New Zealand-wide travel booking service. i-SITEs are an important part of the distribution channel for many tourism businesses, especially start-ups. The Vision in the i-SITE NZ strategic plan is:

*Customers rate us as the best official visitor information and booking network in the world.*

The i-SITE NZ Mission is:

- *Matching visitors with quality experiences, helping them to safely see and do more, creating net promoters.*
- *Driving community and business growth through delivery of trusted information and a competitive sales channel.*
- *Providing Manaakitanga that our host communities take pride in.*

The Network has over 500 i-SITE staff in over 80 Visitor Centres around New Zealand. Each year, these centres welcome 860,000 international visitors and collectively assist with 7.3 million visitor enquiries.

As tourism continues to grow and pressure comes on places and communities, the tourism industry is shifting its emphasis from marketing to managing a quality visitor experience and encouraging regional dispersal of visitors. In this context the i-SITE network is being recognised as a key enabler in supporting the management of visitors within communities.

### Costs and Benefits of i-SITE Accreditation

The cost of to be an i-SITE and part of the network is relatively minimal at approximately \$3,500-\$6,500 per annum depending on the qualifications of staff and their need for additional training. The management, administration and marketing of i-SITE New Zealand is largely funded through an annual grant from Tourism New Zealand (TNZ) and membership fees. The i-SITE brand is managed by TNZ and accredited members must meet standards in staff training, professionalism and information technology. There are several local visitor information centres throughout New Zealand which are not i-SITE NZ branded.

The main costs of i-SITE NZ accreditation include the membership fee, ensuring that staff meet all training and qualification standards, participation in the annual i-SITE NZ Conference and providing a computer booking system. Meeting relatively strict opening hours used to be a significant cost driver for i-SITE members, however there is now more flexibility to close during genuine low demand periods to save operating costs. Reducing the open hours and/or open days is one of the main cost efficiency opportunities for Hamilton i-SITE.

There are significant benefits of membership:

- Use of the i-SITE brand, signifying official government endorsement.
- Actively promoted by TNZ on their web site newzealand.com, inclusion in marketing materials and at offshore trade and consumer events.
- Inclusion in the official i-SITE map brochure which is duplicated in Mandarin.
- Centrally coordinated Google business listings which feed to prominent mapping applications including GoogleMaps, TNZ's visitor app and CamperMate. This literally places the i-SITE's town on many tourism maps which would otherwise exclude it.
- Access to the IBIS point of sale booking system with nationwide booking and retail capability, seamless back-end billing administration and Bookit live inventory at 12.5% commission as opposed to the industry standard 10%.
- Access to a structured and subsidised staff training programme and knowledge management resource. Much of the induction training cost is covered by i-SITE NZ.
- Access to preferential supplier arrangements coordinated through the network ranging from supplier management systems to tourism operator booking contracts with favourable commission rates.

**i-SITE Research**

Of all international holiday visitors to New Zealand, 45% use an i-SITE<sup>1</sup>. Despite the percentage share decreasing slightly as more visitors use digital and other channels, the numerical numbers have trended upwards because the total holiday arrivals have grown so strongly.

Around two thirds of these international holiday i-SITE users say that i-SITEs influenced their decision on what activity, transport or accommodation provider they used.



Recent research by Angus & Associates found that i-SITE users appear to favour talking to real people and discussing options in-person, over booking travel online. International visitors in particular, are more likely to get overwhelmed and confused by the amount of information online, compared with domestic visitors.

Economic impact research conducted for ATEED by M.E Spatial in 2015, highlighted the key role i-SITE visitor centres play nationwide in unlocking visitor spending in the tourism sector. The report showed that:

- For every \$1 provided in funding, the network returns on average \$8.70 in GDP.
- For every \$1 of direct sales made by the i-SITE network, there is \$1.48 total additional spending in the wider economy.

i-SITES' key revenue streams have been challenged over the last 5-10 years as more visitors use other channels, particularly online, to access information and book their accommodation, activity and transport requirements. The i-SITE network fell behind in its booking technology and became perceived as an expensive channel. The network is now implementing improved booking systems which will enable it to provide more efficient information and earn more booking commission revenue.

<sup>1</sup> International Visitor Survey 2017, MBIE (& TNZ)

## Overseas Visitor Centre Developments and Digital Information Provision

Various overseas reviews of visitor centres and visitor information provision have concluded that there are trends which will both negatively and positively affect the relevance and demand for i-SITE information centres. More visitor information centres that are in non-strategic locations will close over time, but other existing and new visitor centres will proactively harness new technology for new customer attraction, engagement, booking and information provision.

An increasing proportion of total tourists will use mobile digital technology for both information and bookings. However, there will continue to be strong demand for face to face information and booking services from local experts. The breadth of on-line information is overwhelming for many visitors and most websites and online travel agents fail to deliver personalised travel arrangements with up to the minute local secret visitor offerings. Expedia, one of the two biggest Online Travel Agencies (OTAs) has extended into bricks and mortar “Local Expert” concierge services to offer personalised advice and bookings. TripAdvisor’s CEO recently acknowledged the biggest barrier to growth in their online activities booking is consumer preference to wait until they are in destination and to book off-line.

Some organisations such as Visit Scotland are closing several visitor centres in favour of investment in digital channels. Meanwhile, the Western Australian state government and Los Angeles Tourism Authority are stepping up investment in existing and new visitor centres. Research by Los Angeles Tourism and Visit Wales has pointed to the continued importance of printed brochures and maps once people are in a destination.

Lead practice destination management requires an integrated visitor information and visitor servicing plan. This delivers information through multiple channels and “touch-points” at the right time and place for the visitor as they research, plan, book, travel to and through a destination, and return home and share their experiences. i-SITEs are one of many information channels available which may also include:

- Unmanned information displays at key visitor nodes.
- Manned pop-up visitor information and booking services at events.
- Local tourism operators, especially accommodation providers.
- Outdoor including billboards and signage.
- Digital channels including owned and third party.
- Other mainstream media (print, radio, tv).
- Official publications and brochures.

## Hamilton i-SITE Background and Operating Characteristics

Since the 1990s the Hamilton information centre has moved from the Council building to the Transport Centre, then half way down Garden Place and finally to its current location on the edge of Garden Place on Alexander Street. The i-SITE operation moved from Tourism Waikato back into council operations when Tourism Waikato was disbanded in 2006.

Key motives to move from the Transport Centre included the antisocial behaviour and environment, a drive to expand Council’s information and tourism services and to support the CityHeart revitalisation plan. The decision to move to the current location was due to insufficient working space for retail and event ticketing, an absentee landlord who didn’t maintain the property, poor visibility and a lack of car and bus parking.

During the period in the Transport Centre, Intercity and other bus companies relied heavily on i-SITEs for ticketing services and the i-SITE made an operating surplus for its owner, Tourism Waikato. Rent was also much lower but this would not be the case today.

During 2013/14, \$57,000 was spent on new fit-out of the current i-SITE including large images of Hamilton attractions and the HamiltON branding. Hamilton currently provides a full-service operation which meets i-SITE criteria and enables the use of the i-SITE brand.

Core services include:

- Free local tourism information pertaining to events, activities, attractions, accommodation, dining and trails.
- Distribution of free maps and visitor guides.
- Free nationwide touring information.
- Booking and Payment services.
- Travel Itinerary Planning.
- Accommodation Availability Management.
- Basic Community Information.
- Weather and outdoors safety info.

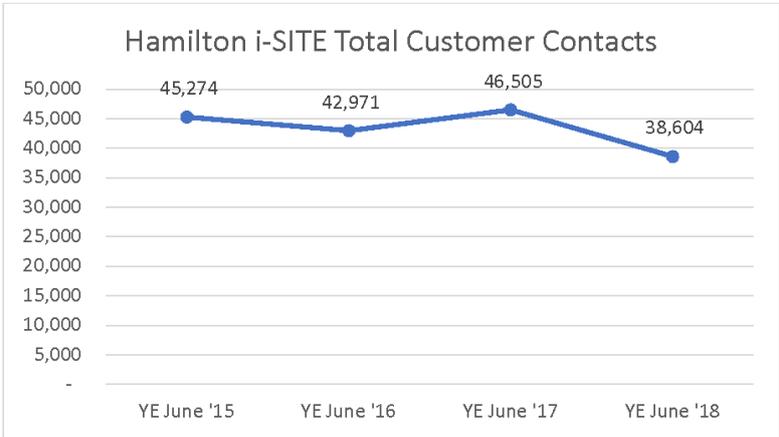
Non-core services include:

- Event ticketing across several agencies (e.g. Ticketek, DashTickets). When Founders Theatre was closed the i-SITE became the city's main event ticketing office.
- Retailing Souvenirs, Gifts and Publications.
- Operating the Visit Hamilton Destination and What'sOn events website on behalf of HCC.
- Providing information to new and potential new settlers (15-20 per week).
- Pop-up i-SITE services for major events including Rugby Sevens and National Field Days.
- Sole manager of bookings and meet & greet for Balloons over Waikato.
- Ticketing hub and events information coordinator for Hamilton Gardens Arts Festival.
- Parcel Connect Agency.
- Free WiFi.
- Bike Hire.
- Providing paid for display options for tourism operators within the i-SITE.

Some of these responsibilities, particularly around website upkeep and events have been shifted from elsewhere within Council to the i-SITE in recent years to better utilise the staff capacity. Cutting these services or closing the i-SITE completely, will mean either a loss of service for the city or an extra cost transferring elsewhere within Council.

**Number of Customer Contacts**

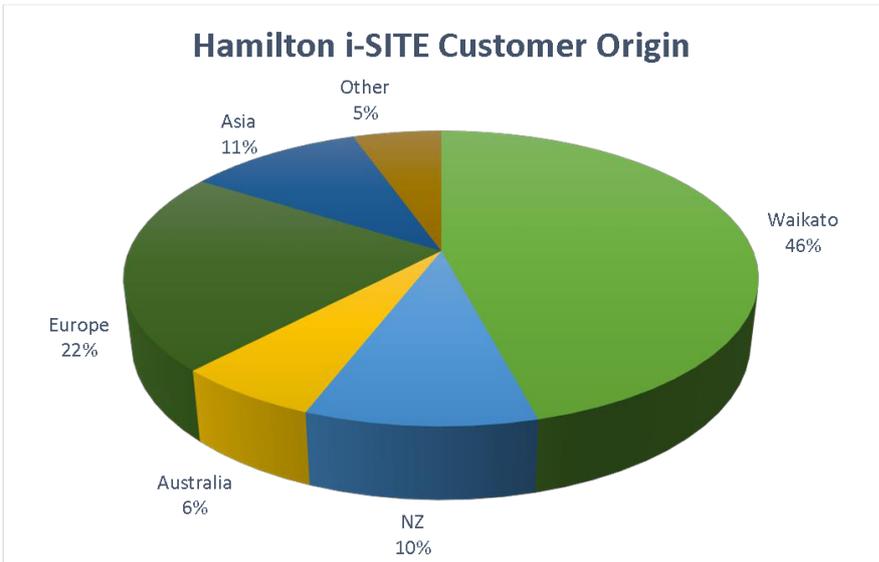
The following graph shows the total number of customer contacts which grew to YE June 2017 but have declined by 17% in the last year to 38,604.



As a local comparison, Matamata i-SITE reports over 300,000 customer contacts while Te Awamutu, Cambridge and Raglan i-SITEs have 25,000-30,000 each.

**Customer Origin**

The following pie chart uses sample data collected manually by the i-SITE staff over two full years July 2016-June 2018. Around 44% of logged enquiries are from overseas visitors with the largest share from Europe. It is notable that Asian customers are nearly double Australians. The largest single group are Waikato (and Hamilton) residents at 46%, with 10% from the rest of NZ.



The largest share of customers are locals (47%) most of which are doing event ticketing. Following this, it is overseas visitors getting tourism information and booking activities and tours, especially to Waitomo and Hobbiton.

**Customer Feedback**

The i-SITE has relied mainly on external feedback and review channels although it is included in the council’s Compliments and Complaints register and has had an i-PAD customer feedback survey along with other council destinations. Nearly all of the comments related specifically to the i-SITE were positive.

On TripAdvisor, based on the small sample rate, Hamilton i-SITE has 4.5 stars and is ranked #12 of 71 things to do in Hamilton. The Net Promoter Score works out to 92% compared to the i-SITE network average of 85.3%. On **Google Reviews** Hamilton i-SITE has an overall 4.4 star rating.

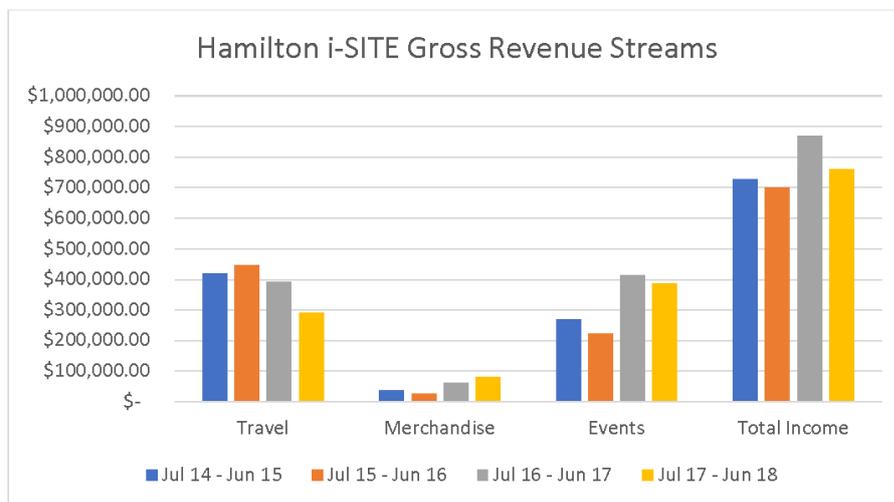
**Local Stakeholder Feedback**

Over the period of this review formal i-SITE stakeholder input has been obtained through face to face and phone interviews of major local operators, council representatives and group managers, the i-SITE team, i-SITE NZ, local businesses and some national stakeholders. An online survey was also conducted of local operators to cover a wider group, and Hamilton Central Business Association had independently included a question on whether the i-SITE should close, in its member survey regarding its LTP submission.

Larger tourism operators such as Novotel and Sky City do not see the i-SITEs as important for direct sales for their businesses. This is because they have large marketing budgets and well established alternative sales channels and many of them receive advanced bookings. Most stakeholders we talked to and those surveyed, felt it was important to maintain an i-SITE service to help visitors. However, there was concern about the current cost and location.

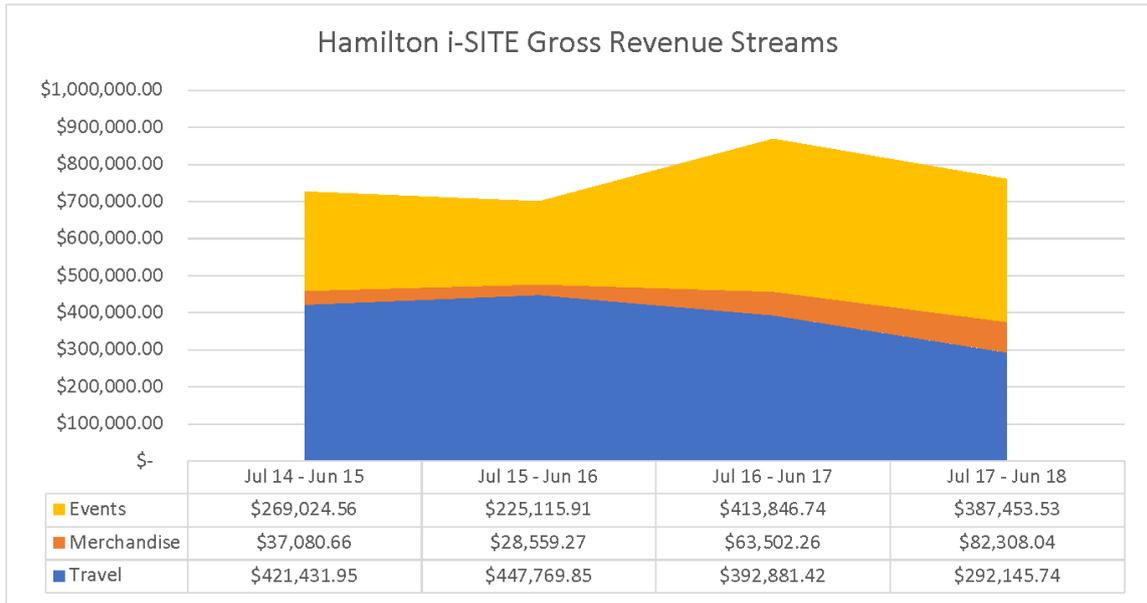
**Income Streams**

The following chart shows trend from YE June 2015 to YE June 2018.



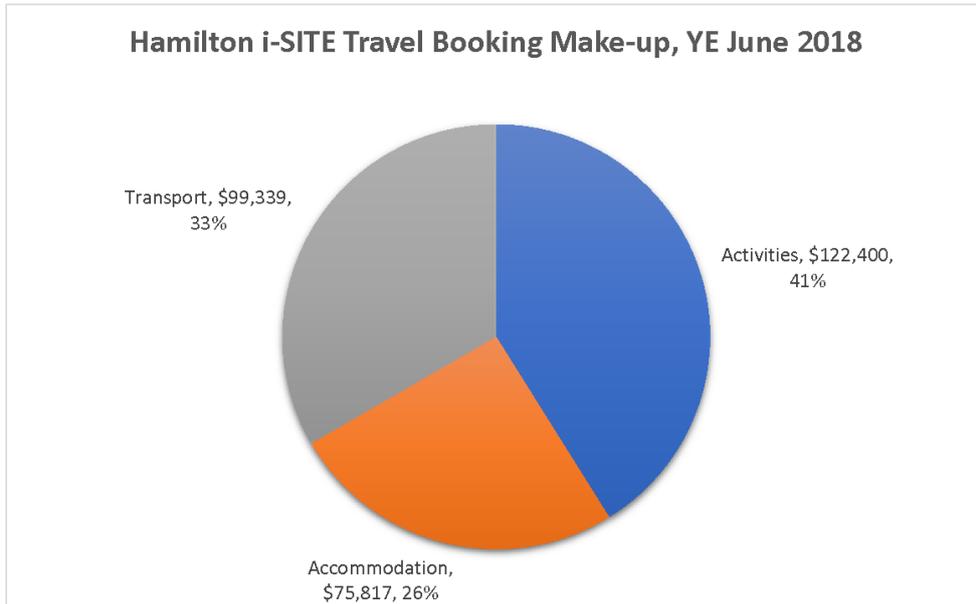
Total gross revenue turnover grew to \$870,000 in YE June 2017 but then declined by -12% to \$762,000 over YE June 2018. Travel bookings for accommodation, activities and tours increased to YE June 2016 but have since declined over the last two years. Event Ticketing and to a lesser degree Merchandise, has offset the decline in travel bookings but even events have declined over the last year.

The next graph presents the same data but makes it easier to see the relative composition of the income.



**Net return from Sales Turnover**

The growth in overall sales in YE June 2017 was encouraging but it was mainly driven by event ticketing which provided little net return of \$8,167 to the i-SITE operation. Voucher (travel) sales provides better commission but the volume has eroded. Merchandise sales is the only category to have continued improving during YE June 2018 but this is not core to the business and is unlikely to contribute significantly to covering the costs of the business. Overall the net return or gross profit before operating expenditure is only around \$90,000 per annum.



Hobbiton and Waitomo trips represent the main share of activities and tours booked by Hamilton i-SITE. Next would be Rotorua activities followed by central North Island experiences. Hamilton currently has limited commercial activity/attraction operators which the i-SITE is able to book for visitors. A large portion of Hamilton’s product is accommodation and like most i-SITES, accommodation booking commission has continued to decline as other digital channels have offered a better selection of live inventory than i-SITES, and as more

people pre-book. Hamilton's accommodation sales dropped by a massive 46% over the June 2018 year. Nearly all i-SITEs including Hamilton have seen a decline in Intercity bus bookings as online channels have become easier to access. Train ticket sales declined for Hamilton i-SITE following the re-organisation of the Northern Explorer service and timetable.

Hamilton i-SITE has a range of advertising display options which, apart from booking commission paid by operators, is the main source of private operator funding for the i-SITE. In total this raised approximately \$15,600.

#### **i-SITE Operating Costs and Internal Council Charging**

With total direct expenses at \$556,000 (including merchandise cost of sales) the Net Operating Deficit was \$445,635 for YE June 2018. Most of the typical operating expenses of Hamilton i-SITE are reasonable and in line with other i-SITEs. Following are the largest items and some smaller expenses which could be reduced or on-charged.

**Commercial Rental** - The current Caro/Alexander St premises is rented on commercial terms from a private landlord with a rental expense of \$80,000 per annum for the coming 2018-19 year. This represents 13% of total operating costs. The next rent review is due 1 May 2019. Notice of intention to either renew or not is required by January 2019. Council cannot terminate the lease early and is therefore committed to paying out rent to May, even if the i-SITE closed immediately. Closing or relocating the current i-SITE would also result in an additional cost to "make-good" the premises and remove all fixtures and fittings as per the lease conditions.

The \$55,000 capital expenditure from the 2012/13 fit out is still being depreciated at \$530 per month in the i-SITE financials with a Current Net Book Value of \$27,044 that would need to be written off if the i-SITE closed. Even if the complete property bill could be cut, this would only marginally move the business towards breakeven.

**Employment Costs and staffing levels** - Employment costs are by far the single highest operating expense for i-SITEs. Hamilton's staff remuneration is \$347,000 plus other employment costs giving a total of \$357,000 in the forecasted YE June 2018. This represents 64% of total operating expenditure.

An i-SITE NZ remuneration survey shows that Hamilton i-SITE more senior and permanent full-time salaries are slightly higher than the average across all i-SITEs and the Provincial City peer group. The salary levels have some impact, but the main driver of the high employment costs is the number of staff FTEs at over 6. This is the key area where costs could be cut whilst still maintaining an accredited i-SITE service.

In response to this review being undertaken, (at the time of writing this report) the New Zealand School of Tourism has a concern over the possible closure of the i-SITE and expressed interest in supporting the i-SITE by providing pre-trained students to deliver full i-SITE information and booking services at zero or minimal cost. This is still being explored but if successful, this could significantly reduce operating costs.

Marketing is budgeted at \$30,000 per annum but actual spend has been minimised to range between \$300 and \$18,000 over the last three years. Hamilton's peer i-SITEs and indeed most i-SITEs have lower marketing budgets and tend to rely on marketing by i-SITE NZ and profiling in digital channels and official brochures by RTOs and TNZ. Hamilton's budget also covers Hamilton maps and visitor guides which would usually sit under a separate council or RTO marketing budget rather than the i-SITE. HWT includes a Hamilton section in the regional visitor guide which is well supported by operators and has extensive editorial coverage of the city.

Phones (landlines, calls and mobiles) costs are \$13,000. By comparison, much busier i-SITEs have typical phone costs of \$5,000 - \$7,000 per annum. Council is charging the i-SITE \$60,000 per annum for "Information Services User Charges". An independently-run i-SITE, carefully procuring its own ICT services would never spend that much.

### Indirects / Council Overheads

The i-SITE is being charged very high internal charges (indirects) of \$392,000 for YE June 2018. This would typically cover a share of governance, policy, HR, and financial administration. The i-SITE is already being charged separately for expenses such as security and insurance.

The Hamilton City Council is not alone amongst Council i-SITE owners in its practice of indirect charging, but this level of charges is not an accurate reflection of the costs the i-SITE business actually generates. Closing the i-SITE will leave these charges *stranded* within Council.

### Benchmarking Other i-SITEs (Year ending June 2017 Data)

For the purposes of benchmarking Hamilton i-SITE, data has been drawn from the annual i-SITE NZ benchmarking survey carried out by Deloitte, for YE June 2017. This survey produces average operating metrics across the whole network of 81 i-SITEs, plus sub-category averages where i-SITE NZ groups its members in like categories as follows:

- Large Tourist (e.g. Auckland, Rotorua, Christchurch, Queenstown).
- Secondary Tourist (e.g. Taupo, Wellington, Nelson).
- Small Tourist (e.g. Whitianga, Waitomo, Turangi).
- City Satellite (e.g. Hutt City, Kaiapoi).
- Provincial City (Hamilton, Whangarei, Palmerston North, Gisborne, Hastings & Havelock North, New Plymouth, Whanganui, Oamaru, Invercargill and Ashburton (now closed)).
- Rural / Small Town (this covers most of the other Waikato i-SITEs).

In the 2017 Deloitte survey, only eight out of the 81 i-SITEs made an operating surplus before funding from a parent RTO or council. These tend to be in primary tourism regions with a significant supply of high cost tourism activity product in the destination or neighbouring regions e.g. Wanaka and Queenstown. Even Rotorua i-SITE, which turns over in excess of \$10m per annum, still draws on council funding to break even.

For the Hamilton review we have gone a step further than the main i-SITE NZ categories and selected a specific group of i-SITEs which have more in common with Hamilton, although these i-SITEs still present a wide array of operating contexts. These are:

- Hamilton, Palmerston North, New Plymouth, Hastings (from i-SITE NZ's "Provincial City" category)
- Dunedin, Wellington, Napier (from the "Secondary Tourist" category).
- Tauranga (from the "Small Tourist" category. We see this as relevant because Tauranga is a significant sized provincial city but it has limited hotels and icon attractions. However, it does have major cruise business for part of the year).

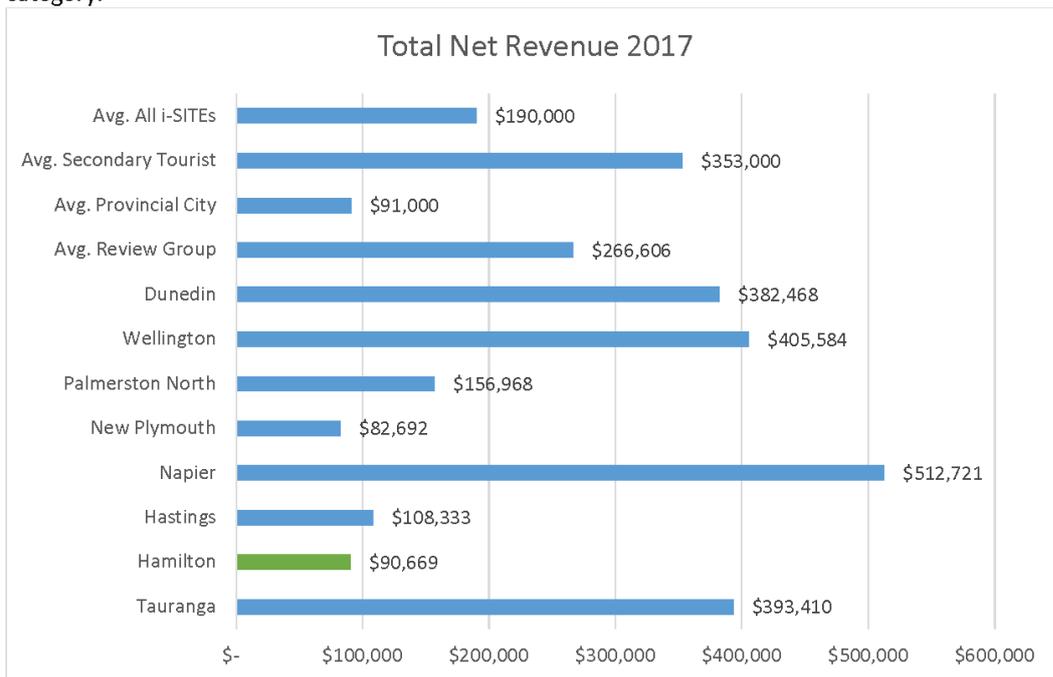
Note that the Dunedin and Tauranga i-SITE metrics in this report include cruise customers at port-based satellite i-SITEs as well as the associated revenue, costs and professional staff. Napier and Wellington i-SITEs do handle many cruise passengers which make their way from the port but unlike Tauranga and Dunedin, they do not provide paid staff or carry out sales directly at the cruise ports.

The following graphs show operating metrics for the following:

- Avg. All i-SITEs - The average across the national network for All i-SITEs.
- Avg. Secondary Tourist - The average for the whole Secondary Tourist i-SITE category
- Avg. Provincial City - The average for the whole Provincial City i-SITE category
- Avg. Review Group - The average across the chosen "Comparison Group" for this review.
- Each of the individual i-SITEs in the chosen "Comparison Group" for this review.



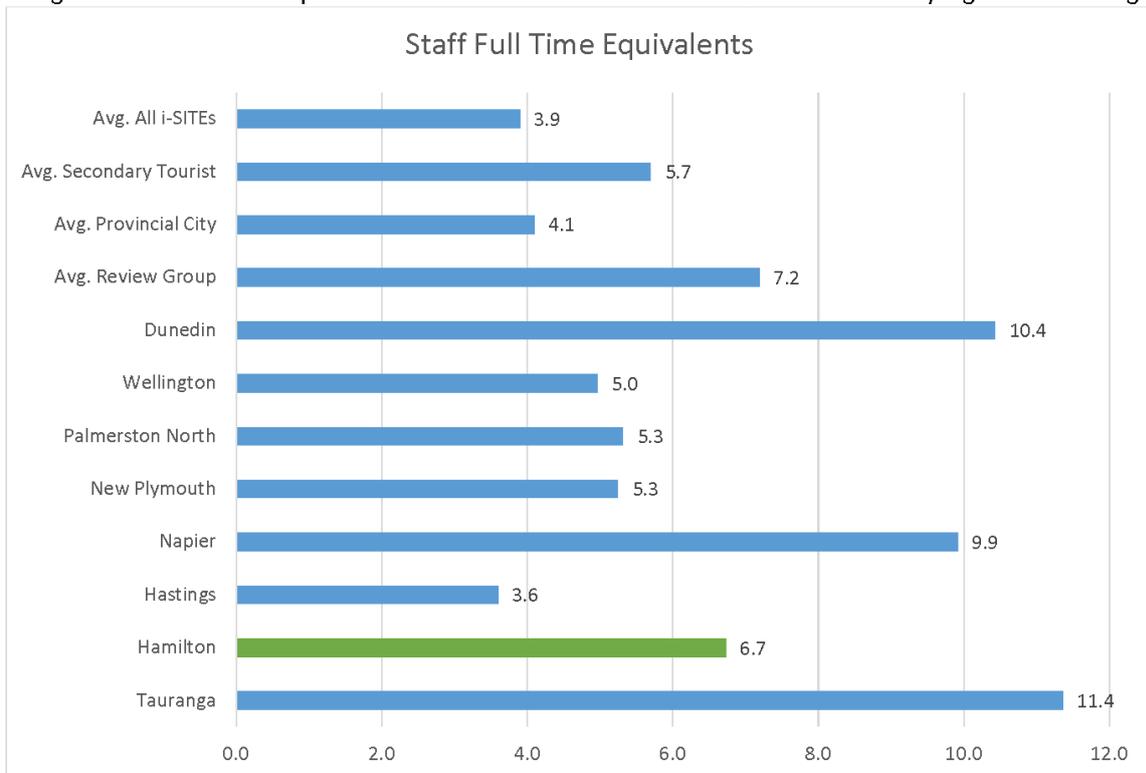
Hamilton has the lowest amount of customer contacts and is well under the average for its Provincial City i-SITEs category.



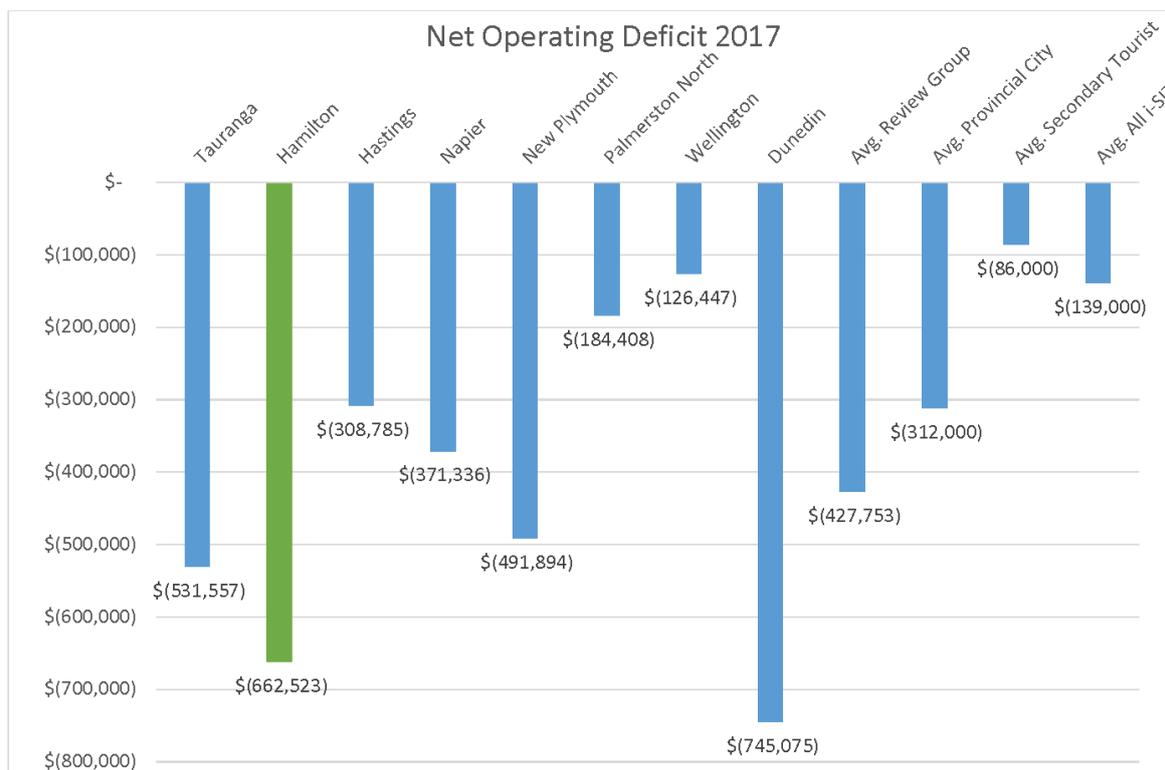
Hamilton i-SITE also has among the lowest levels of net revenue with only New Plymouth lower.



This data includes council internal charging (indirects) for all the council-run i-SITEs. Hamilton’s costs are the 3<sup>rd</sup> highest and above average in the review group; and well above the averages for Provincial Cities and all other categories. Dunedin and Napier are the two other council owned i-SITEs which have very high internal charges.

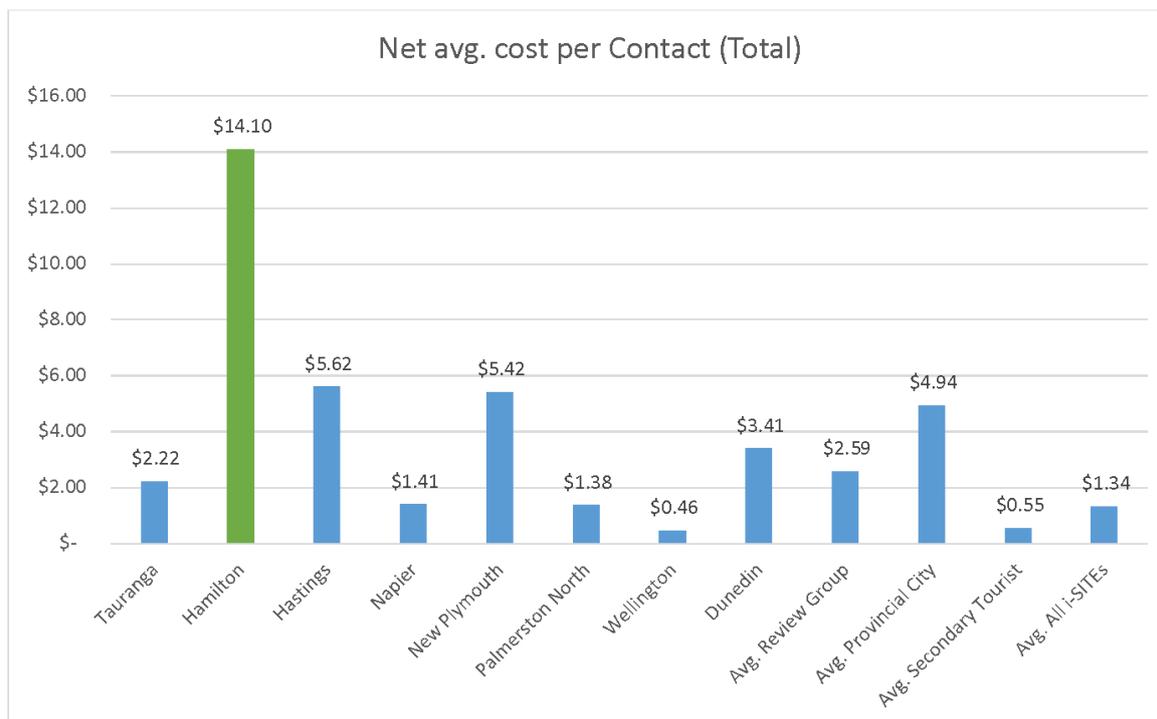


Hamilton is well above the average for Provincial Cities and has nearly double the staff of Hastings which has more customer contacts.



This net position data is generally close to the council funding level for each i-SITE. Hamilton’s “indirect” council charges are included in this figure as this is consistent with the other council-run i-SITEs, (New Plymouth, Hastings, Napier, Dunedin). Hamilton had the second largest operating deficit at \$662,523, behind Dunedin but Dunedin handles a lot more customer contacts.

The average deficit for the review group was \$427,753, while the average across all i-SITEs was \$139,000. The Provincial Cities category has the worst i-SITE NZ category average operating deficit at \$312,000 while the Small Tourist and Large Tourist categories have the smallest average deficits.



The measure of net average cost per customer contact shifts the focus off commercial return and acknowledges that where there is high demand for free visitor information and less sales opportunity, the i-SITE may still be creating value. If the average cost of servicing each visitor is reasonable and visitors go away satisfied and spend more time and money in the city and region, then it is a valid investment.

Hamilton is less cost efficient than its peer group and the overall i-SITEs average. However, across various i-SITE reviews DPL has carried out, there have been figures as high as \$17 per customer, often in satellite suburban centres on the edge of major cities with marginal tourism flows.

DPL recommends that this should be a focus in KPI reporting with a goal to reduce it towards the relevant category average or below. In Hamilton's case, just under \$5 per contact rather than the current \$14.10. This could only be achieved by a reduction in expenses and increased customer contacts which improves the likelihood of generating more bookings/sales revenue.

### **Feasibility of Hamilton i-SITE Breakeven Target and Reduced Service Levels**

Destination Planning Ltd looked at all options to rationalise operating expenses and increase revenue to reduce the requirement for council funding. However, with the exception of significantly cutting staff costs, there will only be a small effect on the operating deficit.

#### **Options to improve the current i-SITE Operation**

- Reduce staffing levels to 3-4 FTEs and further investigate the offer from the NZ School of Tourism to fully or partially staff the i-SITE with qualified students.
- Move to a smaller footprint premises with lower rent.
- Rationalise event ticketing services.
- Enable the i-SITE to operate as a defined micro business unit with freedom to procure more cost-effective services such as phone, ICT, financial administration.

- Work more closely with local operators to load their live bookable inventory with the standard 12.5% commission through the i-SITE's Bookit/IBIS system.
- Implement credit card fees to recover merchant costs (around \$5,000) and increase booking fees for travel and events to cover the staff time involved.
- Rationalise poor performing retail merchandise to free up floor space for destination display and storytelling.
- Improve staff up-selling skills and proficiency with booking systems to develop more value-add packages which differentiate from what is available direct from operators and through other channels.
- Work with HWT to produce destination mapping and attraction display that is more effective in portraying reasons why walk-in visitors should stay longer and do more in and around Hamilton.

With an operating deficit of \$445,366, it would need to both cut costs by at least \$225,000 and increase income by at least \$225,000 to move towards breakeven. At an average 10% commission rate, that would mean selling an additional \$2.25 million in travel bookings before finding the \$225,000 in expense cuts. A breakeven position in the near term is unachievable even if significant staff savings are made. The current i-SITE business model and location are also considerable barriers and the City's commercial tourism proposition is not strong enough to support an improved financial position for the i-SITE. However, in five years with planned city developments, the city will offer more for visitors and the level of demand is likely to positively impact on i-SITE operations.

### Summary of Implications of Closing i-SITE

The key potential benefit in closing the i-SITE is the eventual saving of the \$445,366 annual operating cost for council, excluding stranded overhead charges. However, the suggested \$5.6M over 10 years savings that has been discussed by council would not be realised, particularly in the first year.

#### Rent/Lease exit arrangement

Council is committed to the i-SITE lease of \$80,000 p.a. until at least May 2019. It is also Council's responsibility and cost, to make good the premises to the original condition and remove all fixtures and fittings by the end of termination or earlier.

#### Substituted customer service resource at Council reception and library, and to local shops and accommodation providers

Council would need to consider where and whom within council has responsibility for visitor associated contacts. i-SITE customers will default to the council reception, library and local businesses, increasing information demand there on those staff who will not have comprehensive knowledge. The effect will be to transfer rather than remove some of the service provision costs for council. This is likely to impact on the quality of the visitor experience if visitors' information needs are not sufficiently met.

#### Operation on VisitHamilton and What's On events Website

This activity requires nearly a ½ FTE salary to resource and would have to be re-allocated elsewhere within council.

#### Official City Visitor Guide and Maps

The i-SITE marketing budget currently covers printed official Hamilton city brochures and visitor maps which will continue to be demanded, particularly if council's reception and other locations became the main visitor information points. This will be \$10,000-\$20,000 per annum.

### **CBD Event Ticketing Service**

There will no longer be a CBD event ticketing outlet.

### **Satellite visitor information/bookings for major events**

Any pop-up visitor information or booking services, or management of freedom camping around mega events would have to be funded elsewhere within or outside of council.

### **Signals lack of confidence as a destination**

Visitors have an expectation that an information service will be provided in a city the size of Hamilton. Also, many local community members have a sense of pride in the city offering a quality official welcome service. This would reinforce the negative historical perception of Hamilton as a place not worthy of a leisure visit. The same message would be noticed by the wider tourism industry and stakeholders including TNZ, travel trade, media and potential investors who are considering developing tourism businesses in Hamilton. It will also likely to be questioned by the business events and events organiser sectors.

### **Loss of exposure in key tourism channels**

Hamilton city will no longer benefit from the exposure that i-SITE NZ and TNZ provide. This includes network member cross-promotion, printed brochures and maps, advertising, third party channels such as Google Business, TripAdvisor and Campermate which recognise official i-SITEs in their wayfinding databases and which the i-SITE executive team proactively manage.

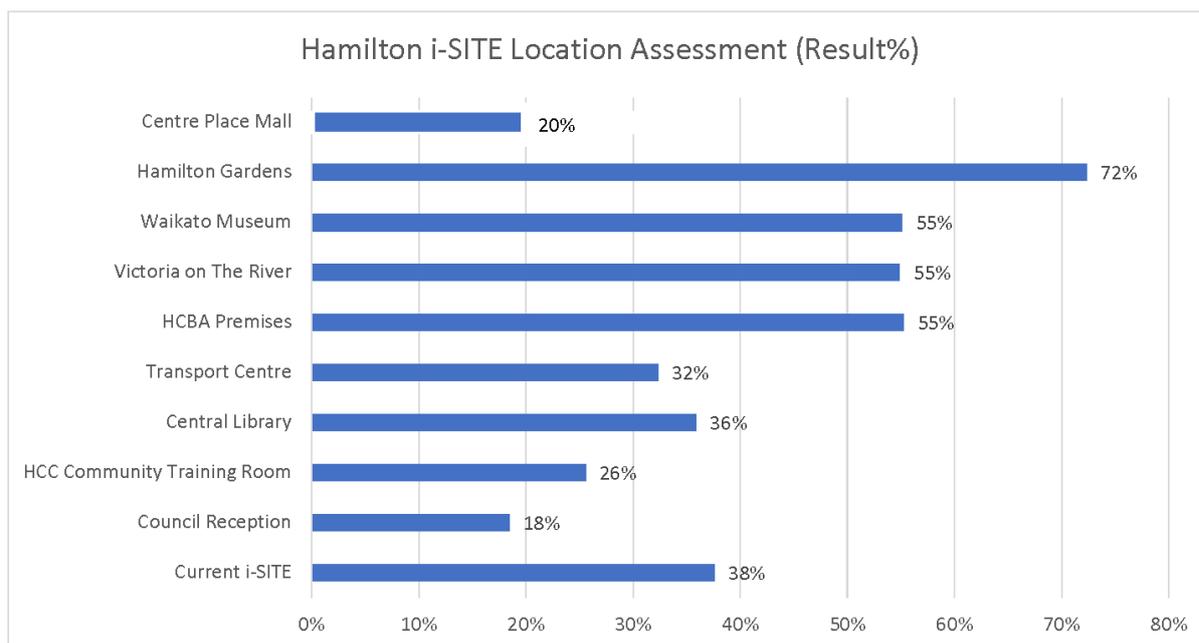
## **Assessment of Alternative i-SITE Visitor Information Locations**

i-SITE or visitor information locations were first assessed against the following criteria on a scale of 1-10. This is prior to and excluding consideration of the operating model and structure.

- Potential for increased customer contacts.
- Enables more income generation.
- Relevant customer mix - The visitors at this site are likely to be interested in i-SITE services and can be influenced to stay longer and spend more.
- The nature of business and customers at the site are consistent with a positive destination experience.
- Supports CBD destination vibrancy.
- Services local community information needs.
- Proximity to Visitor Flows (foot traffic, cars, bus).
- Location showcases positive Hamilton tourism attributes.

The following locations were assessed:

- Current i-SITE
- Council Reception
- Council Community Training Room (between reception and current i-SITE)
- Central Library (Re-developed), Garden Place
- Hamilton Transport Centre
- Hamilton Central Business Association Premises (HCBA - Victoria Street, SE corner of Garden Square)
- Victoria on The River
- Waikato Museum, Main facility
- Hamilton Gardens
- Centre Place Mall



The strongest i-SITE location is Hamilton Gardens with its already high level of tourist and resident visitors. The Waikato Museum, Victoria on the River and HCBA premises form the next strongest group with the Museum also hosting high visitor numbers and the flow of visitors along Victoria Street from the main hotels.

However, there is no current available premises at Victoria on the River and the HCBA site does not have a long-term guarantee. No single location will adequately address all visitor information needs. Lead practice is to have an integrated visitor servicing plan which delivers information through a range of channels and at multiple locations and stages of a visitor's journey. This may include an official i-SITE, satellite services at the Library and council's *Visitor Destinations* (Museum, Gardens, Zoo), plus un-manned information/mapping, signage, various digital channels and local accommodation operators as information providers. Formal ambassador programmes would up-skill visitor-facing council staff, tourism operators, hospitality providers and retailers to provide better destination information to visitors.

Placing brochure racks in the council reception area and expecting reception staff to spend time with customers wanting complex itinerary and booking advice will not be effective on its own as a substitution of the i-SITE.

Moving the i-SITE back to the Transport Centre is not recommended. The ambience and layout is not ideal and it wouldn't receive the revenue of the old Transport Centre i-SITE because there are already two competing transport ticketing outlets. Satellite i-SITE services could be considered within the Transport Centre redevelopment project that is planned over the next two years. However, it should be noted that bus passenger visitors through the transport centre represent a very small proportion of total visitors to Hamilton City.

## Hamilton i-SITE Alternative Operating Model Options

The following eight potential operating models for the delivery of information services were assessed. The first three retain delivery within Council while the remaining five options involve externalizing the service through some form of contract or service delivery agreement. The option to utilise NZ School of Tourism students to reduce staff costs could be applied to most of these delivery models.

### **Status Quo with cost efficiencies, managed by Hamilton City Council**

Council retains the i-SITE operation and location with reduced staffing levels and opening hours; and a range of increased revenue initiatives.

### **Close i-SITE, revert to local visitor information in public facing council facilities**

Pay out the remaining rental and make good the current i-SITE premises. Install visitor brochure racks in council's public facing facilities where there are likely to be visitor flows: the central library, the Transport Centre, Hamilton Gardens, Waikato Museum, Hamilton Zoo and council reception.

### **Reposition i-SITE to Hamilton Gardens and Waikato Museum, managed by Hamilton City Council's Community Group (Visitor Destinations)**

Retain visitor information servicing within Council but move the responsibility under the Visitor Destinations Unit within the Community Group. This includes the city's key visitor assets which already receive higher visitor numbers than the i-SITE and they already play a key role in presenting the city and regional story. Hamilton Gardens and the Waikato Museum would become Hamilton's official i-SITEs with enhanced visitor information display and 2-3 professionally trained staff, with potential to use NZ School of Tourism students to reduce staff costs. i-SITE booking and any more complex tourism advice can be separated from the existing volunteer gardens information service and retail.

The other city destinations and the Central Library would have a modest investment in mapped city and regional visitor information, brochures, digital channel prompts and basic visitor information training of customer facing staff. This would also be partially addressed in Council reception but not as a primary visitor information point.

### **Hamilton Central Business Association - Contract for Services**

Council provides ring-fenced funding to HCBA to provide an i-SITE service with a Service Delivery Agreement including agreed KPIs and reporting regime. This would mean a smaller shop-floor area, a reduced rental cost and still meet i-SITE criteria. HCBA have considered this option and have declined to consider this any further.

### **NZ School of Tourism operated Centre Place Mall pop-up**

NZSOT have proposed providing a pop-up i-SITE in Centre Place mall manned by two students from 9.30 to 4.30 pm each day, with two further students responding to online enquires up in the campus. This location would not be adequate as a primary i-SITE for Hamilton as it has primarily local resident customers and would not present a distinctive environment for visitors. This option would come at a significant cost to Council.

### **RTO Management (Hamilton and Waikato Tourism)**

HWT would take over Hamilton i-SITE but not the other 12 Waikato region i-SITEs. This is not an aspiration of HWT and would be impractical because of the complexities around funding and equity of service provision across the region.

**Private sector funded contract for services (Usually retail or booking agency)**

Seek a private provider to run the i-SITE on a contract for services. This is the model used by South Waikato District Council where a private business is contracted to operate Tokoroa and Tirau i-SITEs. It was also used in Ruapehu District for Taumarunui and Ohakune i-SITEs until council took direct management back in 2015. Any private operator with the necessary business acumen will require significant council funding to underwrite the contract and/or alternate funding streams.

**Private tourism company designation as i-SITE with no council funding**

Seek interest from a commercial operator to be given i-SITE status with endorsement but no funding from council. Hamilton City does not have large scale tourism companies which lend themselves to subsidising an i-SITE operation.

**Recommendation on i-SITE Retention****If HCC decides it wants to retain an i-SITE service, what level of investment is appropriate?**

If the HCC position is that visitor information services will not receive any council funding support, then the i-SITE must be closed. None of the options identified will be financially self-sufficient. If, however HCC determines that there is a public good rationale for funding support, an i-SITE can be retained with a significantly reduced level of funding.

Using the national benchmarking exercise as a guide, a suitable target would be to reduce the public cost from \$14 to \$5 per customer contact which is close to the provincial city average. Based on current demand of 46,000 contacts, Hamilton's funding would be \$230,000 per annum. (The average funding for the review benchmark group is \$428,000 but the other i-SITEs have much higher customer contacts).

Prior to assessing the shortlisted delivery options DPL presents the following recommendations which if accepted, become assumptions on which to base the decision about delivery model:

- That council supports retaining an appropriate and affordable level of visitor information service.
- That the service delivery performance reporting is more clearly mapped to council's LTP and economic development outcomes, particularly growing visitor length of stay and spend and enhancing the visitor experience.
- That council seeks to retain an accredited Hamilton i-SITE with reduced cost to council based on:
  - the value of the i-SITE brand and exposure it delivers for Hamilton;
  - the modest difference in cost of having an i-SITE as opposed to a professionally staffed local community visitor information service;
  - the stakeholder support for retaining an i-SITE.
- That in considering the actual costs that will remain with council in providing a visitor information service, and reviewing benchmark data from comparator i-SITEs, it is unrealistic for a Hamilton i-SITE to break even, at least until the city develops further as a destination over the next five years.
- That based on peer i-SITE benchmark information, \$200,000 - \$300,000 is a more acceptable level of council funding for a Hamilton i-SITE service, (ignoring internal recharges).
- That based on benchmark information, council seeks to grow visitor contacts to an appropriate level based on its investment, (around a minimum of 64,000 customer contacts per annum).

## Shortlist of Management Delivery Models

Based on the assessment of potential benefits, and the disadvantages/risks, the following shortlist was developed for further assessment against outcome-based criteria.

1. **Status Quo with cost efficiencies managed by Hamilton City Council**
2. **Reposition i-SITE to Hamilton Gardens and Waikato Museum managed by Hamilton City Council's Community Group (Visitor Destinations).**

In addition to the location assessment criteria, the two shortlisted options were assessed on the opportunity to reduce cost to Council. The following spreadsheet provides an indicative operating budget for each of the two scenarios, with the requirement for council funding and the saving compared with the 2018 actuals.

This is followed by an assessment table summarising how each delivery option performs against the location criteria and cost reduction for council.



i-SITE Review Options	2017-2018 Actuals	Option A: Status Quo with Cost Efficiencies FY19/20	Option B: Visitor Destinations FY19/20	Full Closure of i-SITE one off costs
<b>INCOME</b>				
<b>Activity Income</b>				
Sale Of Goods	69,082	60,000	0	
Fees And User Charges	15,714	8,000	8,000	
<b>Total Activity Income</b>	<b>84,796</b>	<b>68,000</b>	<b>8,000</b>	
<b>Other Income</b>				
Commission Received	25,208	35,000	25,000	
<b>Total Other Income</b>	<b>25,208</b>	<b>35,000</b>	<b>25,000</b>	
<b>TOTAL INCOME</b>	<b>110,004</b>	<b>103,000</b>	<b>33,000</b>	
<b>DIRECT EXPENDITURE</b>				
<b>COST OF SALES</b>				
COS - Materials	42,616	39,000	0	
<b>Total Cost of Sales</b>	<b>42,616</b>	<b>39,000</b>	<b>0</b>	
<b>Personnel</b>				
Staff Remuneration	346,677	304,937	198,200	120,000*
Overtime	2,905	3,000	3,000	
Allowances	10	0	0	
Leave Accrual	(2,512)	0	1,000	
Staff Rewards	1,353	375	300	
Fringe Benefit Tax (FBT)	596	500	99	
ACC Premiums	954	1,046	583	
Professional Membership	2,150	3,000	3,000	
Health And Safety	1,902	1,000	0	
Training And Development	2,018	5,000	3,000	
Recruitment	638	600	0	
Vacancy Factor	0	0	0	
<b>Total Personnel Expenditure</b>	<b>356,692</b>	<b>319,458</b>	<b>209,182</b>	<b>120,000</b>
<b>Activity Expenditure</b>				
Maintenance - Planned	1,165	1,004	0	
Maintenance - Reactive	205	0	0	20,000
Operating Leases	1,770	2,004	1,000	
Minor Equipment Purchases	707	500	0	
Consumables	227	504	0	
Stock Purchases	0	0	0	
<b>Total Activity Expenditure</b>	<b>4,074</b>	<b>4,012</b>	<b>1,000</b>	<b>20,000</b>
<b>Utility Expenditure</b>				
Rent - External	84,627	87,996	0	7,333
Electricity	7,644	9,400	0	
Security	486	2,196	0	
Cleaning	7,211	7,996	0	
Insurance	57	388	0	
<b>Total Utility Expenditure</b>	<b>100,025</b>	<b>107,976</b>	<b>0</b>	<b>7,333</b>
<b>Professional &amp; Administration Expenditure</b>				
Support And Licence Agreements	2,975	3,000	0	
External IT Services	0	0	2,000	
Telephones	11,442	13,000	4,000	
Internet And Webhosting	10	0	0	
Technical Services	693	0	0	
Advertising And Marketing	14,767	15,000	10,000	
Bank Fees	3,548	5,004	500	
Clothing	1,339	1,800	500	
Printing And Stationery	2,771	1,700	500	
Postage, Courier, Freight	662	996	300	
Ex Gratia Payments	19	0	0	
Travel And Accommodation	640	1,500	1,000	
<b>Total Professional &amp; Administration Expenditure</b>	<b>38,867</b>	<b>42,000</b>	<b>18,800</b>	<b>0</b>
<b>Other Expenditure</b>				
Facilities Unit (Property) Management Charges	2,160	1,000	1,000	
Information Services User Charges	11,191	60,000	52,000	
Internal expenditure - operating	15	0	0	
<b>Total Other Expenditure</b>	<b>13,366</b>	<b>61,000</b>	<b>53,000</b>	<b>0</b>
<b>TOTAL DIRECT EXPENDITURE</b>	<b>555,639</b>	<b>573,446</b>	<b>281,982</b>	<b>147,333</b>
<b>OPERATING SURPLUS/DEFICIT</b>	<b>(445,635)</b>	<b>(470,446)</b>	<b>(248,982)</b>	<b>(147,333)</b>

\*Assumes no redeployment opportunities



**Shortlist Alternative i-SITE Delivery Model and Location Assessment**

<b>Option</b>	<b>Reduced cost to council</b>	<b>Potential for increased customer contacts</b>	<b>Enables more income generation</b>	<b>Relevant customer mix</b>	<b>Supports CBD destination vibrancy</b>	<b>Services local community information needs</b>	<b>Proximity to Visitor Flows (foot traffic, cars, bus)</b>	<b>Location showcases positive Hamilton tourism attributes</b>	<b>Other</b>
<b>Status Quo with cost efficiencies, managed by HCC</b>	Modest saving opportunities, depending on staff cuts & NZSOT students. Rent likely to ratchet up.	Customer numbers similar, may increase after 2-3 years as more product comes on stream	Not in the next 2-3 years	Unchanged, majority local residents.	To some degree by staying on Garden Place, but no change.	Yes, as before.	Closest to Transport Centre. Parking, Bus OK	No	Trees in Garden Square reduce visibility approaching from East. Least disruption
<b>Reposition i-SITE to Hamilton Gardens and Waikato Museum managed by HCC</b>	Save rent and fit within new visitor centre. depending on staff structure.	Yes, Hamilton's number 1 attraction.	Yes, although retail will be left to Gardens.	Existing strong mix of domestic and international visitors.	No at Gardens but it can better promote CBD to more visitors. Museum supports CBD.	Less convenient for CBD locals. Library/ Museum can address locals in CBD.	Good car and coach access. Public Bus connections. Low foot traffic. Relies on being destination.	Yes, already most popular attraction with high satisfaction levels.	Requires consultation with Garden volunteers.

## Recommendation on Delivery Model and i-SITE Location

DPL recommends retaining a full i-SITE service but significantly reducing the council cost. The recommended delivery option is:

- Retain council delivery of i-SITE Visitor Information, repositioned under HCC's Visitor Destinations function within the Community Division.
- Integrate a full i-SITE service in the Hamilton Gardens and Waikato Museum.
- Provide improved visitor information delivery at the Central Library, Council Reception and Hamilton Zoo when it is redeveloped.
- Further explore the viability of the NZ School of Tourism free staffing initiative if that proves a genuine offer and is approved by i-SITE NZ.

# Council Report

Item 7

**Committee:** Council **Date:** 04 April 2019  
**Author:** Emily Botje **Authoriser:** David Bryant  
**Position:** Facilities Manager **Position:** General Manager Corporate  
**Report Name:** Electricity Contracts 18391 and 18392

<b>Report Status</b>	<i>Open</i>
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## Purpose

1. To seek the Council's approval to award two contracts to deliver electricity supply across Council sites.

## Staff Recommendation

2. That the Council approves the awarding of:
  - a) Contract 18392 Electricity AoG Time of Use to Meridian Energy for a period of three years, with an Approved Contract Sum of \$17,500,000; and
  - b) Contract 18291 Electricity AoG Non-Time of Use to Genesis Energy for a period of three years, with an Approved Contract Sum of \$3,000,000.

## Background

3. MBIE All of Government Panel
4. Hamilton City Council has an existing contract for the supply of electricity with Contact Energy and Genesis Energy that is due to expire on 30 June 2019. The current contract is supplied through the MBIE All of Government Panel (AoG).
5. The AoG electricity panel was put in place by MBIE in 2013 following a public tender process and market research that indicated that other Local Government entities had seen value in leveraging their collective spend through a panel.
6. The AoG provides the Council with stronger negotiating powers for both terms and price. The terms developed by AoG are favourable for the Council, with fixed prices being obtained for the duration of the contract.
7. Locally Waikato Regional Council, Waikato, Waipa, Otorohanga, Taupo, Matamata-Piako, Thames Coromandel, Hauraki and South Waikato District Councils, and the Waikato District have opted in to the electricity AoG panel.

## Discussion

8. Procurement
9. Supply of electricity to meet Council's needs is managed using two supply categories;
10. Time-of-use (ToU).
  - 90% of our electricity demand comes from our larger sites including the water and wastewater treatment plants, water reservoirs, Waterworld and Gallagher pools, larger buildings such as the municipal, museum and libraries, stadia, Claudelands and street lighting.
  - The AoG provides a fixed rate for ToU that is significantly lower than the general market prices.
11. Non-Time-of-Use (NToU)
  - The rates for NToU are similar in nature to the domestic and small commercial market. We pay a fixed single rate and daily standard charge.
  - Our small buildings, traffic lights, public toilets and wastewater pump stations are on NToU.
12. Following the MBIE procurement process, MBIE have provided a recommended split of supply based on pricing obtained in each category of electricity supply.
13. Two tenders were received for ToU; Meridian and Genesis. Meridian's tendered value was \$2.1 million less across the term of the contract.
14. Three tenders were received for NToU; Contact, Genesis and Meridian. All three companies tendered within \$55,000 of each other, with Contact (incumbent retailer) providing the lowest price.
15. Electricity Market
16. MBIE last tendered for electricity in 2016, at this time national electricity demand was still recovering from the GFC and growth was slow. The price of electricity was very stable and had been consistent for some time.
17. In the last 12 months the market has changed, nationally demand has increased, significant contributors include New Zealand Aluminium Smelter at Tiwai Point and two new dairy factories. The gap between supply and demand is diminishing with new higher priced wind generation expected to come on in the near future.
18. Recent events such as maintenance at the Pohokura Gas Field has resulted in short term loss of thermal generation reserves which have raised risk profiles for electricity generators this winter.
19. The increase in demand and current risk profile has raised the price of electricity for the first year of the contract, with small reductions in the second and third years. Nevertheless, electricity pricing is not expected to return to previous levels.

20. Forecasted Energy Expenditure

21. Council's energy budget comprises of budgets for electricity and gas, with electricity making up 85% of the budgeted expenditure. The estimated costs per year, taking into account the new electricity rates are as per the following table.

	Forecasted Spend Electricity (ToU and NToU) \$ (000's)	Forecasted Spend Gas \$ (000's)	Total Energy Estimated Expenditure \$ (000's)	Total Energy Budget \$ (000's)	Potential Organisational Savings \$ (000's)
Year 1 2018/19	5,632	671	6,404	6,986	582
Year 2 2019/20 (Year 1 new contract)	6,412	708	7,120	7,079	-40
Year 2020/21 (year 2 new contract)	6,221	713	6,934	7,248	314
Year 4 2021/22 (Year 3 new contract)	6,201	718	6,919	7,494	576

22. Energy savings obtained in Year 1 through operational changes and renewal projects are projected to be approximately \$582,000.
23. In Year 2 these savings with additional planned energy efficiencies will be used to offset the increase in electricity unit rates. The total energy cost is estimated to be \$40,000 over budget. The use of electricity will be closely monitored with staff education programmes put in place to reduce demand, further savings will be sort through operational and renewal programmes to manage costs.
24. The lower tendered pricing in years 2 and 3, coupled with continued operational efficiencies and planned renewal projects will reduce expenditure resulting in a return in organisational savings.
25. The energy budgets do not hold contingency funding for unexpected events such as drought or wet weather. Therefore, it is possible that the actual total cost of electricity could be greater than that estimated.
26. Approved Contract Sum
27. It is recommended that the Approved Contract Sum be set to include the tendered value and a level of contingency.
28. Contract 18392ToU: tendered value of \$16,254,000 with an Approved Contract Sum of \$17,500,000 to Meridian Energy.
29. Contract 18391 NToU: tendered value of \$2,580,000 with an Approved Contract Sum of \$3,000,000 to Genesis Energy.

**Financial Considerations**

30. There is sufficient budget in the 10-year plan to account for the increase costs in electricity unit rates for the duration of this contract.

### **Legal and Policy Considerations**

31. Staff confirm that Contracts 18391 and 18392 complies with the Council's legal and policy requirements.

### **Cultural Considerations**

32. There are no known cultural considerations identified by staff.

### **Sustainability Considerations**

33. The majority of the national electricity supply is from renewable energy sources. New Zealand is one of the lowest carbon dioxide emitting countries in terms of electricity generation, 82% is renewable sources such as hydro, geothermal, wind and solar.
34. Domestically solar energy is becoming popular, with a payback period for the householder of approximately 10 to 15 years.
35. Through the AoG, Council's rates are significantly less than that of the domestic market, making national supply the more cost-effective option, and a low carbon energy source.

### **Risks**

36. Currently the electricity market is volatile. Not accepting the tender from Meridian will likely lead to increased costs for the duration of the contract.
37. The pricing structure provides a fixed rate for the energy component of the electricity charge. The total amount paid by Council will vary based on consumption or changes in network charges.

### **Significance & Engagement Policy**

#### **Significance**

38. Staff have considered the key considerations under the Significance and Engagement Policy and have assessed that the recommendation(s) in this report has/have a low level of significance.

#### **Engagement**

39. Given the low level of significance determined, the engagement level is low. No engagement is required.

### **Attachments**

There are no attachments for this report.

# Council Report

Item 8

**Committee:** Council **Date:** 04 April 2019  
**Author:** Emily Botje **Authoriser:** David Bryant  
**Position:** Facilities Manager **Position:** General Manager Corporate  
**Report Name:** Contract 17498 - Cleaning Services

<b>Report Status</b>	<i>Open</i>
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## Purpose

1. To seek the Council's approval to award a contract to deliver cleaning services across Council sites.

## Staff Recommendation

2. That the Council approves the awarding of Contract 17498 Cleaning Services to OCS Ltd for a period of five years, with an Approved Contract Sum of \$10,500,000.

## Background

3. Cleaning of Council owned buildings (22 operational buildings and 59 public toilets) is a key operational service that is contracted out to a specialised contractor.
4. The required cleaning services across the portfolio of buildings include:
  - daily cleaning
  - periodic cleaning of carpets, hard service floors and windows
  - deep cleaning of toilets, urinals and associated pipes
  - external building washes
  - reactive cleaning.
5. Currently the cleaning services are carried out by four separate contractors, and were last tendered in 2008. The contract term was for three years with one right of renewal for a further three years. Since 2014 the contracts have been extended annually.
6. Funding was made available in the 2018-28 10-Year Plan to review and improve our cleaning and other operational contracts. Staff presented a report to the [Finance Committee 16 October 2018](#) outlining the need to extend operational contracts in the short term to provide best in business outcomes.
7. To provide best value and improved services, it is proposed to procure a single contractor to deliver:
  - dedicated on-site supervision to improve quality of services
  - centralised contract management and consolidated invoicing
  - improved health and safety management of works, including lone working
  - increased scope of works to address customer complaints.

8. Vulnerable workers
9. Cleaners are classified as vulnerable workers as defined in Part 6A of the Employment Relations Act 2000. Staff from the incumbent contractors will be transferred to the new contractor. At a minimum, their current working terms and conditions will remain the same, and where possible improvements will be made based on OCS employment terms.

**Discussion**

10. Procurement
11. Following a two-stage public tender process, five tenders were received. The tenders were evaluated using the ‘Weighted Attributes Method’ as described in the Request for Proposal documentation.
12. The evaluation method required first an evaluation of the tenderer non-priced attributes (80% in weighting) prior to opening tender prices (20% price weighting in evaluation). Non-priced attributes used in this evaluation were:

20% Resources	5% Transition Plan
20% Methodology	2% Local Impact
18% Relevant Experience	5% Relevant Skills
5 %Training and Development	2% Sustainability

13. Following non-priced attribute evaluation and associated identification of overall quality scoring, the prices were opened.
14. It is recommended OCS Ltd is awarded the contract. This contractor had the highest quality (non-priced attribute) score and the lowest priced tender.
15. The initial term of the contract is three years, with two one-year extensions at Council’s discretion.
16. Forecasted Cleaning Expenditure
17. Council’s cleaning budget for 2019/20 is \$1.282 million. The forecasted cost for cleaning in 2019/20 is \$1.796 million. The difference between budget and tendered cost is attributed to:

Site	Value	% of increase	Reason for increase
All sites - Minimum wage increase	\$185,000	36%	Minimum wages have increased by 12.38% since 2017. Minimum wage as at 1 April is \$17.70 and forecasted to increase to \$20.00 by 1 April 2021.
59 Public Toilets	\$130,000	25%	Health and safety of lone workers Increased hours to improve cleaning level of service
Waterworld	\$60,000	12%	Fulltime cleaner on site to improve level of service
Transport Centre	\$70,000	14%	Increased level of service for exterior areas
Municipal Buildings	\$70,000	14%	Cleaning budget incorrectly decreased by \$100,000 in the 2018-19 10 Year Plan.

18. Forecasted expenditure for the duration of the contract is expected to be as follows. The additional costs identified above; increases to minimum wages and increased level of service are included in each future year.

	2019/20	2020/21	2021/22	2022/23	2023/24	Total
Budget	1,282	1,310	1,339	1,370	1,401	6,702
Forecasted Expenditure	1,796	1,907	2,009	2,069	2,131	9,912
Difference	(514)	(597)	(670)	(699)	(730)	(3,210)

19. Approved Contract Sum

20. It is recommended that the Approved Contract Sum be set at \$10.5 million to include the tendered value and 6% contingency.

**Financial Considerations**

21. Forecasted cleaning costs are \$514,000 greater than budget in 2019/20 and \$3.21 million greater than budget over the five-year term of the contract.
22. These increases are being recommended through the 2019/20 Annual Plan process.

**Legal and Policy Considerations**

23. Staff confirm that Contract 17498 and its implementation complies with the Council's legal and policy requirements.

**Cultural Considerations**

24. There are no known cultural considerations identified by staff.

**Risks**

25. There are no known risks associated with the decisions required for this matter.

**Significance**

26. Staff have considered the key considerations under the Significance and Engagement Policy and have assessed that the matter(s) in this report has/have a low level of significance.

**Engagement**

27. Given the low level of significance determined, the engagement level is low. No engagement is required.

**Attachments**

There are no attachments for this report.

# Council Report

**Committee:** Council **Date:** 04 April 2019  
**Author:** Tracey Musty **Authoriser:** David Bryant  
**Position:** Financial Controller **Position:** General Manager Corporate  
**Report Name:** Fees and Charges (including GST) Proposed for Year 2 2019/20 of the 2018-28 10-Year Plan

<b>Report Status</b>	<i>Open</i>
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## Purpose

1. To seek approval from the Council for the proposed 2019/20 fees and charges.

## Staff Recommendation

2. That the Council approves the proposed 2019/20 Fees and Charges, as set out in Attachment 1 of the staff report.

## Executive Summary

3. This report is presented in accordance with Annual Plan 2019/20 Fees and Charges which is reviewed annually.
4. Staff have considered the key considerations under the Significance and Engagement Policy and have assessed that the matter(s) in this report has/have a low level of significance

## Discussion

5. Each year the Council's Fees and Charges are reviewed. Attachment 1 lists the proposed 2019/20 Fees and Charges.
6. 81% of the proposed 2019/20 Fees and Charges remain unchanged from what was approved through the 10-Year Plan process.
7. 9% of the proposed 2019/20 Fees and Charges have increased by inflation (with some rounding adjustments).
8. 2% of the proposed 2019/20 Fees and Charges have increased by more than 5% and these have been explained in the comments section of Attachment 1.
9. 5% of the proposed 2019/20 Fees and Charges have decreased by more than 5% and these have also been explained in the comments section of Attachment 1.
10. We are proposing 9 new Fees and Charges in 2019/20 and discontinuing 10 Fees and Charges as per Attachment 2.

**Financial Considerations**

11. All relevant Council staff responsible for their activities have considered the financial impact of the changes included in the Fees and Charges in Attachment 1.

**Legal and Policy Considerations**

12. Council is required to approve the 2019/20 Fees and Charges schedule by 30 June 2019 to comply with the Local Government Act 2002.
13. The Schedule of Fees and Charges is forms part of Council's Revenue and Financing Policy. These are reviewed annually, and any changes are done so in conjunction with the Annual Plan.
14. Under s150 LGA there is no requirement to consult annually on Fees and Charges.

**Cultural Considerations**

15. No cultural considerations have been identified relevant to the matters in this report.

**Risks**

16. There are no known risks associated with this matter.

**Sustainability Considerations**

17. This report addresses matter of financial sustainability. No other considerations have been identified relevant to the matters in this report.

**Significance & Engagement Policy****Significance**

18. Staff have considered the key considerations under the Significance and Engagement Policy and have assessed that the matter(s) in this report has/have a low level of significance

**Engagement**

19. Given the low level of significance determined, the engagement level is low. No engagement is required.

**Attachments**

Attachment 1 - 2019-20 Annual Plan - Fees & Charges Schedule

Attachment 2 - 2019-20 Annual Plan - New and Discontinued Fees & Charges

Fees and Charges (including GST) Proposed for Year 2 2019/20 of the 2018-28 10-Year Plan

Attachment 1

Item 9

	2018/19	Proposed charge 2019/20	Fee Change	% increase/decrease 2018/19 to 2019/20	Comments 2019/20
<b>ANIMAL EDUCATION AND CONTROL</b>					
<b>Dog registration fees up to 30 June</b>					
Category 1	\$80.00	\$80.00	No change	0.0%	
Category 2	\$150.00	\$150.00	No change	0.0%	
<b>Dog registration fees after 30 June</b>					
Category 1	\$95.00	\$95.00	No change	0.0%	
Category 2	\$165.00	\$165.00	No change	0.0%	
<b>50% Penalty - Applies to registrations after 31 July.</b>					
Category 1	\$142.00	\$142.00	No change	0.0%	
Category 2	\$247.00	\$247.00	No change	0.0%	
<b>Miscellaneous Fees Dogs</b>					
First impoundment	\$84.00	\$84.00	No change	0.0%	
Second impoundment	\$153.00	\$153.00	No change	0.0%	
Third impoundment	\$245.00	\$245.00	No change	0.0%	
Sustenance	per day \$19.00	\$19.00	No change	0.0%	
Collars	actual cost				
Tag replacement	\$5.00	\$5.00	No change	0.0%	
Dog sign over	\$65.00	\$65.00	No change	0.0%	
Puppy parvo vaccination	actual cost				
Dog Adoption	\$225.00	\$225.00	No change	0.0%	
Seizure	per seizure per dog \$90.00	\$90.00	No change	0.0%	
Second seizure	per dog \$165.00	\$165.00	No change	0.0%	
Third seizure	per dog \$260.00	\$260.00	No change	0.0%	
Dog micro chipping	\$25.00	\$25.00	No change	0.0%	
<b>De-sexing</b>					
Males	actual cost		No set fee or free		
Females	actual cost		No set fee or free		
Cat Trap Hireage	per week \$15.00	\$15.00	No change	0.0%	
<b>Inspection Fee for Keeping More than 2 Dogs</b>					
First application fee	\$85.00	\$85.00	No change	0.0%	
Annual renewal fee	\$40.00	\$40.00	No change	0.0%	
<b>Stock Impounding Related Fees</b>					
Cattle	\$48.00	\$48.00	No change	0.0%	
Pig	\$33.00	\$33.00	No change	0.0%	
Weaners	\$14.00	\$14.00	No change	0.0%	
Horse, mule & deer	\$48.00	\$48.00	No change	0.0%	
Sheep, goats	\$14.00	\$14.00	No change	0.0%	
Sustenance	per stock/day \$15.00	\$15.00	No change	0.0%	
Stock-driving and rangers charge stock	per hour \$80.00	\$80.00	No change	0.0%	
<b>BUILDING CONTROL</b>					
Building fees and charges are based upon the Hamilton City Council's actual and reasonable costs of the associated work.					
<b>Project Information Memorandum</b>					
<b>Residential</b>					
Minor Works	\$50.00	\$50.00	No change	0.0%	
Spa Pools	\$150.00	\$150.00	No change	0.0%	
Swimming Pools	\$150.00	\$150.00	No change	0.0%	
Garages	\$255.00	\$255.00	No change	0.0%	
Small Building Works	\$255.00	\$255.00	No change	0.0%	
Outbuilding Habitable	\$255.00	\$255.00	No change	0.0%	
Alterations and Additions	\$255.00	\$255.00	No change	0.0%	
All Dwellings	\$255.00	\$255.00	No change	0.0%	
Demolition Residential	\$130.00	\$130.00	No change	0.0%	
<b>Commercial</b>					
Commercial Demolition	\$150.00	\$150.00	No change	0.0%	
Commercial Minor Works	\$150.00	\$150.00	No change	0.0%	
Internal Fit out	\$150.00	\$150.00	No change	0.0%	
Up to 2 Storeys	\$255.00	\$255.00	No change	0.0%	
For all Other Commercial Projects	\$400.00	\$400.00	No change	0.0%	

Fees and Charges (including GST) Proposed for Year 2 2019/20 of the 2018-28 10-Year Plan

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		2018/19	Proposed charge 2019/20	Fee Change	% increase/ decrease 2018/19 to 2019/20	Comments 2019/20
<b>Building Consents</b>						
Building Consent fees are excluding document management fees.						
Additional fees may also apply - see additional building consent related fees.						
<b>Residential</b>						
Solar		Free	Free	No set fee or free		
Minor Works (including install window or door, demolish a wall, erect a pergola, install a garden shed, install kitchen fittings)		\$360.00	\$360.00	No change	0.0%	
Spa pools		\$1,180.00	\$1,180.00	No change	0.0%	
Swimming Pools		\$1,200.00	\$1,200.00	No change	0.0%	
Garages		\$1,220.00	\$1,220.00	No change	0.0%	
Small Building Works (including but not limited to minor additions or alterations up to 3m2)		\$1,220.00	\$1,220.00	No change	0.0%	
Outbuilding Habitable		\$2,200.00	\$2,200.00	No change	0.0%	
Alterations and Additions		\$2,400.00	\$2,400.00	No change	0.0%	
Dwelling Single Storey		\$4,650.00	\$4,650.00	No change	0.0%	
Dwelling 2 Storey		\$6,250.00	\$6,250.00	No change	0.0%	
Dwelling 3 Storey or More		\$9,700.00	\$9,700.00	No change	0.0%	
Attached Residential Units - first dwelling as per fees above (cost of single, 2 storey or 3 storey)		\$4,650.00	\$0.00	Reduction >5%	-100.0%	Change in fee description, select dwelling type
plus per unit charge after 1st unit	per unit	\$2,300.00	\$2,300.00	No change	0.0%	
Demolition Residential		\$1,000.00	\$1,000.00	No change	0.0%	
<b>Commercial</b>						
Demolition Commercial		\$1,250.00	\$1,250.00	No change	0.0%	
Commercial Minor Works (including but not limited to installing a steel beam, installation of a sink, installation of a door)		\$600.00	\$600.00	No change	0.0%	
Small Commercial building works		\$2,060.00	\$2,060.00	No change	0.0%	
Internal Fit out < \$150,000		\$4,300.00	\$4,300.00	No change	0.0%	
Up to 2 Storey <= \$1,000,000		\$7,900.00	\$7,900.00	No change	0.0%	
More than 2 storeys and/or > \$1,000,000 (Large Commercial)		\$10,800.00	\$10,800.00	No change	0.0%	
plus additional hourly rate where applicable	hourly rate	\$240.00	\$185.00	Reduction >5%	-22.9%	
Request for Further Information during processing - minimum of 1 hour charged	hourly rate	\$240.00	\$185.00	Reduction >5%	-22.9%	
<b>Photocopying and printing</b>						
Photocopying and Printing - A4	per page	\$1.10	\$1.10	No change	0.0%	
Photocopying and Printing - A3	per page	\$2.20	\$2.20	No change	0.0%	
<b>Document Management (Digitisation)</b>						
Document Management (Digitisation) - A4	per page	\$2.50	\$2.00	Reduction >5%	-20.0%	
Document Management (Digitisation) - A3	per page	\$3.50	\$3.00	Reduction >5%	-14.3%	
Document Management (Digitisation) - A2	per page	\$3.50	\$3.00	Reduction >5%	-14.3%	
Document Management (Digitisation) - A0	per page	\$3.50	\$3.00	Reduction >5%	-14.3%	
<b>Electronic Data Management</b>						
Value of work less than \$20,000			Free	New Fee	New Fee	New Fee
Residential		\$130.00	\$130.00	No change	0.0%	
Commerical		\$260.00	\$260.00	No change	0.0%	
<b>Additional Building Consent Related Fees</b>						
Building Accreditation Levy 20 cents per \$1,000 of building value	per \$1000	\$0.50	\$0.50	No change	0.0%	
BRANZ Levy \$1.00 per \$1,000 on projects \$20,000 and over	per \$1000	\$1.00	\$1.00	No change	0.0%	
MBIE Levy \$2.01 per \$1,000 on projects \$20,444 and over	per \$1000	\$2.01	\$2.01	No change	0.0%	
Street Crossing Application		\$260.00			Renamed	Moved to City and renamed
Structural Audit Fee		\$150.00	\$150.00	No change	0.0%	
External consultancy fees Including but not limited to: Fire Service, Acoustic Testing	actual cost					
Water, Stormwater and Waste Services charges Including but not limited to: Service Connections/Disconnections, CCTV Surveys, Tradewaste	Refer Wastewater, Stormwater and Water fees and charges					
Additional Inspections	hourly rate	\$260.00	\$200.00	Reduction >5%	-23.1%	
Inspection of Building to be Shifted in to Hamilton City		\$260.00	\$200.00	Reduction >5%	-23.1%	
plus Mileage Outside of City	per km	\$0.73	\$0.73	No change	0.0%	
plus Time for Inspector to Travel Outside of City	hourly rate	\$260.00	\$200.00	Reduction >5%	-23.1%	
Inspection of Amusement Devices		\$11.50	\$11.50	No change	0.0%	

**Fees and Charges (including GST) Proposed for Year 2 2019/20 of the 2018-28 10-Year Plan**

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		2018/19	Proposed charge 2019/20	Fee Change	% increase/ decrease 2018/19 to 2019/20	Comments 2019/20
Amendments to a Building Consent Application	hourly rate	\$240.00	\$185.00	Reduction >5%	-22.9%	
Application to Extend Time For Which a Building Consent is Valid		\$100.00	\$100.00	No change	0.0%	
Urgent Code Compliance Certificate (CCC) - within 24 hours		\$250.00	\$250.00	No change	0.0%	
Code Compliance Certificate (Over 5 years old from issue)		\$360.00	\$250.00	Reduction >5%	-30.6%	
Copy of Code Compliance Certificate		\$50.00	\$50.00	No change	0.0%	
<b>Building Warrant of Fitness and Compliance Schedule</b>						
Building Warrant of Fitness		\$60.00	\$60.00	No change	0.0%	
Issue of a Compliance Schedule		\$60.00	\$60.00	No change	0.0%	
plus charge per system or feature	per system or feature	\$60.00	\$60.00	No change	0.0%	
Replacement Compliance Schedule and Warrant of Fitness Statement		\$60.00	\$60.00	No change	0.0%	
Inspection of Compliance Schedule Maintenance and Reporting Procedures		\$250.00	\$250.00	No change	0.0%	
Compliance Schedule Re-inspection	hourly rate	\$250.00	\$200.00	Reduction >5%	-20.0%	
Compliance Schedule Amendment		\$60.00	\$60.00	No change	0.0%	
<b>Swimming Pool &amp; Fencing Compliance</b>						
3 yearly pool audit - first visit		Free	Free	No set fee or free		
additional audit visits	hourly rate	\$250.00	\$200.00	Reduction >5%	-20.0%	
Pre-purchase/sale Pool Inspection	hourly rate	\$250.00	\$200.00	Reduction >5%	-20.0%	
<b>Other Applications</b>						
Application for Waiver or Modification to the Building Code. Additional inspection charges may also apply.		\$550.00	\$550.00	No change	0.0%	
Request for exemption from building consent		\$240.00	\$240.00	No change	0.0%	
Certificate of Acceptance Application (COA) Relevant Building Consent fee will also apply.		\$515.00	\$530.00	Less than 5%	2.9%	
Change of Use Application		\$360.00	\$360.00	No change	0.0%	
Certificate of Public Use (CPU)		\$600.00	\$500.00	Reduction >5%	-16.7%	
Liquor Licence - Compliance with Building Code Certificate Additional Inspection charges may apply		\$200.00	\$200.00	No change	0.0%	
Application for acceptance as an Independent Qualified Person (IQP)		\$650.00	\$650.00	No change	0.0%	
IQP annual renewal		\$150.00	\$150.00	No change	0.0%	
Application for Producer Statement Author approval		\$450.00	\$450.00	No change	0.0%	
Producer Statement Author annual renewal		\$100.00	\$100.00	No change	0.0%	
Eco Workshops (corporate workshops)	hourly rate	\$250.00		Discontinue Fee	Discontinue Fee	Discontinue Fee
Eco Home Consultations		Free		Discontinue Fee	Discontinue Fee	Discontinue Fee
Section 77-83 - Building Act 2004		\$650.00	\$250.00	Reduction >5%	-61.5%	
Section 73-74 Fee		\$650.00	\$400.00	Reduction >5%	-38.5%	
Certificate of Title		\$30.00	\$30.00	No change	0.0%	
<b>Building Control Hourly Rates</b>						
Technical Support Officer	hour	\$100.00	\$100.00	No change	0.0%	
Building Review Officer	hour	\$240.00	\$185.00	Reduction >5%	-22.9%	
Building Inspector	hour	\$260.00	\$200.00	Reduction >5%	-23.1%	
Compliance and Monitoring Officer	hour	\$250.00	\$200.00	Reduction >5%	-20.0%	
Eco Design Advisor	hour	\$250.00		Discontinue Fee	Discontinue Fee	Discontinue Fee
Team leader	Hour		\$230.00	New Fee	New Fee	New Fee
Manager	Hour		\$250.00	New Fee	New Fee	New Fee
<b>Building consent fees</b>						
Building consent fees will be required to be paid in full upon application.						
No processing will commence until these fees are paid.						
<b>3YLAWs</b>						
<b>Fee for new applications in relation to any of:-</b>						
- signs on footpaths						
- merchandise display						
The stated administration fee plus the applicable annual fee portioned on a monthly basis						
		\$85.00	\$85.00	No change	0.0%	

Fees and Charges (including GST) Proposed for Year 2 2019/20 of the 2018-28 10-Year Plan

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<b>Signs on Footpaths</b>						
a. Central zone-						
Central core	annual fee	\$110.00	\$110.00	No change	0.0%	
Hamilton East	annual fee					
Commercial large suburban	annual fee					
Commercial Hamilton East Office	annual fee					
b. All other zones	annual fee	\$110.00	\$110.00	No change	0.0%	
<b>Merchandise Display</b>	annual fee per square metre	\$110.00	\$110.00	No change	0.0%	
<b>FEE FOR USE OF GARDEN PLACE</b>						
Commercial Stalls	Weekly	\$245.00	\$245.00	No change	0.0%	
<b>Seized Signs Release Fee (excluding seized election signs)</b>		\$47.00	\$47.00	No change	0.0%	
<b>Seized Skateboard Release Fee</b>		\$22.00	\$22.00	No change	0.0%	
<b>Newspaper Boxes and Similar</b>	annual fee	\$110.00	\$110.00	No change	0.0%	
<b>Tables &amp; Chairs on Footpath</b>	per table - annual fee	\$25.00	\$25.00	No change	0.0%	
<b>Other use of Footpaths</b>	per event	\$20.00	\$20.00	No change	0.0%	
<b>Mobile Shops</b>						
Food vendors (food safety fees & charges also apply)	annual fee	\$125.00	\$125.00	No change	0.0%	
Vendors not requiring food license	annual fee	\$125.00	\$125.00	No change	0.0%	
<b>Hawkers</b>	annual permit	\$100.00	\$100.00	No change	0.0%	
<b>Markets</b>						
Small (up to 15 4x4 stalls)	annual license	\$155.00	\$155.00	No change	0.0%	
Large (15 4x4 stalls or more)	annual license	\$370.00	\$370.00	No change	0.0%	
<b>Admin Fees</b>						
Late payment penalty (for permit renewals made after 31 July):-			add 20%	New Fee	New Fee	New Fee
<b>CEMETERIES AND CREMATORIUM</b>						
<b>BURIAL LAWNS</b>						
<b>Kowhai plot - Garden Berm Area</b>						
Plot purchase including plaque		\$215.00	\$215.00	No change	0.0%	
Digging fee		\$100.00	\$100.00	No change	0.0%	
<b>Total</b>		<b>\$315.00</b>	<b>\$315.00</b>	No change	0.0%	
<b>Kowhai Plot - Lawn Area</b>						
Plot purchase - does not include a plaque		\$110.00	\$110.00	No change	0.0%	
Digging fee		\$110.00	\$110.00	No change	0.0%	
<b>Total</b>		<b>\$220.00</b>	<b>\$220.00</b>	No change	0.0%	
<b>Totara Services Lawn</b>						
Maintenance in Perpetuity		\$760.00	\$760.00	No change	0.0%	
Digging fee		\$720.00	\$720.00	No change	0.0%	
<b>Total</b>		<b>\$1,480.00</b>	<b>\$1,480.00</b>	No change	0.0%	
<b>Adult - Oak, Olive, Chestnut or Forest Grove</b>						
Plot purchase		\$3,705.00	\$3,705.00	No change	0.0%	
Digging fee		\$720.00	\$720.00	No change	0.0%	
<b>Total</b>		<b>\$4,425.00</b>	<b>\$4,425.00</b>	No change	0.0%	
<b>Child - Apple Blossom (child only - I ash urn)</b>						
Plot purchase - ashes		\$985.00	\$985.00	No change	0.0%	
Internment fee - ashes		\$120.00	\$120.00	No change	0.0%	
<b>Total</b>		<b>\$1,105.00</b>	<b>\$1,105.00</b>	No change	0.0%	
<b>Child - Oak, Olive, Chestnut, Forest Grove or Apple Blossom</b>						
Plot purchase		\$1,980.00	\$1,980.00	No change	0.0%	
Digging fee		\$320.00	\$320.00	No change	0.0%	
<b>Total</b>		<b>\$2,300.00</b>	<b>\$2,300.00</b>	No change	0.0%	
<b>Second Casket Burial</b>						
Digging fee		\$720.00	\$720.00	No change	0.0%	
<b>Total</b>		<b>\$720.00</b>	<b>\$720.00</b>	No change	0.0%	
<b>Ash Interment</b>						
Ash Interment		\$150.00	\$150.00	No change	0.0%	
<b>Total</b>		<b>\$150.00</b>	<b>\$150.00</b>	No change	0.0%	
<b>Casket Disinterment</b>						
Digging fee		\$4,285.00	\$4,285.00	No change	0.0%	
<b>Total</b>		<b>\$4,285.00</b>	<b>\$4,285.00</b>	No change	0.0%	

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	2018/19	Proposed charge 2019/20	Fee Change	% increase/ decrease 2018/19 to 2019/20	Comments 2019/20
<b>ASH INTERMENT AREAS</b>					
<b>Web of Memories (4 sets)</b>					
Plot purchase	\$1,030.00	\$1,030.00	No change	0.0%	
Interment	\$150.00	\$150.00	No change	0.0%	
<b>Total</b>	<b>\$1,180.00</b>	<b>\$1,180.00</b>	No change	0.0%	
<b>Sunken garden three (250mm x 150mm plaque only, no ashes)</b>					
Berm plot purchase	\$290.00		Discontinue Fee	Discontinue Fee	Discontinue Fee and Garden
<b>Total</b>	<b>\$290.00</b>				
<b>Kiwi Ash Scatter Garden(250mm x 150mm plaque)</b>					
Berm plot purchase		\$400.00	New Fee	New Fee	New Fee
<b>Total</b>		<b>\$400.00</b>			
<b>RSA Berm (2 sets)</b>					
Maintenance in Perpetuity	\$120.00	\$120.00	No change	0.0%	
Interment	\$150.00	\$150.00	No change	0.0%	
<b>Total</b>	<b>\$270.00</b>	<b>\$270.00</b>	No change	0.0%	
<b>Garden of Memories Tree (1 set, no plaque)</b>					
Plot purchase	\$140.00	\$140.00	No change	0.0%	
Interment	\$150.00	\$150.00	No change	0.0%	
<b>Total</b>	<b>\$290.00</b>	<b>\$290.00</b>	No change	0.0%	
<b>Garden of Remembrance - Bellbird, Kea, Keruru Kokako &amp; Weka gardens (2 ash urns per plot)</b>					
Plot purchase	\$995.00	\$995.00	No change	0.0%	
Interment	\$150.00	\$150.00	No change	0.0%	
<b>Total</b>	<b>\$1,145.00</b>	<b>\$1,145.00</b>	No change	0.0%	
<b>Granite Wall (1 ash urn per plot)</b>					
Plot purchase	\$785.00	\$785.00	No change	0.0%	
Interment	\$82.00	\$85.00	Less than 5%	3.7%	
<b>Total</b>	<b>\$867.00</b>	<b>\$870.00</b>		0.3%	
<b>Ash Spread only</b>					
Interment	\$55.00	\$55.00	No change	0.0%	
<b>Total</b>	<b>\$55.00</b>	<b>\$55.00</b>	No change	0.0%	
<b>Disinterment of ashes</b>					
Ash disinterment	\$150.00	\$150.00	No change	0.0%	
<b>Total</b>	<b>\$150.00</b>	<b>\$150.00</b>	No change	0.0%	
<b>MEMORIAL ONLY**</b>					
Outdoor Book plaque	\$57.00	\$57.00	No change	0.0%	
Book of Remembrance Inscription	\$95.00	\$100.00	5 - 20%	5.3%	
<b>** supplier fees may increase from time to time - contact cemetery for current price</b>					
<b>MEMORIAL INSTALLATION PERMIT</b>					
Kowhai Berm & Pedestal Permit Fee	\$110.00	\$110.00	No change	0.0%	
	\$51.00	\$51.00	No change	0.0%	
<b>CREMATIONS</b>					
Adult	\$645.00	\$620.00	Reduction 0 to -5%	-3.9%	
Child under 15 years	\$305.00	\$305.00	No change	0.0%	
Stillborn or under 1 year	\$125.00	\$125.00	No change	0.0%	
<b>SERVICE FACILITIES</b>					
Chapel or Lounge - 1 hour service	\$220.00	\$220.00	No change	0.0%	
Chapel or Lounge - 1/2 hour service	\$110.00	\$110.00	No change	0.0%	
Chapel or Lounge - 15 minute service	\$55.00	\$55.00	No change	0.0%	
Service DVD/CD	\$56.00	\$56.00	No change	0.0%	
Viewing	\$175.00	\$175.00	No change	0.0%	
Miscellaneous administration costs	\$110.00	\$110.00	No change	0.0%	
Non Funeral Director Service administration cost		\$110.00	New Fee	New Fee	New Fee
Courier Fees	\$50.00	\$50.00	No change	0.0%	
<b>AFTER HOURS (applicable when staff are required to work outside normal working hours)</b>					
Burials: Monday - Friday after 4:00 pm; all day Saturday	\$320.00	\$320.00	No change	0.0%	
Cremations & Ash Burials: Monday to Saturday after 4:30 pm	\$300.00	\$300.00	No change	0.0%	
<b>PUBLIC HOLIDAYS/SUNDAYS</b>					
Burials or ash interments on Sundays and public holidays	\$550.00	\$550.00	No change	0.0%	

CITY PLANNING TO ECONOMIC AND GROWTH

DISTRICT PLAN

District Plan Change Request

1st deposit; consider request non-refundable deposit \$11,269.00 \$11,269.00 No change 0.0%

2nd deposit (processing charge) non-refundable deposit \$11,269.00 \$11,269.00 No change 0.0%

and balance at cost, invoiced monthly

District Plan Requirement/Heritage Order non-refundable deposit \$8,318.00 \$8,318.00 No change 0.0%

Consideration and processing of notice and balance at cost, invoiced monthly

Alteration of Designation non-refundable deposit \$2,385.00 \$2,385.00 No change 0.0%

Consideration and processing of notice and balance at cost, invoiced monthly

Removal of designation non-refundable deposit \$593.00 \$593.00 No change 0.0%

Consideration and processing of notice and balance at cost, invoiced monthly

DOCUMENT SALES

District Plan

Operative Plan - hard copy plan, text & maps (CD also included) \$227.00 \$227.00 No change 0.0%

Proposed Plan - hard copy plan, text & maps (CD also included) \$273.00 Discontinue Fee Discontinue Fee Discontinue Fee

CD only (includes text & maps) \$16.50 \$16.50 No change 0.0%

CD & hard copy of maps \$72.00 \$72.00 No change 0.0%

Updates

CD & hard copy maps annually \$117.00 \$117.00 No change 0.0%

Email notification annually \$5.50 \$5.50 No change 0.0%

Postage

Post hard copy \$11.00 \$11.00 No change 0.0%

Post CD and hard copy maps \$8.50 \$8.50 No change 0.0%

Post CD \$2.50 \$2.50 No change 0.0%

ADDITIONAL CHARGES for SHAs; Plan Changes; designations; development contributions

Staff time - Administration per hour \$88.00 \$88.00 No change 0.0%

Staff time - Planner / Development Contributions Analyst / Assessment Officer per hour \$185.00 \$175.00 Reduction >5% -5.4%

Staff time - Senior Planner / Senior Strategic Policy Analyst / Development Contributions Officer per hour \$200.00 \$190.00 Reduction 0 to -5% -5.0%

Staff time - Team Leader per hour \$216.00 \$205.00 Reduction >5% -5.1%

Staff time - Unit Manager per hour \$227.00 \$220.00 Reduction 0 to -5% -3.1%

Photocopying and printing

A4 per page \$1.15 Discontinue Fee Discontinue Fee

A3 per page \$2.40 Discontinue Fee Discontinue Fee

Photocopying and printing

Photocopying and Printing - A4 per page \$1.15 \$1.10 Reduction 0 to -5% -4.3%

Photocopying and Printing - A3 per page \$2.40 \$2.20 Reduction >5% -8.3%

Request for CCTV Camera Footage \$27.00 \$27.00 No change 0.0%

Litter Infringement Notices

Depositing non-dangerous litter of less than 1 litre by volume other than on or in a Council park or reserve. Examples: a takeaway container, cigarette butt or drink can. \$100.00 \$100.00 No change 0.0%

Depositing non-dangerous litter from 1 to 20 litres in volume other than on or in a Council park or reserve. Examples: 1.5 litre plastic container, a single disposable nappy, or placing household rubbish bags or accumulated car waste into public litter bins, soft drink bottle. \$200.00 \$200.00 No change 0.0%

Depositing non-dangerous litter from 20 to 120 litres in volume other than on or in a Council park or reserve. Examples: roadside dumping of small volumes of household or green waste, fridge, mattress, sofa, or of any pest plant material, or depositing any waste in a park. \$300.00 \$300.00 No change 0.0%

## Fees and Charges (including GST) Proposed for Year 2 2019/20 of the 2018-28 10-Year Plan

	2018/19	Proposed charge 2019/20	Fee Change	% increase/decrease 2018/19 to 2019/20	Comments 2019/20
Depositing non-dangerous litter of up to 120 litres in volume on or in a Council park or reserve. Examples: roadside dumping of small volumes of household or green waste, fridge, mattress, sofa, or of any pest plant material, or depositing any waste in a park.	\$300.00	\$300.00	No change	0.0%	
Depositing non-dangerous litter of more than 120 litres by volume in any place. Example: truck load of dirt/building waste.	\$400.00	\$400.00	No change	0.0%	
Depositing dangerous litter of any quantity in any place. Examples: dumping commercial waste, multiple disposable nappies, car parts or glass, e-waste or animal remains.	\$400.00	\$400.00	No change	0.0%	
<b>LIQUOR LICENSING</b>					
<b>(Set by Statute)</b>					
<b>1. Application Fees for On Licence, Off Licence, Club Licence and Renewals</b>					
Risk Factor Band:					
Very Low	\$368.00	\$368.00	No change	0.0%	
Low	\$609.50	\$609.50	No change	0.0%	
Medium	\$816.50	\$816.50	No change	0.0%	
High	\$1,023.50	\$1,023.50	No change	0.0%	
Very High	\$1,207.50	\$1,207.50	No change	0.0%	
<b>2. Application for Special Licences</b>					
Risk Factor Band:					
Class 3	\$63.25	\$63.25	No change	0.0%	
Class 2	\$207.00	\$207.00	No change	0.0%	
Class 1	\$575.00	\$575.00	No change	0.0%	
<b>3. Application Fee for Manager's Certificate and Renewal</b>					
	\$316.25	\$316.25	No change	0.0%	
<b>4. Application for Temporary Authority</b>					
	\$296.70	\$296.70	No change	0.0%	
<b>5. Annual Fee (for licensed premises)</b>					
Risk Factor Band:					
Very Low	\$161.00	\$161.00	No change	0.0%	
Low	\$391.00	\$391.00	No change	0.0%	
Medium	\$632.50	\$632.50	No change	0.0%	
High	\$1,035.00	\$1,035.00	No change	0.0%	
Very High	\$1,437.50	\$1,437.50	No change	0.0%	
<b>6. Admin Fee - Publish Public Notices On Line</b>					
	Per hour	\$85.00	\$88.00	Less than 5%	3.5%
<b>GOVERNANCE</b>					
<b>Reception Lounge Hire - Maximum 180 people</b>					
There is no charge to use the venue for Hamilton City Council or other local government organisations. There is also no charge for Registered Community Groups.					
For bookings that fall outside of these groups, venue costs are:					
Per hour	\$66.50	\$66.50	No change	0.0%	
Max per day	\$380.00	\$380.00	No change	0.0%	
Use of the foyer is charged separately as follows:					
Per hour	\$25.00	\$25.00	No change	0.0%	
Max per day	\$150.00	\$150.00	No change	0.0%	
<b>ENVIRONMENTAL HEALTH</b>					
<b>Registration of a Food Control Plan</b>					
<b>[under Section 56 of the Food Act 2014]</b>					
1. Processing an application for registration of a food control plan in relation to a new food business.					
	\$560.00	\$560.00	No change	0.0%	
2. Processing an application for registration of a food control plan in relation to an existing food business transitioning from the Food Hygiene Regulations 1974.					
	\$460.00	\$460.00	No change	0.0%	

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3. Processing an application for registration of a food control plan in relation to an existing food business currently operating under a MPI registered risk management programme.	\$370.00	\$370.00	No change	0.0%	
4. Processing an application for registration of an amended food control plan due to a significant amendment (section 45(3)).	\$185.00	\$185.00	No change	0.0%	
5. Processing a notification of a significant change in circumstances (section 51) or a not-significant amendment (section 45(2)) in relation to a food control plan.	\$90.00	\$90.00	No change	0.0%	
6. Renewal of registration of a food control plan in accordance with Part 2 of Schedule 4 of the Food Act 2014 <u>before the expiry of the current registration.</u>	\$90.00	\$90.00	No change	0.0%	
7. Processing an application for a new registration of a food control plan in relation to an existing food business that failed to renew a now expired registration.	\$370.00	\$370.00	No change	0.0%	
<b>Registration of Food Businesses subject to a National Programme [under Section 86(b) of the Food Act 2014]</b>					
1. Processing an application for, assessment of, and registration of a new food business subject to a national programme.	\$138.00	\$138.00	No change	0.0%	
2. Processing an application for, assessment of, and registration of an existing food business subject to a national programme transitioning from the Food Hygiene Regulations 1974.	\$138.00	\$138.00	No change	0.0%	
3. Renewal of registration of a food business subject to a national programme in accordance with Part 2 of Schedule 4 of the Food Act 2014 <u>before the expiry of the current registration.</u>	\$90.00	\$90.00	No change	0.0%	
4. Processing an application for a new registration of an existing food business subject to a national programme that failed to renew a now expired registration.	\$138.00	\$138.00	No change	0.0%	
5. Processing a notification of a significant change in circumstances (section 51) in relation to a food business subject to a national programme.	\$90.00	\$90.00	No change	0.0%	
<b>Verification (including site visit, reporting and general administration)</b>					
1. Scheduled verification (including reporting)	\$198.00	\$198.00	No change	0.0%	
2. Follow-up visits (including reporting)	\$198.00	\$198.00	No change	0.0%	
3. Unscheduled verification (including reporting)	\$198.00	\$198.00	No change	0.0%	
4. Cancelling a verification within 24hrs of the scheduled date and time, or key personnel not available for the verification	\$102.00	\$102.00	No change	0.0%	
<b>Compliance Monitoring</b>					
1. Exercising any power referenced by and for the purposes expressed in Section 298 of the Act (except for Sections 302 and 303), which results in a sanction(s) being imposed by the Food Safety Officer or some form of corrective action being required of the operator.	\$198.00	\$198.00	No change	0.0%	
2. Issue of improvement notice in accordance with Section 302 of the Act, including development of the notice.	\$198.00	\$198.00	No change	0.0%	
3. Application for review of issue of improvement notice under Section 303 of the Act.	\$198.00	\$198.00	No change	0.0%	
4. Compliance monitoring activity associated with a market.	\$198.00	\$198.00	No change	0.0%	

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	2018/19	Proposed charge 2019/20	Fee Change	% increase/ decrease 2018/19 to 2019/20	Comments 2019/20
<b>Other Fees</b>					
<b>Premises Registration Fees (Food Hygiene Regulations 1974)</b>					
1. Upon renewal of registration or approval					
If paid by 30 June:-					
Risk Factor Band					
1.0 - 3.9	\$310.00	\$310.00	No change	0.0%	
4.0 - 5.3	\$625.00	\$625.00	No change	0.0%	
5.4 - 10.0	\$935.00	\$935.00	No change	0.0%	
10.1 - 15.0	\$1,255.00	\$1,255.00	No change	0.0%	
15.1 - 20.0	\$1,880.00	\$1,880.00	No change	0.0%	
20.1 - 25.0	\$3,760.00	\$3,760.00	No change	0.0%	
Late payment penalty (for applications made after 30 June):-	add 20%	add 20%	No change	0.0%	
The renewal registration fees are to be modified in accordance with the following factors:-					
(i) Where the sale of food is ancillary to the main line of business; or where the business is a bottle store; or where the business operates on a part time or seasonal basis; or is a vending machine:-	0.5 factor	0.5 factor	No change	0.0%	
(ii) Standard (one food processing/ handling operation) -	1.0 factor	1.0 factor	No change	0.0%	
(iii) Multiple and separate food processing / handling areas/ units.	1.5 factor	1.5 factor	No change	0.0%	
2. Upon noting of certificate after any change in occupation of the premises	\$35.00	\$35.00	No change	0.0%	
<b>Other Food Related Fees</b>					
1. Re-inspection of food premises following a primary inspection.	\$154.00	\$154.00	No change	0.0%	
2. Re-issue of registration and approval certificates on request of holder.	\$35.00	\$35.00	No change	0.0%	
<b>REGULATED BUSINESSES</b>					
<b>[hairdressers, offensive trades, camping-grounds, mortuaries]</b>					
<b>Premises Registration Fees</b>					
<b>(a) New registrations:-</b>					
July to December	\$154.00	\$154.00	No change	0.0%	
January to June	\$75.00	\$75.00	No change	0.0%	
<b>(b) Upon renewal of registration-</b>					
Late payment penalty in relation to hairdressing shops only (for applications made after 30 June):-	add 20%	add 20%	No change	0.0%	
<b>(c) Upon noting of certificate after any change in occupation of the premises</b>					
	\$35.00	\$35.00	No change	0.0%	
<b>FUNERAL DIRECTORS (with no mortuary)</b>					
<b>Registration Fees</b>					
a) Upon application for new registration	\$35.00	\$35.00	No change	0.0%	
b) Upon renewal of registration	\$35.00	\$35.00	No change	0.0%	
<b>RESOURCE MANAGEMENT ACT</b>					
Actual and reasonable costs associated with processing applications for consent and for the monitoring of conditions of consent in relation to:-	\$169.00	\$169.00	No change	0.0%	
- Noise emissions					
- Hazardous contaminants in soil					
- Hazardous facility screening procedure					
- Radio frequency radiation					
<b>BUILDING ACT</b>					
Actual and reasonable costs associated with processing application for consents, which may include but not be limited to:-	\$165.00	\$165.00	No change	0.0%	
-noise emission					
<b>INFORMATION REQUESTS</b>					
On application for an extract from any record or register (per application)	\$62.00	\$44.00	Reduction >5%	-29.0%	

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	2018/19	Proposed charge 2019/20	Fee Change	% increase/ decrease 2018/19 to 2019/20	Comments 2019/20
<b>Photocopying and printing</b>					
Photocopying and Printing - A4	\$1.10	\$1.10	No change	0.0%	
Photocopying and Printing - A3	\$2.20	\$2.20	No change	0.0%	
Where staff time exceeds 30-mins this additional charge shall apply. Chargeable in 15 minute units.	\$100.00	\$22.00	Reduction >5%	-78.0%	
<b>NOISE CONTROL</b>					
a) Recovery of seized property	\$245.00	\$245.00	No change	0.0%	
b) Recovery of costs for disabling building and car alarms:-	as invoiced	as invoiced	No change	0.0%	
<b>HAMILTON GARDENS</b>					
<b>Huddleston room</b>					
Commercial Use (Saturday, Sunday and Public Holidays; 10% conditional commercial discount available on other days)					Benchmarked against Wintec and Zenders. Also had minimal bookings in 2017/18 due to high price
7:30 am-noon	\$130.00	\$95.00	Reduction >5%	-26.9%	Benchmarked against Wintec and Zenders. Also had minimal bookings in 2017/18 due to high price
noon-5:30 pm	\$140.00	\$105.00	Reduction >5%	-25.0%	Benchmarked against Wintec and Zenders. Also had minimal bookings in 2017/18 due to high price
5:30 pm-midnight	\$150.00	\$105.00	Reduction >5%	-30.0%	Benchmarked against Wintec and Zenders. Also had minimal bookings in 2017/18 due to high price
7:30 am-midnight	\$425.00	\$295.00	Reduction >5%	-30.6%	Benchmarked against Wintec and Zenders. Also had minimal bookings in 2017/18 due to high price
<b>Community Use (66% of commercial charges)</b>					
Refundable bond	\$100.00	\$100.00	No change	0.0%	Benchmarked against Wintec and Zenders. Also had minimal bookings in 2017/18 due to high price
Cleaning charge	\$35.00	\$25.00	Reduction >5%	-28.6%	Benchmarked against Wintec and Zenders. Also had minimal bookings in 2017/18 due to high price
<b>Plus Kitchen (see below)</b>					
<b>Chartwell Room</b>					
Commercial Use (Saturday, Sunday and Public Holidays; 10% conditional commercial discount available on other days)					
7:30 am-noon	\$165.00	\$168.00	Less than 5%	1.8%	
noon-5:30 pm	\$205.00	\$209.00	Less than 5%	2.0%	
5:30 pm-midnight	\$230.00	\$234.00	Less than 5%	1.7%	
7:30 am-midnight	\$520.00	\$530.00	Less than 5%	1.9%	
<b>Community Use (66% of commercial charges)</b>					
Refundable bond	\$220.00	\$220.00	No change	0.0%	
Cleaning charge	\$55.00	\$55.00	No change	0.0%	
<b>Plus Kitchen (see below)</b>					
<b>Kitchen (Sole Use)</b>					
7:30 am-noon	\$68.00	\$69.00	Less than 5%	1.5%	
noon-5:30 pm	\$68.00	\$69.00	Less than 5%	1.5%	
5:30 pm-midnight	\$68.00	\$69.00	Less than 5%	1.5%	
7:30 am-midnight	\$200.00	\$205.00	Less than 5%	2.5%	
<b>Kitchen (66% discount if shared for community groups)</b>					
7:30 am-noon	\$35.00	\$36.00	Less than 5%	2.9%	
noon-5:30 pm	\$35.00	\$36.00	Less than 5%	2.9%	
5:30 pm-midnight	\$35.00	\$36.00	Less than 5%	2.9%	
7:30 am-midnight	\$100.00	\$102.00	Less than 5%	2.0%	

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<b>Exhibition Hall</b>							
<b>Commercial Use</b> (Saturday, Sunday and Public Holidays; 10% conditional commercial discount available on other days)							
7:30 am-noon			\$165.00	\$168.00	Less than 5%	1.8%	
noon-5:30 pm			\$190.00	\$193.00	Less than 5%	1.6%	
5:30 pm-midnight			\$225.00	\$229.00	Less than 5%	1.8%	
7:30 am-midnight			\$500.00	\$510.00	Less than 5%	2.0%	
<b>Community Use (66% of commercial charges)</b>							
Refundable bond			\$270.00	\$270.00	No change	0.0%	
Cleaning charge			\$75.00	\$75.00	No change	0.0%	
<b>Central Court</b>							
<b>Commercial Use</b> (Saturday, Sunday and Public Holidays; 10% conditional commercial discount available on other days)							
7:30 am-noon			\$225.00	\$229.00	Less than 5%	1.8%	
noon-5:30 pm			\$255.00	\$260.00	Less than 5%	2.0%	
5:30 pm-midnight			\$300.00	\$306.00	Less than 5%	2.0%	
7:30 am-midnight			\$700.00	\$714.00	Less than 5%	2.0%	
<b>Community Use (66% of commercial charges)</b>							
Refundable bond			\$320.00	\$320.00	No change	0.0%	
Cleaning charge			\$125.00	\$125.00	No change	0.0%	
<b>Victorian Flower Garden Greenhouse</b>							
Hireage (maximum 1 1/4hrs)			\$250.00	\$255.00	Less than 5%	2.0%	
Refundable bond			\$220.00	\$220.00	No change	0.0%	
<b>Miscellaneous Fees/Conditions</b>							
Schedule of equipment rates is available on request.							
Set up and Pack down rates (per 1/2 hour)			\$25.00	\$30.00	5 - 20%	20.0%	
Additional Cleaning (carpet clean) per hour			\$35.00	\$35.00	No change	0.0%	
Additional Cleaning (carpet clean including carpet shampoo) per hour			\$90.00	\$100.00	5 - 20%	11.1%	
<b>Wedding in Gardens</b>			\$250.00	\$255.00	Less than 5%	2.0%	
<b>HAMILTON CITY LIBRARIES</b>							
<b>Rental Collection</b>							
Best sellers	first week		\$5.00	\$5.00	No change	0.0%	
Pay magazines	first week		\$2.20	\$2.20	No change	0.0%	
CDs	first week		\$2.50	\$2.50	No change	0.0%	
DVDs	first week		\$2.70	\$2.70	No change	0.0%	
Kitset collections	14 days		\$2.00	\$2.00	No change	0.0%	
<b>Daily Overdue Charges</b>							
<b>Adult Collections:</b>							
Books	per day		\$0.50	\$0.50	No change	0.0%	
Talking Books	per day		\$0.50	\$0.50	No change	0.0%	
Pay Magazines	per day		\$0.50	\$0.50	No change	0.0%	
Free Magazines	per day		\$0.50	\$0.50	No change	0.0%	
Pay CDs	per day		\$0.50	\$0.50	No change	0.0%	
Free CDs	per day		\$0.50	\$0.50	No change	0.0%	
DVDs	per day		\$0.50	\$0.50	No change	0.0%	
Best sellers	per day		\$1.00	\$1.00	No change	0.0%	
<b>Children and Young Adult Collections:</b>							
Books	per day		\$0.10	\$0.10	No change	0.0%	
Talking Books	per day		\$0.10	\$0.10	No change	0.0%	
Magazines	per day		\$0.10	\$0.10	No change	0.0%	
CDs	per day		\$0.10	\$0.10	No change	0.0%	
DVDs	per day		\$0.10	\$0.10	No change	0.0%	
Kitset collections	per day		\$0.50	\$0.50	No change	0.0%	
<b>Subscriptions (non-residents only)</b>							
Group Subscription	per annum		\$180.00	\$180.00	No change	0.0%	
Individual Subscription (4 item loan limit)	per annum		\$80.00	\$80.00	No change	0.0%	
<b>Replacement Card</b>			\$3.80	\$3.80	No change	0.0%	

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<b>Photocopying &amp; Printing</b>						
A4 (b&w)	per side	\$0.20	\$0.20	No change	0.0%	
A4 (colour)	per side	\$1.00	\$1.00	No change	0.0%	
A3 (b&w)	per side	\$0.40	\$0.40	No change	0.0%	
A3 (colour)	per side	\$2.20	\$2.20	No change	0.0%	
Photocopying card		\$3.00	\$3.00	No change	0.0%	
<b>Heritage Collection Reproduction and use fees (supply within 10 working days)</b>						
Corporate - High resolution	Per image	\$95.00	\$95.00	No change	0.0%	
Corporate - Low resolution	Per image	\$45.00	\$45.00	No change	0.0%	
Local Business / Not for profit organisation - High resolution	Per image	\$45.00	\$45.00	No change	0.0%	
Local Business / Not for profit organisation - low resolution	Per image	\$25.00	\$25.00	No change	0.0%	
Personal Use- High resolution	Per image	\$25.00	\$25.00	No change	0.0%	
Personal Use- low use resolution	Per image	\$10.00	\$10.00	No change	0.0%	
Promotional use	per image	\$100.00	\$100.00	No change	0.0%	
Image print- standard paper	per image, reproduction up to A4	\$2.00	\$2.00	No change	0.0%	
	per image, reproduction A3	\$4.00	\$4.00	No change	0.0%	
Image print - photo quality paper	per image, reproduction up to A4	\$5.00	\$5.00	No change	0.0%	
Fee for urgent delivery (3-5 day delivery)	per order	\$50.00	\$50.00	No change	0.0%	
Calendar Sales	per item	\$6.00	\$6.00	No change	0.0%	
<b>Reservations / Same Day Holds</b>		\$1.50	\$1.50	No change	0.0%	
e-resources reservations		\$1.00	\$1.00	No change	0.0%	
<b>Contract Research</b>	per half hour	\$37.00	\$37.00	No change	0.0%	
<b>Interloans</b>						
Standard interloan fee		\$10.00	\$10.00	No change	0.0%	
Urgent NZ interloan		\$40.00	\$40.00	No change	0.0%	
Standard international interloan		\$40.00	\$40.00	No change	0.0%	
Urgent standard international interloan		\$60.00	\$60.00	No change	0.0%	
<b>Library Facility Hire</b>						
Branch Community Rooms (not-for-profit organisation)	flat fee	\$18.00	\$18.00	No change	0.0%	
Branch Community Rooms (for profit organisation)	flat fee	\$60.00	\$60.00	No change	0.0%	
<b>HAMILTON ZOO</b>						
Adult		\$26.00	\$26.00	No change	0.0%	
Child (3-15)		\$12.00	\$12.00	No change	0.0%	
Senior citizen		\$19.00	\$19.00	No change	0.0%	
Beneficiary, student		\$19.00	\$19.00	No change	0.0%	
Group concession (adult)		\$19.00	\$19.00	No change	0.0%	
Group concession (child)		\$9.00	\$9.00	No change	0.0%	
Group concession; senior citizen, beneficiary, student.		\$14.00	\$14.00	No change	0.0%	
Family (2 adults & up to 4 children)		\$71.00	\$71.00	No change	0.0%	
Education Rate (adult or child)		\$6.50	\$6.50	No change	0.0%	
<b>Zoo Annual Membership Fees</b>						
Annual Member: adult (unlimited day-time visits)		\$78.00	\$78.00	No change	0.0%	
Annual Member: child (unlimited day-time visits)		\$36.00	\$36.00	No change	0.0%	
Annual Member: senior citizen, beneficiary, student (unlimited d/t visits)		\$57.00	\$57.00	No change	0.0%	
Annual Member: child flexipass (unlimited d/t visits - named child + any adult)		\$114.00	\$114.00	No change	0.0%	
Annual Member: family (unlimited day-time visits)		\$213.00	\$213.00	No change	0.0%	
<b>Friends of Hamilton Zoo Members</b>						
Adult		\$13.00	\$13.00	No change	0.0%	
Child		\$6.00	\$6.00	No change	0.0%	
Family (2 adults & 4 children)		\$35.00	\$35.00	No change	0.0%	

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<b>Zoo Encounters</b>						
Face2Face (per person)		\$25.00	\$25.00	No change	0.0%	
Animal Encounter (up to 5 persons)		\$125.00	\$125.00	No change	0.0%	
Premier Tour		\$500.00	\$500.00	No change	0.0%	
School Sleepover (per person)		\$46.00	\$46.00	No change	0.0%	
Education Encounter		\$5.00	\$5.00	No change	0.0%	
<b>Hire</b>						
Day-time function: reserved area		\$40.00	\$40.00	No change	0.0%	
After hours function: venue hire		\$180.00	\$180.00	No change	0.0%	
Mobility scooter		\$15.00	\$15.00	No change	0.0%	
BBQ		\$15.00	\$15.00	No change	0.0%	
Education room		\$40.00	\$40.00	No change	0.0%	
<b>MUSEUM</b>						
<b>Hire Charges</b>						
<b>Museum Foyer</b>						
Floor hire	per 3 hours	\$330.00	\$330.00	No change	0.0%	
additional hour		\$60.00	\$60.00	No change	0.0%	
<b>Lecture Theatre</b>						
Floor hire	per 3 hours	\$330.00	\$330.00	No change	0.0%	
additional hour		\$60.00	\$60.00	No change	0.0%	
<b>Gallery 13</b>						
Floor hire	per 3 hours	\$330.00	\$330.00	No change	0.0%	
additional hour		\$60.00	\$60.00	No change	0.0%	
<b>ArtsPost</b>						
Floor hire	per 3 hour	\$330.00	\$330.00	No change	0.0%	
additional hour		\$60.00	\$60.00	No change	0.0%	
<b>ArtsPost</b>						
Gallery hire						
Commission on sales will be charged in addition to gallery hire						
Chartwell Gallery	per week	\$175.00	\$175.00	No change	0.0%	
Ida Carey Gallery	per week	\$65.00	\$65.00	No change	0.0%	
Margot Philips Gallery	per week	\$65.00	\$65.00	No change	0.0%	
<b>Admission Fees for Special Exhibitions</b>						
Fees for special exhibitions will vary depending on the cost of presenting the exhibition.						
Admission fees for beneficiaries, students and senior citizens will be adult fees discounted by approximately 15%						
<b>Science Galleries (change effective from after July 2018 School Holidays)</b>						
Adult		\$6.00	\$6.00	No change	0.0%	
Children - Fee is for 3-14 / 0-2 yr olds free (change from previous 4-14 year olds, 0-3 yr olds free)		\$9.00	\$9.00	No change	0.0%	
Concession ( Concession applies to students, Friends of Waikato Museum, senior citizens and Community Services Card holders – ID is required.)		\$5.00	\$5.00	No change	0.0%	
Small Family (1 adult and 2 children)		\$20.00	\$20.00	No change	0.0%	
Large family - (2 adults and up to 4 children)		\$40.00	\$40.00	No change	0.0%	
<b>Education Classes</b>						
School Student	one class ( change class to programme)	\$6.00	\$6.00	No change	0.0%	
	two classes	\$8.00	\$8.00	No change	0.0%	
	three classes	\$10.00	\$10.00	No change	0.0%	
<b>Public Programme</b>						
Full day school holiday programme minus booking fee (previously \$38 plus booking fees)		\$45.00	\$45.00	No change	0.0%	
<b>Museum Collection Reproduction Fees</b>						
<b>Digital imaging</b>						
High Res RGB Digital File		\$61.00	\$61.00	No change	0.0%	
Low Res JPEG Emailed		\$25.50	\$25.50	No change	0.0%	
Photography and filming in gallery which requires staff supervision	per hour	\$315.00	\$315.00	No change	0.0%	

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		2018/19	Proposed charge 2019/20	Fee Change	% increase/ decrease 2018/19 to 2019/20	Comments 2019/20
<b>Photocopying</b>	per sheet	\$0.20	\$0.20	No change	0.0%	
<b>Research Fee</b>	per 15 minutes	\$15.00	\$15.00	No change	0.0%	
<b>Publication Fee (per collection image)</b>						
Books, periodicals, magazines, e-books	New Zealand rights: per image: 1 - 2 images	\$56.00	\$56.00	No change	0.0%	
Books, periodicals, magazines, e-books	New Zealand rights: per image: 3 - 5 images	\$46.00	\$46.00	No change	0.0%	
Books, periodicals, magazines, e-books	New Zealand rights: per image: 6+2 images	\$41.00	\$41.00	No change	0.0%	
Book covers/jackets	New Zealand rights: per image	\$255.00	\$255.00	No change	0.0%	
Decoration and display in public areas	New Zealand rights: per image	\$145.00	\$145.00	No change	0.0%	
Television and commercial motion pictures	New Zealand rights: per image	\$285.00	\$285.00	No change	0.0%	
Calendars and prints	New Zealand rights: per image	\$285.00	\$285.00	No change	0.0%	
Postcards, greeting cards, Christmas cards	New Zealand rights: per image	\$145.00	\$145.00	No change	0.0%	
Advertising and decoration (includes CD covers, labels, packaging, posters, television advertisements)	New Zealand rights: per image	\$570.00	\$570.00	No change	0.0%	
Corporate (annual reports, in-house publications etc)	New Zealand rights: per image	\$285.00	\$285.00	No change	0.0%	
Internet use (low-res files only)	New Zealand rights: per image	\$25.50	\$25.50	No change	0.0%	
Books, periodicals, magazines, e-books	World rights: per image: 1 - 2 images	\$255.00	\$255.00	No change	0.0%	
Books, periodicals, magazines, e-books	World rights: per image: 3 - 5 images	\$205.00	\$205.00	No change	0.0%	
Books, periodicals, magazines, e-books	World rights: per image: 6+ images	\$155.00	\$155.00	No change	0.0%	
Book covers/jackets	World rights: per image	\$510.00	\$510.00	No change	0.0%	
Decoration and display in public areas	World rights: per image	\$255.00	\$255.00	No change	0.0%	
Television and commercial motion pictures	World rights: per image	\$570.00	\$570.00	No change	0.0%	
Calendars and prints	World rights: per image	\$715.00	\$715.00	No change	0.0%	
Postcards, greeting cards, Christmas cards	World rights: per image	\$305.00	\$305.00	No change	0.0%	
Advertising and decoration (includes CD covers, labels, packaging, posters, television advertisements)	World rights: per image	\$1,140.00	\$1,140.00	No change	0.0%	
Corporate (annual reports, in-house publications etc)	World rights: per image	\$1,140.00	\$1,140.00	No change	0.0%	
Internet use (low-res files only)	World rights: per image	\$41.00	\$41.00	No change	0.0%	
Presentation/lecture use (low-res files only)	Up to 9 images	\$41.00	\$41.00	No change	0.0%	
Private Use or Study Reproduction Fee	first image	\$15.50	\$15.50	No change	0.0%	
Private Use or Study Reproduction Fee	additional images	\$5.10	\$5.10	No change	0.0%	
<b>PARKING</b>						
<b>Off Street Car Park Facilities</b>						
Founders Theatre Car	Fees set and adjusted to reflect market demand. Current fees and conditions displayed at each facility and shown on Council website - Parking page .					
Meteor Theatre Car Park						
Museum Car Park						
Caro Street Car Park						
Sonning Car Park						
Garden Place Car Park Building						
<b>On Street Meter Parking - First 2 Hours</b>		Free	Free	No set fee or free		Subject to March 2019 G&I Committee decision
<b>On Street Meter Parking - After first 2 hours</b>	per hour - upto 4 hours	\$6.00	\$6.00	No change	0.0%	Subject to March 2019 G&I Committee decision
<b>On-Street Carpark Rental (Short-term reservation)</b>		\$36.00	\$36.00	No change	0.0%	Name change from Parking Meter Hoods to On-Street Carpark Rental
<b>On-Street Carpark Rental (Reservation period &gt; 2 weeks)</b>	per day negotiated rate			No set fee or free		Name change from Parking Meter Hoods to On-Street Carpark Rental

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	2018/19	Proposed charge 2019/20	Fee Change	% increase/ decrease 2018/19 to 2019/20	Comments 2019/20
<b>PARKS AND OPEN SPACES ADMINISTRATION</b>					
<b>Hire of Parks by a Commercial Interest for an Event</b>					
Any other sporting or non-sporting activity hosted on a park by a commercial interest.					
- Events Using Over 500m2 (per day)	\$260.00	\$260.00	No change	0.0%	
- Events using under 500m2 (per day)	\$46.00	\$46.00	No change	0.0%	
(\$5.00 per booking discount will be given for advance booking payments of 10 or more bookings for an area of 500m2 or less).					
<b>Hire of Parks for a Charge Event</b>	\$655.00	\$655.00	No change	0.0%	
Any sporting and non-sporting activity hosted on a park where an entry fee is charged at the gate. The fee for use of a park for a charge event is the greater of the HCC published fee or 15% of the gross gate takings					
<b>Community Hire of Parks</b>					
Up to one hectare for non-sporting event					
Half Day (up to 5 hours)	\$34.00	\$34.00	No change	0.0%	
Full Day (over 5 hours)	\$51.00	\$51.00	No change	0.0%	
Wedding	\$215.00	\$215.00	No change	0.0%	
<b>Mobile Trader</b>					
Administration fee for new applications in relation to mobile traders					
	\$85.00	\$85.00	No change	0.0%	
The stated administration fee plus the applicable annual fee below, portioned on a monthly basis (\$10 per month)					
Mobile traders (food safety fee's & charges also apply if applicable)			annual fee		
	\$125.00	\$125.00	No change	0.0%	
<b>Dog Obedience Lawns (Melville &amp; Bristol Parks)</b>					
Per Day of the Week					
1 year	\$285.00	\$285.00	No change	0.0%	
<b>Bonds (refundable if no damage occurs)</b>					
Park Use/Event					
Dependent on scale and nature of the Activity. Park Manager's discretion to set bond	\$100-\$5,000	\$100-\$5,000	No change	0.0%	
Key Deposit	\$30.00	\$30.00	No change	0.0%	
Pest Trap	\$20.00	\$20.00	No change	0.0%	
<b>PLANNING GUIDANCE</b>					
Planning Guidance fees and charges are based upon actual and reasonable costs incurred by the Council in staff time and overheads to provide the service.					
Council may require payment of additional charges when these fees and charges are in any particular case inadequate to enable the Council to recover its actual and reasonable costs in respect of the matter concerned.					
These fees and charges also apply to all applications processed under the Housing Accords and Special Housing Act 2013					
<b>LAND USE</b>					
Land use resource consent applications, land use certificates and other land use-related applications are subject to minimum non-refundable deposits unless stated otherwise. Land use resource consent application deposits include a fixed monitoring fee of \$310.00 and a fixed scanning fee of \$15.00. Any assessment and administration time spent beyond that covered by those deposits will be charged at the relevant hourly rates. In cases where applications are withdrawn before a decision is reached, Council will refund any application deposit balance remaining less processing costs incurred.					

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These deposits do not include engineering assessment and processing fees. Land use resource consent applications which require engineering assessment and processing will be charged a minimum non-refundable deposit of \$800.00 for up to 4hrs work. Any additional engineering time spent beyond that covered by this deposit will be charged at the engineer hourly rate. Land use certificate applications and other land-use related applications which require engineering assessment and processing will be charged at the engineer hourly rate. Where engineering assessment and processing is outsourced to a consultant or specialist the fee will be actual cost.

Other additional fees may also apply. See Additional Planning Related Charges below.

**Notified Land Use Consent Applications**

**Limited Notified Land Use Applications (NEW - Limited and notified were combined, separated out)**

**Non-Notified Land Use Consent Applications**

Controlled Activity (Fast Track 10 Day) s87AAC & 87AAD

Restricted Discretionary

Discretionary Activity

Non-Complying Activity

**Fast Tracked Consents and Minor Non-notified Land Use Consent Applications**

Refer Additional Planning Related Charges Section.

**Land Use Certificates**

Certificate of Compliance

Existing Use Right

Planning Verification (fixed fee)

Outline Plan

**Other Land-Use Related Applications**

Extension of Time Limit

Change or Cancellation of Consent Condition

Surrender of Consent (whole or part)

Deemed Permitted Boundary Activities

Deemed Permitted Marginal or Temporary Activities

**SUBDIVISION**

Subdivision resource consent applications, subdivision related applications, and subdivision certificate applications are subject to minimum non-refundable deposits unless stated otherwise. Any assessment and administration time spent beyond that covered by those deposits will be charged at the relevant hourly rates. In cases where applications are withdrawn before a decision is reached, Council will refund any application deposit balance remaining less processing costs incurred.

	2018/19	Proposed charge 2019/20	Fee Change	% increase/ decrease 2018/19 to 2019/20	Comments 2019/20
	\$800.00	\$820.00	Less than 5%	2.5%	
<b>Notified Land Use Consent Applications</b>	\$13,000.00	\$15,000.00	5 - 20%	15.4%	The increase in the publicly notified application fee recognises the complexity of such processes and the additional time and resource required to undertake such applications.
<b>Limited Notified Land Use Applications (NEW - Limited and notified were combined, separated out)</b>	\$7,000.00	\$7,000.00	No change	0.0%	
<b>Non-Notified Land Use Consent Applications</b>					
Controlled Activity (Fast Track 10 Day) s87AAC & 87AAD	\$1,500.00	\$1,500.00	No change	0.0%	
Restricted Discretionary	\$2,350.00	\$2,350.00	No change	0.0%	
Discretionary Activity	\$3,000.00	\$3,000.00	No change	0.0%	
Non-Complying Activity	\$3,615.00	\$3,615.00	No change	0.0%	
<b>Fast Tracked Consents and Minor Non-notified Land Use Consent Applications</b>					
Refer Additional Planning Related Charges Section.					
<b>Land Use Certificates</b>					
Certificate of Compliance	\$885.00	\$885.00	No change	0.0%	
Existing Use Right	\$1,950.00	\$1,950.00	No change	0.0%	
Planning Verification (fixed fee)	\$330.00	\$330.00	No change	0.0%	
Outline Plan	\$1,275.00	\$1,275.00	No change	0.0%	
<b>Other Land-Use Related Applications</b>					
Extension of Time Limit	\$1,080.00	\$1,080.00	No change	0.0%	
Change or Cancellation of Consent Condition	\$1,200.00	\$1,200.00	No change	0.0%	
Surrender of Consent (whole or part)	\$900.00	\$500.00	Reduction >5%	-44.4%	The reduction in the surrender of a consent is to streamline and encourage the process where a consent is no longer required.
Deemed Permitted Boundary Activities	\$250.00	\$250.00	No change	0.0%	
Deemed Permitted Marginal or Temporary Activities	\$800.00	\$250.00	Reduction >5%	-68.8%	The changes in fees and charges are to reflect a more accurate representation of the actual costs of undertaking the work. When the original 'Deemed Permitted or Marginal Activities' were introduced Council was unsure of how much work would be involved in completing an application. The revised charge is to align better with actual costs.

## Fees and Charges (including GST) Proposed for Year 2 2019/20 of the 2018-28 10-Year Plan

	2018/19	Proposed charge 2019/20	Fee Change	% increase/ decrease 2018/19 to 2019/20	Comments 2019/20
<p>These deposits do not include engineering assessment and processing fees. Subdivision resource consent applications which require engineering assessment and processing will be charged a minimum non-refundable deposit of \$800.00 for up to 4 hrs work. Any additional engineering time spent beyond that covered by this deposit will be charged at the engineer hourly rate. Subdivision-related approval applications, other subdivision-related applications, and subdivision certificate applications which require engineering assessment and processing will be charged at the engineer hourly rate. Where engineering assessment and processing is outsourced to a consultant or specialist the fee will be actual cost.</p> <p>Other additional fees may also apply. See Additional Planning Related Charges below.</p>	\$800.00	\$820.00	Less than 5%	2.5%	
<b>Notified and Limited Notified Subdivision Consent Applications</b>	\$6,000.00	\$6,000.00	No change	0.0%	
<b>Non-Notified Subdivision Consent Applications</b>					
Includes subdivision related works for earthworks, roads, retaining walls and 3 waters infrastructure e.g. pump stations.					
Discretionary Activity, Restricted Discretionary Activity, Non-Complying Activity	\$3,000.00	\$3,000.00	No change	0.0%	
Restricted Discretionary Activity (Fee simple)	\$2,350.00	\$2,350.00	No change	0.0%	
Restricted Discretionary Activity (Unit Title)	\$2,000.00	\$2,000.00	No change	0.0%	
Restricted Discretionary subdivision application in the Residential Zone for < 4 lots/ units where no roads/reserves are proposed	\$2,000.00	\$2,000.00	No change	0.0%	
plus per lot/unit/flat charge					
3-50 lots	per lot/unit/flat	\$64.00	\$64.00	No change	0.0%
51-100 lots	per lot/unit/flat	\$22.00	\$22.00	No change	0.0%
101 lots and greater	per lot/unit/flat	\$11.00	\$11.00	No change	0.0%
Joint subdivision consent application (i.e. where a land use and subdivision on the same site are lodged concurrently). Note land use application is charged as per land use fees.	\$2,000.00	\$2,000.00	No change	0.0%	
plus per lot/unit/flat charge					
3-50 lots	per lot/unit/flat	\$64.00	\$50.00	Reduction >5%	-21.9%
51-100 lots	per lot/unit/flat	\$22.00	\$0.00	Reduction >5%	-100.0%
101 lots and greater	per lot/unit/flat	\$11.00	\$0.00	Reduction >5%	-100.0%
Permitted Activity - Certificate of Compliance, Amendment to Flats Plans, Boundary Adjustments	\$900.00	\$900.00	No change	0.0%	
<b>Fast Tracked Consents</b>					
Refer Additional Planning Related Charges Section.					
<b>Subdivision Related Approval Applications</b>					
Section 75-83 - Building Act 1994	\$625.00	\$625.00	No change	0.0%	
Proposed Unit Development Plan	\$790.00	\$790.00	No change	0.0%	
Revocation of Building Line Restriction (charge include E-Dealing)	\$1,000.00	\$1,000.00	No change	0.0%	
Right of Way Approval (section 348 LGA)	\$800.00	\$800.00	No change	0.0%	
Revocation of Easement (section 243 RMA)	\$475.00	\$475.00	No change	0.0%	
Road Naming	\$885.00	\$885.00	No change	0.0%	
Amend or Delete Consent Notice (section 221 RMA)	\$1,130.00	\$1,130.00	No change	0.0%	
<b>Other Subdivision Related Applications</b>					
Extension of Time Limit	\$1,080.00	\$1,080.00	No change	0.0%	
Change or Cancellation of Consent Condition	\$1,200.00	\$1,200.00	No change	0.0%	
Surrender of Consent (whole or part)	\$900.00	\$500.00	Reduction >5%	-44.4%	
<b>Subdivision Certificates</b>					
s.223 RMA	\$475.00	\$475.00	No change	0.0%	
s.224c RMA	\$475.00	\$475.00	No change	0.0%	
s.224(f) RMA (fixed fee)	\$100.00	\$100.00	No change	0.0%	
32 (2)A Unit Title Act (fixed fee)	\$100.00	\$100.00	No change	0.0%	
s.221 RMA	\$600.00	\$600.00	No change	0.0%	
s.226 RMA	\$920.00	\$920.00	No change	0.0%	
Re-issue of Certificate and Other Certificates	\$475.00	\$475.00	No change	0.0%	
Other Subdivision Certificates	\$475.00	\$475.00	No change	0.0%	
Re-issue of Subdivision Certificate	\$475.00	\$475.00	No change	0.0%	

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		2018/19	Proposed charge 2019/20	Fee Change	% increase/ decrease 2018/19 to 2019/20	Comments 2019/20
<b>ADDITIONAL PLANNING RELATED CHARGES</b>						
<b>Minimum Non-Refundable Engineering Deposit</b>		\$800.00	\$820.00	Less than 5%	2.5%	
Engineer hourly charge	per hour	\$200.00	\$205.00	Less than 5%	2.5%	
Water and Wastewater network capacity screening assessment (see Wastewater, Stormwater and Water )						
Engineering construction Inspection as required by the HCC infrastructure technical specification and scheduled with developer.	per site visit	\$400.00	\$410.00	Less than 5%	2.5%	
Inspections taking more than the allocated 2 hrs including travel will be charged at the engineer hourly rate for all participants Repeated Engineering construction inspection due to non-compliance will be charged at Engineer hourly rate for all participants						
Engineering Works completion inspection/approval as scheduled with developer	per site visit	\$800.00	\$820.00	Less than 5%	2.5%	
Inspections taking more than the allocated 2 hrs including travel will be charged at the engineer hourly rate for all participants Repeated Works completion inspection/approval due to non-compliance will be charged at Engineer hourly rate for all participants						
Planner hourly charge	per hour	\$175.00	\$175.00	No change	0.0%	
Principal/Senior Planner hourly charge	per hour	\$190.00	\$190.00	No change	0.0%	
Planning Team Leader hourly rate	per hour	\$205.00	\$205.00	No change	0.0%	
Planning Manager Hourly rate	per hour	\$220.00	\$220.00	No change	0.0%	
Administration hourly charge	per hour	\$86.00	\$88.00	Less than 5%	2.3%	
Subdivision Officer	per hour	\$175.00	\$175.00	No change	0.0%	
Additional Monitoring	per hour	\$165.00	\$165.00	No change	0.0%	
Consultant and specialist fees including but not limited to: Expert evidence/advice, external consultants, provision of external legal advice, external peer reviews	actual cost					
Independent Hearing Commissioner actual cost (estimated \$150 - \$175 per hour)	per hour	\$175.00	\$175.00	No change	0.0%	
<b>Fast Tracked Consents</b>						
Non-notified consents only - issued within 10 working days (conditions apply, and applications will only be accepted on a case-by-case basis at the Planning Guidance Unit Manager's discretion.	twice normal fee					
<b>Minor non-notified land use consent applications</b>						
Minor non-notified land use consent applications for listed permitted activities failing no more than two standards in the Proposed District Plan (10 working day target)		\$1,200.00	\$1,200.00	No change	0.0%	
<b>INFORMATION REQUESTS</b>						
Staff Search Time Cost	Per half hour or part	\$39.50	\$44.00	5 - 20%	11.4%	
Property Enquiry		\$54.00	\$54.00	No change	0.0%	
Plus hourly rate after 1 hour	per hour	\$179.00	\$175.00	Reduction 0 to -5%	-2.2%	
<b>Photocopying and printing</b>						
Photocopying and Printing - A4	per page	\$1.10	\$1.10	No change	0.0%	
Photocopying and Printing - A3	per page	\$2.20	\$2.20	No change	0.0%	
A4	per page in excess of 20 pages	\$0.20		Discontinue Fee	Discontinue Fee	Discontinue Fee
<b>Document Management (Digitisation)</b>						
Document Management (Digitisation) - A4	per page	\$2.00	\$2.00	No change	0.0%	
Document Management (Digitisation) - A3	per page	\$3.00	\$3.00	No change	0.0%	
Document Management (Digitisation) - A2	per page	\$3.00	\$3.00	No change	0.0%	
Document Management (Digitisation) - A0	per page	\$3.00	\$3.00	No change	0.0%	
<b>SPORTS AREAS</b>						
<b>SPORTS AREA - SUMMER</b>						
<b>PORRITT STADIUM</b>						
<b>Casual Use (Entire Complex)</b>						
Half Day (up to 5 hours)		\$180.00	\$180.00	No change	0.0%	
Full Day (over 5 hours)		\$330.00	\$330.00	No change	0.0%	

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<b>Seasonal Use (Entire Complex) Per Half Day of the week (up to 5 hours)</b>					
3 months	\$1,230.00	\$1,230.00	No change	0.0%	
6 months	\$2,445.00	\$2,445.00	No change	0.0%	
<b>Seasonal Use (Entire Complex) Per Full Day of the week (over 5 hours)</b>					
3 months	\$2,445.00	\$2,445.00	No change	0.0%	
6 months	\$4,890.00	\$4,890.00	No change	0.0%	
<b>CRICKET</b>					
<b>Senior Grass</b>					
<b>Casual Use (per wicket)</b>					
Half Day (up to 5 hours)	\$46.00	\$46.00	No change	0.0%	
Full Day (over 5 hours)	\$85.00	\$85.00	No change	0.0%	
<b>Seasonal Use (per wicket, per day of the week)</b>					
3 months	\$655.00	\$655.00	No change	0.0%	
6 months	\$1,305.00	\$1,305.00	No change	0.0%	
<b>Senior Artificial</b>					
<b>Casual Use (per wicket)</b>					
Half Day (up to 5 hours)	\$25.00	\$25.00	No change	0.0%	
Full Day (over 5 hours)	\$36.00	\$36.00	No change	0.0%	
<b>Seasonal Use (per wicket, per day of the week)</b>					
3 months	\$330.00	\$330.00	No change	0.0%	
6 months	\$655.00	\$655.00	No change	0.0%	
<b>Junior Grass</b>					
<b>Casual Use (per wicket)</b>					
Half Day (up to 5 hours)	\$25.00	\$25.00	No change	0.0%	
Full Day (over 5 hours)	\$36.00	\$36.00	No change	0.0%	
<b>Seasonal Use (per wicket, per day of the week)</b>					
3 months	\$170.00	\$170.00	No change	0.0%	
6 months	\$330.00	\$330.00	No change	0.0%	
<b>Junior Artificial</b>					
<b>Casual Use (per wicket)</b>					
Half Day (up to 5 hours)	\$25.00	\$25.00	No change	0.0%	
Full Day (over 5 hours)	\$36.00	\$36.00	No change	0.0%	
<b>Seasonal Use (per wicket, per day of the week)</b>					
3 months	\$85.00	\$85.00	No change	0.0%	
6 months	\$170.00	\$170.00	No change	0.0%	
<b>SOFTBALL</b>					
<b>Senior Grass</b>					
<b>Casual Use (per diamond)</b>					
Half Day (up to 5 hours)	\$46.00	\$46.00	No change	0.0%	
Full Day (over 5 hours)	\$69.00	\$69.00	No change	0.0%	
<b>Seasonal Use (per diamond, per day of the week)</b>					
3 months	\$330.00	\$330.00	No change	0.0%	
6 months	\$655.00	\$655.00	No change	0.0%	
<b>Senior Skin</b>					
<b>Casual Use (per diamond)</b>					
Half Day (up to 5 hours)	\$25.00	\$25.00	No change	0.0%	
Full Day (over 5 hours)	\$36.00	\$36.00	No change	0.0%	
<b>Seasonal Use (per diamond, per day of the week)</b>					
3 months	\$170.00	\$170.00	No change	0.0%	
6 months	\$330.00	\$330.00	No change	0.0%	
<b>Junior Grass</b>					
<b>Casual Use (per diamond)</b>					
Half Day (up to 5 hours)	\$25.00	\$25.00	No change	0.0%	
Full Day (over 5 hours)	\$36.00	\$36.00	No change	0.0%	

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<b>Seasonal Use (per diamond, per day of the week)</b>					
3 months	\$85.00	\$85.00	No change	0.0%	
6 months	\$170.00	\$170.00	No change	0.0%	
<b>Junior Skin</b>					
<b>Casual Use (per diamond)</b>					
Half Day (up to 5 hours)	\$25.00	\$25.00	No change	0.0%	
Full Day (over 5 hours)	\$36.00	\$36.00	No change	0.0%	
<b>Seasonal Use (per diamond, per day of the week)</b>					
3 months	\$46.00	\$46.00	No change	0.0%	
6 months	\$85.00	\$85.00	No change	0.0%	
<b>CYCLING</b>					
<b>Hillcrest Velodrome</b>					
<b>Casual Use</b>					
Half Day (up to 5 hours)	\$34.00	\$34.00	No change	0.0%	
Full Day (over 5 hours)	\$51.00	\$51.00	No change	0.0%	
<b>Seasonal Use</b>					
3 months	\$330.00	\$330.00	No change	0.0%	
6 months	\$655.00	\$655.00	No change	0.0%	
<b>SUMMER SPORTS</b>					
<b><u>TOUCH, 6 ASIDE SOCCER) CODES USING EQUIVALENT OF WINTER SPORTS FIELD SIZE</u></b>					
<b>Casual (per equivalent field size)</b>					
Half Day (up to 5 hours)	\$34.00	\$34.00	No change	0.0%	
Full Day (over 5 hours)	\$51.00	\$51.00	No change	0.0%	
<b>Seasonal Use (per equivalent field size, per day of the week)</b>					
3 months	\$330.00	\$330.00	No change	0.0%	
6 months	\$655.00	\$655.00	No change	0.0%	
<b>WINTER SPORTS</b>					
<b><u>RUGBY UNION, LEAGUE &amp; FOOTBALL (SOCCER)</u></b>					
<b>Senior Use</b>					
<b>Casual Use (per field)</b>					
Half Day (up to 5 hours)	\$80.00	\$80.00	No change	0.0%	
Full Day (over 5 hours)	\$140.00	\$140.00	No change	0.0%	
<b>Training Use (per week, per day of the week)</b>					
3 months	\$330.00	\$330.00	No change	0.0%	
6 months	\$655.00	\$655.00	No change	0.0%	
<b>Competition Use (per field, per day of the week)</b>					
3 months	\$660.00	\$660.00	No change	0.0%	
6 months	\$1,305.00	\$1,305.00	No change	0.0%	
<b>Junior Use</b>					
<b>Casual Use (per field)</b>					
Half Day (up to 5 hours)	\$40.00	\$40.00	No change	0.0%	
Full Day (over 5 hours)	\$69.00	\$69.00	No change	0.0%	
<b>Training Use (per week, per day of the week)</b>					
3 months	\$85.00	\$85.00	No change	0.0%	
6 months	\$170.00	\$170.00	No change	0.0%	
<b>Competition Use (per field, per day of the week)</b>					
3 months	\$170.00	\$170.00	No change	0.0%	
6 months	\$330.00	\$330.00	No change	0.0%	
<b>NETBALL</b>					
<b>Minogue Park</b>					
<b>Seasonal (entire netball complex)</b>					
3 months	\$8,595.00	\$8,595.00	No change	0.0%	
6 months	\$17,200.00	\$17,200.00	No change	0.0%	

## Fees and Charges (including GST) Proposed for Year 2 2019/20 of the 2018-28 10-Year Plan

				2018/19	Proposed charge 2019/20	Fee Change	% increase/ decrease 2018/19 to 2019/20	Comments 2019/20
<b>Sports Field Damage Fee</b>								
Per field per event for unauthorised line marking				\$575.00	\$575.00	No change	0.0%	
<b>SWIMMING FACILITIES</b>								
From the 1 July 2014 entry into the Swimming facilities for children under 5 years of age will be free								
<b>Entry Fees</b>								
Adult				\$7.50	\$7.50	No change	0.0%	
Child				\$4.00	\$4.00	No change	0.0%	
Spectator				\$2.00	\$2.00	No change	0.0%	
Senior citizen				\$4.00	\$4.00	No change	0.0%	
Disabled				\$4.00	\$4.00	No change	0.0%	
Hydrotherapy	1 hour			\$7.50	\$7.50	No change	0.0%	
School concession				\$2.50	\$2.50	No change	0.0%	
Family day concession				\$25.00	\$25.00	No change	0.0%	
Super Family One Day Pass Includes Hydrosides	Per visit			\$40.00	\$40.00	No change	0.0%	
<b>Swim Concession Cards</b>								
<b>Adult</b>								
10 Swims				\$67.00	\$67.00	No change	0.0%	
<b>Child</b>								
10 Swims				\$36.00	\$36.00	No change	0.0%	
<b>Senior</b>								
10 Swims				\$36.00	\$36.00	No change	0.0%	
<b>Disabled</b>								
10 Swims				\$36.00	\$36.00	No change	0.0%	
20 Swims				\$49.00	\$49.00	No change	0.0%	
30 Swims				\$71.00	\$71.00	No change	0.0%	
<b>Hydrotherapy</b>								
10 Swims				\$67.50	\$67.50	No change	0.0%	
<b>Swim Memberships</b>								
Main Pools - 1 Month				\$85.00	\$85.00	No change	0.0%	
Main Pools - 3 Months				\$240.00	\$240.00	No change	0.0%	
Main Pools - 6 Months				\$440.00	\$440.00	No change	0.0%	
Main Pools - 12 Months				\$650.00	\$650.00	No change	0.0%	
Hydrotherapy Pool - 1 Month				\$85.00	\$85.00	No change	0.0%	
Hydrotherapy Pool - 3 Months				\$240.00	\$240.00	No change	0.0%	
Hydrotherapy Pool - 6 Months				\$440.00	\$440.00	No change	0.0%	
Hydrotherapy Pool - 12 Months				\$650.00	\$650.00	No change	0.0%	
<b>Hydro slide</b>								
Single	1 hour			\$5.00	\$5.00	No change	0.0%	
Day Pass (Sat & Sun/School Holidays) 10 -5	All Day			\$8.00	\$8.00	No change	0.0%	
<b>BBQ</b>		(\$10.00 deposit)		\$15.00	\$15.00	No change	0.0%	
<b>Learn to Swim (effective from 1 January 2017 to 31 December 2017)</b>		per 10 week term						
Babies				\$150.00	\$150.00	No change	0.0%	
Pre-schoolers				\$150.00	\$150.00	No change	0.0%	
School children				\$150.00	\$150.00	No change	0.0%	
Adults				\$150.00	\$150.00	No change	0.0%	
Private lessons	25 minutes			\$45.00	\$45.00	No change	0.0%	
<b>Waterworld Gym</b>								
Joining fee				\$44.00	\$44.00	No change	0.0%	
<b>Platinum Fit Membership</b>								
One Month On-going	weekly			\$20.00	\$20.00	No change	0.0%	
Six Months	weekly			\$19.00	\$19.00	No change	0.0%	
Twelve Months	weekly			\$18.00	\$18.00	No change	0.0%	
<b>Gym only membership</b>	weekly			\$13.50	\$13.50	No change	0.0%	
Six Month Membership Cancellation Fee				\$150.00	\$150.00	No change	0.0%	
Twelve Month Membership Cancellation Fee				\$150.00	\$150.00	No change	0.0%	

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			2018/19	Proposed charge 2019/20	Fee Change	% increase/ decrease 2018/19 to 2019/20	Comments 2019/20
<b>Off Peak Fit</b>							
One Month On-going	weekly		\$18.00	\$18.00	No change	0.0%	
Six Months	weekly		\$17.00	\$17.00	No change	0.0%	
Twelve Months	weekly		\$13.50	\$13.50	No change	0.0%	
<b>Community Fit</b>							
One Month on-going	weekly		\$19.00	\$19.00	No change	0.0%	
Six Months	weekly		\$18.00	\$18.00	No change	0.0%	
Twelve Months	weekly		\$15.50	\$15.50	No change	0.0%	
<b>Casual Gym</b>							
Per session			\$17.50	\$17.50	No change	0.0%	
10 card concession			\$165.00	\$165.00	No change	0.0%	
<b>Casual Aqua Fit</b>							
Per class			\$9.50	\$9.50	No change	0.0%	
10 card concession			\$85.00	\$85.00	No change	0.0%	
<b>Casual 60's Forward Fit</b>							
Per class			\$7.50	\$7.50	No change	0.0%	
10 card concession			\$67.50	\$67.50	No change	0.0%	
Personal Training Weekly Rental	per week		\$150.00	\$150.00	No change	0.0%	
Small Group Training session	per session		\$12.00	\$12.00	No change	0.0%	
<b>Sauna and Steam Room</b>							
Single			\$8.50	\$8.50	No change	0.0%	
Concession (10 sessions)			\$73.00	\$73.00	No change	0.0%	
<b>Water world Educare</b>							
Joining fee			\$12.00	\$12.00	No change	0.0%	
Hourly Fee (on and off site)	per hour		\$5.00	\$5.00	No change	0.0%	
Drop in Fee (no booking)	Per hour		\$7.00	\$7.00	No change	0.0%	
Holding Fee	Per hour		\$2.50	\$2.50	No change	0.0%	
<b>Clubs Lane Hire Charge</b>							
25m Off Peak	per hour		\$12.00	\$12.00	No change	0.0%	
25m Peak	per hour		\$14.00	\$14.00	No change	0.0%	
50m Off Peak	per hour		\$19.00	\$19.00	No change	0.0%	
50m Peak	per hour		\$23.00	\$23.00	No change	0.0%	
<b>Hireage of 6 lanes at Gallagher Pools</b>							
Full Facility Hire	per hour ( Min 2 hrs)		\$80.00	\$80.00	No change	0.0%	
			\$145.00	\$145.00	No change	0.0%	
<b>Dive Pool Charges</b>							
Clubs Diving Boards (Spring boards 5m and 7m) - Off peak	per hour		\$14.00	\$14.00	No change	0.0%	
Clubs Diving Boards (Spring boards 5m and 7m) - Peak	per hour		\$23.50	\$23.50	No change	0.0%	
Clubs Diving Boards (10m tower or Whole Pool) - Off peak	per hour		\$34.00	\$34.00	No change	0.0%	
Clubs Diving Boards (Spring boards 5m and 7m) - Peak	per hour		\$45.50	\$45.50	No change	0.0%	
Dive Pool Meets (swim, water polo, diving)	per hour (half)		\$60.00	\$60.00	No change	0.0%	
Dive Pool Meets (swim, water polo, diving)	per hour (whole)		\$100.00	\$100.00	No change	0.0%	
<b>Facility Hire</b>							
Bulkhead shift (one off payment when hiring 50m pool)	per hour		\$215.00	\$215.00	No change	0.0%	
25m pool hire (includes grandstand and control room)	per hour		\$110.00	\$110.00	No change	0.0%	
50m pool hire (includes grandstand and control room)	per hour		\$220.00	\$220.00	No change	0.0%	
Dive pool hire (includes grandstand and control rooms)	per hour		\$95.00	\$95.00	No change	0.0%	
Refundable bond			\$220.00	\$220.00	No change	0.0%	
<b>Kitchen and Studio 2 Hire</b>							
	per hour		\$30.00	\$30.00	No change	0.0%	
<b>TRANSPORTATION</b>							
<b>Corridor Access Requests (CAR)</b>							
Access to carry out any work within road corridor - Refer to Utility Code of Practice for definitions							
Application fee - Project	Lump sum per application. Negotiated rate for multiple applications may apply for CARs		\$940.00	\$940.00	No change	0.0%	

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		2018/19	Proposed charge 2019/20	Fee Change	% increase/ decrease 2018/19 to 2019/20	Comments 2019/20
Application fee - Major	Lump sum per application. Negotiated rate for multiple applications may apply for CARs	\$600.00	\$600.00	No change	0.0%	
Application fee - Minor	Lump sum per application. Negotiated rate for multiple applications may apply for CARs	\$300.00	\$300.00	No change	0.0%	
Non Notification Penalty Fee (in addition to application fee)	per hour	\$120.00	\$120.00	No change	0.0%	
Site Inspections (for inspections in addition to the minimum set with the application)	per hour	\$120.00	\$120.00	No change	0.0%	
Traffic Management Plan only (i.e event or non excavation)		nil	nil	No change	0.0%	
Event Road Closure Advertising			\$550.00	New Fee	New Fee	Cost is borne by Council currently and not passed to customer - this is a cost recovery of the advertisement cost for an event road closure (required by legislation through paper advertisement 42 days and 1 day prior to the closure). This is a new revenue
Vehicle Crossing Inspection		\$240.00	\$260.00	5 - 20%	8.3%	Moving fee from the Building team to the Infrastructure group
<b>WASTEWATER, STORMWATER AND WATER</b>						
Water and Wastewater network capacity screening assessment.	per hour	\$200.00	\$205.00	Less than 5%	2.5%	Where engineering assessment and processing is outsourced to a consultant or specialist the fee will be actual cost.
<b>WASTEWATER, STORMWATER AND WATER CONNECTIONS</b>						
<b>Wastewater, Stormwater and Water Connection application fee</b>		\$225.00	\$230.00	Less than 5%	2.2%	
Please note, connections that require access to the Transport Corridor will require a Corridor Access Request (CAR) and applicable fee to be completed - detailed under Transportation						
<b>Reinstatement Fees</b>						
Reinstatement of sealed roadways, footways and light vehicle entrances:						
a) less than 3 Sq.m		\$307.50	\$315.00	Less than 5%	2.4%	
b) over 3 Sq.m	per Sq/m	\$91.00	\$82.00	Reduction >5%	-9.9%	Reduction in base time to complete job resulted in reduced labour and plant hours charged
Reinstatement of concrete footways and light vehicle entrances	per Sq/m	\$349.00	\$204.00	Reduction >5%	-41.5%	Reduction in base time to complete job resulted in reduced labour and plant hours charged
Removal and reinstatement of cobbles	per Sq/m	\$165.00	\$170.00	Less than 5%	3.0%	
Reinstatement of kerb and channel	per Lin/m	Quote	Quote	No change	0.0%	
Damage to services. All internal and external costs associated with locating, repairing and reinstatement of water, wastewater and stormwater assets will be recovered from the parties responsible for the damage.	Actual costs recovered including but not limited to plumbers, consultant or legal fees					
<b>100mm Diameter Connections</b>						
<b>Stormwater and Wastewater on Private Property</b>						
Establishment fee		\$1,671.00	\$1,696.00	Less than 5%	1.5%	
a) 0-2m deep						
plus cost per metre length of connection		\$204.50	\$209.50	Less than 5%	2.4%	
b) 2-3m deep						
plus cost per metre length of connection		\$288.50	\$294.00	Less than 5%	1.9%	

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<b>100mm Diameter Connections</b>					
<b>Stormwater and Wastewater in the Transport Corridor</b>					
Establishment fee	\$2,631.00	\$2,695.00	Less than 5%	2.4%	
a) 0-2m deep					
plus cost per metre length of connection	\$298.00	\$308.00	Less than 5%	3.4%	
b) 2-3m deep					
plus cost per metre length of connection	\$479.50	\$500.00	Less than 5%	4.3%	
<b>150mm Diameter Connections</b>					
<b>Stormwater and Wastewater on Private Property</b>					
Establishment fee	\$1,730.50	\$1,765.00	Less than 5%	2.0%	
a) 0-2m deep					
plus cost per metre length of connection	\$208.00	\$240.00	5 - 20%	15.4%	Increase in cost to recover increase in material cost to undertake work
b) 2-3m deep					updated to 3.5 not 4m
plus cost per metre length of connection	\$299.50	\$332.00	5 - 20%	10.9%	Increase in cost to recover increase in material cost to undertake work
<b>150mm Diameter Connections</b>					
<b>Stormwater and Wastewater in the Transport Corridor</b>					
Establishment fee	\$2,563.00	\$2,490.00	Reduction 0 to -5%	-2.8%	
a) 0-2m deep					
plus cost per metre length of connection	\$309.00	\$340.00	5 - 20%	10.0%	Increase in cost to recover increase in material cost to undertake work
b) 2-3m deep					updated to 3.5 not 4m
plus cost per metre length of connection	\$489.00	\$540.00	5 - 20%	10.4%	Increase in cost to recover increase in material cost to undertake work
<b>Water connections</b>					
Single service connection, 20mm	\$986.00	\$1,015.00	Less than 5%	2.9%	
Single service connection, 25mm	\$1,076.00	\$1,104.00	Less than 5%	2.6%	
Service connection , 50mm (multi unit residential only)	\$1,595.00	\$1,626.00	Less than 5%	1.9%	
Single metered, 20 mm	\$1,196.50	\$1,222.00	Less than 5%	2.1%	
Single metered, 25 mm	\$1,261.00	\$1,285.00	Less than 5%	1.9%	
Single metered, 50 mm	\$2,973.00	\$3,142.00	5 - 20%	5.7%	Increase in cost to recover increase in material cost to undertake work
Multi, 2*20 mm	\$1,251.50	\$1,300.00	Less than 5%	3.9%	
Multi, 3*20 mm	\$3,070.00	\$3,093.00	Less than 5%	0.7%	
Multi, 4*20 mm	\$3,170.00	\$3,197.00	Less than 5%	0.9%	
<b>Water connections 50mm or greater - additional charges</b>					
Bacteria testing	\$365.00	\$370.00	Less than 5%	1.4%	
Pressure testing	\$300.00	\$305.00	Less than 5%	1.7%	
<b>Stormwater Bubble Up Connections</b>					
	Quote	Quote	No change	0.0%	
<b>Catch pit connections</b>					
a) 300 diameter	Quote	Quote	No change	0.0%	
b) full size catch pit for 2 or more properties	Quote	Quote	No change	0.0%	
<b>Larger Diameter Connections (&gt;150mm)</b>					
	Quote	Quote	No change	0.0%	
<b>Manhole Installation Required</b>					
	Quote	Quote	No change	0.0%	
<b>Closed Circuit TV Inspection</b>					
	Quote	Quote	No change	0.0%	
<b>On site pipe location</b>	\$400.00	\$410.00	Less than 5%	2.5%	
<b>Stormwater Pipes to Kerb and Channel (domestic only)</b>					
1 pipe in trench \$/m					\$/m
	\$250.00	\$270.00	5 - 20%	8.0%	Increase in cost to recover increase in material cost to undertake work
<b>Consent to Enter</b>					
Basic processing of consent to enter	\$300.00	\$300.00	No change	0.0%	
Work effort required beyond initial written request to affected parties, charged for on a time cost recovery basis	\$95.00	\$95.00	No change	0.0%	per hour

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<b>Wastewater and Water</b>						
<b>WASTEWATER, STORMWATER AND WATER DISCONNECTIONS</b>						
<b>Wastewater Disconnection</b>						
Disconnection		\$1,011.00	\$1,024.00	Less than 5%	1.3%	
<b>Water service Disconnection</b>						
20 - 50 mm diameter		\$450.50	\$450.50	No change	0.0%	
Above 50 mm diameter		Quote	Quote	No change	0.0%	
Fire mains		Quote	Quote	No change	0.0%	
<b>TRADE WASTE</b>						
<b>Trade waste Application Fees</b>						
Permitted/Controlled Discharge (including final inspection)		\$195.50	\$200.00	Less than 5%	2.3%	
Conditional Consent (covering 5 hours work including final inspection, including tanker disposal)		\$362.50	\$370.50	Less than 5%	2.2%	
Hourly rate for applications	per hour	\$103.00	\$103.00	No change	0.0%	
Temporary Discharge (including final inspection)		\$195.50	\$200.00	Less than 5%	2.3%	
Renewal Fee for permitted or conditional Trade Waste Consents (plus additional hourly rate for more than 30 minute time noting that site inspection charges may also apply)		\$96.00	\$98.50	Less than 5%	2.6%	
Variation / Change of Details Request for permitted or conditional consents (plus additional hourly rate for more than 30 minute time noting that site inspection charges may also apply)		\$52.00	\$52.00	No change	0.0%	
Special tradewaste agreements, variations or renewals. Actual costs recovered including but not limited to consultant or legal fees						
<b>Site Inspection Fees</b>						
Permitted/Controlled Discharge - Final Inspection (Approval to Discharge) - additional inspection	per site visit	\$138.00	\$147.00	5 - 20%	6.5%	Increase to capture the audit component split out from the Permitted/Controlled/Special/Tanker Discharge Annual Fee
Conditional Consent - Final Inspection (Approval to Discharge) - additional inspection		\$218.50	\$218.50	No change	0.0%	
Temporary Discharge - Final Inspection (Approval to Discharge) - additional inspection		\$218.50	\$218.50	No change	0.0%	
Site Inspection - Non Compliance		\$218.50	\$223.50	Less than 5%	2.3%	
<b>Quantity charge rates for Conditional Consent Holders</b>						
a) Flow Volume	\$/m3	\$1.23	\$1.27	Less than 5%	3.3%	Review of the trade waste cost model has resulted in higher charge rates due to the increased cost for provision of service and the cost impacts of the recent asset revaluation
b) Suspended solids	\$/kg	\$0.72	\$0.82	5 - 20%	13.9%	Review of the trade waste cost model has resulted in higher charge rates due to the increased cost for provision of service and the cost impacts of the recent asset revaluation
c) cBOD <sup>5</sup> (Organic loading)	\$/kg	\$1.11	\$1.24	5 - 20%	11.7%	Review of the trade waste cost model has resulted in higher charge rates due to the increased cost for provision of service and the cost impacts of the recent asset revaluation
d) Total Kjeldahl Nitrogen	\$/kg	\$1.72	\$1.93	5 - 20%	12.2%	Review of the trade waste cost model has resulted in higher charge rates due to the increased cost for provision of service and the cost impacts of the recent asset revaluation

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e) Total Phosphorous	\$/kg	\$4.83	\$5.80	5 - 20%	20.1%	Review of the trade waste cost model has resulted in higher charge rates due to the increased cost for provision of service and the cost impacts of the recent asset revaluation
f) Arsenic	\$/kg	\$221.00	\$210.00	Reduction 0 to -5%	-5.0%	Review of the trade waste cost model has resulted in higher charge rates due to the increased cost for provision of service and the cost impacts of the recent asset revaluation
<b>Annual Charge</b>						
Permitted/Controlled/Special/Tankered Discharge	annual fee	\$195.50	\$53.00	Reduction >5%	-72.9%	Previously this charge was made up of an administration component and an audit component. The audit component has been removed and will be charged as a separate fee, this is to ensure consistency for all customers. There will not be any revenue impact on this price decrease (variation captured in the standalone audit charge).
Conditional/Special/Tankered Discharge - Risk Class 3	annual fee	\$1,529.50	\$1,529.50	No change	0.0%	
Conditional/Special/Tankered Discharge - Risk Class 2		\$874.00	\$893.00	Less than 5%	2.2%	
Any temporary Discharge		\$195.50	\$200.00	Less than 5%	2.3%	
<b>Tankered Waste Disposal</b>						
Tankered Waste disposal to Wastewater Treatment Plant or reticulation in accordance with Tradewaste Bylaw schedule 1A and 1B	\$/m3	\$70.00	\$71.50	Less than 5%	2.1%	
<b>Note:</b>						
1) Tankered waste may not be accepted at the City Waters Manager's sole discretion and,						
2) Tankered Waste disposal to Wastewater Treatment Plant or reticulation <u>not</u> in accordance with Tradewaste Bylaw schedule 1A and 1B will require a conditional or special agreement in accordance with the Tradewaste Bylaw,						
3) For addresses in Hamilton City associated with an existing tradewaste consent, the consent's charging provisions will supersede the tankered waste volumetric rate.						
<b>Solid Waste Management</b>						
Licensing of waste facilities, collectors and transporters operating within the City		\$223.00	\$228.00	Less than 5%	2.2%	
<b>WATER SUPPLY</b>						
<b>Backflow</b>						
Backflow prevention device registration		\$85.00	\$85.00	No change	0.0%	
<b>Water Drawn from Water Take Points</b>						
a) Permit to draw from a water take point (mandatory)		\$112.00	\$115.00	Less than 5%	2.7%	
b) per kilolitre		\$4.38	\$4.38	No change	0.0%	
c) additional key		\$15.00	\$15.00	No change	0.0%	
<b>Special Meter Readings</b>		\$50.00	\$51.00	Less than 5%	2.0%	
<b>Add water meter to existing connection</b>						
Install 20mm meter on existing service line		Quote	Quote	No change	0.0%	
Install 25mm meter on existing service line		Quote	Quote	No change	0.0%	
<b>Testing Meters</b>						
As per prices provided by certified independent service provider		Quote	Quote	No change	0.0%	
<b>Non-Domestic Water Supply Charges</b>						
Individual High User Water supply agreement application fee	per application	\$933.00	\$953.00	Less than 5%	2.1%	
Rateable city	\$/m3	\$1.88	\$1.89	Less than 5%	0.5%	
6 monthly minimum charge (based on 120 m3)		\$226.00		Discontinue Fee	Discontinue Fee	Discontinue Fee. We no longer bill 6 mthly

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		2018/19	Proposed charge 2019/20	Fee Change	% increase/decrease 2018/19 to 2019/20	Comments 2019/20
3 monthly minimum charge (based on 60 m3)		\$113.00	\$113.40	Less than 5%	0.4%	Increase as per water meter costing model
1 monthly minimum charge (based on 20m3)			\$37.80	New Fee	New Fee	New fee. To ensure that minimum charge can apply to those customer that have meters read on a monthly
Non-rateable city	\$/m3	\$1.88	\$1.89	Less than 5%	0.5%	Increase as per water meter costing model
6 monthly minimum charge (based on 120 m3)		\$226.00		Discontinue Fee	Discontinue Fee	Discontinue Fee. We no longer bill 6 mthly
3 monthly minimum charge (based on 60 m3)		\$113.00	\$113.40	Less than 5%	0.4%	Increase as per water meter costing model
1 monthly minimum charge (based on 20m3)			\$37.80	New Fee	New Fee	New fee. To ensure that minimum charge can apply to those customer that have meters read on a monthly
Outside city	\$/m3	\$1.88	\$1.89	Less than 5%	0.5%	Increase as per water meter costing model
6 monthly minimum charge (based on 120 m3)		\$226.00		Discontinue Fee	Discontinue Fee	Discontinue Fee. We no longer bill 6 mthly
3 monthly minimum charge (based on 60 m3)		\$113.00	\$113.40	Less than 5%	0.4%	Increase as per water meter costing model
Rural restricted supply	per kilolitre	\$1.46	\$1.47	Less than 5%	0.7%	Increase as per water meter costing model
6 monthly minimum charge (based on 120 m3)		\$176.00		Discontinue Fee	Discontinue Fee	Discontinue Fee. We no longer bill 6 mthly
3 monthly minimum charge (based on 60 m3)		\$88.00	\$88.20	Less than 5%	0.2%	Increase as per water meter costing model
Waikato District Council - Rural Supply Agreement	\$/m3		As per agreement	No change	0.0%	

**CUSTOMER SERVICES**

**Photocopying and printing**

Photocopying and Printing - A4	per page	\$1.10	\$1.10	No change	0.0%
Photocopying and Printing - A3	per page	\$2.20	\$2.20	No change	0.0%

**Information Requests**

Property Information Search Request Including but not limited to: Microfilm, Service Logs, Property Search, Aerials, Scanned Images Additional photocopying and printing charges will apply where applicable		\$15.50	\$15.50	No change	0.0%
Where staff search time exceeds 15 minutes, additional hourly rates will apply and be charged per 15 minutes.	per hour	\$72.00	\$72.00	No change	0.0%

**Property Discs**

Where the time for the preparation of this disc exceeds over an hour then this additional charge will apply	per disc	\$87.50	\$87.50	No change	0.0%
	per hour	\$72.00	\$72.00	No change	0.0%

**Courier Fee**

	per courier	\$10.00	\$10.00	No change	0.0%
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**Land Information Memorandum**

Residential		\$370.00	\$370.00	No change	0.0%
Commercial		\$535.00	\$535.00	No change	0.0%
plus additional hourly rate where over 3 hours	per hour	\$84.00	\$84.00	No change	0.0%
Express LIM - residential only (within 3 days)		\$485.00	\$485.00	No change	0.0%



## Additional Fees and Charges (including GST) Proposed for Year 2 2019/20 of the 2018-28 10-Year Plan

	2018/19	2018/19 Check	Proposed charge 2019/20	% increase/decrease 2018/19 to 2019/20	Comments 2019/20
<b>BUILDING CONTROL</b>					
<b>Electronic Data Management</b>					
Value of work less than \$20,000			Free		New Fee New Fee
<b>Building Control Hourly Rates</b>					
Team leader	Hour		\$230.00		New Fee New Fee
Manager	Hour		\$250.00		New Fee New Fee
<b>Admin Fees</b>					
Late payment penalty (for permit renewals made after 31 July):-			add 20%		New Fee New Fee
<b>METERIES AND CREMATORIUM</b>					
<b>ASH INTERMENT AREAS</b>					
<b>Kiwi Ash Scatter Garden(250mm x 150mm plaque)</b>					
Berm plot purchase			\$400.00		New Fee New Fee
<b>Total</b>			<b>\$400.00</b>		
<b>SERVICE FACILITIES</b>					
Non Funeral Director Service administration cost			\$110.00		New Fee New Fee
<b>TRANSPORTATION</b>					
<b>Corridor Access Requests (CAR)</b>					
Event Road Closure Advertising			\$550.00		New Fee Cost is borne by Council currently and not passed to customer this is a cost recovery of the advertisement cost for an event road closure (required by legislation through paper advertisement 42 days and 1 day prior to the closure). This is a new revenue
<b>WATER SUPPLY</b>					
<b>Non-Domestic Water Supply Charges</b>					
Rateable city					
1 monthly minimum charge (based on 20m <sup>3</sup> )			\$37.80		New Fee New fee. To ensure that minimum charge can apply to those customer that have meters read on a monthly basis.
Non-rateable city					
1 monthly minimum charge (based on 20m <sup>3</sup> )			\$37.80		New Fee New fee. To ensure that minimum charge can apply to those customer that have meters read on a monthly basis.

## Discontinued Fees and Charges (including GST) Proposed for Year 2 2019/20 of the 2018-28 10-Year Plan

		2018/19	Proposed charge 2019/20	% increase/decrease 2018/19 to 2019/20	Comments 2019/20
<b>BUILDING CONTROL</b>					
Eco Workshops (corporate workshops)	hourly rate	\$250.00		Discontinue Fee	Discontinue Fee
Eco Home Consultations		Free		Discontinue Fee	Discontinue Fee
Eco Design Advisor	hour	\$250.00		Discontinue Fee	Discontinue Fee
<b>CEMETERIES AND CREMATORIUM</b>					
Sunken garden three (250mm x 150mm plaque only, no ashes)					
Berm plot purchase		\$290.00		Discontinue Fee	Discontinue Fee and Garden
<b>Total</b>		<b>\$290.00</b>			
<b>ECONOMIC GROWTH AND PLANNING</b>					
Proposed Plan - hard copy plan, text & maps (CD also included)		\$273.00		Discontinue Fee	Discontinue Fee
<b>Photocopying and printing</b>					
A4	per page	\$1.15		Discontinue Fee	Discontinue Fee
A3	per page	\$2.40		Discontinue Fee	Discontinue Fee
<b>PLANNING GUIDANCE</b>					
<b>Photocopying and printing</b>					
A4	per page in excess of 20 pages	\$0.20		Discontinue Fee	Discontinue Fee
<b>WATER SUPPLY</b>					
<b>Non-Domestic Water Supply Charges</b>					
Rateable city					
6 monthly minimum charge (based on 120 m3)		\$226.00		Discontinue Fee	Discontinue Fee. We no longer bill 6 mthly
Non-rateable city					
6 monthly minimum charge (based on 120 m3)		\$226.00		Discontinue Fee	Discontinue Fee. We no longer bill 6 mthly
Outside city					
6 monthly minimum charge (based on 120 m3)		\$226.00		Discontinue Fee	Discontinue Fee. We no longer bill 6 mthly
Rural restricted supply					
6 monthly minimum charge (based on 120 m3)		\$176.00		Discontinue Fee	Discontinue Fee. We no longer bill 6 mthly

Item 9

Attachment 2



# Council Report

Item 10

**Committee:** Council  
**Author:** Amy Viggers  
**Position:** Committee Advisor  
**Report Name:** Recommendation from the Growth and Infrastructure Committee - CBD 2 Hour Free Parking Trial Update

**Date:** 04 April 2019  
**Authoriser:** Becca Brooke  
**Position:** Governance Team Leader

<b>Report Status</b>	<i>Open</i>
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1. To seek the Council's approval of the recommendation from the Growth and Infrastructure Committee in respect of the CBD 2 Hour Free Parking Trial Update, to be advised following the 29 March Growth and Infrastructure meeting at which this item is to be considered.
2. The 29 March 2019 Growth and Infrastructure Committee agenda and minutes are available on the council website or via the following link:  
[https://www.hamilton.govt.nz/our-council/Council meetings and public information/meetings-and-minutes/Pages/default.aspx](https://www.hamilton.govt.nz/our-council/Council%20meetings%20and%20public%20information/meetings-and-minutes/Pages/default.aspx)

## Attachments

*(Under Separate Cover)*

# Council Report

**Committee:** Council **Date:** 04 April 2019  
**Author:** Rebecca Watson **Authoriser:** Becca Brooke  
**Position:** Committee Advisor **Position:** Governance Team Leader  
**Report Name:** Recommendation from the Community, Services and Environment Committee - River Plan Task Force Update

<b>Report Status</b>	<i>Open</i>
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1. To seek the Council's approval of the recommendation from the Community, Services and Environment Committee, in respect of the River Plan Task Force Update, to be advised following the 2 April 2019 Community, Services and Environment Committee meeting at which this item will be considered.
2. The 2 April 2019 Community, Services and Environment Committee agenda and minutes are available on the Council website or via the following link:  
[https://www.hamilton.govt.nz/our-council/Council\\_meetings\\_and\\_public\\_information/meetings-and-minutes/Pages/default.aspx](https://www.hamilton.govt.nz/our-council/Council_meetings_and_public_information/meetings-and-minutes/Pages/default.aspx)

## Attachments

*(Under Separate Cover)*

# Council Report

Item 12

**Committee:** Council  
**Author:** Greg Carstens  
**Position:** Growth Funding & Analytics Unit Manager  
**Date:** 04 April 2019  
**Authoriser:** Kelvin Powell  
**Position:** Acting General Manager City Growth  
**Report Name:** Proposed Development Contributions Policy 2019/20

<b>Report Status</b>	<i>Open</i>
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## Purpose

1. To seek the Council's approval of the proposed Development Contributions Policy 2019/20 (Attachment 1 of this report) for public consultation between 8 April and 28 April 2019.

## Staff Recommendation

2. That the Council:
  - a) approves the proposed Development Contributions Policy 2019/20, subject to minor editorial changes, for public consultation between 8 April and 28 April 2019; and
  - b) notes that the Development Contributions Policy 2018/19, for the purposes of preparing the proposed Development Contributions Policy 2019/20, has been updated to reflect the resolutions of the 26 February 2019 Council meeting:
    - (i) relevant changes to the Council's 10-Year-Plan growth and capital programme including updated actual 2018 development contributions revenue, and minor changes to growth projections in Te Rapa North;
    - (ii) the inclusion in the proposed 2019/20 Schedule of Assets, capital projects identified in Attachment 4 of this report, that contain a component of growth but are not included in the 2018/19 Schedule of Assets;
    - (iii) minor amendments as approved at the as shown as tracked changes in Attachment 2; and
    - (iv) the introduction of a full remission of development contributions for developments located in the CBD, effective from 1 July 2019 until 30 June 2021.

## Executive Summary

3. The purpose of a development contributions policy is to enable councils to recover from those persons undertaking development a fair, equitable proportion of the total cost of capital expenditure necessary to service growth over the long term.
4. The Council adopted the Development Contributions Policy 2018/19 ("Current Policy") on 28 June 2018 and it became operative on 1 July 2018.

5. This report recommends a proposed Development Contributions Policy 2019/20 (“Proposed Policy”) as part of the Council’s practice of updating its Development Contributions Policy annually.
6. The Elected Members provided guidance on the development of the Proposed Policy at the 26 February 2019 Council Meeting, and at briefings on 14 February 2019 and 21 March 2019.
7. The key amendments to the Current Policy approved by the Council at the meeting of 26 February 2019, which form the Proposed Policy are:
  - Updates to reflect relevant changes to the Council’s 10-Year-Plan growth and capital programme, actual 2018 development contributions revenue, and minor changes to growth projections in Te Rapa North;
  - inclusion in the proposed 2019/20 Schedule of Assets, capital projects identified in Attachment 4 of this report that contain a component of growth but are not included in the 2018/19 Schedule of Assets;
  - introducing a full remission of development contributions for developments located in the CBD, effective until 30 June 2021; and
  - several other minor amendments approved.
8. The projected financial impact on projected development contributions revenue of these changes is \$14.7M positive for Council over the 10-Year Plan period.
9. Staff have received legal advice in the preparation of the Proposed Policy that it is lawful and appropriate for consultation.
10. Public consultation on the Proposed Policy would proceed on Monday 8 April 2019 for three weeks, ending 28 April 2019.
11. Staff will report back to the Council on 21 May 2019, who will consider the feedback from the consultation and direct staff to prepare the Development Contributions Policy 2019/20 for adoption on 20 June 2019.
12. If approved, the Development Contributions Policy 2019/20 would become operative 1 July 2019.

## Background

13. The Council must plan for future demand for infrastructure that comes from growth and establish a capital expenditure programme that provides for this future demand. The Council must determine which of its available funding sources these activities are to be funded from, including development contributions.
14. The Council planned for growth through the development of the 2018-28 10-Year Plan and the corresponding financial policies. At the 28 June 2018 meeting, the Council adopted the Development Contributions Policy 2018/19, which has been operative since 1 July 2018.
15. On 26 February 2019 the Council separately resolved:
 

*That the Council, for the purposes of preparing a proposed Development Contributions Policy 2019/20 for public consultation in April 2019:*

  - a) *approves the Council’s integrated growth funding modelling environment be updated to reflect relevant changes to the Council’s 10-Year-Plan growth and capital programme;*
  - b) *approves identified capital projects that contain a component of growth but are not included within the 2018/19 Schedule of Assets, to be reviewed for inclusion in the 2019/20 Schedule of Assets;*

- c) *approves amending the definition of 'gross floor area' as set out in attachment 1 of this report;*
- d) *approves amending the 'wet industries' clause as set out in paragraph 35 of [the 26 February Council] report; and*
- e) *notes that the draft consultation document will be brought to the 4 April 2019 Council Meeting for approval.*

*And, that the Council:*

- a) *approve for the purpose of preparing the draft 2019/20 Annual Plan budget, the CBD full remission be reintroduced until 2021 and;*
  - b) *request staff report back on the financial impact, and savings options to cover the costs to the 4 April 2019 Council meeting for consideration for inclusion in the Draft 2019/2020 Annual Plan.*
16. The Elected Members provided guidance and direction on the development of the Proposed Policy at the 26 February 2019 Council Meeting, and at Development Contributions Policy 2019/20 briefings on 14 February 2019 and 21 March 2019.
17. The timeline for adopting the revised Development Contributions Policy includes the following milestones:
- (This) Council meeting (4 April 2019) – Adopt a proposed Policy for consultation
  - Public consultation (8 - 28 April 2019)
  - Council briefing (9 May 2019) – Review submission analysis from consultation
  - Council meeting (21 May 2019) – Provide staff final direction on the Proposed Policy
  - Council meeting (20 June 2019) – Adopt a final Policy, to become operative on 1 July 2019

## Discussion

### 18. Summary of proposed amendments

19. The proposed Policy incorporates the Council resolutions from the Council meeting of 26 February 2019 as set out in paragraph 14 above. It also reflects guidance and direction from Elected Members on the development of the Proposed Policy at briefings on 14 February and 21 March 2019.

20. The key changes to the current Policy are:

1. **update growth funding modelling environment**– which is reflected in the proposed Schedule of Assets and Schedule of Charges 2019/20; and
2. **reintroduce CBD full remission until 30 June 2021**

21. There are also several minor amendments to the current Policy, which were approved at the 26 February 2019 Council Meeting.

22. These Key Changes are explained in more detail below:

### 23. Update growth funding modelling environment

24. On 26 February 2019 the Council resolved:

*That the Council, for the purposes of preparing a proposed Development Contributions Policy 2019/20 for public consultation in April 2019:*

- a) *approves the Council's integrated growth funding modelling environment being updated to reflect relevant changes to the Council's 10-Year-Plan growth and capital programme;*

- b) *approves identified capital projects that contain a component of growth but are not included within the 2018/19 Schedule of Assets, to be reviewed for inclusion in the 2019/20 Schedule of Assets;*
- c) ...
25. As part of the Council's practice of updating its Development Contributions Policy on an annual basis, staff update the Council's integrated growth funding modelling environment to reflect all relevant changes to the Council's 10-Year-Plan growth and capital programme, and includes:
- actual 2018 development contributions revenue
  - actual 2018 capital costs (including deferrals and replacing estimates),
  - update to growth projections in Te Rapa North
  - the inclusion of capital projects identified in Attachment 4 for inclusion in the proposed 2019/20 Schedule of Assets for recovery through development contributions.
26. Additional capital programme deferrals or subsidies may be made prior to the proposed Policy is adopted for public consultation. This is necessary due to timing differences between finalisation of the Annual Plan 2019/20 capital programme and the adoption of a proposed Policy, and any additional deferrals or changes to subsidies will be included in the final Development Contributions Policy 2019/20 ("final Policy").
27. Due to timing issues, the 2019/20 capital and subsidies deferrals included in the proposed Policy had already been inflated prior to running the cost allocation module. The effect of this is that there is an additional \$3.2M capex in the proposed Policy, which has a very minor reducing effect on the charges in the proposed Policy. This will be backed out as part of the finalisation of the final Policy.
28. The following table summarises those identified capital projects referred to in part b) of the resolution in paragraph 23 and the last bullet point above:

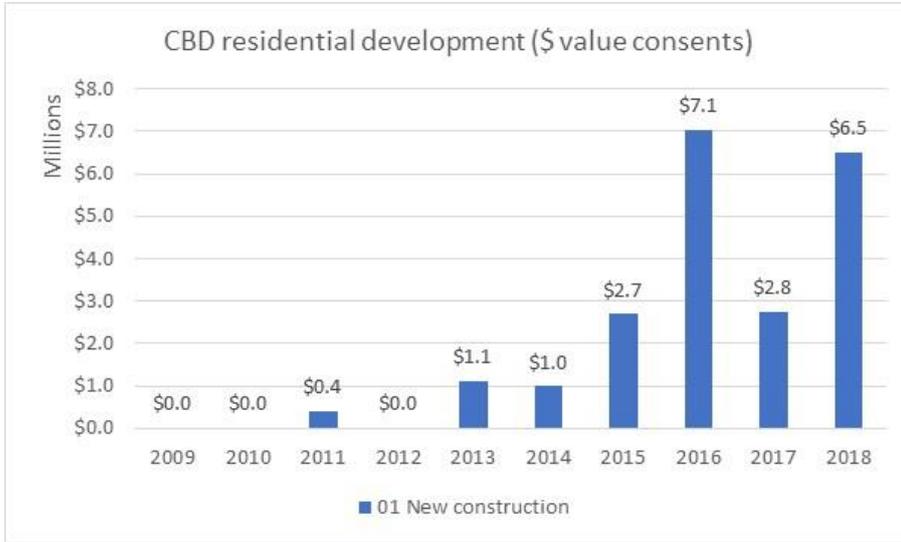
Activity \$'000 Inflated	Total 10-Year Plan total Capex Net Subsidies (rates debt funded)	Cost allocation to DC Debt	Remaining as rates funded	Average Allocation to growth
Storm Water	22,918	11,321	11,597	49%
Transport	109,777	22,137	87,640	20%
Waste Water	26,416	16,859	9,557	64%
Water Supply	30,341	26,852	3,489	89%
<b>Total</b>	<b>189,453</b>	<b>77,170</b>	<b>112,283</b>	<b>41%</b>

29. The cost allocation to debt figure of \$77.2M differs from the \$65M presented to Elected Members at the 21 March 2019 briefing because the inflation module had not been loaded with the updated capital costs yet.
30. In keeping with the Council's guiding principle of Growth Pays for Growth, the identified projects cost allocations in the table above and Attachment 4 are recommended for inclusion in the Schedule of Assets, and therefore for development contribution cost recovery.
31. **CBD full remission be reintroduced until 30 June 2021**
32. From 1 July 2013 to 30 June 2018, the Council provided a full remission of development contributions in the CBD. This was reduced in the current 2018/19 Policy to a 66% remission and in accordance with the 10-Year Plan resolution in June 2018, reducing to 33% in on 1 July 2020, and removed altogether from 1 July 2021 onwards. The following resolution proposes returning to a full remission from 1 July 2019 until 30 June 2021.

33. On 26 February 2019, the Council resolved:
- That the Council:*
- a) *approve for the purpose of preparing the draft 2019/20 Annual Plan budget, the CBD full remission be reintroduced until 2021 and;*
  - b) *....*
34. **Is the CBD remission delivering benefits?**
35. Construction and development activity in the CBD has increased since 2013 when the CBD remission was first introduced, and developer feedback is that the CBD remission enables new growth and promotes development. However, the remission and its associated economic incentives comes at a real cost to the ratepayer.
36. Foregone development contributions revenue as a result of adopting the proposed full CBD remission for two years is projected to be \$6.425M over the next four years. The Council must weigh this cost up against the indirect and less tangible benefits associated with financially incentivising development in the CBD.
37. There is no definitive answer to the question of whether the costs of providing a CBD remission outweigh the benefits, or vice versa. In order to make a determination like that, we would need a way to quantify the benefits in order to compare them to the calculated costs.
38. Benefits of increased levels of development in the CBD may include increased retail and hospitality spending in the central city, more foot traffic, more business activity and clustering leading to greater productivity, new construction activity, the attraction of new facilities, new jobs, increased viability for residential development and precincts, and improved river activation.
39. Benefits and the value attributed to them is not easily calculated. Furthermore, one person's value assessment of a benefit may be different than another person's assessment of the same benefit. For example, we may all agree that new jobs in the CBD is a benefit of providing a CBD remission, but we may not agree on whether those benefits for the city are greater or more valuable than say alterations and improvements to a suburban public pool facility.
40. While good data and information is useful to inform our conclusions as to the value of benefits arising from a full CBD remission, weighing them against calculated costs requires a value judgement of those benefits.
41. **What data do we have that can inform on the benefits of a CBD remission?**
42. Despite the difficulty in directly measuring the effects of a full CBD remission, construction and development data before and during the period when the Council's Policy had a CBD remission provides good insight.

43. The following graphs show the value of the development activity in dollar terms as recorded on building consents:

44. Residential



45. There appears to be a close correlation between the value of residential construction in the CBD and the provision of a CBD remission. If it were true that the CBD remission had positively affected this surge in residential activity, then new benefits will be realised from the remission, which will accrue to both CBD developers and the wider community.

46. Commercial/retail



47. A correlation seems less evident in the case of commercial/retail development. However, a closer look leads to a similar conclusion as for residential development about the benefits of a CBD remission.

48. The reason behind this is that new building construction is likely to deliver more of the benefits described in paragraph 37 above than building alterations or additions. Post 2013, the large majority development of investment in the CBD has been new construction compared to pre-2013 when the majority of development investment in the CBD was alterations or additions.

49. Note that the spike of 2013 was driven by the substantial refurbishment of the Centre Place Mall.

- 50. While we can show through data that the full CBD remission delivered benefits over the 2013-2018 period, a decision on whether to approve a full CBD remission in the proposed Policy relies in part on a determination of who will enjoy the benefits of improved development and vitality in the CBD.
- 51. Benefits of a full CBD remission, as described in paragraph 38 above, may include increased retail and hospitality spending in the central city, more foot traffic, more business activity and clustering leading to greater productivity, new construction activity, the attraction of new facilities, new jobs, increased viability for residential development and precincts, and improved river activation.
- 52. Clearly these benefits, by their nature, accrue largely to the wider city. There is very little residential growth forecast in the CBD when compared to the rest of the city, so to apportion all the costs there by charging the CBD full DCs will not produce the most equitable outcome. These costs should be spread equitably across the city and rates is an efficient mechanism to do so.
- 53. In conclusion, the benefits of a CBD remission accrue predominately to the wider city and therefore the costs should be apportioned there i.e. rates funded, and as such a full CBD remission is recommended in this report.

54. **CBD remissions approved to date**

55. The following graph shows approved CBD remissions since its inception on 1 July 2013:

Financial Year (June)	Total CBD remissions
2014	55,144
2015	618,331
2016	286,765
2017	1,242,183
2018	3,288,945
2019	1,587,809
<b>Grand Total</b>	<b>7,079,176</b>

56. Because of timing considerations, the dollar value of remissions granted does not directly translate to an impact in that year of those remissions on the Council’s projected development contributions revenue. This is explained below:

57. **What is the cost to the Council of a CBD remission?**

58. Development contributions revenue foregone by adopting the full CBD remission recommended in this report is projected to be \$6.425M negative over the 10-Year Plan period as compared with the current Policy provisions.

59. The revenue impact is registered when the development contributions would have been paid (if there were no remission). At the time of granting of a consent (when the CBD remission decision is made) no development contributions are paid, and therefore no revenue is foregone. Development contributions (if there were no remission) are paid before Code Compliance Certificate is issued, which is usually 6-36 months after the granting of consent/remission.

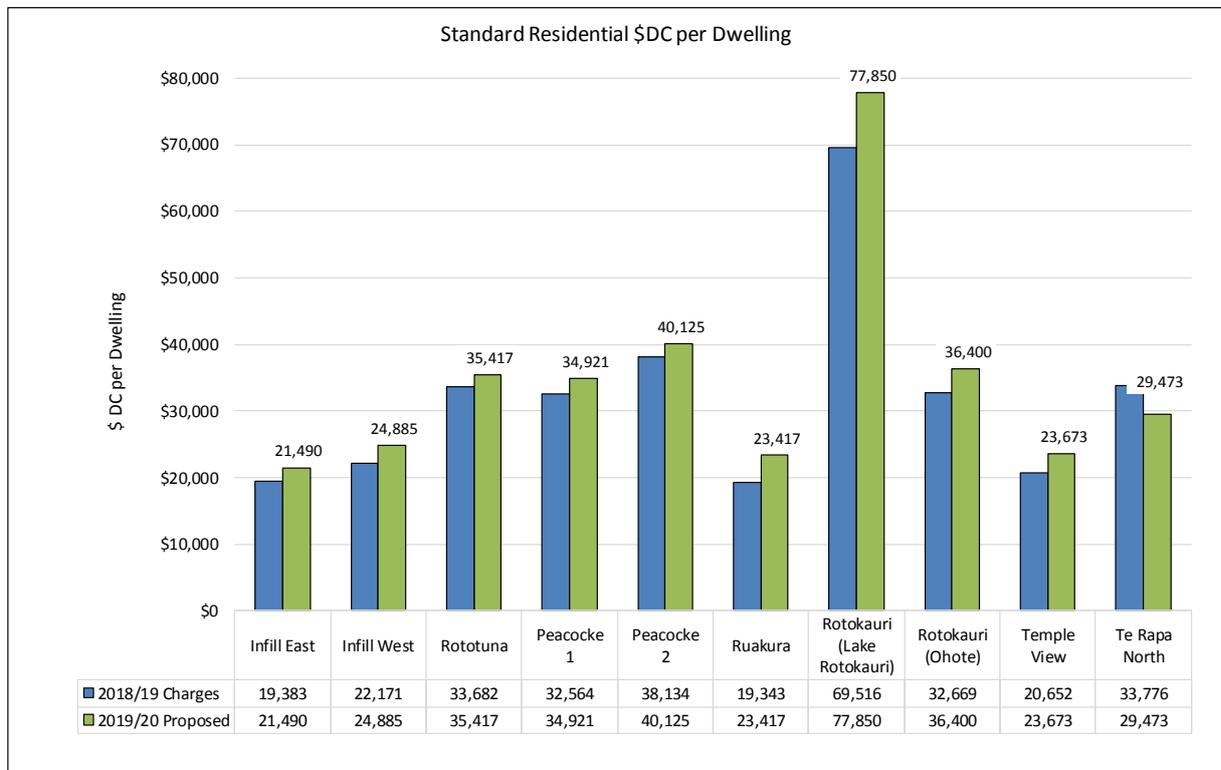
Projected foregone DC Revenue (\$'000)	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	Total
Full CBD remission 2019/20 & 2020/21	\$ -	\$ -	-\$1,828	-\$2,089	-\$1,464	-\$1,045	\$ -	\$ -	\$ -	\$ -	-\$6,425

60. This projection is based on past remissions, an examination of both current developments under assessment and significant developments that are expected to lodge consents in the near future.

61. This analysis yielded a base/gross projection of \$2.5M of remissions in 2020 and 2021, moderated to \$1.675M in 2020 due to the existing Policy partial remission.
62. Staff are aware of two large future developments in the southern part of the CBD and have assessed these as estimates to inform this cost projection (as building consents have not yet lodged, there are significant information gaps as far as calculating an assessment).
63. It was assumed the applicants for these two large developments would time their applications to get the benefit of a proposed full remission provision i.e. post 1 July 2019. To determine the foregone revenue impact, we compared what they would have paid today (33% of the unremitted \$6.6M, or \$2.2M) to what they would pay under the proposed Policy (nil).
64. On this basis, the contribution to the total impact figure from these two developments is \$2.2M negative on the total impact figure.
65. Finally, the estimates/projections are 'phased' across several years after the remission is granted to reflect when payment of development contributions is likely. The phasing used was 0% in year 1, 50% in year 2, 25% in year 3 and 25% in year 4 and is based on historic remissions, rating database information, and the progression of known developments.
66. **Minor amendments to Policy provisions**
67. At the 26 February 2019 Annual Plan Meeting, the Council resolved:  
*That the Council...:*
- b) ...
  - c) *approves amending the definition of 'gross floor area' as set out in attachment 1 of this report;*
  - d) *approves amending the 'wet industries' clause as set out in paragraph 35 of [the 26 February Council] report; and*
  - e) ...
68. Those minor amendments have been made in accordance with this resolution, and are highlighted in Attachment 2, being the "tracked changed" proposed Policy.
69. **Saving options**
70. On 26 February 2019, the Council resolved:  
*That the Council:*
- a) ...
  - b) *request staff report back on the financial impact, and savings options to cover the costs to the 4 April 2019 Council meeting for consideration for inclusion in the Draft 2019/2020 Annual Plan.*
71. The typical ways for the Council to find savings to offset the financial impacts of introducing the CBD remission are to reduce operational or capital costs elsewhere in its budgets. Such changes are outside the scope of a development contributions policy and as such paper does not analyse any such potential budget changes the Council might consider.

## Proposed Policy charges

72. The graph below summarises proposed Policy charges and the variance from the current Policy charges, for residential developments.



73. The table below provides more detail on the proposed residential charges.

DC charge per residential unit	Proposed 2019/20 Policy				VARIANCE from current 2018/19 Policy			
	Large Residential	Standard Residential	Two Bed	One Bed	Large Residential	Standard Residential	Two Bed	One Bed
Infill East	27,722	21,490	14,818	10,255	2,717	2,107	1,452	1,004
Infill West	32,100	24,885	17,158	11,876	3,499	2,714	1,870	1,296
Rototuna	45,686	35,417	24,420	16,902	2,236	1,735	1,195	827
Peacocke 1	45,047	34,921	24,078	16,665	3,041	2,357	1,624	1,124
Peacocke 2	51,761	40,125	27,666	19,149	2,568	1,991	1,371	950
Ruakura	30,209	23,417	16,147	11,176	5,257	4,074	2,809	1,943
Rotokauri (Lake Rotokauri)	100,425	77,850	53,679	37,153	10,750	8,334	5,747	3,979
Rotokauri (Mangaheka)	55,991	43,405	29,928	20,715	6,107	4,734	3,264	2,262
Rotokauri (Ohote)	46,954	36,400	25,098	17,371	4,812	3,731	2,572	1,782
Temple View	30,536	23,673	16,322	11,297	3,895	3,021	2,084	1,442
Te Rapa North	38,020	29,473	20,322	14,066	- 5,551	- 4,303	- 2,966	- 2,053

74. The table below provides more detail on the proposed non-residential charges.

DC charge per 100m <sup>2</sup> GFA non-residential	Proposed 2019/20 Policy			VARIANCE from current 2018/19 Policy		
	Catchment Name	Commercial	Industrial	Retail	Commercial	Industrial
Infill East	15,217	7,767	16,728	2,222	1,039	2,789
Infill West	16,948	8,782	18,143	2,519	1,217	3,038
Rototuna	32,518	16,107	40,296	1,788	844	2,275
Peacocke 1	26,297	13,488	30,618	2,242	1,098	2,816
Peacocke 2	32,255	16,188	38,737	1,487	761	1,768
Ruakura	18,019	9,144	20,824	3,003	1,579	3,485
Rotokauri (Lake Rotokauri)	54,778	30,144	65,086	3,355	2,127	3,079
Rotokauri (Mangaheka)	41,530	20,461	51,838	1,970	1,115	1,694
Rotokauri (Ohote)	38,835	18,492	49,143	1,584	833	1,308
Temple View	15,218	7,895	16,097	2,192	1,107	2,426
Te Rapa North	17,834	9,450	18,314	152	113	439

75. The change in charges is a result of all updates to the growth modelling environment, but it is the inclusion of the identified assets in Attachment 4 which account for the majority of the increase in charges.
76. More than half of the growth allocated costs of those projects are in the citywide catchment, 17% in the Wastewater West catchment, and 10% in the infill catchment. The remainder of the allocated costs are distributed 5% or less across other catchments. The amount which the charges have increased in each catchment, as illustrated in the graph above and tables below, is a direct reflection of these cost allocations.

## Financial Considerations

77. The table below shows the overall impact of the proposed amendments to the Policy on projected development contributions revenue.

DC revenue projection (\$000)	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	Total
<b>2018-28 10-Year Plan (current Policy)</b>	17,518	25,104	29,908	32,270	32,753	32,562	34,568	36,398	36,496	35,391	<b>312,968</b>
<b>2019/20 Annual Plan projection (proposed Policy)</b>	17,518	27,529	31,515	33,617	34,140	33,742	36,493	38,101	37,811	37,182	<b>327,648</b>
<b>Variance - proposed Policy</b>	-	2,425	1,607	1,347	1,387	1,180	1,925	1,703	1,315	1,791	<b>14,680</b>

78. Development contribution revenue is projected to be \$14.7M higher than the 10-Year Plan projections.
79. The additional development contributions revenue illustrated in table above will, all things being equal, improve Council's Debt to Revenue ratio resulting in increased debt capacity. It will also contribute to greater debt repayment. However emerging issues to be reported at the 9 April 2019 Annual, Capital Portfolio and Financial Strategy Monitoring Reports indicate unfavourable movements could put these improvements at risk.

## Legal and Policy Considerations

80. Council staff sought legal advice and are satisfied that the proposed Policy amendments are lawful, and that the proposed Policy is in a form appropriate for public consultation.

## Cultural Considerations

81. The recommendations provided to the Council are not known to impact the cultural interests of Hamilton's people and communities specifically.

## Risks

82. The risk associated with adopting the proposed Policy for consultation under the Local Government Act 2002 is considered low. The Council will consult on the proposed Policy in accordance with statutory requirements and will have the opportunity to incorporate any feedback received from the community into the final Policy.
83. Development contribution charges in the proposed Policy are higher than the existing Policy. There exists an economic risk that development activity could be suppressed if a final Policy were adopted with these charges.
84. There is an increased risk of legal challenge from the development community as a consequence of the higher level of proposed charges that is most likely to manifest itself after a final Policy is made operative. Legal advice has been taken on the proposed changes to the existing Policy and drafted the proposed Policy in accordance with this advice.

## Significance

85. Given the statutory requirement to consult, staff have not considered the key considerations under the Significance and Engagement Policy to assess the significance of recommendation(s) in this report.

## Engagement

86. There is a statutory requirement to consult as per legislation outlined below.
87. Public consultation is proposed to run for three weeks from 8 April to 28 April 2019. The policy change is not considered to require a Special Consultative Procedure, but wide engagement opportunities are planned. Communication will include print advertising, social media and documentation at libraries for the general public. Key stakeholders in the development community will be contacted directly via the Council's databases.
88. Consultation is also an opportunity to outline benefits of recent and planned investment in the city and the Council's Embrace Growth strategic imperative.
89. Draft consultation documentation (subject to final decision of the Council) are included in Attachment 5 and provision will be made in the timings to accommodate any changes at that meeting.
90. Submission analysis will be presented to the Council at the 9 May 2019 Annual Plan briefing.

## Attachments

Attachment 1 - Proposed Development Contributions Policy 2019-20

Attachment 2 - Proposed Development Contributions Policy 2019-20 (track-changed)

Attachment 3 - Schedule of Assets - Proposed Development Contributions Policy 2019-20

Attachment 4 - Schedule of Assets - Proposed Development Contributions Policy 2019-20 -  
Additional Capex only

Attachment 5 - Consultation Document - Development Contributions Policy Review - March 2019

First adopted:	1 July 2005
Revision dates/version:	Version 13, Proposed Policy for public consultation, 4 April 2019.
Date this Policy operative:	1 July 2019
Engagement required:	Sections 82-87 LGA 2002
Document number:	D-2924387
Associated documents:	Refer <a href="http://www.hamilton.govt.nz/dc">www.hamilton.govt.nz/dc</a>
Sponsor/Group:	City Growth

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# PROPOSED DEVELOPMENT CONTRIBUTIONS POLICY

## 2019/20

**1. PURPOSE OF POLICY**

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

**2. QUICK REFERENCE GUIDE**

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

Section	Section Name	Page
<b>Section 5</b>	What is a development contribution?	5
<b>Section 6</b>	Definitions	6
<b>Section 10</b>	Stages when development contributions are required	22
<b>Section 11</b>	Payment of development contributions	22
<b>Section 12</b>	Limitations and calculation of credits and exemptions	25
<b>Section 13</b>	Request for reconsideration	25
<b>Section 14</b>	Objecting to your charge	26
<b>Section 16</b>	Special Assessments	27
<b>Section 17</b>	Remissions	28
<b>Section 19</b>	How to estimate your development contribution charge	31
<b>Schedule 1</b>	Table of Charges	32
<b>Schedule 8</b>	Catchment maps	46

- 2.2 These are suggested as sections for first reference, but the Policy needs to be considered in its entirety. The full methodology and supporting information behind the Policy is also available from Council upon request.
- 2.3 The following summary information can be viewed by clicking the links below. They are for guidance and information only, and do not supersede anything in this Policy.
- [Development contributions information sheet](#)
  - [How to estimate a development contribution charge](#)
  - [When do I need to pay a development contribution?](#)
- 2.4 For further guidance and information please visit [Council's development contributions website](#)

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#### 4. POLICY BACKGROUND

- 4.1 Hamilton has grown rapidly over the past few decades and although the rate of growth slowed down following the global financial crisis, economic activity has been strong for several years and ongoing growth is projected for Hamilton into the foreseeable future.
- 4.2 Council is required to ensure that this growth is efficiently managed and accommodated within the city so that growth benefits the entire community. The primary way that Council performs this function is by delivering infrastructure to support this growth in an efficient and cost-effective manner. That infrastructure includes reserves, and network infrastructure such as roads, water, wastewater, and stormwater systems.
- 4.3 Council must plan for this future demand for infrastructure that comes from growth, and establish a capital expenditure programme which provides for these activities over time. It must also determine how these activities are to be paid using the range of funding sources available to it, including rates, financial contributions under the Resource Management Act 1991, grants, and development contributions.
- 4.4 Council is required to determine how each activity is to be funded, including what activities should be funded wholly, or in part, by development contributions, which are a direct method of targeting the developer community as a funding source. The need for some infrastructure, for example, is brought about solely to meet additional demand created by development, and so it is fair that the developer community contributes significantly to these costs. However, new infrastructure may also benefit the wider community, and so it is appropriate that they also contribute to the costs. An appropriate balance must be struck, depending on the activity.
- 4.5 This Policy establishes a framework for determining what level of funding an activity will receive by way of development contributions, and assists developers in determining the level of development contributions payable by them on a development by development basis.
- 4.6 This Policy takes effect on 1 July 2019 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 2019 but not granted until after 1 July 2019 will be considered under the policy that was in force at the time that the application was submitted to Council accompanied by all required information.

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

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

## 6. DEFINITIONS

- 6.1 **10-Year Plan** means Council's adopted long term plan in accordance with the LGA.
- 6.2 **activity** means transport, water, wastewater, stormwater or reserves.
- 6.3 **allotment** means:
- a) any parcel of land under the Land Transfer Act 1952 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not:
    - i. the subdivision shown on the survey plan has been allowed, or subdivision approval has been granted by Council.
    - ii. a subdivision consent for the subdivision shown on the survey plan has been granted under the Act.
  - b) any parcel of land or building or part of a building that is shown or identified separately:
    - i. on a survey plan.
    - ii. on a licence within the meaning of Part 7A of the Land Transfer Act 1952.
  - c) any unit on a unit plan.
  - d) any parcel of land not subject to the Land Transfer Act 1952.
- 6.4 **ancillary activity** means any non-residential activity on the same site as another principal non-residential building or activity and whose use is incidental to the principal building or principal activity, and which occupies not more than 25% or 250m<sup>2</sup> of the activity's gross floor area on the site and associated premises (including any associated premises on an immediate adjoining site), whichever is the lesser.
- 6.5 **bedroom** means an area of a residential unit that is not:
- a) the kitchen, bathroom(s), laundry and toilet(s),
  - b) the dining room or living room (but not both) whether open plan with the kitchen or not,
  - c) entrance halls and passageways,
  - d) garage, and
  - e) any other room smaller than 6m<sup>2</sup>.
- 6.6 **capex** means capital expenditure.
- 6.7 **catchment** means an area shown in Maps 1-9 (refer Schedule 8) within which a separately calculated and specified set of development contributions charges apply.
- 6.8 **CBD** means the Central Business District. An area defined as the Business Improvement District (BID) in Council's Rating Policy.
- 6.9 **citywide** means the catchment that covers the entire city. The citywide charge forms a component of all other development contribution charges.
- 6.10 **commercial development** means any development involving the use of premises (land and buildings) for administration or professional activities, leisure and recreation activities, community centres, places of worship, mobile accommodation, motels, and all other activities not covered by the definitions of residential, retail, and industrial development.

- 6.11 **Council** means the Hamilton City Council and includes any committee, subcommittee or person acting under delegated authority.
- 6.12 **Council's website** means [www.hamilton.govt.nz/dc](http://www.hamilton.govt.nz/dc)
- 6.13 **DC** means development contribution.
- 6.14 **developer** means any individual entity or group undertaking development.
- 6.15 **development** means any subdivision, building (as defined in section 8 of the Building Act 2004), land use, or work that generates a demand for reserves or network infrastructure; but does not include the pipes or lines of a network utility operator.
- 6.16 **one bedroom dwelling** means a residential unit with not more than one bedroom in total.
- 6.17 **two bedroom dwelling** means a residential unit with not more than two bedrooms in total.
- 6.18 **standard residential dwelling** means a residential unit with not more than three bedrooms in total.
- 6.19 **large residential dwelling** means a residential unit with more than three bedrooms in total.
- 6.20 **granted** means the date that an application for a consent or service connection is approved by Council.
- 6.21 **greenfield** means any catchment other than the citywide and infill catchments.
- 6.22 **gross floor area (GFA)** means the sum of the gross floor area of all floors of all buildings on a site measured from the exterior faces of the exterior walls or from the centrelines of walls separating two buildings. Gross floor area shall:
- a) include elevator shafts, stairwells and lobbies at each floor and mezzanine floors and balconies,
  - b) exclude any provided car-parking, and building service rooms containing equipment such as lift machinery, tanks, air conditioning and heating plants,
  - c) exclude buildings and structures where defined as temporary in a relevant consent,
  - d) include permanent outdoor covered structures,
  - e) for the purposes of this Policy, include car parking provided on a commercial basis, and
  - f) in cases where there is no constructed floor or in which existing floor area is covered for the first time by a roof or other covered structure, include the area under the roof or the covered structure.
- 6.23 **household unit equivalent (HUE)** means demand for Council services, equivalent to that produced by an average household.
- 6.24 **industrial development** means any development involving the use of premises (land and buildings) for manufacturing, processing, bulk storage, warehousing, servicing and repair activities, or if the use of premises is unknown, any development permitted or authorised by resource consent in an industrial zone.
- 6.25 **infrastructure** means network infrastructure or reserves.
- 6.26 **Infrastructure Strategy** means the 30-Year Infrastructure Strategy adopted with Council's 10-Year Plan.
- 6.27 **lot** means allotment.

- 6.28 **LGA** means the Local Government Act 2002.
- 6.29 **network infrastructure** means the provision of roads and other transport, water, wastewater, and stormwater collection and management as defined by the LGA.
- 6.30 **residential activities** mean the use of land and buildings on a site by people for living accommodation either alone, in families or groups.
- 6.31 **residential development** means new buildings or parts of buildings designed to be used as residential units. This includes but is not limited to apartments, semi-detached and detached houses, ancillary residential units, units, town-houses, private units within a retirement village, show homes, self-contained accommodation, and new allotments on land that is zoned residential.
- 6.32 **residential unit** means a building or group of buildings, or part of a building or group of buildings that are used, or intended to be used, only or mainly for residential activities.
- 6.33 **retail development** means any development involving the use of land or buildings where goods and services are offered or exposed to the general public for sale, hire or utilisation. For the purposes of this Policy, this definition shall include restaurants, licensed premises and food and refreshment facilities.
- 6.34 **Schedule of Assets** means the S201 LGA schedule available on Council's website.
- 6.35 **sector** means residential, industrial, commercial, retail, or wet industries
- 6.36 **self-contained accommodation** means a residential unit which has kitchen, toilet and bathroom facilities.
- 6.37 **site** means an area of land which is:
- a) Comprised in a single certificate of title or in respect of which a single certificate of title could be issued without further consent from the Council.
  - b) Composed of two or more lots held together in one (or more) certificate(s) of title and where no single lot can be dealt with separately without the prior consent of the Council.
  - c) An area of land which has been defined for the purpose of transferring it from one certificate of title to another.
  - d) An area of land which is, or is to be, used or developed as one property whether or not that use or development covers the whole or a part(s) of one or more lots.
- 6.38 **wet industries** means industrial developments that are assessed to or will utilise more than 15,000 litres of water per day.

- 7. GROWTH-RELATED CAPITAL EXPENDITURE (S101(3), S106(2), S197AB, S199(1), S201(1) LGA)**
- 7.1 **Summary and explanation of growth-related capital expenditure (s106(2), (2)(a) s201A LGA)**
- 7.2 Based on demographic and economic data it is projected that Hamilton will continue to grow over the next few decades. Some of this growth can be supported by existing Council infrastructure, but Council has identified that there will also be a need for a number of new assets and an increase in the capacity of a number of existing assets.
- 7.3 Major growth-related infrastructure projects in Council's 30 Year Infrastructure Strategy include further extensions of the Hamilton Ring Road including a four-lane bridge into Peacockes, capacity increases relating to water and wastewater headworks, completion of existing and the provision of new sports parks, a stormwater floodway in Rotokauri, and extensions to water, wastewater, transport and stormwater infrastructure in Rototuna, Ruakura, Rotokauri, and Peacockes.
- 7.4 Not all growth-related projects can be funded from development contributions. A development contribution can only be levied where it can be demonstrated that the effect of the development, either alone or in combination with other developments, is to require new or additional assets or assets of increased capacity, and as a consequence, Council incurs capital expenditure to provide that infrastructure.
- 7.5 Where this criterion can be met, Council has chosen to recover some of the costs for these infrastructure projects from development contributions.
- 7.6 The Schedule of Assets sets out in detail information for each new asset or programme of works, including the estimated capital costs and the proportion proposed to be recovered through development contributions and through other funding sources.
- 7.7 **Development contribution components and proportion of growth-related capital expenditure funded by development contributions (s199(1), 106(2)(b) LGA)**
- 7.8 The growth-related capital expenditure that Council has incurred, and will incur over the 10-Year Plan period and for selected projects the 30 Year Infrastructure Strategy period, is allocated across a number of groups of activities that are impacted by increased demand, and will be funded from a mix of development contributions, rates, financial reserves, and NZTA subsidies as set out in the Schedule of Assets.
- 7.9 The development contribution charges for these groups of activities correspond to five development contribution charge accounts maintained by Council. The five development contribution accounts cover the two types of infrastructure for which Council takes development contributions, these being reserves and network infrastructure. The latter is further divided for charging purposes into transport, water, wastewater and stormwater.
- 7.10 **Rationale for using development contributions as a funding source (s106(2)(c), 101(3) LGA)**
- 7.11 The proportion of costs that will be funded by development contributions has been determined using the following rationale.

- 7.12 Community outcomes
- 7.13 Council's growth-related capital expenditure primarily contributes to the following community outcome identified to guide city strategic planning: *"a city that embraces growth - our city has infrastructure that meets our current demands, supports growth and helps build a strong economy."*
- 7.14 Council considers that this community outcome is best promoted by:
- a) the timely provision of infrastructure to support growth in Hamilton, while protecting ratepayers from unacceptable annual rates increases by taking development contributions to fund an appropriate portion of growth-related capital expenditure;
  - b) using conservative assumptions to forecast growth or project development contribution revenue; and
  - c) allocating costs of growth-related expenditure to reflect the causes and benefits of growth infrastructure provision and hence encouraging sustainable development activity by ensuring that developers meet their fair and equitable share of the costs related to the infrastructure provided.
- 7.15 Additionally, in the process of allocating costs to development contributions, Council's outcomes and goals specific to each major project were identified and taken into consideration.
- 7.16 Causes and benefits
- 7.17 The LGA provides that cost allocations used to establish development contributions should be determined according to, and be proportional to, the persons who will benefit from the growth-related assets to be provided (including the community as a whole) as well as those who create the need for those assets.
- 7.18 It is Council's view that development is a major cause of the costs identified in the Schedule of Assets, and that this growth-related expenditure is necessary to enable the growth of the city to continue without reducing the current levels of service provided.
- 7.19 Developers will also derive benefit from this expenditure on infrastructure by Council, so it is fair and equitable that developers should pay for a reasonable portion of these costs through development contributions.
- 7.20 Extent to which development causes expenditure
- 7.21 In evaluating the extent to which development causes expenditure, some components of the total cost of growth-related capital projects will be excluded from charging, including growth caused from outside the city, growth that is caused and benefits only the general rating community, and level of service improvements. This portion will be funded separately from other sources including central government subsidies and general rates loans – recognising that some of the benefits derived from these assets accrue both to the existing community and to future ratepayers, and those outside the city.
- 7.22 Cost allocations are evaluated on a project-by-project basis or for groups of projects, and include consideration of:
- the project description and relevant information
  - the purpose and key outcomes of project

- related projects and project dependencies
  - rationale for the choice of catchment
  - multiple Levels of Service considerations
  - growth benefits and growth causation rationale
  - the duration of those benefits
  - the exclusion of non-DC growth.
- 7.23 Projects considered to be of the greatest significance in terms of quantum of cost, complexity, or other matters, including community considerations, have been assessed in substantially more detail. Individual substantive engineering reports have been compiled and referred to for the purposes of allocating costs, including disaggregation of projects into component projects for finer grained analysis, and detailed project and asset metrics under guidance from an external asset management specialist.
- 7.24 These reports and the wider analysis intend to rigorously capture what is meant by level of service deficiencies and its different dimensions and significance, and to assess capital projects on the extent to which they are driven by these level of service deficiencies.
- 7.25 Costs by project have been allocated to development contributions by deriving a percentage figure to reflect both the extent to which the development community causes the need for the expenditure, and the extent to which developers benefit from the expenditure. The average of the two percentages is used as the final percentage of growth-related project costs for development contributions funding.
- 7.26 The percentage figure for developer causation has been derived by considering the extent to which the project would be needed if there was no development, by excluding the portion of each project that contributes to renewals, demand caused by development outside the city, and remedying existing level of service deficiencies (backlog).
- 7.27 Level of service assessments are derived by considering the breadth of level of service improvements addressed by provision of each project, and by the significance of the level of service improvements of each project in the context of the wider project or projects.
- 7.28 For transport projects for which NZTA subsidies are available, the amount of these subsidies is removed from the total cost prior to applying the development contributions allocation.
- 7.29 Significant assumptions in the cost allocation process are described under 10.71 below. Full details of methodology for cost allocations, causation and benefit analysis, and other related aspects for each individual project cost allocation are available on request.
- 7.30 The distribution and timing of benefits
- 7.31 The timing of profits accruing to developers and the need for the capital expenditure both align more closely with the timing of the consents required by developers than they do with the annual rates payments made by residents, so it is appropriate that a portion of the costs be imposed as development contributions through the consenting process.
- 7.32 For each project, consideration has also been given to the period over which the benefits are expected to occur or over which the capacity provided by the project will endure. Recovery of costs from development contributions has been timed to align with this period. The cost allocation percentage figure for growth benefits has been derived on the basis of assessed

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

- 7.33 Housing Infrastructure Fund (HIF)
- 7.34 HIF is a government initiative to provide alternative funding sources for high growth councils that have financial challenges in providing growth infrastructure necessary to enable adequate housing supply is maintained.
- 7.35 HIF comprises two main funding elements for growth infrastructure being a 10 year interest free loan, and for applicable transport projects, a capital subsidy from NZ Transport Agency.
- 7.36 Council has successfully applied to the Government for HIF funding of growth infrastructure projects that will enable stage two of the Peacocke area to be developed. The Government have approved the HIF subject to final Council acceptance of loan agreement terms and on Council approving its 2018-28 10-Year Plan (with the Peacocke growth infrastructure included) following the public engagement process.
- 7.37 Interest costs not incurred by Council on account of HIF interest free borrowing terms, which the calculation model would otherwise have included in its development contribution charge calculation, have been offset in the model. The effect of this is to prevent developers paying development contributions for interest that would never actually be incurred by Council. Likewise, NZTA subsidies have been excluded from recovery through development contributions.
- 7.38 If Council does not progress its HIF application then the interest free offset would not be used in the development contribution charge calculation.
- 7.39 Transparency and accountability
- 7.40 Growth costs and their funding source are identified separately and on a project-by-project basis which imposes significant administrative costs on Council, but these are outweighed by the benefits in terms of greater equity (user pays), transparency and accountability.
- 7.41 The full methodology and rationale that demonstrates how the calculations for the contributions were made, is available on Council's website.
- 7.42 Overall impact of allocation
- 7.43 In some catchments, and for some types of development, Council has taken the view that the development contribution charge resulting from the above allocations would have an adverse effect on the development community to an extent that it would hinder growth and development, with negative consequences for the community as a whole. In these cases, Council, with consideration to s101(3)b of the LGA, has opted to cap the charge and fund any resulting revenue impacts from rates. This approach is consistent with that described in Council's Revenue and Financing Policy in the section titled Funding Sources for Capital Costs.
- 7.44 Council considers that overall the allocation of growth-related capital costs to development contributions set out in the Schedule of Assets and the resulting development contribution charges as specified in Schedule 1 of this Policy be reasonable and consistent with the statutory framework.

- 7.45 Total amount of development contributions funding sought (s106(2)(d), s201(1), s197AB LGA)
- 7.46 The total amount sought from development contributions funding, including financing costs, is set out in Schedule 2 of this Policy.

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

### **8.1 Development contribution catchments**

- 8.2 Different areas of the city (“catchments”) have been allocated different amounts of growth-related capital expenditure as set out in the Schedule of Assets and are forecast to have different amounts of growth (see Schedule 7). Financing costs have been allocated to them in proportion to the balance of expenditure and growth within each area over time (see Schedule 2).
- 8.3 It is not practical to define catchments that precisely fit each individual growth project that Council undertakes. Taking this into account, Council considers that it is most equitable to divide the city into catchments as is shown in the maps displayed in Schedule 8.
- 8.4 Within each of these catchments, unless a remission, specific agreement or where credits apply, all developments will pay the same development contribution, regardless of their location within the catchment and regardless of their proximity to any particular projects that Council has undertaken or will undertake in that catchment.
- 8.5 This will ensure that the historical and future costs of growth-related capital works in that catchment are shared amongst all developments that benefit from them to the best practicable extent, whether directly or indirectly.
- 8.6 Some growth-related capital expenditure cannot adequately be confined to individual areas, and where appropriate will be recovered on an equal basis from all developments in the city, regardless of location.
- 8.7 Council’s approach is supported by s199AB(g) of the LGA which provides that when calculating and requiring development contributions, territorial authorities may group together certain developments by geographic area or categories of land use, provided that—
- a) the grouping is done in a manner that balances practical and administrative efficiencies with considerations of fairness and equity; and
  - b) grouping by geographic area avoids grouping across an entire district wherever practical.
- 8.8 Refer to for further discussion on catchments.
- ### **8.9 Producer Price Index adjustments**
- 8.10 Council will at its sole discretion and in accordance with s106(2B-2C) LGA, will increase the capital component of development contribution charges annually based on the Producers Price Index Outputs for Construction rate provided by Statistics New Zealand.

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

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

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

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

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

8.14 Where:

- t = time indicator
- Cost<sub>t</sub> = LTP Project Cost in year t
- HEU<sub>t</sub> = Household equivalent units of demand in year t
- DC<sub>t</sub> = DC<sub>1</sub> = Development contribution per HEU in year t
- r = annual interest rate
- N = length of the cost recovery period in years.
- k = time over which future project costs will be recovered in years
- Σ = summation operator
- HC = Historic costs incurred prior to the LTP
- HR = Historic development contribution revenues allocated to this project
- Growth = share of project cost to be recovered from growth via development contributions

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

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

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

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

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

- 9.1 The Development Contributions Policy incorporates a number of assumptions underlying the calculation of development contributions, principally around city growth, the demands placed on infrastructure by different types of developments, the allocation of costs and ultimately how these costs will be recovered from different types of development.
- 9.2 These assumptions, and an assessment or estimate of the effects of the uncertainty surrounding them, are detailed in this section.
- 9.3 **Growth projections**
- 9.4 Residential growth projections are based upon the National Institute of Demographic and Economic Analysis (NIDEA) population projection methodologies and data, augmented with Statistics New Zealand and 2013 Census information.
- 9.5 Non-residential floor area projections are based on economic projections for Hamilton and the Waikato Region made in 2017 by Market Economics Ltd.
- 9.6 Summary growth projection tables for the 10-Year Plan period are presented in Schedule 7.
- 9.7 Effects of uncertainty
- 9.8 Projecting or forecasting growth over the long term across the city and for individual areas and types of development within the city naturally involves a significant amount of uncertainty, and this will become more pronounced as time progresses. Growth inputs are a core component of the charge calculations, and there is a real likelihood that even a robust growth model would generate outputs that vary significantly from realised growth.
- 9.9 Projections that are lower than 'actual' growth would retrospectively have returned charges set at a level that is too high, and vice versa.
- 9.10 The divergence may also vary according to catchment and industry sector, resulting in charges that are weighted too heavily to some areas or some types of development. The effect of citywide growth variations would be expected to be less because projecting across a city has a lower error margin than by individual catchment, and historical data will inform projections better across a city compared with catchments or growth cells.
- 9.11 In order to minimise the effects of uncertainty, growth demand projections and assumptions will be monitored and regularly reviewed in light of new information.
- 9.12 **Conservative revenue assumptions**
- 9.13 The theoretical revenue generated by the development contribution model assumes that all HUEs return full revenue in accordance with the applicable charges.
- 9.14 Forecasts for development contribution revenue for the purposes of the 10-Year Plan are conservative estimates including allowances made for future remissions, and historical consents issued at lower charge rates as per the applicable policy at the time a consent is granted.
- 9.15 High development contribution charges have the potential to reduce development below levels anticipated through Council's growth modelling, for reasons such as development becomes less feasible, or developers choose to relocate or land bank.

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

- 9.16 Effects of uncertainty
- 9.17 Revenue forecasting has a high margin of error due to substantial underlying assumptions including economic outlook and projections, growth projections, undeterminable developer and market behaviour, the property market volatility and unpredictability, and other wider considerations including government policy changes.
- 9.18 This uncertainty impacts Council's debt to revenue calculations and consequent capacity for borrowing to finance growth. Council has attempted to strike a balance in its forecasts, based on historical levels of revenue and the best information that it has available about likely future revenues, but with a view to conservatism.
- 9.19 If Council had included an allowance for reduced development due to high charges, it would have reduced revenue in the model and increased charges to an extent.
- 9.20 **Methodology for relating costs of community facilities to units of demand.**
- 9.21 The purpose of Council's methodology is to enable it to recover from those persons undertaking development a fair, equitable, and proportionate portion of the total cost of capital expenditure necessary to service growth over the long term.
- 9.22 It achieves this outcome by first identifying the total cost of the capital expenditure that it expects to incur in respect of these community assets to meet increased demand resulting from growth.
- 9.23 Next it identifies the share of that expenditure attributable to each unit of demand. It does this by using the units of demand by which the impact of growth has been assessed. To identify those units of demand Council takes account of a wide data set of information which informs it on the estimated rates of development in the City.
- 9.24 **Supply of land**
- 9.25 The supply and capacity of development land is assumed to be constrained by the current and future availability of infrastructure – whether planned to be provided by Council or likely to be able to be provided by developers.
- 9.26 The land supply assumptions are well informed from the perspective that Council is providing much of the growth infrastructure and has good information on yield and land availability. Private land owners however will bring sections to market using rationale that is not entirely predictable from Council's perspective, and as a result there will inevitably be variance between projected and actual future land supply.
- 9.27 Effects of uncertainty
- 9.28 If the actual supply of land for development is higher than was projected, then more development could potentially go ahead, spreading capex costs over more growth which would have retrospectively reduced the development contribution charge.
- 9.29 The supply assumptions that have been made are based on information provided by Market Economics Limited and the best knowledge of Council's Growth Funding & Analytics Team at the current time.

- 9.30 **Types of development (sectors)**
- 9.31 Developments are assumed to be of five basic types (sectors):
1. Residential, which includes:
    - one bedroom dwelling
    - two bedroom dwelling
    - standard residential dwelling
    - large residential dwelling
  2. Retail
  3. Commercial
  4. Industrial, and
  5. Wet industries.
- 9.32 Within these sectors, there will be a range in the amount of benefit derived from Council's growth-related capital expenditure.
- 9.33 With the exception of wet industries, where demand will be assessed on a case by case basis, all developments within a sector will be charged development contributions at the rate applicable to that sector as a whole.
- 9.34 Effects of uncertainty
- 9.35 Using a wider range of sectors would theoretically allow a closer fit between the assumed demand generated and the actual demand produced by different types of development. However, although it might seem to be more equitable, this is not necessarily practical, as growth would need to be projected separately for each sector and insufficient data is available for this task. The range of sectors will, however, be reviewed periodically and will be expanded when appropriate and feasible as more sophisticated ways of modelling development emerge.
- 9.36 **Residential dwellings**
- 9.37 Council charges development contributions on a per bedroom basis using four categories, being large residential, standard residential, two bedroom, and one bedroom dwelling. Census 2013 data through statistical analysis shows that the greater the number of bedrooms in a dwelling the more people are likely living in it (distributed normally). The more people in a dwelling the greater level of Council services that dwelling demands. Accordingly, development contributions for larger dwellings are higher compared to smaller dwellings, noting that all dwellings with four or more bedrooms pay the large residential rate.
- 9.38 Council made this decision in order to better reflect true infrastructure demands and improve the equitable spread of the development contributions burden across the residential sector. This approach better achieves the purpose of development contributions as set out in section 197AA of the LGA.
- 9.39 The total recovered over the long is no greater or less than if Council had retained the approach taken in the prior policy.
- 9.40 Effects of uncertainty
- 9.41 A direct correlation is assumed between demand for Council services and the number of people in a dwelling. If the correlation was inaccurately estimated development

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

- 9.42 Council could have chosen more or less than four categories, but elected to use four. It was deemed that choosing more than four categories would introduce undue complexity for both developers and the Council in its administration of the Policy. In any case, data shows that the more bedrooms a dwelling has, the slower the marginal increase in demand for services becomes for each of those additional bedrooms.
- 9.43 Council used its rating database to correlate the number of bedrooms per new dwelling with the Census 2013 data, to calculate demand factors for each of the bedroom categories. Census 2013 data shows that there were 2.7 people per household. This figure is used as the basis for determining the final demand factors for each dwelling size which is the basis of Council's household unit equivalent (HUE).
- 9.44 The stated assumptions are broad and general in construction and hence from one residential unit to another the assumptions may not correlate exactly with the actual demand placed on Council infrastructure, however these types of development constitute only a small proportion of total demand and revenue, and this mitigates the effects of uncertainty.
- 9.45 **Non-residential demand conversion factors**
- 9.46 To provide a common denominator calculating development contribution charges using the equations given in section 8, conversion factors have been used to equate non-residential demand to the residential demand. Conversion factors estimate the number of HUEs of demand that non-residential sectors produce per 100m<sup>2</sup> of gross floor area (GFA). Data from various sources (e.g. Census, water-metering, traffic studies) has been used to estimate the average demand placed on Council infrastructure (site area for stormwater) or per non-standard residential dwelling. Details of these are set out and described in Schedule 4.
- 9.47 Effects of uncertainty
- 9.48 A higher conversion factor for an activity will result in a higher development contribution charges, and vice versa.
- 9.49 The effect on the development contribution charges of variances due to the choice of conversion factors can be significant, but the current figures reflect the best information that Council has available at this time. Using a wider range of sectors would allow charges to be more closely tailored to individual types of development, but would also require individual forecasting of each of these types, with a resulting increase in forecasting error.
- 9.50 An assumption is that HUEs can be used as a proxy for non-residential demand based on floor area (or site area for stormwater) by way of a set of metric based conversion factors. This is a typical approach for councils development contribution policies take, and no ready alternative is available.
- 9.51 **Catchments**
- 9.52 The Peacocks, Rototuna, Ruakura, and Rotokauri greenfield catchments (refer Schedule 8) are based on Council's District Plan structure plan areas. The Temple View and Te Rapa

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

- 9.53 The infill catchment is defined as all areas in the city that are not greenfield areas, typically referred to as the built-up area or brownfields.
- 9.54 The stormwater catchments are based on monitored and modelled stormwater flows in hydrological catchments, and the wastewater catchments reflect the gravity-fed network, the natural boundary of the Waikato River, and the relative network impact of the eastern and western wastewater interceptors.
- 9.55 An all-of-city or “citywide” catchment is used where it is impractical or inequitable to use only the catchments described above. Any allocation of costs to the citywide catchment has been made in accordance with the following principles:
- a) Causation:
    - There is a causal link between the demand generated by development in the city, regardless of location, and the need to undertake the project or expand the capacity of a network via a group of related projects.
  - b) Open access:
    - There are no significant barriers to the use of the infrastructure by all of the community.
    - The infrastructure is available and accessible to the community at large.
    - The costs of using the infrastructure are fair and equitable, and no particular locality of the wider community is disadvantaged by higher user cost.
  - c) Integrated network:
    - The project contributes to an interconnected infrastructure network within the city.
    - The project benefits are closely aligned with the benefits of the related wider infrastructure network.
- 9.56 A number of the larger projects set out in the Schedule of Assets have been split into citywide and catchment components and allocated separately, to more equitably and accurately reflect causes and benefits of expenditure.
- 9.57 It is assumed that all developments within a catchment contribute to the need for and benefit equally from Council’s growth-related expenditure having the effect that similar developments the same catchment attract the same charge.
- 9.58 Effects of uncertainty
- 9.59 Where there are developments in close proximity but in different catchments, significantly different charges may be payable when the demand they place on infrastructure may be very similar. Conversely, not all developments within the same catchment will benefit equally from the infrastructure provided in that catchment.
- 9.60 Using a greater number of catchments would lessen the effect of the first of these issues, and strengthen the causal link between developments and the infrastructure that they require, but would heighten the effect of the second consideration and also entail higher error margins due to the requirement to project growth for smaller areas.

- 9.61 Council has tried to strike a balance between these two factors in its choice of development contribution catchments.
- 9.62 **Cost recovery periods**
- 9.63 The LGA sets out that development contributions should be determined in a manner that is generally consistent with the capacity life of the assets for which they are intended.
- 9.64 A 30-year maximum cost recovery period has been used. For capital expenditure providing capacity that will be exhausted prior to 30 years, the estimated length of remaining capacity has been used as the recovery period. For each project, the recovery period has been set to start either in 2006 or eight years prior to the commencement of expenditure on the project. This aligns with the typical duration of a subdivision consent, or for greenfield catchments the earliest year of the calculation model, being 2006.
- 9.65 Effects of uncertainty
- 9.66 The option of using a shorter maximum period (e.g. 20 years) was modelled and significantly increased the development contribution charges. Specialist advice is that it would be unusual for assets being recovered through this Policy had a capacity life (not useful life) of more than 30 years, and in any case using a period longer than 30 years did not significantly reduce the charges, as interest costs and the capital expenditure allocated to development contributions funding were also greater.
- 9.67 The effect of starting the recovery period closer to the commencement of expenditure would be to increase the charge for individual projects because costs will be recovered over a shorter period.
- 9.68 **Allocation of capital costs to growth**
- 9.69 Capital costs have been allocated to development contributions funding only for projects that provide new assets or assets of increased capacity and that are necessitated by growth or will provide benefit to growth.
- 9.70 These project costs have been allocated under the assumptions set out in the Covec Limited methodology paper titled "Cost Allocation Guidelines for Development Contributions", which is published on Council's website.
- 9.71 The underlying rationale for these allocations is set out in the LGA and addressed in this section.
- 9.72 Substantive and comprehensive project-by-project analysis has been undertaken by independent engineers Stantec Limited and Gray Matter Limited for the purpose of allocating project costs to growth in accordance with the LGA and the Covec Limited methodology.
- 9.73 Programmes of work have been split into their component projects to allow for a finer-grained analysis. Costs have been allocated spatially and by activity while considering a number of factors and circumstances, principally based on growth causation, benefits, renewals, and levels of service.
- 9.74 Standardised bands are used for generating the causation and benefit assessments. These bands are conservatively constructed to preclude very high allocation of costs (over 88%) to

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

- 9.75 It is assumed that the two key allocation aspects (being causation and benefits of growth) that are required to be considered under this rationale, should be weighted equally in generating an allocation after excluding growth caused by developments or other factors that should not attract development contributions (“non-DC growth”).
- 9.76 Effects of uncertainty
- 9.77 Weighting allocations more heavily towards causation versus benefits would increase the charges. Weighting them more towards benefits would decrease them.
- 9.78 The assumption relating to the amount of non-DC growth has the effect that the development community is not paying for capital expenditure required to meet this demand. Capital expenditure relating to demand caused by development occurring outside the city, asset renewals, certain types of levels of service change, and operations and maintenance costs are netted from allocations, which are funded by ratepayers or third-party funding.
- 9.79 Uncertainty around this assumption lies in projecting the extent of such non-DC growth, and may be significant, but is based on the best information available through specialist assessment and modelling. To the extent that the amount of non-DC growth is overestimated, the ratepayer is most affected.
- 9.80 Allocating growth costs in any different manner than that described in and sections 7.20 and 9.68 would have an impact on the development contribution charges. Council has used best practice methods, internal specialist analysis and external consultants, and is satisfied that the allocations as described are reasonable.
- 9.81 Full details of the methodology for cost allocations, causation and benefit analysis, and other related aspects for each individual project are available on Council’s website, and in the Schedule of Assets.
- 9.82 **Limits of Modelling**
- 9.83 The calculation model that generates development contribution charges is a pure mathematical model that produces theoretical charges based on a large number of inputs that in isolation contain significant assumptions as detailed in section 9 above.
- 9.84 Although the model produces numerically precise charges, the nature of cumulative uncertainty means that the greater the number and significance of input assumptions, the greater the potential variation of outputs to changes in these assumptions.
- 9.85 The calculation model used to generate the charges in Schedule 1 includes the best numerical assumptions available to Council, and is the most appropriate tool to guide Council in setting development contribution charges.
- 9.86 Effects of uncertainty
- 9.87 The calculation of development contributions is therefore limited to an extent by the sensitivity of the model to inputs, and the degree of certainty and reliability of those inputs. As a result, modelled demand is likely to be different to actual or realised demand.

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

- 10.1 In most cases requirement for and the payment of development contributions happen at two separate points in time. This section and section 11 describe in detail how this works.
- 10.2 Council may require a development contribution to be made when any of the following milestones arise:
- a) a resource consent is granted under the Resource Management Act 1991 for a development within its district; or
  - b) a building consent is granted under the Building Act 2004 for building work situated in its district; or
  - c) an authorisation for a service connection is granted.
- 10.3 Council may also require that a development contribution be made when granting a Certificate of Acceptance under section 98 of the Building Act 2004 if a development contribution would have been required had a building consent been granted for the building work in respect of which the certificate is granted.
- 10.4 Council, at its sole discretion, will determine at which of the milestones set out in clauses 10.2 and 10.3 it will require development contributions. Unless in Council's view there is good reason, Council will require a development contribution to be paid at the earliest milestone.
- 10.5 If Council elects to not require a development contribution at the earliest of the milestones set out in clauses 10.2 and 10.3, it reserves the right to require a development contribution at any subsequent milestone, regardless of whether the assessed development contribution charge at that subsequent milestone is higher or lower.
- 10.6 It is the granting of the resource consent, building consent, authorisation of service connection or issuing of the certificate of acceptance that gives rise to the requirement for a development contribution payment to be made.
- 10.7 In accordance with Section 198(2A) LGA, and depending on which of the milestones set out in clauses 10.2 and 10.3 are exercised by Council, the development contributions will be calculated under the policy that was in force at the time the corresponding application for that resource consent, building consent, certificate of acceptance, or service connection was submitted, accompanied by all required information.
- 10.8 Please contact Council's Development Contributions Officer (DCO) at any time if you need guidance or clarification.

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

- 11.1 In accordance with section 10, for contributions required on subdivision consents, payment will be required prior to uplifting RMA section 224(c) certificates, and these will not be released until payment is received.
- 11.2 For staged developments where all other Council planning requirements have been met payment will be required only for the RMA section 224(c) certificates issued at each stage.

- 11.3 For contributions required on land use consents where a building consent is not required, payment will be required prior to commencement of the land use consent, and that consent shall not be put into effect until payment is received.
- 11.4 For contributions required on building consents, payment will be required prior to the issuing of Code Compliance Certificate, and this certificate will not be released until payment is received.
- 11.5 For contributions required on application for service connection, payment will be required prior to the service connection being authorised.
- 11.6 Where sufficient information is not available to determine the residential demand type at the milestone at which a development contribution is required, each residential unit will be assessed at the standard residential rate, being one residential HUE. If, prior to the date when payment is required, Council establishes to its satisfaction that the number of bedrooms differs from the standard residential unit rate, then those residential units will be reassessed at the applicable residential unit rate.
- 11.7 Where a building consent is granted on an existing residential dwelling and is assessed to generate additional demand as a result of those building works, the additional demand will be assessed for development contributions at the applicable residential demand unit rate, except that no further residential development contributions will be required where the original assessment was made under a prior policy that did not calculate development contributions on a per bedroom basis.
- 11.8 No refund will be given if the actual number of bedrooms is less than the standard residential unit rate assumes, but Council may consider a remission if the development meets its criteria in its remissions policy set out at section 17. Irrespective, a credit will be retained for the development contributions paid.
- 11.9 For non-residential developments where development contributions are assessed on resource consents and the scale of the development is unknown, the assessment will be based on the type of development that most closely matches the zoning of the land.
- 11.10 The gross-floor area of a non-residential development will be assumed to be a fixed percentage of the site area being 50% for retail developments, 30% for commercial, and 30% for industrial. These figures are conservative estimates of the floor-area to site-area ratio used in Council's growth projections and historical development information.
- 11.11 Such developments will be reassessed at building consent stage, and any additional floor area over and above that assumed and paid for at resource consent stage will be required at building consent stage.
- 11.12 No refund will be given if a non-residential building results in a lesser amount of floor area than was assumed, but Council may consider a remission if the development meets its criteria set out in its remissions policy set out at section 17. Irrespective, a credit will be retained for the full amount of floor area that was paid for.

**11.13 Invoicing**

- 11.14 Invoices relating to subdivision applications will be issued no later than at the time of request for an RMA section 224(c) certificate, unless an earlier milestone occurs which Council, at its discretion, may elect to invoice against.
- 11.15 Invoices relating to land use resource consents that are not linked to building consents will be raised at the time of granting the consent.
- 11.16 Invoices relating to building consents will be raised no later than the time of application for Code Compliance Certificate.
- 11.17 Invoices relating to a service connection application will be raised no later than application for authorisation of that service connection.
- 11.18 Development contributions for resource consents that are linked to building consents will be assessed at the resource consent stage, and reassessed based on the final plans provided at building consent stage.
- 11.19 Notwithstanding 11.1 to 11.18, Council reserves the right to invoice and require payment of development contribution at any point after the occurrence of any of the milestones described in 10.2 and 10.3.
- 11.20 If a developer wishes to pay an assessed development contribution prior to the stages set out above, an invoice may be raised at the time of actual payment by the developer.
- 11.21 In accordance with Section 198(2A) LGA, all invoices for required development contributions will be raised at the rates applicable at the time that the application for a resource consent, building consent, or service connection was submitted, accompanied by all required information.
- 11.22 Consideration will not be given to development contribution charges assessed under prior policies in cases where the charges in this Policy (as presented in Schedule 1) are lower.
- 11.23 When development contributions are paid, the HUEs of demand that they provide for will be recorded and will be credited, by activity, against any subsequent consent or service connection application as it relates to the original consent. Accordingly, whilst subsequent applications will enable a reassessment and recalculation to be made, additional contributions will be required only where it is assessed that there will be an increase in HUEs of demand arising from the development.
- 11.24 For reasons of administrative efficiency, where the total amount payable is assessed as being less than \$50, no payment will be required and no invoice will be raised.

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

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

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

- 13.1 A person required by Council to make a development contribution may request Council to reconsider the requirement in accordance with Section 199A of the LGA.
- 13.2 A request for reconsideration of a requirement to pay a development contribution ("request") must:
- a) be made within 10 working days after the date of receipt of notice of the development contribution required by Council;
  - b) be made to Council in writing using the [Application for reconsideration of development contributions](#) which can be found on Council's website
  - c) set out the grounds and reasons for the request;
  - d) specify the outcome that is sought; and
  - e) include an email address for delivery of Council's decision.
- 13.3 A request can be withdrawn at any time before delivery of Council's decision on the request.
- 13.4 A person making a request may provide further information at any time before delivery of Council's decision. Further information will re-start the 15 working day period for delivery of Council's decision (S199B LGA).

- 13.5 Council also may require further information in relation to the request. The 15 working-day period for delivery of Council's decision does not begin until Council has received all required relevant information relating to the request (S199B LGA).
- 13.6 Council will consider:
- a) the grounds and reasons set out in the written request;
  - b) the purposes and principles in sections 197AA – 197A LGA; and
  - c) the application of this Policy in determining the proposed development contribution.
- 13.7 Council will make decisions on requests without holding a hearing. However, Council may, at its discretion, invite the requester to a meeting to discuss the request.
- 13.8 Council's decisions on requests will:
- a) be in writing;
  - b) be provided within 15 working days after the date on which Council received all required relevant information relating to the request; and
  - c) state whether the development contribution will be amended and, if so, the new amount.
- 13.9 Council's decision on requests will be delivered by email to the address nominated by the requester. If Council is unable to contact a requester by email, it will deliver the decision by making it available at the Municipal Building reception in Hamilton, to the requester and will attempt to notify the requester by telephone.

#### **14. OBJECTING TO AN ASSESSED CHARGE (S199(C-P) LGA)**

- 14.1 This section is intended only to be a summary for guidance. Any development contribution objection should be made with full consideration of all relevant information including Section 199C-P and Schedule 13A of the LGA.
- 14.2 Any person that has been provided a notice by Council (or other formal advice) of a requirement to pay a development contribution may object to the amount in accordance with Section 199C of the LGA.
- 14.3 An objection under Section 199C may be made only on the grounds, as set out under Section 199D, that a territorial authority has:
- a) failed to properly take into account features of the objector's development that, on their own or cumulatively with those of other developments, would substantially reduce the impact of the development on requirements for community facilities in the territorial authority's district or parts of that district; or
  - b) required a development contribution for community facilities not required by, or related to, the objector's development, whether on its own or cumulatively with other developments; or
  - c) required a development contribution in breach of section 200; or incorrectly applied its development contributions policy to the objector's development.

- 14.4 Any person lodging an objection must do so in accordance with the timeframes set out in Schedule 13A of the LGA.
- 14.5 For further information relating to lodging a development contributions objection please refer to the LGA and/or the office of the Department of Internal Affairs. It is also recommended that independent legal advice be sought.

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

- 15.1 Council may elect to enter into a development agreement with a developer in accordance with Section 207A of the LGA.
- 15.2 For guidance on requesting to enter into a developer agreement with Council, where applicable please refer to:
- Sections 207(A-F) of the LGA which contains specific “Developer agreements” provisions
  - Section 17.17 of this Policy “Private Developer Agreement (PDA) Remission”
  - Council’s Growth Funding Policy
  - the guidance documents relating to Private Developer Agreement structure which can be found on Council’s website; or
  - contact Council’s City Development Unit for further information.

## 16. SPECIAL ASSESSMENT

- 16.1 A special assessment of development contributions may be undertaken at the discretion of Council, on an activity by activity basis to determine the amount of development contributions payable.
- 16.2 An application for special assessment must be made to Council in writing using the [Application for special assessment of development contributions](#) which can be found on Council’s website.
- 16.3 A special assessment will be undertaken only where, as a threshold for consideration, the development is of a size greater than 20 HUEs (residential) or 2,000m<sup>2</sup> GFA (non-residential).
- 16.4 All special assessments will be evaluated consistent with the actual demand remission criteria set out in Section 17.9 of this Policy.
- 16.5 All actual and reasonable costs incurred by Council in determining the special assessment application, including staff time as set out in Council’s schedule of ‘Fees and Charges - Economic Growth and Planning’ published on Council’s website, its consultant and legal costs, and administration costs, shall be paid by the applicant whether or not a remission is ultimately granted in respect of the special assessment. If external costs are to be incurred by Council in its assessment of a special assessment Council may at its discretion require those costs to be met by the applicant in advance. If a remission is granted in respect of the special assessment, Council will deduct all outstanding costs from the total remission due prior to payment.
- 16.6 In support of an application a special assessment the applicant must supply, for each activity, all relevant evidence of reduced demand on Council’s infrastructure. This information is to

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

- 16.7 Special assessment applications are to be lodged with Council's Development Contributions Officers at the earliest opportunity, and prior to the earliest development contribution milestone as set out in Section 10 of the Policy. Where it is determined by Council that all relevant information has not been provided prior to the applicable development contribution milestone set out in Section 10 of this Policy, development contributions will be required in accordance with Schedule 1 of this Policy.
- 16.8 The amount of any special assessment, will be assessed on a case-by-case basis having regard to the extent to which the special assessment criteria is met.
- 16.9 An application for special assessment, regardless of the outcome, will not affect the applicant's right to apply for a remission under Section 17 of this Policy.
- 16.10 Decisions on individual requests will not alter the basis of the Policy itself.
- 16.11 For further details relating to lodging a special assessment please refer to Council's website or contact Council's Development Contributions Officer.

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

- 17.1 Upon application made by a developer, Council may at its sole discretion remit part or all of a development contribution levied on that developer.
- 17.2 Any application for a remission must be made to Council in writing using the [Application for remission of development contributions](#) which can be found on Council's website, and shall be lodged with Council within 30 working days of the development contribution charge being advised in writing to the developer.
- 17.3 In order to be eligible for a remission the applicant must supply, for each activity, all relevant evidence of actual demand reductions on Council's infrastructure in support of the remission application. This information is to be in the form of metrics provided by an appropriately qualified professional, referencing relevant Policy provisions.
- 17.4 All actual and reasonable costs incurred by Council in determining the remission application, including staff time as set out in Council's schedule of 'Fees and Charges - Economic Growth and Planning' published on Council's website, its consultant and legal costs, and administration costs, shall be paid by the applicant whether or not a remission is ultimately granted. If external costs are to be incurred by Council in its assessment of a remission Council may at its discretion require those costs to be met by the applicant in advance. If a remission is granted, Council will deduct all outstanding costs from the total remission due prior to payment.
- 17.5 Remission applications will be considered on an activity by activity basis, with those activities being water, wastewater, stormwater, transport, and reserves.

- 17.6 The amount of any remission will be assessed on a case by case basis having regard to the extent to which the remission criteria is met.
- 17.7 Decisions on individual requests will not alter the basis of the Policy itself.
- 17.8 There are two categories of remission, as described in the following paragraphs.
- 17.9 **Actual demand remission**
- 17.10 Development contributions are calculated based on modelled demand, measured in Household Unit Equivalents (HUEs). Council will consider a remission where actual demand is significantly lower than modelled demand.
- 17.11 Actual Demand Remission Criteria
- 17.12 In applying for a remission based on actual demand, the applicant must demonstrate to Council's satisfaction on an activity by activity basis that:
- a) the actual HUEs of demand generated by the development are materially lower than the HUEs of demand assessed under the methodology set out in this Policy and in any event lower than modelled demand by five or more HUEs of demand, and;
  - b) for an activity, the reduced HUEs create capacity in Council's infrastructure network which Council is satisfied is material having regard to the nature of the development, its location, and implications for Council's infrastructure programme.
- 17.13 **CBD remission**
- 17.14 Between 1 July 2019 and 30 June 2021, developments in the CBD will receive a full remission of development contributions subject to the following CBD remission criteria.
- 17.15 CBD remission criteria
- 17.16 In applying for a remission in respect of a development within the CBD, the applicant must demonstrate the development meets Council's strategic objectives to improve the vitality and functionality of the CBD by improving and enhancing one or more of the following:
- a) commercial/retail or residential activity within the CBD area;
  - b) employment opportunities within the CBD area;
  - c) public space and amenity values within the CBD area; or
  - d) urban design outcomes in the CBD, as set out in Council's Technical Specifications, Design Guidelines and Proposed District Plan.
- 17.17 **Private Developer Agreement (PDA) remission**
- 17.18 Council may provide for a remission in respect of development contributions levied against development in unfunded areas or associated with unfunded growth projects as set out in Council's Growth Funding Policy where Council and the developer have entered into a binding Private Developer Agreement in accordance with Section 207 LGA and the criteria and principals set out in the Growth Funding Policy.
- 17.19 Council will set the total remission, if any, in a manner consistent with the Growth Funding Policy and the total remission shall be recorded as a term and condition of the Private Developer Agreement.

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

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

## 19. ESTIMATING A DEVELOPMENT CONTRIBUTION CHARGE

- 19.1 This section provides a guide to estimating a development contributions charge.
- 19.2 Please contact the Development Contributions Officer if you have any questions or require assistance to calculate your estimated charge.
- 19.3 **Using the online GIS development contribution estimator tool**
- 19.4 For a quick estimate of a development contribution charge use the "[DC estimator](#)" on Council's website.
- 19.5 Type the address into the search bar and click on the site to generate the catchments and per unit charges for the development.
- 19.6 **Using the Policy**
- 19.7 To estimate a development contribution charge using Schedule 1 follow the steps below:
1. **Identify the development type** using the definitions in section 6. Refer to Table 1 for residential or Table 2 for non-residential development.
  2. **Identify the geographic catchment** in which the development is situated by using the maps in the schedule 8.
  3. **Add up the charges** for each activity (reserves, stormwater, wastewater, transport, and water) by reading across the row relating to your geographical catchment, or just use the total on the right-hand side. Do not add the citywide charges; they are already included in the charge for each catchment.
  4. **Add the stormwater and wastewater catchment charges** to the above charge by identifying the stormwater catchment, and the wastewater catchments using the maps in schedule 8 below.
  5. **Your total charge** is the sum of the above charges.
- 19.8 The method outlined above is the standard means for estimating development contribution charges.
- 19.9 There may be aspects of a development that require a more complex calculation. Please refer to the notes at the bottom of schedule 1 and schedule 5 and the "How to estimate a development contribution charge" information sheet on Council's website to assist with more complex calculations.

## 20. REFERENCES

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

## 21. SCHEDULE 1 – DEVELOPMENT CONTRIBUTION CHARGES

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

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

	Reserves	Stormwater	Transport	Wastewater	Water	Total
<b>Large Residential</b>	<b>Charge per lot, dwelling or unit title, inclusive of Citywide components</b>					
Citywide	1,567		4,166	3,019	6,681	15,433
Infill East	1,619		4,920	11,292	8,225	26,056
Infill West	1,619		4,920	12,531	8,225	27,295
Peacocke 1	4,168		10,057	13,830	8,200	36,255
Peacocke 2	6,786		13,815	14,168	8,200	42,969
Rotokauri	3,718		19,932	4,771	11,172	39,593
Rototuna	3,062		15,218	5,634	10,415	34,329
Ruakura	1,567		6,800	7,988	8,816	25,171
Te Rapa North	1,567		4,166	12,669	13,118	31,520
Temple View	1,567		4,166	8,791	10,816	25,340
SW - Citywide		22				22
SW - Chartwell		179				179
SW - City Centre		1,436				1,436
SW - Hamilton East		371				371
SW - Kirikiriroa		3,551				3,551
SW - Lake Rotokauri		56,105				56,105
SW - Mangaheka		11,671				11,671
SW - Mangakotukutuku		7,305				7,305
SW - Mangaonua		4,876				4,876
SW - Ohote		2,634				2,634
SW - Otama-ngenge		520				520
SW - Peacocke		3,299				3,299
SW - River North		22				22
SW - Rotokauri West		671				671
SW - St Andrews		78				78
SW - Te Awa o Katapaki		9,870				9,870
SW - Te Rapa Stream		1,773				1,773
SW - Temple View		469				469
SW - Waitawhiriwhiri		1,156				1,156
SW - Western Heights		22				22
WW - East				1,487		1,487
WW - West				4,727		4,727
<b>Standard Residential</b>	<b>Charge per lot, dwelling or unit title, inclusive of Citywide components</b>					
Citywide	1,214		3,230	2,341	5,179	11,964
Infill East	1,255		3,814	8,753	6,376	20,198
Infill West	1,255		3,814	9,714	6,376	21,159
Peacocke 1	3,231		7,796	10,721	6,357	28,105
Peacocke 2	5,260		10,709	10,983	6,357	33,309
Rotokauri	2,882		15,451	3,699	8,661	30,693
Rototuna	2,374		11,797	4,367	8,074	26,612
Ruakura	1,214		5,271	6,192	6,834	19,511
Te Rapa North	1,214		3,230	9,821	10,169	24,434
Temple View	1,214		3,230	6,815	8,385	19,644
SW - Citywide		17				17
SW - Chartwell		139				139
SW - City Centre		1,113				1,113
SW - Hamilton East		287				287
SW - Kirikiriroa		2,753				2,753
SW - Lake Rotokauri		43,492				43,492
SW - Mangaheka		9,047				9,047
SW - Mangakotukutuku		5,663				5,663
SW - Mangaonua		3,780				3,780
SW - Ohote		2,042				2,042
SW - Otama-ngenge		403				403
SW - Peacocke		2,557				2,557
SW - River North		17				17
SW - Rotokauri West		520				520
SW - St Andrews		61				61
SW - Te Awa o Katapaki		7,652				7,652
SW - Te Rapa Stream		1,374				1,374
SW - Temple View		364				364
SW - Waitawhiriwhiri		896				896
SW - Western Heights		17				17
WW - East				1,153		1,153
WW - West				3,665		3,665

Table 1 – Continued

	Reserves	Stormwater	Transport	Wastewater	Water	Total
<b>Two Bed</b>	<b>Charge per lot, dwelling or unit title, inclusive of Citywide components</b>					
Citywide	837		2,227	1,614	3,571	8,249
Infill East	865		2,630	6,036	4,396	13,927
Infill West	865		2,630	6,698	4,396	14,589
Peacocke 1	2,228		5,376	7,392	4,383	19,379
Peacocke 2	3,627		7,384	7,573	4,383	22,967
Rotokauri	1,987		10,654	2,550	5,972	21,163
Rototuna	1,637		8,134	3,011	5,567	18,349
Ruakura	837		3,635	4,270	4,712	13,454
Te Rapa North	837		2,227	6,772	7,012	16,848
Temple View	837		2,227	4,699	5,781	13,544
SW - Citywide		12				12
SW - Chartwell		96				96
SW - City Centre		767				767
SW - Hamilton East		198				198
SW - Kirikiriroa		1,898				1,898
SW - Lake Rotokauri		29,989				29,989
SW - Mangaheka		6,238				6,238
SW - Mangakotukutuku		3,904				3,904
SW - Mangaonua		2,606				2,606
SW - Ohote		1,408				1,408
SW - Otama-ngenge		278				278
SW - Peacocke		1,763				1,763
SW - River North		12				12
SW - Rotokauri West		359				359
SW - St Andrews		42				42
SW - Te Awa o Katapaki		5,276				5,276
SW - Te Rapa Stream		947				947
SW - Temple View		251				251
SW - Waitawhiriwhiri		618				618
SW - Western Heights		12				12
WW - East				795		795
WW - West				2,527		2,527
<b>One Bed</b>	<b>Charge per lot, dwelling or unit title, inclusive of Citywide components</b>					
Citywide	580		1,541	1,117	2,472	5,710
Infill East	599		1,820	4,177	3,043	9,639
Infill West	599		1,820	4,636	3,043	10,098
Peacocke 1	1,542		3,721	5,116	3,034	13,413
Peacocke 2	2,510		5,111	5,242	3,034	15,897
Rotokauri	1,376		7,374	1,765	4,133	14,648
Rototuna	1,133		5,630	2,084	3,853	12,700
Ruakura	580		2,516	2,955	3,261	9,312
Te Rapa North	580		1,541	4,687	4,853	11,661
Temple View	580		1,541	3,252	4,001	9,374
SW - Citywide		8				8
SW - Chartwell		66				66
SW - City Centre		531				531
SW - Hamilton East		137				137
SW - Kirikiriroa		1,314				1,314
SW - Lake Rotokauri		20,756				20,756
SW - Mangaheka		4,318				4,318
SW - Mangakotukutuku		2,702				2,702
SW - Mangaonua		1,804				1,804
SW - Ohote		974				974
SW - Otama-ngenge		192				192
SW - Peacocke		1,220				1,220
SW - River North		8				8
SW - Rotokauri West		248				248
SW - St Andrews		29				29
SW - Te Awa o Katapaki		3,652				3,652
SW - Te Rapa Stream		656				656
SW - Temple View		174				174
SW - Waitawhiriwhiri		428				428
SW - Western Heights		8				8
WW - East				550		550
WW - West				1,749		1,749

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

	Reserves	Stormwater	Transport	Wastewater	Water	Total
<b>Commercial</b>	<b>Charge per 100m2 floor area (site area for Stormwater)</b>					
Citywide			6,459	1,187	2,042	9,688
Infill East			7,628	4,438	2,514	14,580
Infill West			7,628	4,925	2,514	15,067
Peacocke 1			15,593	5,435	2,507	23,535
Peacocke 2			21,418	5,568	2,507	29,493
Rotokauri			30,902	1,875	3,415	36,192
Rototuna			23,593	2,214	3,184	28,991
Ruakura			10,542	3,139	2,695	16,376
Te Rapa North			6,459	4,979	4,010	15,448
Temple View			6,459	3,455	3,306	13,220
SW - Citywide		7				7
SW - Chartwell		53				53
SW - City Centre		428				428
SW - Hamilton East		111				111
SW - Kirikiriroa		1,059				1,059
SW - Lake Rotokauri		16,728				16,728
SW - Mangaheka		3,480				3,480
SW - Mangakotukutuku		2,178				2,178
SW - Mangaonua		1,454				1,454
SW - Ohote		785				785
SW - Otama-ngenge		155				155
SW - Peacocke		984				984
SW - River North		7				7
SW - Rotokauri West		200				200
SW - St Andrews		23				23
SW - Te Awa o Katapaki		2,943				2,943
SW - Te Rapa Stream		528				528
SW - Temple View		140				140
SW - Waitawhiriwhiri		345				345
SW - Western Heights		7				7
WW - East				584		584
WW - West				1,858		1,858
<b>Industrial</b>	<b>Charge per 100m2 floor area (site area for Stormwater)</b>					
Citywide			2,907	700	1,084	4,691
Infill East			3,433	2,616	1,334	7,383
Infill West			3,433	2,903	1,334	7,670
Peacocke 1			7,017	3,204	1,330	11,551
Peacocke 2			9,638	3,283	1,330	14,251
Rotokauri			13,906	1,105	1,812	16,823
Rototuna			10,617	1,305	1,689	13,611
Ruakura			4,744	1,851	1,430	8,025
Te Rapa North			2,907	2,935	2,127	7,969
Temple View			2,907	2,037	1,754	6,698
SW - Citywide		5				5
SW - Chartwell		39				39
SW - City Centre		313				313
SW - Hamilton East		81				81
SW - Kirikiriroa		774				774
SW - Lake Rotokauri		12,226				12,226
SW - Mangaheka		2,543				2,543
SW - Mangakotukutuku		1,592				1,592
SW - Mangaonua		1,063				1,063
SW - Ohote		574				574
SW - Otama-ngenge		113				113
SW - Peacocke		719				719
SW - River North		5				5
SW - Rotokauri West		146				146
SW - St Andrews		17				17
SW - Te Awa o Katapaki		2,151				2,151
SW - Te Rapa Stream		386				386
SW - Temple View		102				102
SW - Waitawhiriwhiri		252				252
SW - Western Heights		5				5
WW - East				345		345
WW - West				1,095		1,095

Table 2 – Continued

Retail	Reserves	Stormwater	Transport	Wastewater	Water	Total
	Charge per 100m <sup>2</sup> floor area (site area for Stormwater)					
Citywide			8,881	974	1,677	11,532
Infill East			10,488	3,643	2,064	16,195
Infill West			10,488	4,043	2,064	16,595
Peacocke 1			21,440	4,462	2,058	27,960
Peacocke 2			29,450	4,571	2,058	36,079
Rotokauri			42,490	1,539	2,804	46,833
Rototuna			32,441	1,818	2,614	36,873
Ruakura			14,496	2,577	2,212	19,285
Te Rapa North			8,881	4,088	3,292	16,261
Temple View			8,881	2,837	2,714	14,432
SW - Citywide		7				7
SW - Chartwell		53				53
SW - City Centre		428				428
SW - Hamilton East		111				111
SW - Kirikiriroa		1,059				1,059
SW - Lake Rotokauri		16,728				16,728
SW - Mangaheka		3,480				3,480
SW - Mangakotukutuku		2,178				2,178
SW - Manganua		1,454				1,454
SW - Ohote		785				785
SW - Otama-ngenge		155				155
SW - Peacocke		984				984
SW - River North		7				7
SW - Rotokauri West		200				200
SW - St Andrews		23				23
SW - Te Awa o Katapaki		2,943				2,943
SW - Te Rapa Stream		528				528
SW - Temple View		140				140
SW - Waitawhiriwhiri		345				345
SW - Western Heights		7				7
WW - East				480		480
WW - West				1,525		1,525

**Note 1 – Charges for non-residential developments**

Non-residential charges are average charges for a typical development per 100m<sup>2</sup> GFA (Site area for stormwater).

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

The retail transport factor operates on sliding scales, so the applicable charges for a retail development will differ from those shown here.

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

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

**Note 2 – Assessment of Reserves component through resource consent applications**

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

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

**Note 3 – GST**

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

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

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

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

**Note 6 – Producer Price Index adjustments**

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

## 22. SCHEDULE 2 – GROWTH-RELATED CAPITAL EXPENDITURE

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

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

Growth Related Capital Expenditure (\$000s)	Total Capex Including Subsidies	Total Subsidies & Operating Revenue	Total Capex Net Subsidies	DC Capex	DC Interest	Total Cost DC Funded Capex	% DC Funded	% Rates Funded	% Other Sources
<b>Total Reserves</b>	<b>149,734</b>	<b>(831)</b>	<b>148,903</b>	<b>100,306</b>	<b>22,483</b>	<b>122,789</b>	<b>67%</b>	<b>32%</b>	<b>1%</b>
<b>Citywide</b>	<b>77,943</b>	<b>(100)</b>	<b>77,843</b>	<b>42,162</b>	<b>6,506</b>	<b>48,668</b>	<b>54%</b>	<b>46%</b>	<b>0%</b>
2018 10-Year Plan	54,576		54,576	32,105	3,383	35,488	59%	41%	0%
Historical	23,367	(100)	23,267	10,057	3,123	13,180	43%	57%	0%
<b>Infill</b>	<b>5,086</b>	<b>(731)</b>	<b>4,355</b>	<b>1,493</b>	<b>(297)</b>	<b>1,197</b>	<b>29%</b>	<b>56%</b>	<b>14%</b>
Historical	5,086	(731)	4,355	1,493	(297)	1,197	29%	56%	14%
<b>Peacocke</b>	<b>709</b>		<b>709</b>	<b>571</b>	<b>748</b>	<b>1,319</b>	<b>80%</b>	<b>20%</b>	<b>0%</b>
Historical	709		709	571	748	1,319	80%	20%	0%
<b>Peacocke 1</b>	<b>2,987</b>		<b>2,987</b>	<b>2,545</b>	<b>(211)</b>	<b>2,334</b>	<b>85%</b>	<b>15%</b>	<b>0%</b>
2018 10-Year Plan	2,987		2,987	2,545	(211)	2,334	85%	15%	0%
<b>Peacocke 2</b>	<b>35,418</b>		<b>35,418</b>	<b>30,360</b>	<b>10,081</b>	<b>40,442</b>	<b>86%</b>	<b>14%</b>	<b>0%</b>
2018 10-Year Plan	35,418		35,418	30,360	10,081	40,442	86%	14%	0%
<b>Rotokauri</b>	<b>2,772</b>		<b>2,772</b>	<b>2,323</b>	<b>3,185</b>	<b>5,508</b>	<b>84%</b>	<b>16%</b>	<b>0%</b>
2018 10-Year Plan	647		647	544	307	850	84%	16%	0%
Historical	2,125		2,125	1,780	2,879	4,658	84%	16%	0%
<b>Rototuna</b>	<b>24,820</b>		<b>24,820</b>	<b>20,852</b>	<b>2,470</b>	<b>23,322</b>	<b>84%</b>	<b>16%</b>	<b>0%</b>
2018 10-Year Plan	6,608		6,608	5,560	(1,654)	3,906	84%	16%	0%
Historical	18,211		18,211	15,292	4,124	19,416	84%	16%	0%
<b>Total Stormwater</b>	<b>240,259</b>	<b>(11,143)</b>	<b>229,115</b>	<b>192,770</b>	<b>112,481</b>	<b>305,251</b>	<b>80%</b>	<b>15%</b>	<b>5%</b>
<b>SW - Chartwell</b>	<b>304</b>		<b>304</b>	<b>269</b>	<b>(76)</b>	<b>194</b>	<b>89%</b>	<b>11%</b>	<b>0%</b>
2018 10-Year Plan	256		256	228	(73)		89%	11%	0%
Historical	48		48	41	(2)	39	86%	14%	0%
<b>SW - City Centre</b>	<b>1,192</b>		<b>1,192</b>	<b>1,055</b>	<b>616</b>	<b>1,671</b>	<b>89%</b>	<b>11%</b>	<b>0%</b>
2018 10-Year Plan	639		639	569	60	629	89%	11%	0%
Historical	552		552	486	556	1,042	88%	12%	0%
<b>SW - Citywide</b>	<b>708</b>		<b>708</b>	<b>553</b>	<b>229</b>	<b>782</b>	<b>78%</b>	<b>22%</b>	<b>0%</b>
Historical	708		708	553	229	782	78%	22%	0%
<b>SW - Eureka</b>							<b>0%</b>	<b>0%</b>	<b>0%</b>
2018 10-Year Plan							0%	0%	0%
<b>SW - Hamilton East</b>	<b>970</b>		<b>970</b>	<b>862</b>	<b>(150)</b>	<b>712</b>	<b>89%</b>	<b>11%</b>	<b>0%</b>
2018 10-Year Plan	895		895	797	(171)	626	89%	11%	0%
Historical	75		75	65	21	87	87%	13%	0%
<b>SW - Kirikiriroa</b>	<b>14,429</b>	<b>(3,424)</b>	<b>11,005</b>	<b>7,394</b>	<b>3,059</b>	<b>10,453</b>	<b>51%</b>	<b>25%</b>	<b>24%</b>
2018 10-Year Plan	12,318	(3,424)	8,894	5,570	570	6,140	45%	27%	28%
Historical	2,111		2,111	1,823	2,489	4,313	86%	14%	0%
<b>SW - Lake Rotokauri</b>	<b>138,338</b>	<b>(1,672)</b>	<b>136,666</b>	<b>121,560</b>	<b>80,413</b>	<b>201,973</b>	<b>88%</b>	<b>11%</b>	<b>1%</b>
2018 10-Year Plan	129,775		129,775	115,500	73,288	188,788	89%	11%	0%
Historical	8,563	(1,672)	6,891	6,060	7,125	13,185	71%	10%	20%
<b>SW - Mangaheka</b>	<b>6,296</b>		<b>6,296</b>	<b>5,588</b>	<b>4,586</b>	<b>10,174</b>	<b>89%</b>	<b>11%</b>	<b>0%</b>
2018 10-Year Plan	5,747		5,747	5,115	4,285	9,400	89%	11%	0%
Historical	548		548	473	301	774	86%	14%	0%
<b>SW - Mangakotukutuku</b>	<b>34,933</b>	<b>(2,632)</b>	<b>32,301</b>	<b>26,245</b>	<b>13,766</b>	<b>40,011</b>	<b>75%</b>	<b>17%</b>	<b>8%</b>
2018 10-Year Plan	34,224	(2,632)	31,592	25,630	13,163	38,794	75%	17%	8%
Historical	709		709	614	603	1,217	87%	13%	0%
<b>SW - Mangaonua</b>	<b>4,692</b>	<b>(1,313)</b>	<b>3,379</b>	<b>1,799</b>	<b>231</b>	<b>2,030</b>	<b>38%</b>	<b>34%</b>	<b>28%</b>
2018 10-Year Plan	4,586	(1,313)	3,273	1,708	169	1,877	37%	34%	29%
Historical	106		106	91	62	153	86%	14%	0%
<b>SW - Ohote</b>	<b>304</b>		<b>304</b>	<b>269</b>	<b>890</b>	<b>1,159</b>	<b>89%</b>	<b>11%</b>	<b>0%</b>
2018 10-Year Plan	256		256	228	687	915	89%	11%	0%
Historical	48		48	41	202	244	86%	14%	0%
<b>SW - Otama-ngenge</b>	<b>145</b>		<b>145</b>	<b>125</b>	<b>66</b>	<b>190</b>	<b>86%</b>	<b>14%</b>	<b>0%</b>
Historical	145		145	125	66	190	86%	14%	0%
<b>SW - Peacocke</b>	<b>5,099</b>		<b>5,099</b>	<b>4,537</b>	<b>3,176</b>	<b>7,712</b>	<b>89%</b>	<b>11%</b>	<b>0%</b>
2018 10-Year Plan	5,051		5,051	4,495	3,126	7,621	89%	11%	0%
Historical	48		48	41	50	91	86%	14%	0%
<b>SW - River North</b>	<b>116</b>		<b>116</b>	<b>102</b>	<b>18</b>	<b>120</b>	<b>87%</b>	<b>13%</b>	<b>0%</b>
2018 10-Year Plan							0%	0%	0%
Historical	116		116	102	18	120	87%	13%	0%
<b>SW - Rotokauri West</b>	<b>304</b>		<b>304</b>	<b>269</b>	<b>285</b>	<b>554</b>	<b>89%</b>	<b>11%</b>	<b>0%</b>
2018 10-Year Plan	256		256	228	209	436	89%	11%	0%
Historical	48		48	41	77	118	86%	14%	0%
<b>SW - St Andrews</b>	<b>1,199</b>		<b>1,199</b>	<b>1,066</b>	<b>(527)</b>	<b>539</b>	<b>89%</b>	<b>11%</b>	<b>0%</b>
2018 10-Year Plan	1,151		1,151	1,024	(513)	512	89%	11%	0%
Historical	48		48	41	(15)	27	86%	14%	0%

Growth Related Capital Expenditure (\$000s)	Total Capex Including Subsidies	Total Subsidies & Operating Revenue	Total Capex Net Subsidies	DC Capex	DC Interest	Total Cost DC Funded Capex	% DC Funded	% Rates Funded	% Other Sources
SW - Te Awa o Katapaki	23,609	(1,463)	22,146	16,640	3,878	20,517	70%	23%	6%
2018 10-Year Plan	19,333	(1,383)	17,950	13,021	473	13,495	67%	25%	7%
Historical	4,277	(81)	4,196	3,618	3,404	7,023	85%	14%	2%
SW - Te Rapa Stream	601		601	529	1,412	1,942	88%	12%	0%
2018 10-Year Plan							0%	0%	0%
Historical	601		601	529	1,412	1,942	88%	12%	0%
SW - Temple View	48		48	41	134	175	86%	14%	0%
Historical	48		48	41	134	175	86%	14%	0%
SW - Templeview	128		128	114	222	336	89%	11%	0%
2018 10-Year Plan	128		128	114	222	336	89%	11%	0%
SW - Waitawhiriwhiri	5,955	(639)	5,317	3,194	225	3,419	54%	36%	11%
2018 10-Year Plan	5,226	(639)	4,587	2,552	(255)	2,297	49%	39%	12%
Historical	730		730	641	480	1,121	88%	12%	0%
SW - Western Heights							0%	0%	0%
2018 10-Year Plan							0%	0%	0%
SW - Otama	889		889	560	29	589	63%	37%	0%
2018 10-Year Plan	889		889	560	29	589	63%	37%	0%
<b>Total Transport</b>	<b>980,946</b>	<b>(382,816)</b>	<b>598,130</b>	<b>328,286</b>	<b>123,105</b>	<b>451,391</b>	<b>33%</b>	<b>28%</b>	<b>39%</b>
Citywide	519,435	(218,946)	300,489	141,113	50,199	191,312	27%	31%	42%
2018 10-Year Plan	388,180	(197,722)	190,457	103,545	17,823	121,368	27%	22%	51%
Historical	131,255	(21,224)	110,032	37,568	32,376	69,945	29%	55%	16%
Infill	105,715	(50,448)	55,267	14,146	483	14,628	13%	39%	48%
2018 10-Year Plan	100,136	(50,448)	49,688	11,067	(1,878)	9,190	11%	39%	50%
Historical	5,579		5,579	3,078	2,360	5,439	55%	45%	0%
Peacocke	1,349	(127)	1,222	565	538	1,103	42%	49%	9%
Historical	1,349	(127)	1,222	565	538	1,103	42%	49%	9%
Peacocke 1	10,016	(4,406)	5,610	4,454	(135)	4,319	44%	12%	44%
2018 10-Year Plan	8,784	(4,372)	4,412	3,450	(377)	3,073	39%	11%	50%
Historical	1,231	(33)	1,198	1,003	242	1,245	81%	16%	3%
Peacocke 2	150,311	(66,531)	83,779	60,515	19,538	80,052	40%	15%	44%
2018 10-Year Plan	150,239	(66,531)	83,707	60,481	19,503	79,984	40%	15%	44%
Historical	72		72	33	35	68	46%	54%	0%
Rotokauri	88,224	(13,702)	74,522	57,263	35,821	93,085	65%	20%	16%
2018 10-Year Plan	77,054	(13,600)	63,455	48,687	24,537	73,224	63%	19%	18%
Historical	11,170	(102)	11,068	8,576	11,285	19,861	77%	22%	1%
Rototuna	83,079	(17,497)	65,582	42,115	14,136	56,251	51%	28%	21%
2018 10-Year Plan	64,477	(15,767)	48,710	29,148	804	29,952	45%	30%	24%
Historical	18,602	(1,730)	16,872	12,967	13,332	26,298	70%	21%	9%
Ruakura	22,817	(11,158)	11,660	8,116	2,526	10,642	36%	16%	49%
2018 10-Year Plan	22,413	(11,158)	11,255	7,819	2,289	10,107	35%	15%	50%
Historical	404		404	297	237	534	73%	27%	0%
Te Rapa North							0%	0%	0%
2018 10-Year Plan							0%	0%	0%
<b>Total Wastewater</b>	<b>372,691</b>	<b>(1,219)</b>	<b>371,473</b>	<b>276,789</b>	<b>108,828</b>	<b>385,617</b>	<b>74%</b>	<b>25%</b>	<b>0%</b>
Citywide	90,304	(138)	90,167	60,276	37,921	98,197	67%	33%	0%
2018 10-Year Plan	34,633		34,633	30,777	12,086	42,863	89%	11%	0%
Historical	55,671	(138)	55,534	29,498	25,835	55,333	53%	47%	0%
Infill	827		827	714	672	1,386	86%	14%	0%
Historical	827		827	714	672	1,386	86%	14%	0%
Infill East	43,424	(517)	42,907	35,779	1,106	36,885	82%	16%	1%
2018 10-Year Plan	43,424	(517)	42,907	35,779	1,106	36,885	82%	16%	1%
Infill West	61,881	(517)	61,364	35,200	4,809	40,009	57%	42%	1%
2018 10-Year Plan	61,881	(517)	61,364	35,200	4,809	40,009	57%	42%	1%
Peacocke	49,982		49,982	44,588	11,830	56,418	89%	11%	0%
2018 10-Year Plan	48,179		48,179	43,028	9,957	52,986	89%	11%	0%
Historical	1,803		1,803	1,560	1,872	3,432	87%	13%	0%
Peacocke 1	3,611		3,611	3,200	88	3,288	89%	11%	0%
2018 10-Year Plan	2,475		2,475	2,203	(113)	2,090	89%	11%	0%
Historical	1,137		1,137	997	201	1,198	88%	12%	0%
Peacocke 2	28,095		28,095	25,005	10,724	35,728	89%	11%	0%
2018 10-Year Plan	28,095		28,095	25,005	10,724	35,728	89%	11%	0%
Rotokauri	4,847		4,847	4,294	3,341	7,635	89%	11%	0%
2018 10-Year Plan	3,408		3,408	3,031	2,181	5,212	89%	11%	0%
Historical	1,439		1,439	1,263	1,160	2,423	88%	12%	0%
Rototuna	16,602	(47)	16,555	10,426	4,147	14,573	63%	37%	0%
2018 10-Year Plan	9,914		9,914	4,598	(914)	3,684	46%	54%	0%
Historical	6,688	(47)	6,641	5,827	5,061	10,888	87%	12%	1%
Ruakura	9,052		9,052	8,056	3,562	11,618	89%	11%	0%
2018 10-Year Plan	9,025		9,025	8,033	3,541	11,574	89%	11%	0%
Historical	27		27	24	21	44	88%	12%	0%
Te Rapa North	2,856		2,856	2,527	1,966	4,494	88%	12%	0%
2018 10-Year Plan	2,856		2,856	2,527	1,966	4,494	88%	12%	0%

Growth Related Capital Expenditure (\$000s)	Total Capex Including Subsidies	Total Subsidies & Operating Revenue	Total Capex Net Subsidies	DC Capex	DC Interest	Total Cost DC Funded Capex	% DC Funded	% Rates Funded	% Other Sources
<b>Temple View</b>	3,333		3,333	1,334	5,377	6,711	40%	60%	0%
2018 10-Year Plan	1,662		1,662	640	1,426	2,066	39%	61%	0%
Historical	1,671		1,671	694	3,951	4,645	42%	58%	0%
<b>WW - East</b>	20,768		20,768	18,336	7,633	25,969	88%	12%	0%
2018 10-Year Plan	13,452		13,452	11,916	656	12,572	89%	11%	0%
Historical	7,316		7,316	6,420	6,976	13,397	88%	12%	0%
<b>WW - West</b>	37,108		37,108	27,053	15,653	42,706	73%	27%	0%
2018 10-Year Plan	21,177		21,177	13,023	2,819	15,841	61%	39%	0%
Historical	15,932		15,932	14,030	12,835	26,865	88%	12%	0%
<b>Total Water Supply</b>	<b>215,479</b>	<b>(185)</b>	<b>215,294</b>	<b>150,292</b>	<b>71,007</b>	<b>221,299</b>	<b>70%</b>	<b>30%</b>	<b>0%</b>
<b>Citywide</b>	150,587	(150)	150,437	103,116	52,622	155,739	68%	31%	0%
2018 10-Year Plan	65,362	(150)	65,212	57,125	9,809	66,934	87%	12%	0%
Historical	85,224		85,224	45,991	42,813	88,805	54%	46%	0%
<b>Infill</b>	21,324		21,324	10,454	3,234	13,688	49%	51%	0%
2018 10-Year Plan	17,873		17,873	8,678	1,175	9,852	49%	51%	0%
Historical	3,450		3,450	1,776	2,060	3,836	51%	49%	0%
<b>Peacocke</b>	8,529		8,529	7,591	1,239	8,830	89%	11%	0%
2018 10-Year Plan	8,483		8,483	7,550	1,187	8,737	89%	11%	0%
Historical	46		46	41	52	93	89%	11%	0%
<b>Rotokauri</b>	8,791	(13)	8,777	7,590	7,204	14,793	86%	14%	0%
2018 10-Year Plan	1,988		1,988	1,611	1,214	2,825	81%	19%	0%
Historical	6,803	(13)	6,790	5,978	5,990	11,968	88%	12%	0%
<b>Rototuna</b>	19,445	(21)	19,424	16,456	769	17,225	85%	15%	0%
2018 10-Year Plan	15,969		15,969	14,213	(1,047)	13,166	89%	11%	0%
Historical	3,476	(21)	3,455	2,243	1,816	4,059	65%	35%	1%
<b>Ruakura</b>	3,415		3,415	3,039	633	3,672	89%	11%	0%
2018 10-Year Plan	3,385		3,385	3,012	619	3,631	89%	11%	0%
Historical	30		30	27	14	41	89%	11%	0%
<b>Te Rapa North</b>	2,401		2,401	1,171	1,159	2,329	49%	51%	0%
2018 10-Year Plan	2,401		2,401	1,171	1,159	2,329	49%	51%	0%
<b>Temple View</b>	987		987	876	4,146	5,022	89%	11%	0%
Historical	987		987	876	4,146	5,022	89%	11%	0%
<b>Grand Total</b>	<b>1,959,110</b>	<b>(396,195)</b>	<b>1,562,915</b>	<b>1,048,442</b>	<b>437,904</b>	<b>1,486,346</b>	<b>54%</b>	<b>26%</b>	<b>20%</b>

### 23. SCHEDULE 3 – CHARGE CALCULATION WORKED EXAMPLE

- 23.1 The calculation of each charge in Schedule 1 is the aggregation of individual project charges in each catchment for each activity in accordance with the formula in section 8 above. Due to the number of projects, showing the calculations for every project is not practicable.
- 23.2 The following exercise illustrates how the charges are calculated at a project level, prior to being aggregated to a catchment and activity level, with the catchment and activity being Rototuna Transport in this example.
- 23.3 Table 4 below shows the method of calculation for the specified project, where NPV is the net present value of the capital expenditure and growth at the assumed interest rate. NPV calculations are used solely to account for interest incurred on development contributions funded projects. No discount is applied for risk or uncertainty.

Table 4 –development charge calculation worked example

Project : C9310221N-Road 1328.4 Horsham Downs Road Rototuna						Interest Rate (r)	DC Charge for Future Years
Year	(000's)	(000's)	(000's)	(000's)		4.6%	
t	HR	HC	Cost <sub>t</sub>	$\frac{NPV(Cost_t) + HC}{HP}$	HUE <sub>t</sub>	NPV(HUE <sub>t</sub> )	DC <sub>t</sub> = DC <sub>1</sub>
NPV:				618		3,940	
2020	268	0	0		409	409	\$156.94
2021					395	378	\$156.94
2022					385	352	\$156.94
2023					413	361	\$156.94
2024					383	320	\$156.94
2025					379	302	\$156.94
2026			454	347	373	285	\$156.94
2027			226	165	348	254	\$156.94
2028			537	375	320	223	\$156.94
2029					337	225	\$156.94
2030					345	220	\$156.94
2031					317	193	\$156.94
2032					272	158	\$156.94
2033					195	109	\$156.94
2034					40	21	\$156.94
2035					39	20	\$156.94
2036					44	21	\$156.94
2037					40	18	\$156.94
2038					38	17	\$156.94
2039					34	14	\$156.94
2040					32	13	\$156.94
2041					28	11	\$156.94
2042					26	9	\$156.94
2043					20	7	\$156.94
2044							\$156.94
2045							\$156.94
2046							\$156.94
2047							\$156.94
2048							\$156.94
2049							\$156.94
2050							\$156.94
2051							\$156.94
2052							\$156.94
2053							\$156.94
2054							\$156.94
2055							\$156.94
2056							\$156.94

## 24. SCHEDULE 4 – NON-RESIDENTIAL DEMAND CONVERSION FACTORS

Table 5 – Types of development and household unit equivalents (HUEs per 100m<sup>2</sup> GFA)

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

\* Stormwater is calculated per 100m<sup>2</sup> of site area.

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

## 25. SCHEDULE 5 – RESIDENTIAL DEMAND CONVERSION FACTORS

Table 6 – Types of residential development and household unit equivalents

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

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

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

**Note 2 – Wet industries**

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

**Note 3 – Stormwater HUEs**

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

**Note 4 - Water HUEs**

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

**Note 5 - Wastewater HUEs**

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

**Note 6 - Transport HUEs**

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

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

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

- 26.1 Residential allotments may be eligible to have the Reserves component of their development contribution charge capped at the greater of 7.5% or 20m<sup>2</sup> of their section value.
- 26.2 To determine if a cap will apply, multiply the section value by 7.5%. Secondly divide 20m<sup>2</sup> by the area of the section and multiply this by the section value. If the reserves charge is higher than either or both of these, then the higher of these two values is the capped reserves charge that will apply.
- 26.3 It will be the responsibility of the developer to demonstrate to the satisfaction of staff that this cap should be applied by providing evidence of the value of the land from an approved registered valuation.

## 27. SCHEDULE 7 – GROWTH FORECASTS

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

Growth Rates (HUEs)	Activity	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Citywide	Reserves	1,173	1,220	1,235	1,240	1,196	1,174	1,271	1,334	1,306	1,241
	Transport	2,064	2,049	2,036	1,996	1,936	1,864	1,956	1,986	1,950	1,859
	Wastewater	1,401	1,429	1,433	1,430	1,382	1,355	1,450	1,506	1,475	1,405
	Water	1,343	1,375	1,382	1,381	1,334	1,308	1,404	1,462	1,432	1,363
Infill	Reserves	525	532	516	483	432	381	369	369	356	349
	Transport	1,102	996	917	867	833	777	786	769	758	740
	Wastewater	672	649	615	580	532	485	476	471	458	449
	Water	635	620	590	556	507	458	449	445	432	424
Infill East	Reserves	294	308	310	296	248	216	209	206	198	192
	Transport	568	537	449	442	374	305	299	245	343	306
	Wastewater	361	360	338	327	273	236	231	216	235	221
	Water	345	348	332	320	267	231	225	213	226	214
Infill West	Reserves	231	224	206	187	184	165	160	163	158	157
	Transport	534	459	468	425	459	472	487	524	415	434
	Wastewater	312	290	277	253	259	249	245	255	223	228
	Water	290	272	259	236	239	227	223	232	206	210
Peacocke	Reserves	139	152	190	248	319	424	519	559	543	475
	Transport	139	152	190	248	321	424	522	562	546	482
	Wastewater	139	152	190	248	319	424	519	559	544	477
	Water	139	152	190	248	319	424	519	559	544	477
Peacocke 1	Reserves	139	152	190	247	56					
	Transport	139	152	190	247	56					
	Wastewater	139	152	190	247	56					
	Water	139	152	190	247	56					
Peacocke 2	Reserves	0	0	0	1	263	424	519	559	543	475
	Transport	0	0	0	1	265	424	522	562	546	482
	Wastewater	0	0	0	1	264	424	519	559	544	477
	Water	0	0	0	1	263	424	519	559	544	477
Rotokauri	Reserves	29	33	36	38	35	24	11	19	39	76
	Transport	185	212	234	212	178	123	79	72	87	131
	Wastewater	73	84	92	86	75	52	30	34	52	92
	Water	60	69	77	73	64	44	25	31	49	88
Rototuna	Reserves	310	268	238	236	291	294	310	317	294	274
	Transport	409	409	395	385	413	383	379	373	348	320
	Wastewater	330	295	268	266	316	314	326	331	308	285
	Water	326	289	261	259	310	309	322	328	305	283
Ruakura	Reserves	160	227	247	223	107	34	48	56	58	53
	Transport	205	255	271	250	152	102	130	144	145	130
	Wastewater	174	235	254	230	119	53	70	81	82	75
	Water	170	233	252	228	116	47	64	74	75	69
Te Rapa North	Reserves	1	1	1	1	1	2	1	1	1	1
	Transport	15	17	18	22	23	39	46	49	50	42
	Wastewater	6	6	7	8	8	14	15	16	16	14
	Water	4	5	5	6	6	10	11	12	12	10
Temple View	Reserves	7	7	6	10	11	14	13	12	15	12
	Transport	9	9	10	12	15	16	15	16	17	14
	Wastewater	8	8	7	11	12	14	14	13	15	13
	Water	8	8	7	11	12	14	14	13	15	13
SW - Chartwell	Storm water	60	78	79	75	39	22	15	24	26	13
SW - City Centre	Storm water	89	83	73	85	71	69	65	67	65	66
SW - Citywide	Storm water	1,234	1,450	1,454	1,457	1,387	1,383	1,471	1,524	1,490	1,427
SW - Hamilton East	Storm water	111	129	128	118	105	97	88	84	83	82
SW - Kirikiriroa	Storm water	113	248	289	270	152	121	151	154	152	158
SW - Lake Rotokauri	Storm water	30	33	36	38	35	24	11	19	39	76
SW - Mangaheka	Storm water	33	65	80	64	50	33	20	14	12	15
SW - Mangakotukutuku	Storm water	175	191	228	278	238	250	262	332	360	361
SW - Mangaonua	Storm water	107	64	29	27	17	7	11	13	8	10
SW - Ohote	Storm water	0	0	0	0	0	0	0	0	0	0

Growth Rates (HUEs)	Activity	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
SW - Otama-ngenge	Storm water	0	46	12	5	112	166	179	179	150	133
SW - Peacocke	Storm water	0	0	0	0	107	201	283	251	205	136
SW - River North	Storm water	0	0	0	0	0	0	0	0	0	0
SW - Rotokauri West	Storm water	0	0	0	0	0	0	0	0	0	0
SW - St Andrews	Storm water	91	97	110	115	111	64	109	68	107	118
SW - Te Awa o Katapaki	Storm water	250	212	226	228	179	119	121	130	138	131
SW - Te Rapa Stream	Storm water	28	42	16	20	21	66	26	52	22	4
SW - Temple View	Storm water	7	7	6	6	6	7	6	6	7	6
SW - Waitawhiriwhiri	Storm water	139	156	141	127	135	137	125	130	114	117
SW - Western Heights	Storm water	0	0	0	0	9	1	1	1	2	0
WW - East	Wastewater	864	890	860	824	972	1,027	1,146	1,187	1,168	1,058
WW - West	Wastewater	537	539	574	606	410	328	304	318	307	347

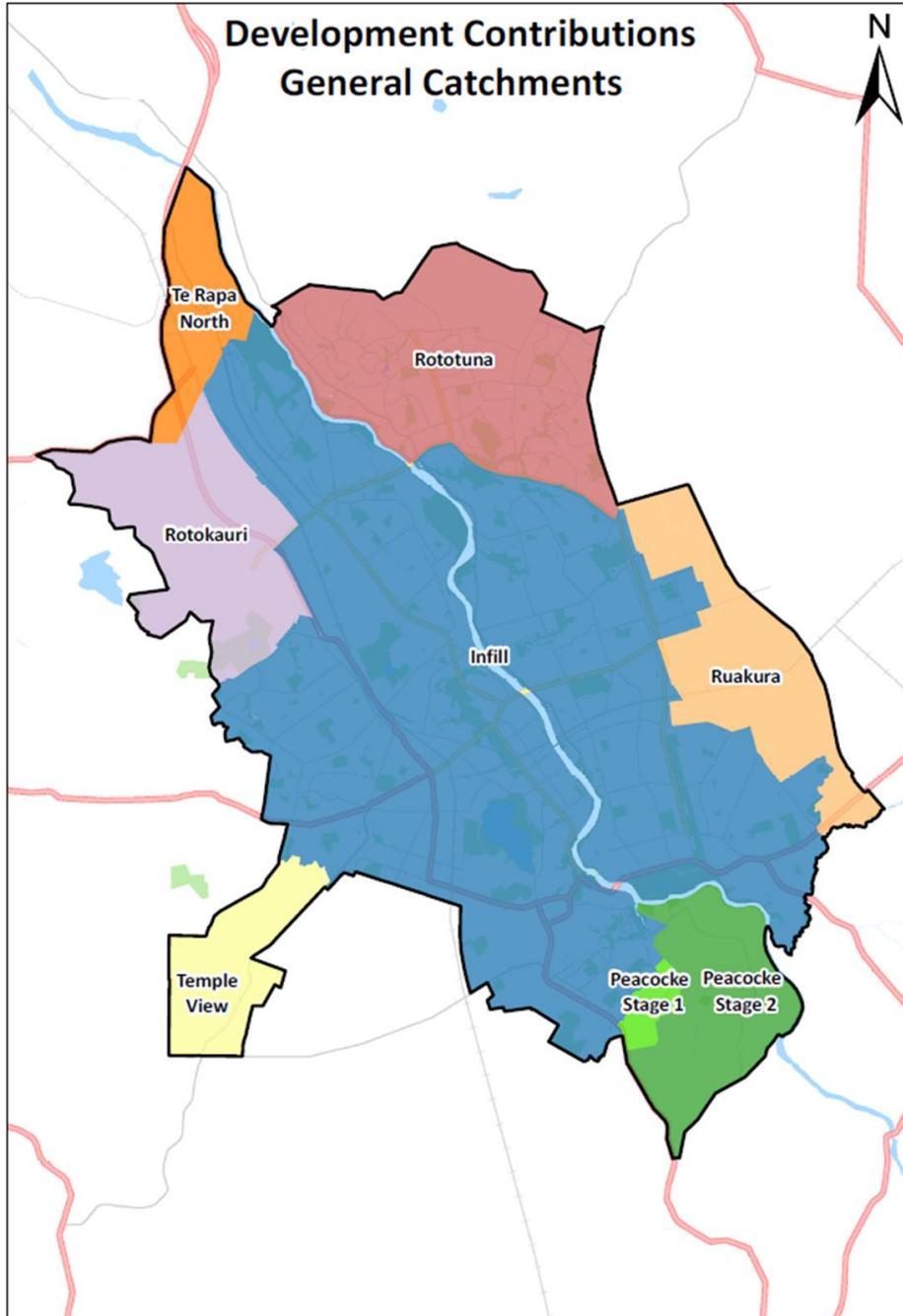
Note 1 - The above forecasts form part of a more complex growth model used in the calculation of charges, and which is available for inspection by request to Council.

### 28. SCHEDULE 8 – DEVELOPMENT CONTRIBUTIONS CATCHMENT MAPS

Map 1 – General Catchments

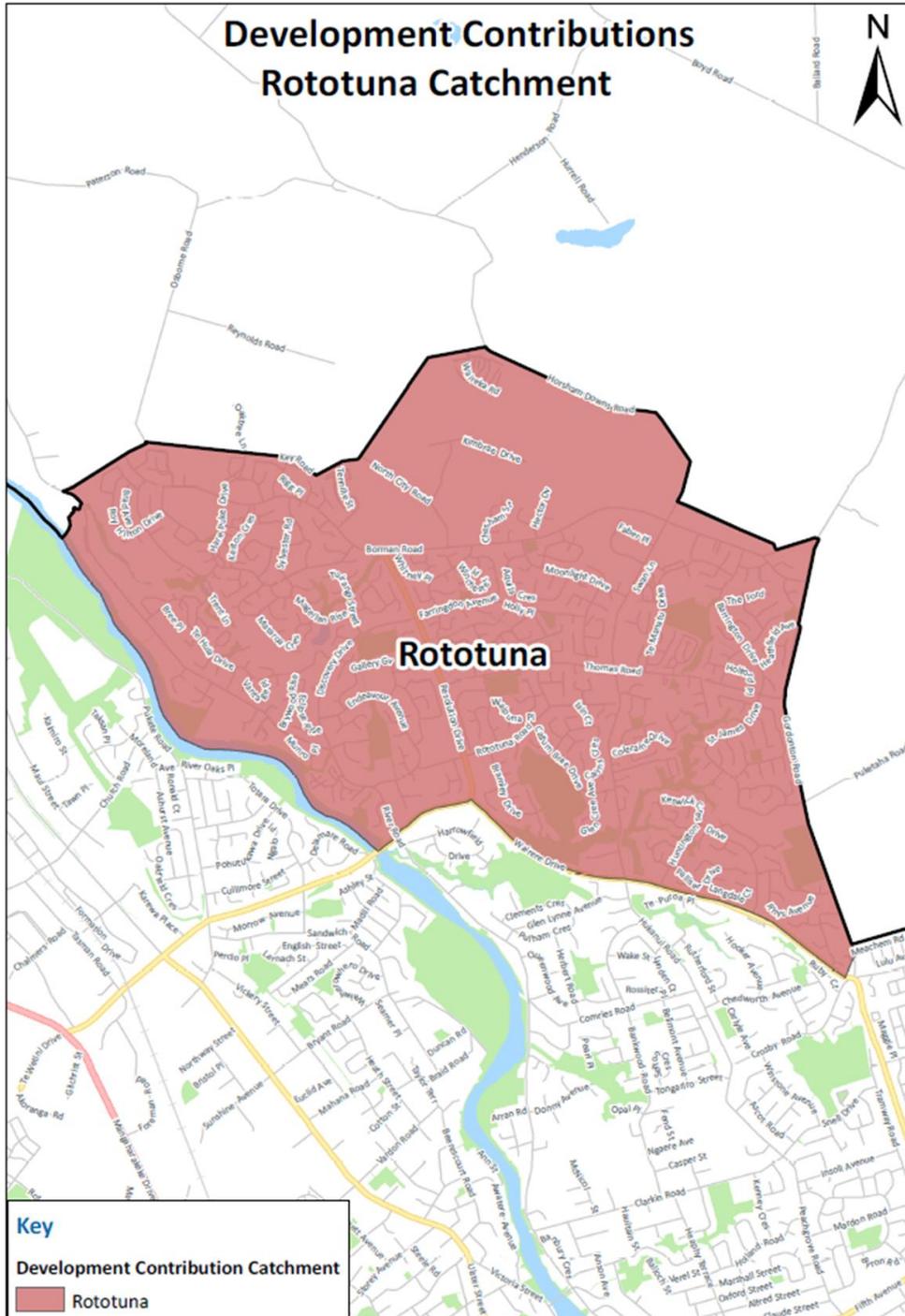
For more detail regarding areas please refer to Council's [development contributions GIS viewer](#).

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



Map 2 – Rototuna catchment

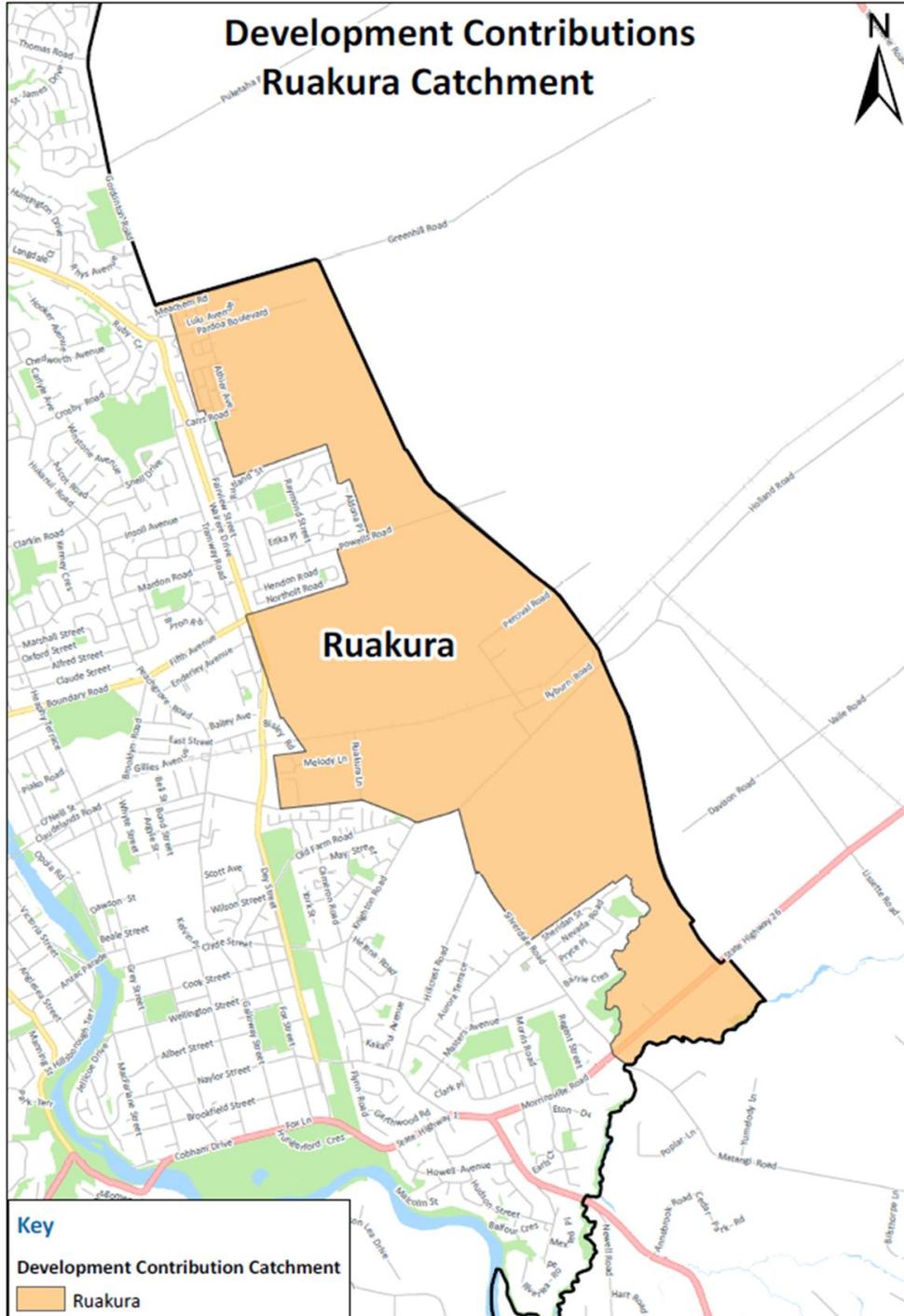
For more detail regarding areas please refer to Council's [development contributions GIS viewer](#).





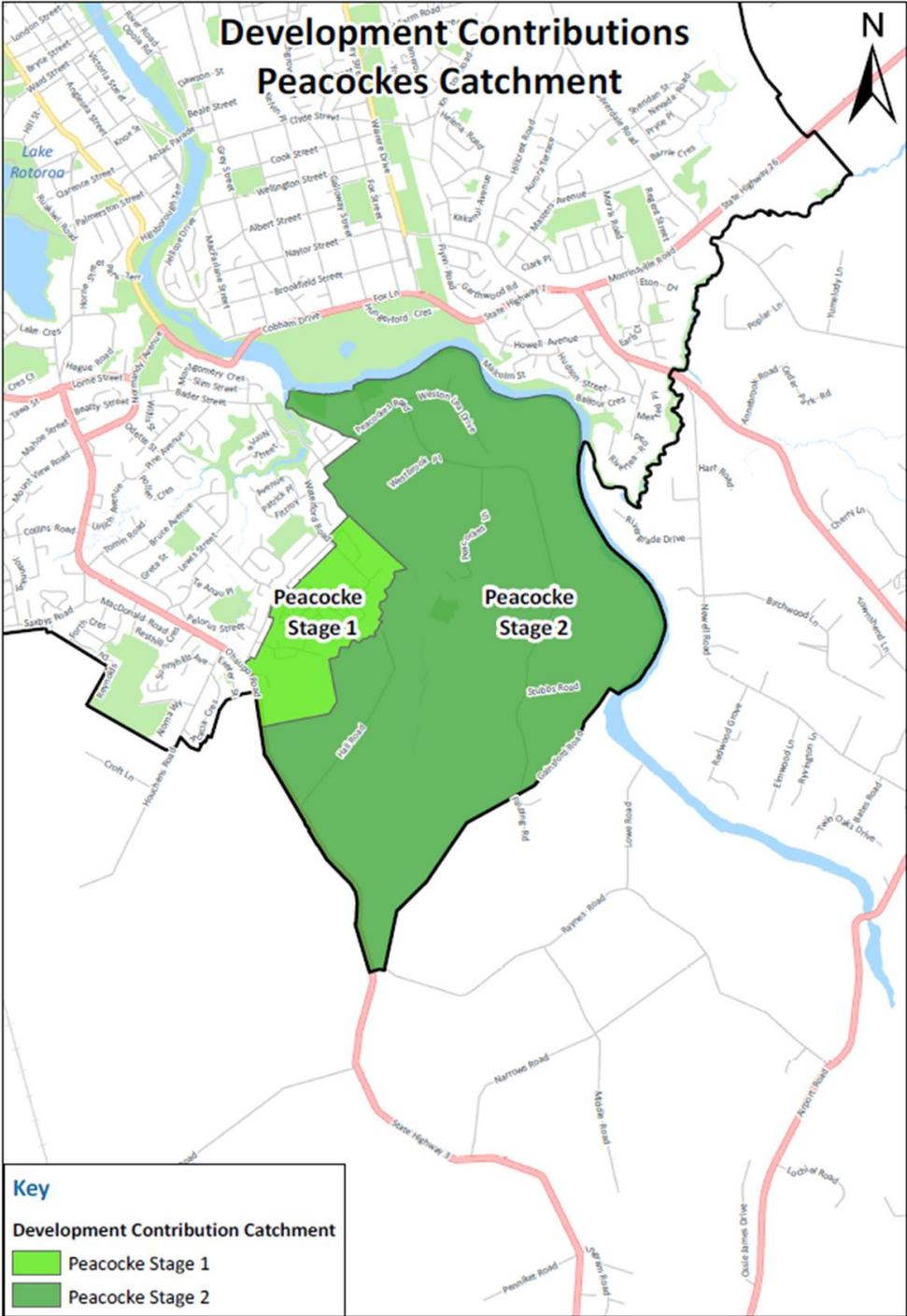
Map 4 – Ruakura Catchment

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



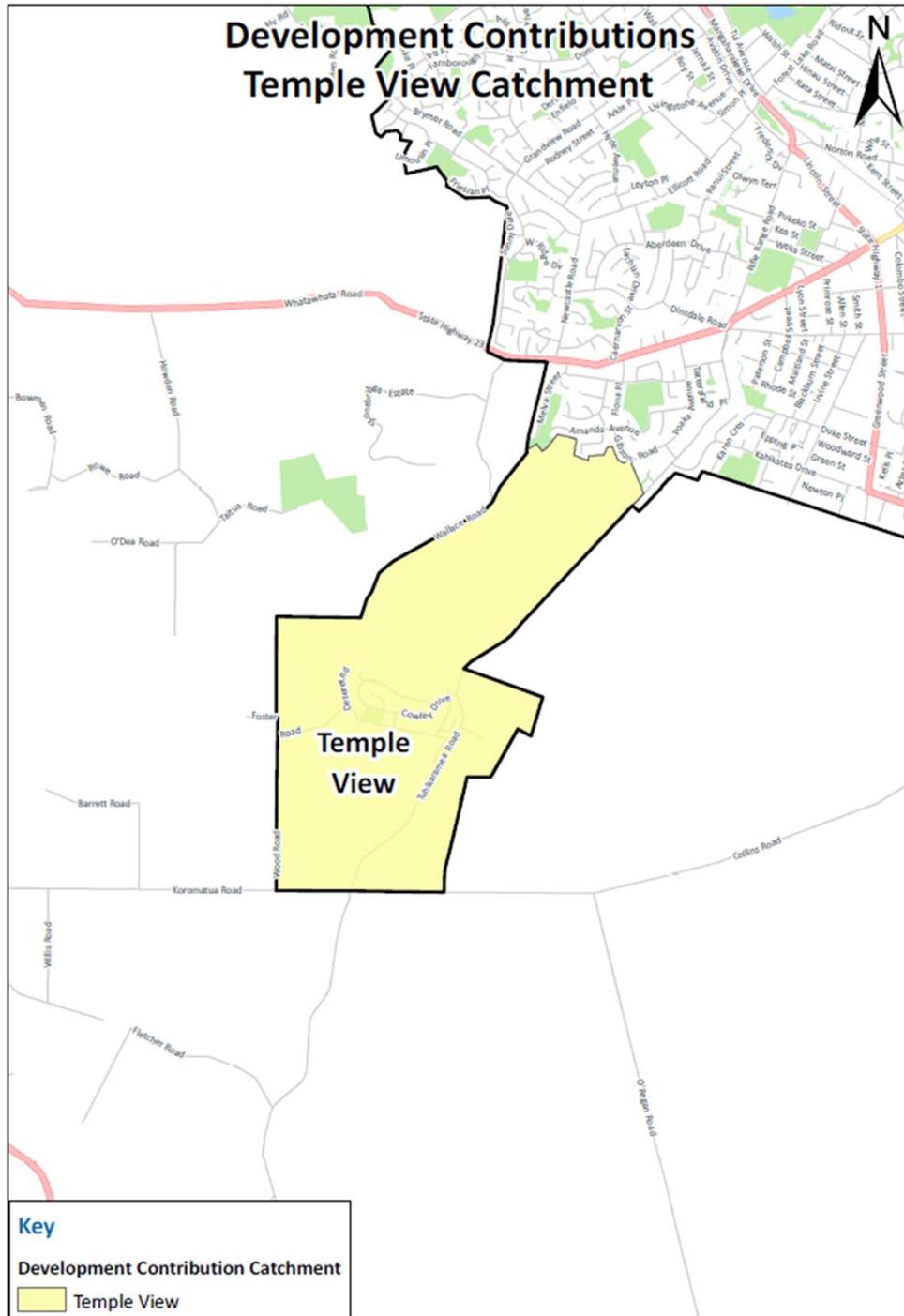
Map 5 – Peacocks Catchments

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



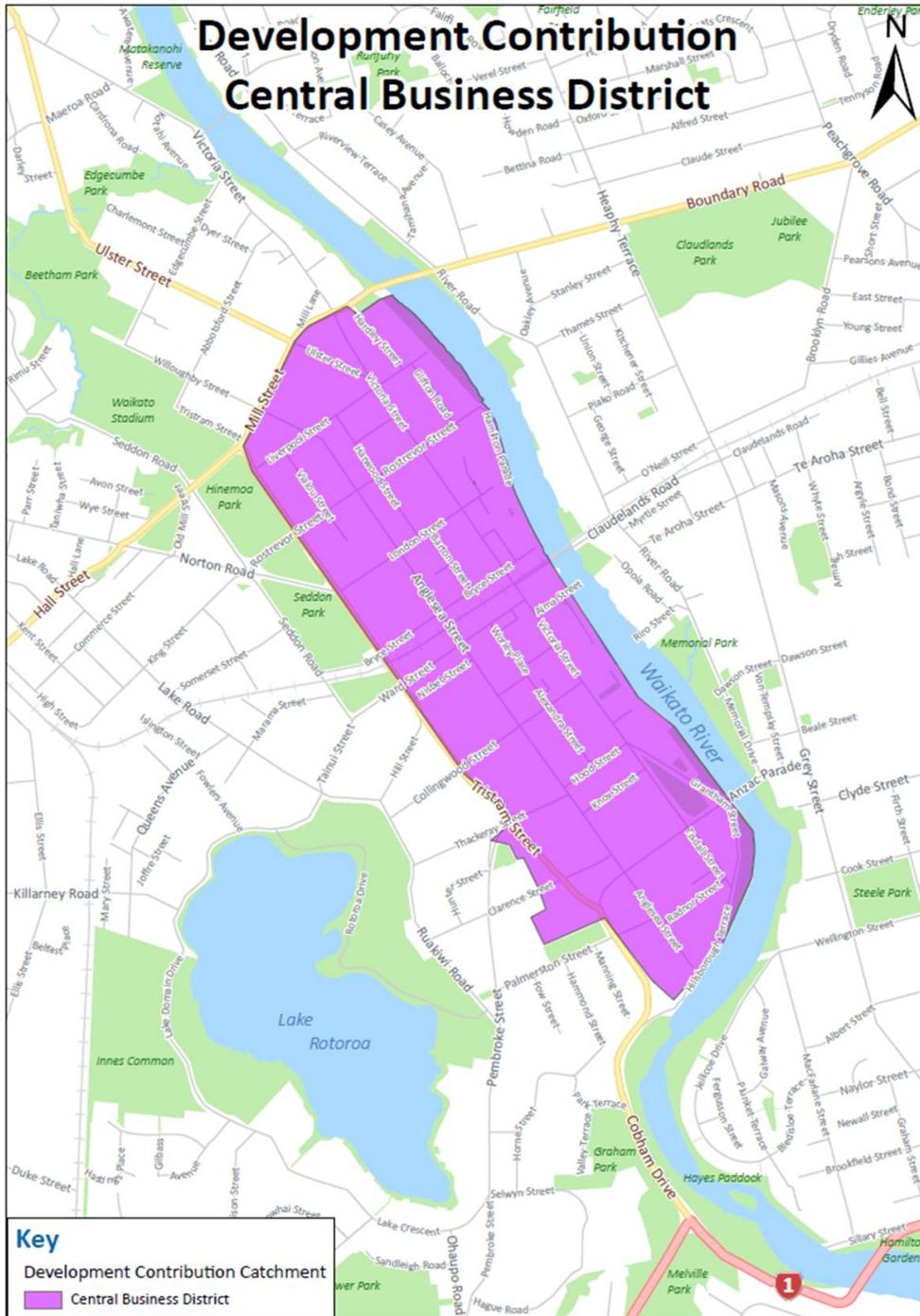
Map 6 – Temple View Catchment

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



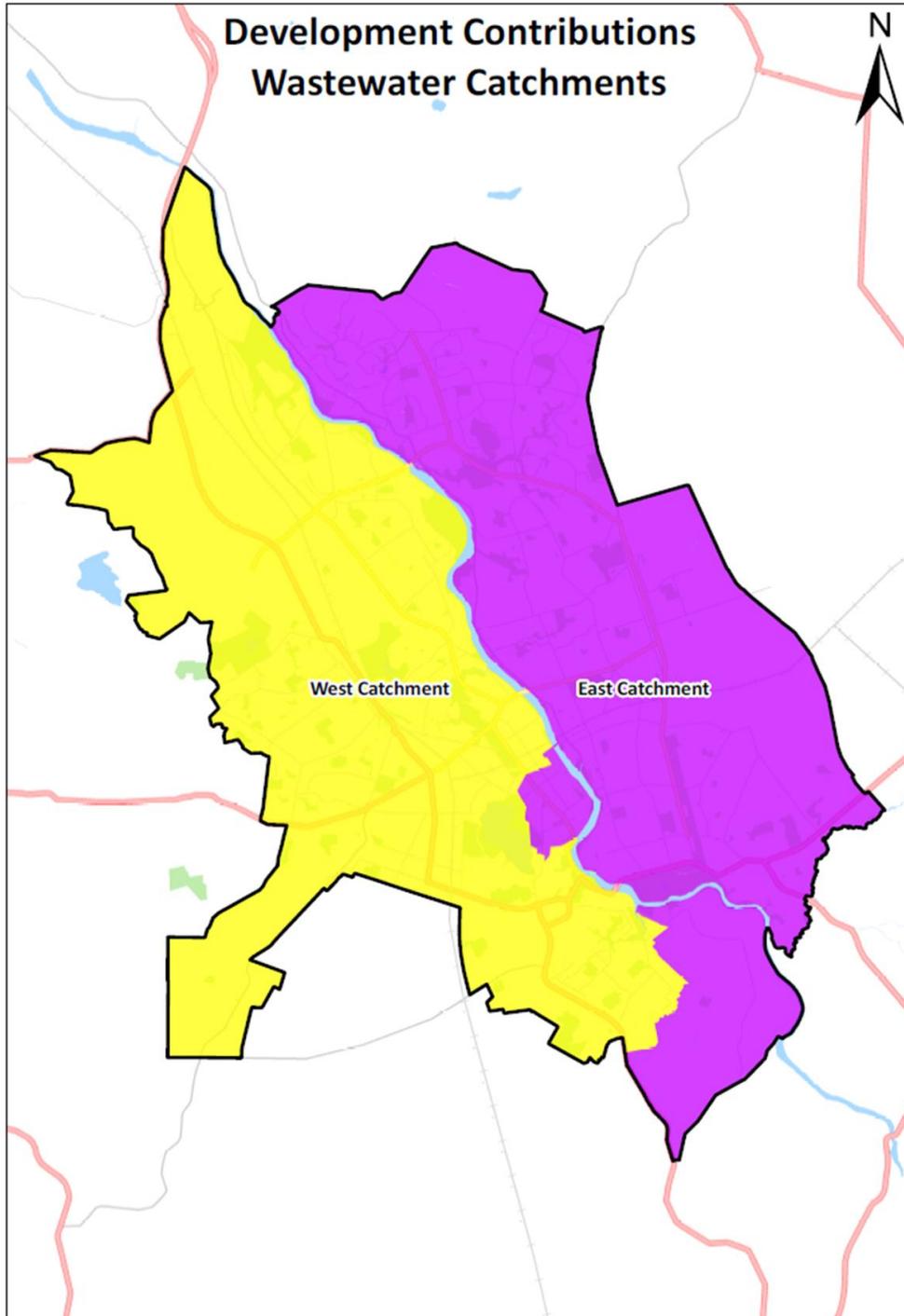
Map 7 – CBD Catchment

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



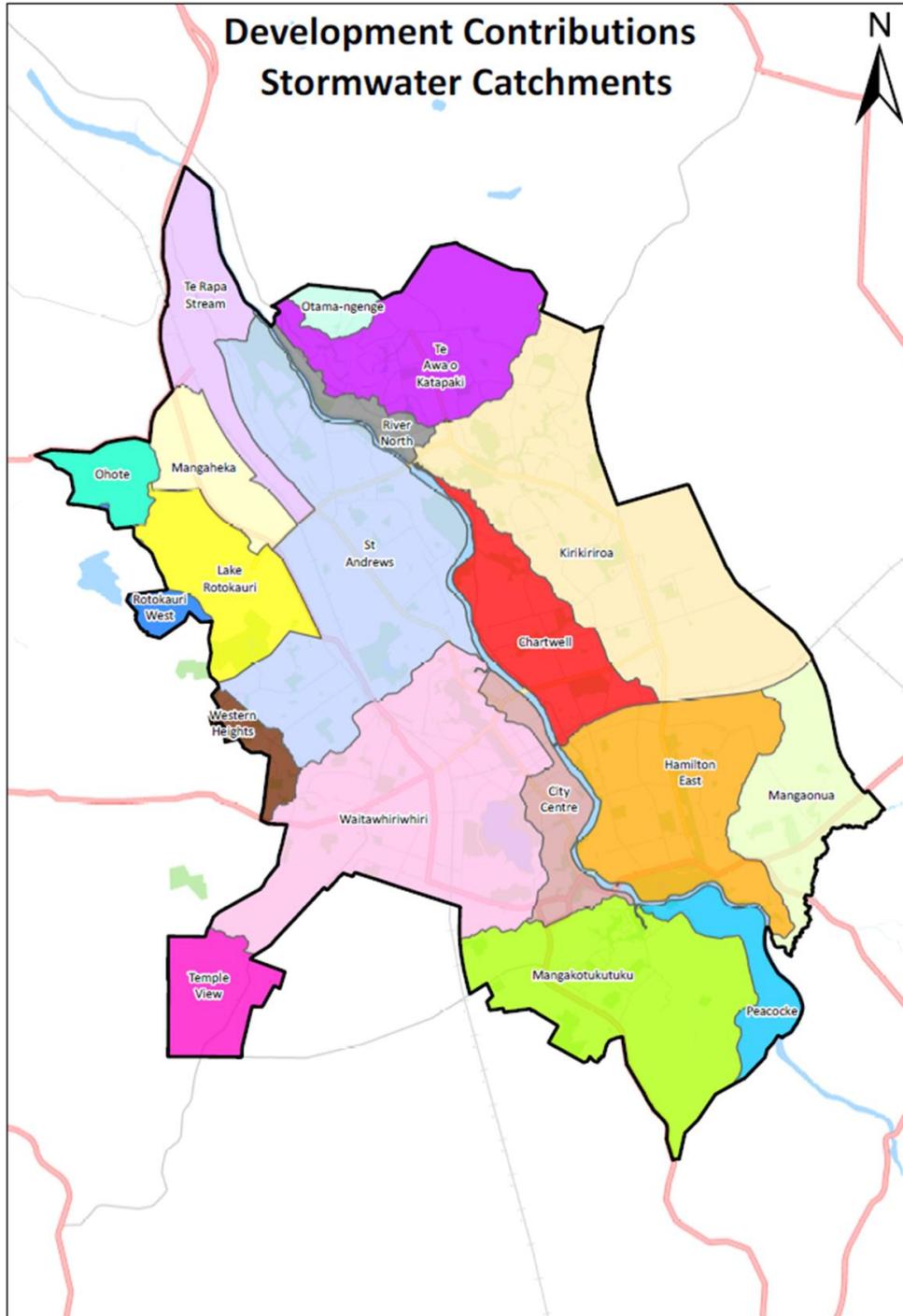
Map 8 – Catchments for Bulk Wastewater Infrastructure

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



Map 9 – Catchments for Stormwater Infrastructure

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



END

<b>First adopted:</b>	<b>1 July 2005</b>
<b>Revision dates/version:</b>	Version <del>12-13</del> , Proposed Policy for public consultation, 4 April 2019.
<b>Date this Policy operative:</b>	1 July 201 <del>9</del> 8
<b>Engagement required:</b>	Sections 82-87 LGA 2002
<b>Document number:</b>	D- <del>2863937710972</del>
<b>Associated documents:</b>	Refer <a href="http://www.hamilton.govt.nz/dc">www.hamilton.govt.nz/dc</a>
<b>Sponsor/Group:</b>	City Growth

## **PROPOSED DEVELOPMENT CONTRIBUTIONS POLICY**

**~~2018/19~~2019/20**

## 1. PURPOSE OF POLICY

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

## 2. QUICK REFERENCE GUIDE

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

Section	Section Name	Page
Section 5	What is a development contribution?	5
Section 6	Definitions	6
Section 10	Stages when development contributions are required	22
Section 11	Payment of development contributions	22
Section 12	Limitations and calculation of credits and exemptions	25
Section 13	Request for reconsideration	25
Section 14	Objecting to your charge	26
Section 16	Special Assessments	27
Section 17	Remissions	28
Section 19	How to estimate your development contribution charge	31
Schedule 1	Table of Charges	32
Schedule 8	Catchment maps	<del>544</del> 6

- 2.2 These are suggested as sections for first reference, but the Policy needs to be considered in its entirety. The full methodology and supporting information behind the Policy is also available from Council upon request.
- 2.3 The following summary information can be viewed by clicking the links below. They are for guidance and information only, and do not supersede anything in this Policy.
- [Development contributions information sheet](#)
  - [How to estimate a development contribution charge](#)
  - [When do I need to pay a development contribution?](#)
- 2.4 For further guidance and information please visit [Council's development contributions website](#)

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27. Schedule 7 – Growth Forecasts	<del>5144</del>
28. Schedule 8 – Development Contributions Catchment Maps	<del>5446</del>

#### 4. POLICY BACKGROUND

- 4.1 Hamilton has grown rapidly over the past few decades and although the rate of growth slowed down following the global financial crisis, economic activity has been strong for several years and ongoing growth is projected for Hamilton into the foreseeable future.
- 4.2 Council is required to ensure that this growth is efficiently managed and accommodated within the city so that growth benefits the entire community. The primary way that Council performs this function is by delivering infrastructure to support this growth in an efficient and cost-effective manner. That infrastructure includes reserves, and network infrastructure such as roads, water, wastewater, and stormwater systems.
- 4.3 Council must plan for this future demand for infrastructure that comes from growth, and establish a capital expenditure programme which provides for these activities over time. It must also determine how these activities are to be paid using the range of funding sources available to it, including rates, financial contributions under the Resource Management Act 1991, grants, and development contributions.
- 4.4 Council is required to determine how each activity is to be funded, including what activities should be funded wholly, or in part, by development contributions, which are a direct method of targeting the developer community as a funding source. The need for some infrastructure, for example, is brought about solely to meet additional demand created by development, and so it is fair that the developer community contributes significantly to these costs. However, new infrastructure may also benefit the wider community, and so it is appropriate that they also contribute to the costs. An appropriate balance must be struck, depending on the activity.
- 4.5 This Policy establishes a framework for determining what level of funding an activity will receive by way of development contributions, and assists developers in determining the level of development contributions payable by them on a development by development basis.
- 4.6 This Policy takes effect on 1 July 20198 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 20198 but not granted until after 1 July 20198 will be considered under the policy that was in force at the time that the application was submitted to Council accompanied by all required information.

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

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

## 6. DEFINITIONS

- 6.1 **10-Year Plan** means Council's adopted long term plan in accordance with the LGA.
- 6.2 **activity** means transport, water, wastewater, stormwater or reserves.
- 6.3 **allotment** means:
- a) any parcel of land under the Land Transfer Act 1952 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not:
    - i. the subdivision shown on the survey plan has been allowed, or subdivision approval has been granted by Council.
    - ii. a subdivision consent for the subdivision shown on the survey plan has been granted under the Act.
  - b) any parcel of land or building or part of a building that is shown or identified separately:
    - i. on a survey plan.
    - ii. on a licence within the meaning of Part 7A of the Land Transfer Act 1952.
  - c) any unit on a unit plan.
  - d) any parcel of land not subject to the Land Transfer Act 1952.
- 6.4 **ancillary activity** means any non-residential activity on the same site as another principal non-residential building or activity and whose use is incidental to the principal building or principal activity, and which occupies not more than 25% or 250m<sup>2</sup> of the activity's gross floor area on the site and associated premises (including any associated premises on an immediate adjoining site), whichever is the lesser.
- 6.5 **bedroom** means an area of a residential unit that is not:
- a) the kitchen, bathroom(s), laundry and toilet(s),
  - b) the dining room or living room (but not both) whether open plan with the kitchen or not,
  - c) entrance halls and passageways,
  - d) garage, and
  - e) any other room smaller than 6m<sup>2</sup>.
- 6.6 **capex** means capital expenditure.
- 6.7 **catchment** means an area shown in Maps 1-9 (refer Schedule 8) within which a separately calculated and specified set of development contributions charges apply.
- 6.8 **CBD** means the Central Business District. An area defined as the Business Improvement District (BID) in Council's Rating Policy.
- 6.9 **citywide** means the catchment that covers the entire city. The citywide charge forms a component of all other development contribution charges.
- 6.10 **commercial development** means any development involving the use of premises (land and buildings) for administration or professional activities, leisure and recreation activities, community centres, places of worship, mobile accommodation, motels, and all other activities not covered by the definitions of residential, retail, and industrial development.

- 6.11 **Council** means the Hamilton City Council and includes any committee, subcommittee or person acting under delegated authority.
- 6.12 **Council's website** means [www.hamilton.govt.nz/dc](http://www.hamilton.govt.nz/dc)
- 6.13 **DC** means development contribution.
- 6.14 **developer** means any individual entity or group undertaking development.
- 6.15 **development** means any subdivision, building (as defined in section 8 of the Building Act 2004), land use, or work that generates a demand for reserves or network infrastructure; but does not include the pipes or lines of a network utility operator.
- 6.16 **one bedroom dwelling** means a residential unit with not more than one bedroom in total.
- 6.17 **two bedroom dwelling** means a residential unit with not more than two bedrooms in total.
- 6.18 **standard residential dwelling** means a residential unit with not more than three bedrooms in total.
- 6.19 **large residential dwelling** means a residential unit with more than three bedrooms in total.
- 6.20 **granted** means the date that an application for a consent or service connection is approved by Council.
- 6.21 **greenfield** means any catchment other than the citywide and infill catchments.
- 6.22 **gross floor area (GFA)** means the sum of the gross floor area of all floors of all buildings on a site measured from the exterior faces of the exterior walls or from the centrelines of walls separating two buildings. Gross floor area shall:
- a) include elevator shafts, stairwells and lobbies at each floor and mezzanine floors and balconies,
  - b) exclude any provided car-parking, ~~incidental or temporary loading and servicing areas and access thereto~~ and building service rooms containing equipment such as lift machinery, tanks, air conditioning and heating plants,
  - c) exclude buildings and structures where defined as temporary in a relevant consent,
  - d) include permanent outdoor covered structures,
  - e) for the purposes of this Policy, include car parking provided on a commercial basis, and
  - f) in cases where there is no constructed floor or in which existing floor area is covered for the first time by a roof or other covered structure, include the area under the roof or the covered structure.
- 6.23 **household unit equivalent (HUE)** means demand for Council services, equivalent to that produced by an average household.
- 6.24 **industrial development** means any development involving the use of premises (land and buildings) for manufacturing, processing, bulk storage, warehousing, servicing and repair activities, or if the use of premises is unknown, any development permitted or authorised by resource consent in an industrial zone.
- 6.25 **infrastructure** means network infrastructure or reserves.
- 6.26 **Infrastructure Strategy** means the 30-Year Infrastructure Strategy adopted with Council's 10-Year Plan.

- 6.27 **lot** means allotment.
- 6.28 **LGA** means the Local Government Act 2002.
- 6.29 **network infrastructure** means the provision of roads and other transport, water, wastewater, and stormwater collection and management as defined by the LGA.
- 6.30 **residential activities** mean the use of land and buildings on a site by people for living accommodation either alone, in families or groups.
- 6.31 **residential development** means new buildings or parts of buildings designed to be used as residential units. This includes but is not limited to apartments, semi-detached and detached houses, ancillary residential units, units, town-houses, private units within a retirement village, show homes, self-contained accommodation, and new allotments on land that is zoned residential.
- 6.32 **residential unit** means a building or group of buildings, or part of a building or group of buildings that are used, or intended to be used, only or mainly for residential activities.
- 6.33 **retail development** means any development involving the use of land or buildings where goods and services are offered or exposed to the general public for sale, hire or utilisation. For the purposes of this Policy, this definition shall include restaurants, licensed premises and food and refreshment facilities.
- 6.34 **Schedule of Assets** means the S201 LGA schedule available on Council's website.
- 6.35 **sector** means residential, industrial, commercial, retail, or wet industries
- 6.36 **self-contained accommodation** means a residential unit which has kitchen, toilet and bathroom facilities.
- 6.37 **site** means an area of land which is:
- a) Comprised in a single certificate of title or in respect of which a single certificate of title could be issued without further consent from the Council.
  - b) Composed of two or more lots held together in one (or more) certificate(s) of title and where no single lot can be dealt with separately without the prior consent of the Council.
  - c) An area of land which has been defined for the purpose of transferring it from one certificate of title to another.
  - d) An area of land which is, or is to be, used or developed as one property whether or not that use or development covers the whole or a part(s) of one or more lots.
- 6.38 **wet industries** means industrial developments that are assessed to or will utilise more than 15,000 litres of water per day.

- 7. GROWTH-RELATED CAPITAL EXPENDITURE (S101(3), S106(2), S197AB, S199(1), S201(1) LGA)**
- 7.1 Summary and explanation of growth-related capital expenditure (s106(2), (2)(a) s201A LGA)**
- 7.2 Based on demographic and economic data it is projected that Hamilton will continue to grow over the next few decades. Some of this growth can be supported by existing Council infrastructure, but Council has identified that there will also be a need for a number of new assets and an increase in the capacity of a number of existing assets.
- 7.3 Major growth-related infrastructure projects in Council's 30 Year Infrastructure Strategy include further extensions of the Hamilton Ring Road including a four-lane bridge into Peacockes, capacity increases relating to water and wastewater headworks, completion of existing and the provision of new sports parks, a stormwater floodway in Rotokauri, and extensions to water, wastewater, transport and stormwater infrastructure in Rototuna, Ruakura, Rotokauri, and Peacockes.
- 7.4 Not all growth-related projects can be funded from development contributions. A development contribution can only be levied where it can be demonstrated that the effect of the development, either alone or in combination with other developments, is to require new or additional assets or assets of increased capacity, and as a consequence, Council incurs capital expenditure to provide that infrastructure.
- 7.5 Where this criterion can be met, Council has chosen to recover some of the costs for these infrastructure projects from development contributions.
- 7.6 The Schedule of Assets sets out in detail information for each new asset or programme of works, including the estimated capital costs and the proportion proposed to be recovered through development contributions and through other funding sources.
- 7.7 Development contribution components and proportion of growth-related capital expenditure funded by development contributions (s199(1), 106(2)(b) LGA)**
- 7.8 The growth-related capital expenditure that Council has incurred, and will incur over the 10-Year Plan period and for selected projects the 30 Year Infrastructure Strategy period, is allocated across a number of groups of activities that are impacted by increased demand, and will be funded from a mix of development contributions, rates, financial reserves, and NZTA subsidies as set out in the Schedule of Assets.
- 7.9 The development contribution charges for these groups of activities correspond to five development contribution charge accounts maintained by Council. The five development contribution accounts cover the two types of infrastructure for which Council takes development contributions, these being reserves and network infrastructure. The latter is further divided for charging purposes into transport, water, wastewater and stormwater.
- 7.10 Rationale for using development contributions as a funding source (s106(2)(c), 101(3) LGA)**
- 7.11 The proportion of costs that will be funded by development contributions has been determined using the following rationale.

- 7.12 Community outcomes
- 7.13 Council's growth-related capital expenditure primarily contributes to the following community outcome identified to guide city strategic planning: *"a city that embraces growth - our city has infrastructure that meets our current demands, supports growth and helps build a strong economy."*
- 7.14 Council considers that this community outcome is best promoted by:
- a) the timely provision of infrastructure to support growth in Hamilton, while protecting ratepayers from unacceptable annual rates increases by taking development contributions to fund an appropriate portion of growth-related capital expenditure;
  - b) using conservative assumptions to forecast growth or project development contribution revenue; and
  - c) allocating costs of growth-related expenditure to reflect the causes and benefits of growth infrastructure provision and hence encouraging sustainable development activity by ensuring that developers meet their fair and equitable share of the costs related to the infrastructure provided.
- 7.15 Additionally, in the process of allocating costs to development contributions, Council's outcomes and goals specific to each major project were identified and taken into consideration.
- 7.16 Causes and benefits
- 7.17 The LGA provides that cost allocations used to establish development contributions should be determined according to, and be proportional to, the persons who will benefit from the growth-related assets to be provided (including the community as a whole) as well as those who create the need for those assets.
- 7.18 It is Council's view that development is a major cause of the costs identified in the Schedule of Assets, and that this growth-related expenditure is necessary to enable the growth of the city to continue without reducing the current levels of service provided.
- 7.19 Developers will also derive benefit from this expenditure on infrastructure by Council, so it is fair and equitable that developers should pay for a reasonable portion of these costs through development contributions.
- 7.20 Extent to which development causes expenditure
- 7.21 In evaluating the extent to which development causes expenditure, some components of the total cost of growth-related capital projects will be excluded from charging, including growth caused from outside the city, growth that is caused and benefits only the general rating community, and level of service improvements. This portion will be funded separately from other sources including central government subsidies and general rates loans – recognising that some of the benefits derived from these assets accrue both to the existing community and to future ratepayers, and those outside the city.
- 7.22 Cost allocations are evaluated on a project-by-project basis or for groups of projects, and include consideration of:
- the project description and relevant information
  - the purpose and key outcomes of project

- related projects and project dependencies
  - rationale for the choice of catchment
  - multiple Levels of Service considerations
  - growth benefits and growth causation rationale
  - the duration of those benefits
  - the exclusion of non-DC growth.
- 7.23 Projects considered to be of the greatest significance in terms of quantum of cost, complexity, or other matters, including community considerations, have been assessed in substantially more detail. Individual substantive engineering reports have been compiled and referred to for the purposes of allocating costs, including disaggregation of projects into component projects for finer grained analysis, and detailed project and asset metrics under guidance from an external asset management specialist.
- 7.24 These reports and the wider analysis intend to rigorously capture what is meant by level of service deficiencies and its different dimensions and significance, and to assess capital projects on the extent to which they are driven by these level of service deficiencies.
- 7.25 Costs by project have been allocated to development contributions by deriving a percentage figure to reflect both the extent to which the development community causes the need for the expenditure, and the extent to which developers benefit from the expenditure. The average of the two percentages is used as the final percentage of growth-related project costs for development contributions funding.
- 7.26 The percentage figure for developer causation has been derived by considering the extent to which the project would be needed if there was no development, by excluding the portion of each project that contributes to renewals, demand caused by development outside the city, and remedying existing level of service deficiencies (backlog).
- 7.27 Level of service assessments are derived by considering the breadth of level of service improvements addressed by provision of each project, and by the significance of the level of service improvements of each project in the context of the wider project or projects.
- 7.28 For transport projects for which NZTA subsidies are available, the amount of these subsidies is removed from the total cost prior to applying the development contributions allocation.
- 7.29 Significant assumptions in the cost allocation process are described under 10.71 below. Full details of methodology for cost allocations, causation and benefit analysis, and other related aspects for each individual project cost allocation are available on request.
- 7.30 The distribution and timing of benefits
- 7.31 The timing of profits accruing to developers and the need for the capital expenditure both align more closely with the timing of the consents required by developers than they do with the annual rates payments made by residents, so it is appropriate that a portion of the costs be imposed as development contributions through the consenting process.
- 7.32 For each project, consideration has also been given to the period over which the benefits are expected to occur or over which the capacity provided by the project will endure. Recovery of costs from development contributions has been timed to align with this period. The cost allocation percentage figure for growth benefits has been derived on the basis of assessed

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

- 7.33 Housing Infrastructure Fund (HIF)
- 7.34 HIF is a government initiative to provide alternative funding sources for high growth councils that have financial challenges in providing growth infrastructure necessary to enable adequate housing supply is maintained.
- 7.35 HIF comprises two main funding elements for growth infrastructure being a 10 year interest free loan, and for applicable transport projects, a capital subsidy from NZ Transport Agency.
- 7.36 Council has successfully applied to the Government for HIF funding of growth infrastructure projects that will enable stage two of the Peacocke area to be developed. The Government have approved the HIF subject to final Council acceptance of loan agreement terms and on Council approving its 2018-28 10-Year Plan (with the Peacocke growth infrastructure included) following the public engagement process.
- 7.37 Interest costs not incurred by Council on account of HIF interest free borrowing terms, which the calculation model would otherwise have included in its development contribution charge calculation, have been offset in the model. The effect of this is to prevent developers paying development contributions for interest that would never actually be incurred by Council. Likewise, NZTA subsidies have been excluded from recovery through development contributions.
- 7.38 If Council does not progress its HIF application then the interest free offset would not be used in the development contribution charge calculation.
- 7.39 Transparency and accountability
- 7.40 Growth costs and their funding source are identified separately and on a project-by-project basis which imposes significant administrative costs on Council, but these are outweighed by the benefits in terms of greater equity (user pays), transparency and accountability.
- 7.41 The full methodology and rationale that demonstrates how the calculations for the contributions were made, is available on Council's website.
- 7.42 Overall impact of allocation
- 7.43 In some catchments, and for some types of development, Council has taken the view that the development contribution charge resulting from the above allocations would have an adverse effect on the development community to an extent that it would hinder growth and development, with negative consequences for the community as a whole. In these cases, Council, with consideration to s101(3)b of the LGA, has opted to cap the charge and fund any resulting revenue impacts from rates. This approach is consistent with that described in Council's Revenue and Financing Policy in the section titled Funding Sources for Capital Costs.
- 7.44 Council considers that overall the allocation of growth-related capital costs to development contributions set out in the Schedule of Assets and the resulting development contribution charges as specified in Schedule 1 of this Policy be reasonable and consistent with the statutory framework.

- 7.45 Total amount of development contributions funding sought (s106(2)(d), s201(1), s197AB LGA)
- 7.46 The total amount sought from development contributions funding, including financing costs, is set out in Schedule 2 of this Policy.

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

### **8.1 Development contribution catchments**

- 8.2 Different areas of the city (“catchments”) have been allocated different amounts of growth-related capital expenditure as set out in the Schedule of Assets and are forecast to have different amounts of growth (see Schedule 7). Financing costs have been allocated to them in proportion to the balance of expenditure and growth within each area over time (see Schedule 2).
- 8.3 It is not practical to define catchments that precisely fit each individual growth project that Council undertakes. Taking this into account, Council considers that it is most equitable to divide the city into catchments as is shown in the maps displayed in Schedule 8.
- 8.4 Within each of these catchments, unless a remission, specific agreement or where credits apply, all developments will pay the same development contribution, regardless of their location within the catchment and regardless of their proximity to any particular projects that Council has undertaken or will undertake in that catchment.
- 8.5 This will ensure that the historical and future costs of growth-related capital works in that catchment are shared amongst all developments that benefit from them to the best practicable extent, whether directly or indirectly.
- 8.6 Some growth-related capital expenditure cannot adequately be confined to individual areas, and where appropriate will be recovered on an equal basis from all developments in the city, regardless of location.
- 8.7 Council’s approach is supported by s199AB(g) of the LGA which provides that when calculating and requiring development contributions, territorial authorities may group together certain developments by geographic area or categories of land use, provided that—
- a) the grouping is done in a manner that balances practical and administrative efficiencies with considerations of fairness and equity; and
  - b) grouping by geographic area avoids grouping across an entire district wherever practical.
- 8.8 Refer to for further discussion on catchments.
- ### **8.9 Producer Price Index adjustments**
- 8.10 Council will at its sole discretion and in accordance with s106(2B-2C) LGA, will increase the capital component of development contribution charges annually based on the Producers Price Index Outputs for Construction rate provided by Statistics New Zealand.

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

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

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

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

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

8.14 Where:

- t = time indicator
- Cost<sub>t</sub> = LTP Project Cost in year t
- HEU<sub>t</sub> = Household equivalent units of demand in year t
- DC<sub>t</sub> = DC<sub>1</sub> = Development contribution per HEU in year t
- r = annual interest rate
- N = length of the cost recovery period in years.
- k = time over which future project costs will be recovered in years
- Σ = summation operator
- HC = Historic costs incurred prior to the LTP
- HR = Historic development contribution revenues allocated to this project
- Growth = share of project cost to be recovered from growth via development contributions

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

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

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

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

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

- 9.1 The Development Contributions Policy incorporates a number of assumptions underlying the calculation of development contributions, principally around city growth, the demands placed on infrastructure by different types of developments, the allocation of costs and ultimately how these costs will be recovered from different types of development.
- 9.2 These assumptions, and an assessment or estimate of the effects of the uncertainty surrounding them, are detailed in this section.
- 9.3 **Growth projections**
- 9.4 Residential growth projections are based upon the National Institute of Demographic and Economic Analysis (NIDEA) population projection methodologies and data, augmented with Statistics New Zealand and 2013 Census information.
- 9.5 Non-residential floor area projections are based on economic projections for Hamilton and the Waikato Region made in 2017 by Market Economics Ltd.
- 9.6 Summary growth projection tables for the 10-Year Plan period are presented in Schedule 7.
- 9.7 Effects of uncertainty
- 9.8 Projecting or forecasting growth over the long term across the city and for individual areas and types of development within the city naturally involves a significant amount of uncertainty, and this will become more pronounced as time progresses. Growth inputs are a core component of the charge calculations, and there is a real likelihood that even a robust growth model would generate outputs that vary significantly from realised growth.
- 9.9 Projections that are lower than 'actual' growth would retrospectively have returned charges set at a level that is too high, and vice versa.
- 9.10 The divergence may also vary according to catchment and industry sector, resulting in charges that are weighted too heavily to some areas or some types of development. The effect of citywide growth variations would be expected to be less because projecting across a city has a lower error margin than by individual catchment, and historical data will inform projections better across a city compared with catchments or growth cells.
- 9.11 In order to minimise the effects of uncertainty, growth demand projections and assumptions will be monitored and regularly reviewed in light of new information.
- 9.12 **Conservative revenue assumptions**
- 9.13 The theoretical revenue generated by the development contribution model assumes that all HUEs return full revenue in accordance with the applicable charges.
- 9.14 Forecasts for development contribution revenue for the purposes of the 10-Year Plan are conservative estimates including allowances made for future remissions, and historical consents issued at lower charge rates as per the applicable policy at the time a consent is granted.
- 9.15 High development contribution charges have the potential to reduce development below levels anticipated through Council's growth modelling, for reasons such as development becomes less feasible, or developers choose to relocate or land bank.

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

- 9.16 Effects of uncertainty
- 9.17 Revenue forecasting has a high margin of error due to substantial underlying assumptions including economic outlook and projections, growth projections, undeterminable developer and market behaviour, the property market volatility and unpredictability, and other wider considerations including government policy changes.
- 9.18 This uncertainty impacts Council's debt to revenue calculations and consequent capacity for borrowing to finance growth. Council has attempted to strike a balance in its forecasts, based on historical levels of revenue and the best information that it has available about likely future revenues, but with a view to conservatism.
- 9.19 If Council had included an allowance for reduced development due to high charges, it would have reduced revenue in the model and increased charges to an extent.
- 9.20 **Methodology for relating costs of community facilities to units of demand.**
- 9.21 The purpose of Council's methodology is to enable it to recover from those persons undertaking development a fair, equitable, and proportionate portion of the total cost of capital expenditure necessary to service growth over the long term.
- 9.22 It achieves this outcome by first identifying the total cost of the capital expenditure that it expects to incur in respect of these community assets to meet increased demand resulting from growth.
- 9.23 Next it identifies the share of that expenditure attributable to each unit of demand. It does this by using the units of demand by which the impact of growth has been assessed. To identify those units of demand Council takes account of a wide data set of information which informs it on the estimated rates of development in the City.
- 9.24 **Supply of land**
- 9.25 The supply and capacity of development land is assumed to be constrained by the current and future availability of infrastructure – whether planned to be provided by Council or likely to be able to be provided by developers.
- 9.26 The land supply assumptions are well informed from the perspective that Council is providing much of the growth infrastructure and has good information on yield and land availability. Private land owners however will bring sections to market using rationale that is not entirely predictable from Council's perspective, and as a result there will inevitably be variance between projected and actual future land supply.
- 9.27 Effects of uncertainty
- 9.28 If the actual supply of land for development is higher than was projected, then more development could potentially go ahead, spreading capex costs over more growth which would have retrospectively reduced the development contribution charge.
- 9.29 The supply assumptions that have been made are based on information provided by Market Economics Limited and the best knowledge of Council's Growth Funding & Analytics Team at the current time.

- 9.30 **Types of development (sectors)**
- 9.31 Developments are assumed to be of five basic types (sectors):
1. Residential, which includes:
    - one bedroom dwelling
    - two bedroom dwelling
    - standard residential dwelling
    - large residential dwelling
  2. Retail
  3. Commercial
  4. Industrial, and
  5. Wet industries.
- 9.32 Within these sectors, there will be a range in the amount of benefit derived from Council's growth-related capital expenditure.
- 9.33 With the exception of wet industries, where demand will be assessed on a case by case basis, all developments within a sector will be charged development contributions at the rate applicable to that sector as a whole.
- 9.34 Effects of uncertainty
- 9.35 Using a wider range of sectors would theoretically allow a closer fit between the assumed demand generated and the actual demand produced by different types of development. However, although it might seem to be more equitable, this is not necessarily practical, as growth would need to be projected separately for each sector and insufficient data is available for this task. The range of sectors will, however, be reviewed periodically and will be expanded when appropriate and feasible as more sophisticated ways of modelling development emerge.
- 9.36 **Residential dwellings**
- 9.37 Council charges development contributions on a per bedroom basis using four categories, being large residential, standard residential, two bedroom, and one bedroom dwelling. Census 2013 data through statistical analysis shows that the greater the number of bedrooms in a dwelling the more people are likely living in it (distributed normally). The more people in a dwelling the greater level of Council services that dwelling demands. Accordingly, development contributions for larger dwellings are higher compared to smaller dwellings, noting that all dwellings with four or more bedrooms pay the large residential rate.
- 9.38 Council made this decision in order to better reflect true infrastructure demands and improve the equitable spread of the development contributions burden across the residential sector. This approach better achieves the purpose of development contributions as set out in section 197AA of the LGA.
- 9.39 The total recovered over the long is no greater or less than if Council had retained the approach taken in the prior policy.
- 9.40 Effects of uncertainty
- 9.41 A direct correlation is assumed between demand for Council services and the number of people in a dwelling. If the correlation was inaccurately estimated development

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

- 9.42 Council could have chosen more or less than four categories, but elected to use four. It was deemed that choosing more than four categories would introduce undue complexity for both developers and the Council in its administration of the Policy. In any case, data shows that the more bedrooms a dwelling has, the slower the marginal increase in demand for services becomes for each of those additional bedrooms.
- 9.43 Council used its rating database to correlate the number of bedrooms per new dwelling with the Census 2013 data, to calculate demand factors for each of the bedroom categories. Census 2013 data shows that there were 2.7 people per household. This figure is used as the basis for determining the final demand factors for each dwelling size which is the basis of Council's household unit equivalent (HUE).
- 9.44 The stated assumptions are broad and general in construction and hence from one residential unit to another the assumptions may not correlate exactly with the actual demand placed on Council infrastructure, however these types of development constitute only a small proportion of total demand and revenue, and this mitigates the effects of uncertainty.
- 9.45 **Non-residential demand conversion factors**
- 9.46 To provide a common denominator calculating development contribution charges using the equations given in section 8, conversion factors have been used to equate non-residential demand to the residential demand. Conversion factors estimate the number of HUEs of demand that non-residential sectors produce per 100m<sup>2</sup> of gross floor area (GFA). Data from various sources (e.g. Census, water-metering, traffic studies) has been used to estimate the average demand placed on Council infrastructure (site area for stormwater) or per non-standard residential dwelling. Details of these are set out and described in Schedule 4.
- 9.47 Effects of uncertainty
- 9.48 A higher conversion factor for an activity will result in a higher development contribution charges, and vice versa.
- 9.49 The effect on the development contribution charges of variances due to the choice of conversion factors can be significant, but the current figures reflect the best information that Council has available at this time. Using a wider range of sectors would allow charges to be more closely tailored to individual types of development, but would also require individual forecasting of each of these types, with a resulting increase in forecasting error.
- 9.50 An assumption is that HUEs can be used as a proxy for non-residential demand based on floor area (or site area for stormwater) by way of a set of metric based conversion factors. This is a typical approach for councils development contribution policies take, and no ready alternative is available.
- 9.51 **Catchments**
- 9.52 The Peacocks, Rototuna, Ruakura, and Rotokauri greenfield catchments (refer Schedule 8) are based on Council's District Plan structure plan areas. The Temple View and Te Rapa

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

- 9.53 The infill catchment is defined as all areas in the city that are not greenfield areas, typically referred to as the built-up area or brownfields.
- 9.54 The stormwater catchments are based on monitored and modelled stormwater flows in hydrological catchments, and the wastewater catchments reflect the gravity-fed network, the natural boundary of the Waikato River, and the relative network impact of the eastern and western wastewater interceptors.
- 9.55 An all-of-city or “citywide” catchment is used where it is impractical or inequitable to use only the catchments described above. Any allocation of costs to the citywide catchment has been made in accordance with the following principles:
- a) Causation:
    - There is a causal link between the demand generated by development in the city, regardless of location, and the need to undertake the project or expand the capacity of a network via a group of related projects.
  - b) Open access:
    - There are no significant barriers to the use of the infrastructure by all of the community.
    - The infrastructure is available and accessible to the community at large.
    - The costs of using the infrastructure are fair and equitable, and no particular locality of the wider community is disadvantaged by higher user cost.
  - c) Integrated network:
    - The project contributes to an interconnected infrastructure network within the city.
    - The project benefits are closely aligned with the benefits of the related wider infrastructure network.
- 9.56 A number of the larger projects set out in the Schedule of Assets have been split into citywide and catchment components and allocated separately, to more equitably and accurately reflect causes and benefits of expenditure.
- 9.57 It is assumed that all developments within a catchment contribute to the need for and benefit equally from Council’s growth-related expenditure having the effect that similar developments the same catchment attract the same charge.
- 9.58 Effects of uncertainty
- 9.59 Where there are developments in close proximity but in different catchments, significantly different charges may be payable when the demand they place on infrastructure may be very similar. Conversely, not all developments within the same catchment will benefit equally from the infrastructure provided in that catchment.
- 9.60 Using a greater number of catchments would lessen the effect of the first of these issues, and strengthen the causal link between developments and the infrastructure that they require, but would heighten the effect of the second consideration and also entail higher error margins due to the requirement to project growth for smaller areas.

- 9.61 Council has tried to strike a balance between these two factors in its choice of development contribution catchments.
- 9.62 **Cost recovery periods**
- 9.63 The LGA sets out that development contributions should be determined in a manner that is generally consistent with the capacity life of the assets for which they are intended.
- 9.64 A 30-year maximum cost recovery period has been used. For capital expenditure providing capacity that will be exhausted prior to 30 years, the estimated length of remaining capacity has been used as the recovery period. For each project, the recovery period has been set to start either in 2006 or eight years prior to the commencement of expenditure on the project. This aligns with the typical duration of a subdivision consent, or for greenfield catchments the earliest year of the calculation model, being 2006.
- 9.65 Effects of uncertainty
- 9.66 The option of using a shorter maximum period (e.g. 20 years) was modelled and significantly increased the development contribution charges. Specialist advice is that it would be unusual for assets being recovered through this Policy had a capacity life (not useful life) of more than 30 years, and in any case using a period longer than 30 years did not significantly reduce the charges, as interest costs and the capital expenditure allocated to development contributions funding were also greater.
- 9.67 The effect of starting the recovery period closer to the commencement of expenditure would be to increase the charge for individual projects because costs will be recovered over a shorter period.
- 9.68 **Allocation of capital costs to growth**
- 9.69 Capital costs have been allocated to development contributions funding only for projects that provide new assets or assets of increased capacity and that are necessitated by growth or will provide benefit to growth.
- 9.70 These project costs have been allocated under the assumptions set out in the Covec Limited methodology paper titled "Cost Allocation Guidelines for Development Contributions", which is published on Council's website.
- 9.71 The underlying rationale for these allocations is set out in the LGA and addressed in this section.
- 9.72 Substantive and comprehensive project-by-project analysis has been undertaken by independent engineers Stantec Limited and Gray Matter Limited for the purpose of allocating project costs to growth in accordance with the LGA and the Covec Limited methodology.
- 9.73 Programmes of work have been split into their component projects to allow for a finer-grained analysis. Costs have been allocated spatially and by activity while considering a number of factors and circumstances, principally based on growth causation, benefits, renewals, and levels of service.
- 9.74 Standardised bands are used for generating the causation and benefit assessments. These bands are conservatively constructed to preclude very high allocation of costs (over 88%) to

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

- 9.75 It is assumed that the two key allocation aspects (being causation and benefits of growth) that are required to be considered under this rationale, should be weighted equally in generating an allocation after excluding growth caused by developments or other factors that should not attract development contributions (“non-DC growth”).
- 9.76 Effects of uncertainty
- 9.77 Weighting allocations more heavily towards causation versus benefits would increase the charges. Weighting them more towards benefits would decrease them.
- 9.78 The assumption relating to the amount of non-DC growth has the effect that the development community is not paying for capital expenditure required to meet this demand. Capital expenditure relating to demand caused by development occurring outside the city, asset renewals, certain types of levels of service change, and operations and maintenance costs are netted from allocations, which are funded by ratepayers or third-party funding.
- 9.79 Uncertainty around this assumption lies in projecting the extent of such non-DC growth, and may be significant, but is based on the best information available through specialist assessment and modelling. To the extent that the amount of non-DC growth is overestimated, the ratepayer is most affected.
- 9.80 Allocating growth costs in any different manner than that described in and sections 7.20 and 9.68 would have an impact on the development contribution charges. Council has used best practice methods, internal specialist analysis and external consultants, and is satisfied that the allocations as described are reasonable.
- 9.81 Full details of the methodology for cost allocations, causation and benefit analysis, and other related aspects for each individual project are available on Council’s website, and in the Schedule of Assets.
- 9.82 **Limits of Modelling**
- 9.83 The calculation model that generates development contribution charges is a pure mathematical model that produces theoretical charges based on a large number of inputs that in isolation contain significant assumptions as detailed in section 9 above.
- 9.84 Although the model produces numerically precise charges, the nature of cumulative uncertainty means that the greater the number and significance of input assumptions, the greater the potential variation of outputs to changes in these assumptions.
- 9.85 The calculation model used to generate the charges in Schedule 1 includes the best numerical assumptions available to Council, and is the most appropriate tool to guide Council in setting development contribution charges.
- 9.86 Effects of uncertainty
- 9.87 The calculation of development contributions is therefore limited to an extent by the sensitivity of the model to inputs, and the degree of certainty and reliability of those inputs. As a result, modelled demand is likely to be different to actual or realised demand.

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

- 10.1 In most cases requirement for and the payment of development contributions happen at two separate points in time. This section and section 11 describe in detail how this works.
- 10.2 Council may require a development contribution to be made when any of the following milestones arise:
- a) a resource consent is granted under the Resource Management Act 1991 for a development within its district; or
  - b) a building consent is granted under the Building Act 2004 for building work situated in its district; or
  - c) an authorisation for a service connection is granted.
- 10.3 Council may also require that a development contribution be made when granting a Certificate of Acceptance under section 98 of the Building Act 2004 if a development contribution would have been required had a building consent been granted for the building work in respect of which the certificate is granted.
- 10.4 Council, at its sole discretion, will determine at which of the milestones set out in clauses 10.2 and 10.3 it will require development contributions. Unless in Council's view there is good reason, Council will require a development contribution to be paid at the earliest milestone.
- 10.5 If Council elects to not require a development contribution at the earliest of the milestones set out in clauses 10.2 and 10.3, it reserves the right to require a development contribution at any subsequent milestone, regardless of whether the assessed development contribution charge at that subsequent milestone is higher or lower.
- 10.6 It is the granting of the resource consent, building consent, authorisation of service connection or issuing of the certificate of acceptance that gives rise to the requirement for a development contribution payment to be made.
- 10.7 In accordance with Section 198(2A) LGA, and depending on which of the milestones set out in clauses 10.2 and 10.3 are exercised by Council, the development contributions will be calculated under the policy that was in force at the time the corresponding application for that resource consent, building consent, certificate of acceptance, or service connection was submitted, accompanied by all required information.
- 10.8 Please contact Council's Development Contributions Officer (DCO) at any time if you need guidance or clarification.

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

- 11.1 In accordance with section 10, for contributions required on subdivision consents, payment will be required prior to uplifting RMA section 224(c) certificates, and these will not be released until payment is received.
- 11.2 For staged developments where all other Council planning requirements have been met payment will be required only for the RMA section 224(c) certificates issued at each stage.

## Attachment 2

## Item 12

- 11.3 For contributions required on land use consents where a building consent is not required, payment will be required prior to commencement of the land use consent, and that consent shall not be put into effect until payment is received.
- 11.4 For contributions required on building consents, payment will be required prior to the issuing of Code Compliance Certificate, and this certificate will not be released until payment is received.
- 11.5 For contributions required on application for service connection, payment will be required prior to the service connection being authorised.
- 11.6 Where sufficient information is not available to determine the residential demand type at the milestone at which a development contribution is required, each residential unit will be assessed at the standard residential rate, being one residential HUE. If, prior to the date when payment is required, Council establishes to its satisfaction that the number of bedrooms differs from the standard residential unit rate, then those residential units will be reassessed at the applicable residential unit rate.
- 11.7 Where a building consent is granted on an existing residential dwelling and is assessed to generate additional demand as a result of those building works, the additional demand will be assessed for development contributions at the applicable residential demand unit rate, except that no further residential development contributions will be required where the original assessment was made under a prior policy that did not calculate development contributions on a per bedroom basis.
- 11.8 No refund will be given if the actual number of bedrooms is less than the standard residential unit rate assumes, but Council may consider a remission if the development meets its criteria in its remissions policy set out at section 17. Irrespective, a credit will be retained for the development contributions paid.
- 11.9 For non-residential developments where development contributions are assessed on resource consents and the scale of the development is unknown, the assessment will be based on the type of development that most closely matches the zoning of the land.
- 11.10 The gross-floor area of a non-residential development will be assumed to be a fixed percentage of the site area being 50% for retail developments, 30% for commercial, and 30% for industrial. These figures are conservative estimates of the floor-area to site-area ratio used in Council's growth projections and historical development information.
- 11.11 Such developments will be reassessed at building consent stage, and any additional floor area over and above that assumed and paid for at resource consent stage will be required at building consent stage.
- 11.12 No refund will be given if a non-residential building results in a lesser amount of floor area than was assumed, but Council may consider a remission if the development meets its criteria set out in its remissions policy set out at section 17. Irrespective, a credit will be retained for the full amount of floor area that was paid for.

**11.13 Invoicing**

- 11.14 Invoices relating to subdivision applications will be issued no later than at the time of request for an RMA section 224(c) certificate, unless an earlier milestone occurs which Council, at its discretion, may elect to invoice against.
- 11.15 Invoices relating to land use resource consents that are not linked to building consents will be raised at the time of granting the consent.
- 11.16 Invoices relating to building consents will be raised no later than the time of application for Code Compliance Certificate.
- 11.17 Invoices relating to a service connection application will be raised no later than application for authorisation of that service connection.
- 11.18 Development contributions for resource consents that are linked to building consents will be assessed at the resource consent stage, and reassessed based on the final plans provided at building consent stage.
- 11.19 Notwithstanding 11.1 to 11.18, Council reserves the right to invoice and require payment of development contribution at any point after the occurrence of any of the milestones described in 10.2 and 10.3.
- 11.20 If a developer wishes to pay an assessed development contribution prior to the stages set out above, an invoice may be raised at the time of actual payment by the developer.
- 11.21 In accordance with Section 198(2A) LGA, all invoices for required development contributions will be raised at the rates applicable at the time that the application for a resource consent, building consent, or service connection was submitted, accompanied by all required information.
- 11.22 Consideration will not be given to development contribution charges assessed under prior policies in cases where the charges in this Policy (as presented in Schedule 1) are lower.
- 11.23 When development contributions are paid, the HUEs of demand that they provide for will be recorded and will be credited, by activity, against any subsequent consent or service connection application as it relates to the original consent. Accordingly, whilst subsequent applications will enable a reassessment and recalculation to be made, additional contributions will be required only where it is assessed that there will be an increase in HUEs of demand arising from the development.
- 11.24 For reasons of administrative efficiency, where the total amount payable is assessed as being less than \$50, no payment will be required and no invoice will be raised.

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

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

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

- 13.1 A person required by Council to make a development contribution may request Council to reconsider the requirement in accordance with Section 199A of the LGA.
- 13.2 A request for reconsideration of a requirement to pay a development contribution ("request") must:
- a) be made within 10 working days after the date of receipt of notice of the development contribution required by Council;
  - b) be made to Council in writing using the [Application for reconsideration of development contributions](#) which can be found on Council's website
  - c) set out the grounds and reasons for the request;
  - d) specify the outcome that is sought; and
  - e) include an email address for delivery of Council's decision.
- 13.3 A request can be withdrawn at any time before delivery of Council's decision on the request.
- 13.4 A person making a request may provide further information at any time before delivery of Council's decision. Further information will re-start the 15 working day period for delivery of Council's decision (S199B LGA).

- 13.5 Council also may require further information in relation to the request. The 15 working-day period for delivery of Council's decision does not begin until Council has received all required relevant information relating to the request (S199B LGA).
- 13.6 Council will consider:
- a) the grounds and reasons set out in the written request;
  - b) the purposes and principles in sections 197AA – 197A LGA; and
  - c) the application of this Policy in determining the proposed development contribution.
- 13.7 Council will make decisions on requests without holding a hearing. However, Council may, at its discretion, invite the requester to a meeting to discuss the request.
- 13.8 Council's decisions on requests will:
- a) be in writing;
  - b) be provided within 15 working days after the date on which Council received all required relevant information relating to the request; and
  - c) state whether the development contribution will be amended and, if so, the new amount.
- 13.9 Council's decision on requests will be delivered by email to the address nominated by the requester. If Council is unable to contact a requester by email, it will deliver the decision by making it available at the Municipal Building reception in Hamilton, to the requester and will attempt to notify the requester by telephone.

#### **14. OBJECTING TO AN ASSESSED CHARGE (S199(C-P) LGA)**

- 14.1 This section is intended only to be a summary for guidance. Any development contribution objection should be made with full consideration of all relevant information including Section 199C-P and Schedule 13A of the LGA.
- 14.2 Any person that has been provided a notice by Council (or other formal advice) of a requirement to pay a development contribution may object to the amount in accordance with Section 199C of the LGA.
- 14.3 An objection under Section 199C may be made only on the grounds, as set out under Section 199D, that a territorial authority has:
- a) failed to properly take into account features of the objector's development that, on their own or cumulatively with those of other developments, would substantially reduce the impact of the development on requirements for community facilities in the territorial authority's district or parts of that district; or
  - b) required a development contribution for community facilities not required by, or related to, the objector's development, whether on its own or cumulatively with other developments; or
  - c) required a development contribution in breach of section 200; or incorrectly applied its development contributions policy to the objector's development.

- 14.4 Any person lodging an objection must do so in accordance with the timeframes set out in Schedule 13A of the LGA.
- 14.5 For further information relating to lodging a development contributions objection please refer to the LGA and/or the office of the Department of Internal Affairs. It is also recommended that independent legal advice be sought.

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

- 15.1 Council may elect to enter into a development agreement with a developer in accordance with Section 207A of the LGA.
- 15.2 For guidance on requesting to enter into a developer agreement with Council, where applicable please refer to:
- Sections 207(A-F) of the LGA which contains specific “Developer agreements” provisions
  - Section 17.17 of this Policy “Private Developer Agreement (PDA) Remission”
  - Council’s Growth Funding Policy
  - the guidance documents relating to Private Developer Agreement structure which can be found on Council’s website; or
  - contact Council’s City Development Unit for further information.

## 16. SPECIAL ASSESSMENT

- 16.1 A special assessment of development contributions may be undertaken at the discretion of Council, on an activity by activity basis to determine the amount of development contributions payable.
- 16.2 An application for special assessment must be made to Council in writing using the [Application for special assessment of development contributions](#) which can be found on Council’s website.
- 16.3 A special assessment will be undertaken only where, as a threshold for consideration, the development is of a size greater than 20 HUEs (residential) or 2,000m<sup>2</sup> GFA (non-residential).
- 16.4 All special assessments will be evaluated consistent with the actual demand remission criteria set out in Section 17.9 of this Policy.
- 16.5 All actual and reasonable costs incurred by Council in determining the special assessment application, including staff time as set out in Council’s schedule of ‘Fees and Charges - Economic Growth and Planning’ published on Council’s website, its consultant and legal costs, and administration costs, shall be paid by the applicant whether or not a remission is ultimately granted in respect of the special assessment. If external costs are to be incurred by Council in its assessment of a special assessment Council may at its discretion require those costs to be met by the applicant in advance. If a remission is granted in respect of the special assessment, Council will deduct all outstanding costs from the total remission due prior to payment.
- 16.6 In support of an application a special assessment the applicant must supply, for each activity, all relevant evidence of reduced demand on Council’s infrastructure. This information is to

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

- 16.7 Special assessment applications are to be lodged with Council's Development Contributions Officers at the earliest opportunity, and prior to the earliest development contribution milestone as set out in Section 10 of the Policy. Where it is determined by Council that all relevant information has not been provided prior to the applicable development contribution milestone set out in Section 10 of this Policy, development contributions will be required in accordance with Schedule 1 of this Policy.
- 16.8 The amount of any special assessment, will be assessed on a case-by-case basis having regard to the extent to which the special assessment criteria is met.
- 16.9 An application for special assessment, regardless of the outcome, will not affect the applicant's right to apply for a remission under Section 17 of this Policy.
- 16.10 Decisions on individual requests will not alter the basis of the Policy itself.
- 16.11 For further details relating to lodging a special assessment please refer to Council's website or contact Council's Development Contributions Officer.

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

- 17.1 Upon application made by a developer, Council may at its sole discretion remit part or all of a development contribution levied on that developer.
- 17.2 Any application for a remission must be made to Council in writing using the [Application for remission of development contributions](#) which can be found on Council's website, and shall be lodged with Council within 30 working days of the development contribution charge being advised in writing to the developer.
- 17.3 In order to be eligible for a remission the applicant must supply, for each activity, all relevant evidence of actual demand reductions on Council's infrastructure in support of the remission application. This information is to be in the form of metrics provided by an appropriately qualified professional, referencing relevant Policy provisions.
- 17.4 All actual and reasonable costs incurred by Council in determining the remission application, including staff time as set out in Council's schedule of 'Fees and Charges - Economic Growth and Planning' published on Council's website, its consultant and legal costs, and administration costs, shall be paid by the applicant whether or not a remission is ultimately granted. If external costs are to be incurred by Council in its assessment of a remission Council may at its discretion require those costs to be met by the applicant in advance. If a remission is granted, Council will deduct all outstanding costs from the total remission due prior to payment.
- 17.5 Remission applications will be considered on an activity by activity basis, with those activities being water, wastewater, stormwater, transport, and reserves.

- 17.6 The amount of any remission will be assessed on a case by case basis having regard to the extent to which the remission criteria is met.
- 17.7 Decisions on individual requests will not alter the basis of the Policy itself.
- 17.8 There are two categories of remission, as described in the following paragraphs.
- 17.9 **Actual demand remission**
- 17.10 Development contributions are calculated based on modelled demand, measured in Household Unit Equivalents (HUEs). Council will consider a remission where actual demand is significantly lower than modelled demand.
- 17.11 Actual Demand Remission Criteria
- 17.12 In applying for a remission based on actual demand, the applicant must demonstrate to Council's satisfaction on an activity by activity basis that:
- a) the actual HUEs of demand generated by the development are materially lower than the HUEs of demand assessed under the methodology set out in this Policy and in any event lower than modelled demand by five or more HUEs of demand, and;
  - b) for an activity, the reduced HUEs create capacity in Council's infrastructure network which Council is satisfied is material having regard to the nature of the development, its location, and implications for Council's infrastructure programme.
- 17.13 **~~CBD charge reduction~~remission**
- 17.14 ~~Any development in the CBD will pay only 34.0% of the standard applicable infill charge, as set out in Schedule 1. Between 1 July 2019 and 30 June 2021, developments in the CBD will receive a full remission of development contributions subject to the following CBD remission criteria.~~
- 17.15 ~~CBD reduction~~remission criteria
- 17.16 In applying for a remission in respect of a development within the CBD, the applicant must demonstrate the development meets Council's strategic objectives to improve the vitality and functionality of the CBD by improving and enhancing one or more of the following:
- a) commercial/retail or residential activity within the CBD area;
  - b) employment opportunities within the CBD area;
  - c) public space and amenity values within the CBD area; or
  - d) urban design outcomes in the CBD, as set out in Council's Technical Specifications, Design Guidelines and Proposed District Plan.
- 17.17 **Private Developer Agreement (PDA) remission**
- 17.18 Council may provide for a remission in respect of development contributions levied against development in unfunded areas or associated with unfunded growth projects as set out in Council's Growth Funding Policy where Council and the developer have entered into a binding Private Developer Agreement in accordance with Section 207 LGA and the criteria and principals set out in the Growth Funding Policy.
- 17.19 Council will set the total remission, if any, in a manner consistent with the Growth Funding Policy and the total remission shall be recorded as a term and condition of the Private Developer Agreement.

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

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

## 19. ESTIMATING A DEVELOPMENT CONTRIBUTION CHARGE

- 19.1 This section provides a guide to estimating a development contributions charge.
- 19.2 Please contact the Development Contributions Officer if you have any questions or require assistance to calculate your estimated charge.
- 19.3 **Using the online GIS development contribution estimator tool**
- 19.4 For a quick estimate of a development contribution charge use the "[DC estimator](#)" on Council's website.
- 19.5 Type the address into the search bar and click on the site to generate the catchments and per unit charges for the development.
- 19.6 **Using the Policy**
- 19.7 To estimate a development contribution charge using Schedule 1 follow the steps below:
1. **Identify the development type** using the definitions in section 6. Refer to Table 1 for residential or Table 2 for non-residential development.
  2. **Identify the geographic catchment** in which the development is situated by using the maps in the schedule 8.
  3. **Add up the charges** for each activity (reserves, stormwater, wastewater, transport, and water) by reading across the row relating to your geographical catchment, or just use the total on the right-hand side. Do not add the citywide charges; they are already included in the charge for each catchment.
  4. **Add the stormwater and wastewater catchment charges** to the above charge by identifying the stormwater catchment, and the wastewater catchments using the maps in schedule 8 below.
  5. **Your total charge** is the sum of the above charges.
- 19.8 The method outlined above is the standard means for estimating development contribution charges.
- 19.9 There may be aspects of a development that require a more complex calculation. Please refer to the notes at the bottom of schedule 1 and schedule 5 and the "How to estimate a development contribution charge" information sheet on Council's website to assist with more complex calculations.

## 20. REFERENCES

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

## 21. SCHEDULE 1 – DEVELOPMENT CONTRIBUTION CHARGES

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

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

	Reserves	Stormwater	Transport	Wastewater	Water	Total
<b>Large Residential</b>	<b>Charge per lot, dwelling or unit title, inclusive of Citywide components</b>					
Citywide	1,567		4,166	3,019	6,681	15,433
Infill East	1,619		4,920	11,292	8,225	26,056
Infill West	1,619		4,920	12,531	8,225	27,295
Peacocke 1	4,168		10,057	13,830	8,200	36,255
Peacocke 2	6,786		13,815	14,168	8,200	42,969
Rotokauri	3,718		19,932	4,771	11,172	39,593
Rototuna	3,062		15,218	5,634	10,415	34,329
Ruakura	1,567		6,800	7,988	8,816	25,171
Te Rapa North	1,567		4,166	12,669	13,118	31,520
Temple View	1,567		4,166	8,791	10,816	25,340
SW - Citywide		22				22
SW - Chartwell		179				179
SW - City Centre		1,436				1,436
SW - Hamilton East		371				371
SW - Kirikiriroa		3,551				3,551
SW - Lake Rotokauri		56,105				56,105
SW - Mangaheka		11,671				11,671
SW - Mangakotukutuku		7,305				7,305
SW - Mangaonua		4,876				4,876
SW - Ohote		2,634				2,634
SW - Otama-ngenge		520				520
SW - Peacocke		3,299				3,299
SW - River North		22				22
SW - Rotokauri West		671				671
SW - St Andrews		78				78
SW - Te Awa o Katapaki		9,870				9,870
SW - Te Rapa Stream		1,773				1,773
SW - Temple View		469				469
SW - Waitawhiriwhiri		1,156				1,156
SW - Western Heights		22				22
WW - East				1,487		1,487
WW - West				4,727		4,727
<b>Standard Residential</b>	<b>Charge per lot, dwelling or unit title, inclusive of Citywide components</b>					
Citywide	1,214		3,230	2,341	5,179	11,964
Infill East	1,255		3,814	8,753	6,376	20,198
Infill West	1,255		3,814	9,714	6,376	21,159
Peacocke 1	3,231		7,796	10,721	6,357	28,105
Peacocke 2	5,260		10,709	10,983	6,357	33,309
Rotokauri	2,882		15,451	3,699	8,661	30,693
Rototuna	2,374		11,797	4,367	8,074	26,612
Ruakura	1,214		5,271	6,192	6,834	19,511
Te Rapa North	1,214		3,230	9,821	10,169	24,434
Temple View	1,214		3,230	6,815	8,385	19,644
SW - Citywide		17				17
SW - Chartwell		139				139
SW - City Centre		1,113				1,113
SW - Hamilton East		287				287
SW - Kirikiriroa		2,753				2,753
SW - Lake Rotokauri		43,492				43,492
SW - Mangaheka		9,047				9,047
SW - Mangakotukutuku		5,663				5,663
SW - Mangaonua		3,780				3,780
SW - Ohote		2,042				2,042
SW - Otama-ngenge		403				403
SW - Peacocke		2,557				2,557
SW - River North		17				17
SW - Rotokauri West		520				520
SW - St Andrews		61				61
SW - Te Awa o Katapaki		7,652				7,652
SW - Te Rapa Stream		1,374				1,374
SW - Temple View		364				364
SW - Waitawhiriwhiri		896				896
SW - Western Heights		17				17
WW - East				1,153		1,153
WW - West				3,665		3,665

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

Table 1 – Continued

<b>Two Bed</b>	<b>Charge per lot, dwelling or unit title, inclusive of Citywide components</b>					
Citywide	837		2,227	1,614	3,571	8,249
Infill East	865		2,630	6,036	4,396	13,927
Infill West	865		2,630	6,698	4,396	14,589
Peacocke 1	2,228		5,376	7,392	4,383	19,379
Peacocke 2	3,627		7,384	7,573	4,383	22,967

Rotokauri	1,987		10,654	2,550	5,972	21,163
Rototuna	1,637		8,134	3,011	5,567	18,349
Ruakura	837		3,635	4,270	4,712	13,454
Te Rapa North	837		2,227	6,772	7,012	16,848
Temple View	837		2,227	4,699	5,781	13,544
<b>SW - Citywide</b>		<b>12</b>				<b>12</b>
SW - Chartwell		96				96
SW - City Centre		767				767
SW - Hamilton East		198				198
SW - Kirikiriroa		1,898				1,898
SW - Lake Rotokauri		29,989				29,989
SW - Mangaheka		6,238				6,238
SW - Mangakotukutuku		3,904				3,904
SW - Mangaonua		2,606				2,606
SW - Ohote		1,408				1,408
SW - Otama-ngenge		278				278
SW - Peacocke		1,763				1,763
SW - River North		12				12
SW - Rotokauri West		359				359
SW - St Andrews		42				42
SW - Te Awa o Katapaki		5,276				5,276
SW - Te Rapa Stream		947				947
SW - Temple View		251				251
SW - Waitawhiriwhiri		618				618
SW - Western Heights		12				12
WW - East				795		795
WW - West				2,527		2,527
<b>One Bed</b>	<b>Charge per lot, dwelling or unit title, inclusive of Citywide components</b>					
Citywide	580		1,541	1,117	2,472	5,710
Infill East	599		1,820	4,177	3,043	9,639
Infill West	599		1,820	4,636	3,043	10,098
Peacocke 1	1,542		3,721	5,116	3,034	13,413
Peacocke 2	2,510		5,111	5,242	3,034	15,897
Rotokauri	1,376		7,374	1,765	4,133	14,648
Rototuna	1,133		5,630	2,084	3,853	12,700
Ruakura	580		2,516	2,955	3,261	9,312
Te Rapa North	580		1,541	4,687	4,853	11,661
Temple View	580		1,541	3,252	4,001	9,374
<b>SW - Citywide</b>		<b>8</b>				<b>8</b>
SW - Chartwell		66				66
SW - City Centre		531				531
SW - Hamilton East		137				137
SW - Kirikiriroa		1,314				1,314
SW - Lake Rotokauri		20,756				20,756
SW - Mangaheka		4,318				4,318
SW - Mangakotukutuku		2,702				2,702
SW - Mangaonua		1,804				1,804
SW - Ohote		974				974
SW - Otama-ngenge		192				192
SW - Peacocke		1,220				1,220
SW - River North		8				8
SW - Rotokauri West		248				248
SW - St Andrews		29				29
SW - Te Awa o Katapaki		3,652				3,652
SW - Te Rapa Stream		656				656
SW - Temple View		174				174
SW - Waitawhiriwhiri		428				428
SW - Western Heights		8				8
WW - East				550		550
WW - West				1,749		1,749

-	Reserves	Stormwater	Transport	Wastewater	Water	Total
<b>Two Bed</b>	<b>Charge per lot, dwelling or unit title, inclusive of Citywide components</b>					
Citywide	804		1,838	1,621	2,821	7,084
Infill East	827		2,027	5,948	3,617	12,419
Infill West	827		2,027	6,752	3,617	13,223
Peacocke 1	2,195		4,795	7,464	3,689	18,143
Peacocke 2	3,607		7,070	7,618	3,689	21,984
Rotokauri	1,952		10,635	2,508	3,753	18,848
Rototuna	1,581		7,640	3,059	4,958	17,238
Ruakura	804		3,055	3,765	3,876	11,500
Te Rapa North	804		1,838	1,621	12,924	17,187
Temple View	804		1,838	4,467	4,849	11,958
SW - Citywide		12				12
SW - Chartwell		127				127
SW - City Centre		731				731
SW - Hamilton East		183				183

SW – Kirikiriroa		1,018				1,018
SW – Lake Rotokauri		27,035				27,035
SW – Mangaheka		5,767				5,767
SW – Mangakotukutuku		3,491				3,491
SW – Mangaonua		939				939
SW – Ohote		1,629				1,629
SW – Otama-ngenge		93				93
SW – Peacocke		1,773				1,773
SW – River North		12				12
SW – Rotokauri-West		406				406
SW – St Andrews		16				16
SW – Te Awa-o-Katapaki		5,167				5,167
SW – Te Rapa Stream		4,052				4,052
SW – Temple View		231				231
SW – Waitahiriwhiri		208				208
SW – Western Heights		12				12
WW – East				820		820
WW – West				2,049		2,049
<b>One Bed</b>						-
<b>Charge per lot, dwelling or unit title, inclusive of Citywide components</b>						
Citywide	557		1,272	1,122	1,953	4,904
Infill East	572		1,403	4,117	2,503	8,595
Infill West	572		1,403	4,673	2,503	9,151
Peacocke 1	1,520		3,318	5,166	2,553	12,557
Peacocke 2	2,496		4,893	5,273	2,553	15,215
Rotokauri	1,351		7,360	1,736	2,597	13,044
Rototuna	1,094		5,288	2,117	3,432	11,931
Ruakura	557		2,114	2,606	2,683	7,960
Te Rapa North	557		1,272	1,122	8,945	11,896
Temple View	557		1,272	3,092	3,356	8,277
SW – Citywide		8				8
SW – Chartwell		88				88
SW – City Centre		506				506
SW – Hamilton-East		127				127
SW – Kirikiriroa		705				705
SW – Lake Rotokauri		18,712				18,712
SW – Mangaheka		3,991				3,991
SW – Mangakotukutuku		2,416				2,416
SW – Mangaonua		650				650
SW – Ohote		1,127				1,127
SW – Otama-ngenge		64				64
SW – Peacocke		1,227				1,227
SW – River North		8				8
SW – Rotokauri-West		281				281
SW – St Andrews		11				11
SW – Te Awa-o-Katapaki		3,576				3,576
SW – Te Rapa Stream		2,805				2,805
SW – Temple View		160				160
SW – Waitahiriwhiri		144				144
SW – Western Heights		8				8
WW – East				568		568
WW – West				1,418		1,418

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

	Reserves	Stormwater	Transport	Wastewater	Water	Total
<b>Commercial</b>	<b>Charge per 100m2 floor area (site area for Stormwater)</b>					
Citywide		6,459	6,459	1,187	2,042	9,688
Infill East			7,628	4,438	2,514	14,580
Infill West			7,628	4,925	2,514	15,067
Peacocke 1			15,593	5,435	2,507	23,535
Peacocke 2			21,418	5,568	2,507	29,493
Rotokauri			30,902	1,875	3,415	36,192
Rototuna			23,593	2,214	3,184	28,991
Ruakura			10,542	3,139	2,695	16,376
Te Rapa North			6,459	4,979	4,010	15,448
Temple View			6,459	3,455	3,306	13,220
SW - Citywide		7				7
SW - Chartwell		53				53
SW - City Centre		428				428
SW - Hamilton East		111				111
SW - Kirihiroa		1,059				1,059
SW - Lake Rotokauri		16,728				16,728
SW - Mangaheka		3,480				3,480
SW - Mangakotukutuku		2,178				2,178
SW - Mangaonua		1,454				1,454
SW - Ohote		785				785
SW - Otama-ngenge		155				155
SW - Peacocke		984				984
SW - River North		7				7
SW - Rotokauri West		200				200
SW - St Andrews		23				23
SW - Te Awa o Katapaki		2,943				2,943
SW - Te Rapa Stream		528				528
SW - Temple View		140				140
SW - Waitawhiriwhiri		345				345
SW - Western Heights		7				7
WW - East				584		584
WW - West				1,858		1,858
<b>Industrial</b>	<b>Charge per 100m2 floor area (site area for Stormwater)</b>					
Citywide			2,907	700	1,084	4,691
Infill East			3,433	2,616	1,334	7,383
Infill West			3,433	2,903	1,334	7,670
Peacocke 1			7,017	3,204	1,330	11,551
Peacocke 2			9,638	3,283	1,330	14,251
Rotokauri			13,906	1,105	1,812	16,823
Rototuna			10,617	1,305	1,689	13,611
Ruakura			4,744	1,851	1,430	8,025
Te Rapa North			2,907	2,935	2,127	7,969
Temple View			2,907	2,037	1,754	6,698
SW - Citywide		5				5
SW - Chartwell		39				39
SW - City Centre		313				313
SW - Hamilton East		81				81
SW - Kirihiroa		774				774
SW - Lake Rotokauri		12,226				12,226
SW - Mangaheka		2,543				2,543
SW - Mangakotukutuku		1,592				1,592
SW - Mangaonua		1,063				1,063
SW - Ohote		574				574
SW - Otama-ngenge		113				113
SW - Peacocke		719				719
SW - River North		5				5
SW - Rotokauri West		146				146
SW - St Andrews		17				17
SW - Te Awa o Katapaki		2,151				2,151
SW - Te Rapa Stream		386				386
SW - Temple View		102				102
SW - Waitawhiriwhiri		252				252
SW - Western Heights		5				5
WW - East				345		345
WW - West				1,095		1,095

	Reserves	Stormwater	Transport	Wastewater	Water	Total
<b>Commercial</b>	<b>Charge per 100m2 floor area (site area for Stormwater)</b>					
Citywide			5,332	1,192	1,613	8,137
Infill East			5,880	4,373	2,068	12,321

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

Table 2 – Continued

Retail	Reserves	Stormwater	Transport	Wastewater	Water	Total
	Charge per 100m2 floor area (site area for Stormwater)					
Citywide			8,881	974	1,677	11,532
Infill East			10,488	3,643	2,064	16,195
Infill West			10,488	4,043	2,064	16,595
Peacocke 1			21,440	4,462	2,058	27,960
Peacocke 2			29,450	4,571	2,058	36,079
Rotokauri			42,490	1,539	2,804	46,833
Rototuna			32,441	1,818	2,614	36,873
Ruakura			14,496	2,577	2,212	19,285
Te Rapa North			8,881	4,088	3,292	16,261
Temple View			8,881	2,837	2,714	14,432
SW - Citywide		7				7
SW - Chartwell		53				53
SW - City Centre		428				428
SW - Hamilton East		111				111
SW - Kirikiriroa		1,059				1,059
SW - Lake Rotokauri		16,728				16,728
SW - Mangaheka		3,480				3,480
SW - Mangakotukutuku		2,178				2,178
SW - Mangaonua		1,454				1,454
SW - Ohote		785				785
SW - Otama-ngenge		155				155
SW - Peacocke		984				984
SW - River North		7				7
SW - Rotokauri West		200				200
SW - St Andrews		23				23
SW - Te Awa o Katapaki		2,943				2,943
SW - Te Rapa Stream		528				528
SW - Temple View		140				140
SW - Waitawhiriwhiri		345				345
SW - Western Heights		7				7
WW - East				480		480
WW - West				1,525		1,525

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

**Note 1 – Charges for non-residential developments**

Non-residential charges are average charges for a typical development per 100m<sup>2</sup> GFA (Site area for stormwater).

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

The retail transport factor operates on sliding scales, so the applicable charges for a retail development will differ from those shown here.

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

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

**Note 2 – Assessment of Reserves component through resource consent applications**

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

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

**Note 3 – GST**

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

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

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

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

**Note 6 – Producer Price Index adjustments**

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

## 22. SCHEDULE 2 – GROWTH-RELATED CAPITAL EXPENDITURE

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

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

Growth Related Capital Expenditure (\$000s)	Total Capex Including Subsidies	Total Subsidies & Operating Revenue	Total Capex Net Subsidies	DC Capex	DC Interest	Total Cost DC Funded Capex	% DC Funded	% Rates Funded	% Other Sources
<b>Total Reserves</b>	<b>149,734</b>	<b>(831)</b>	<b>148,903</b>	<b>100,306</b>	<b>22,483</b>	<b>122,789</b>	<b>67%</b>	<b>32%</b>	<b>1%</b>
<b>Citywide</b>	<b>77,943</b>	<b>(100)</b>	<b>77,843</b>	<b>42,162</b>	<b>6,506</b>	<b>48,668</b>	<b>54%</b>	<b>46%</b>	<b>0%</b>
2018 10-Year Plan	54,576	-	54,576	32,105	3,383	35,488	59%	41%	0%
Historical	23,367	(100)	23,267	10,057	3,123	13,180	43%	57%	0%
<b>Infill</b>	<b>5,086</b>	<b>(731)</b>	<b>4,355</b>	<b>1,493</b>	<b>(297)</b>	<b>1,197</b>	<b>29%</b>	<b>56%</b>	<b>14%</b>
Historical	5,086	(731)	4,355	1,493	(297)	1,197	29%	56%	14%
<b>Peacocke</b>	<b>709</b>	<b>-</b>	<b>709</b>	<b>571</b>	<b>748</b>	<b>1,319</b>	<b>80%</b>	<b>20%</b>	<b>0%</b>
Historical	709	-	709	571	748	1,319	80%	20%	0%
<b>Peacocke 1</b>	<b>2,987</b>	<b>-</b>	<b>2,987</b>	<b>2,545</b>	<b>(211)</b>	<b>2,334</b>	<b>85%</b>	<b>15%</b>	<b>0%</b>
2018 10-Year Plan	2,987	-	2,987	2,545	(211)	2,334	85%	15%	0%
<b>Peacocke 2</b>	<b>35,418</b>	<b>-</b>	<b>35,418</b>	<b>30,360</b>	<b>10,081</b>	<b>40,442</b>	<b>86%</b>	<b>14%</b>	<b>0%</b>
2018 10-Year Plan	35,418	-	35,418	30,360	10,081	40,442	86%	14%	0%
<b>Rotokauri</b>	<b>2,772</b>	<b>-</b>	<b>2,772</b>	<b>2,323</b>	<b>3,185</b>	<b>5,508</b>	<b>84%</b>	<b>16%</b>	<b>0%</b>
2018 10-Year Plan	647	-	647	544	307	850	84%	16%	0%
Historical	2,125	-	2,125	1,780	2,879	4,658	84%	16%	0%
<b>Rototuna</b>	<b>24,820</b>	<b>-</b>	<b>24,820</b>	<b>20,852</b>	<b>2,470</b>	<b>23,322</b>	<b>84%</b>	<b>16%</b>	<b>0%</b>
2018 10-Year Plan	6,608	-	6,608	5,560	(1,654)	3,906	84%	16%	0%
Historical	18,211	-	18,211	15,292	4,124	19,416	84%	16%	0%
<b>Total Stormwater</b>	<b>240,259</b>	<b>(11,143)</b>	<b>229,115</b>	<b>192,770</b>	<b>112,481</b>	<b>305,251</b>	<b>80%</b>	<b>15%</b>	<b>5%</b>
<b>SW - Chartwell</b>	<b>304</b>	<b>-</b>	<b>304</b>	<b>269</b>	<b>(76)</b>	<b>194</b>	<b>89%</b>	<b>11%</b>	<b>0%</b>
2018 10-Year Plan	256	-	256	228	(73)	-	89%	11%	0%
Historical	48	-	48	41	(2)	39	86%	14%	0%
<b>SW - City Centre</b>	<b>1,192</b>	<b>-</b>	<b>1,192</b>	<b>1,055</b>	<b>616</b>	<b>1,671</b>	<b>89%</b>	<b>11%</b>	<b>0%</b>
2018 10-Year Plan	639	-	639	569	60	629	89%	11%	0%
Historical	552	-	552	486	556	1,042	88%	12%	0%
<b>SW - Citywide</b>	<b>708</b>	<b>-</b>	<b>708</b>	<b>553</b>	<b>229</b>	<b>782</b>	<b>78%</b>	<b>22%</b>	<b>0%</b>
Historical	708	-	708	553	229	782	78%	22%	0%
<b>SW - Eureka</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>
2018 10-Year Plan	-	-	-	-	-	-	0%	0%	0%
<b>SW - Hamilton East</b>	<b>970</b>	<b>-</b>	<b>970</b>	<b>862</b>	<b>(150)</b>	<b>712</b>	<b>89%</b>	<b>11%</b>	<b>0%</b>
2018 10-Year Plan	895	-	895	797	(171)	626	89%	11%	0%
Historical	75	-	75	65	21	87	87%	13%	0%
<b>SW - Kirikiriroa</b>	<b>14,429</b>	<b>(3,424)</b>	<b>11,005</b>	<b>7,394</b>	<b>3,059</b>	<b>10,453</b>	<b>51%</b>	<b>25%</b>	<b>24%</b>
2018 10-Year Plan	12,318	(3,424)	8,894	5,570	570	6,140	45%	27%	28%
Historical	2,111	-	2,111	1,823	2,489	4,313	86%	14%	0%
<b>SW - Lake Rotokauri</b>	<b>138,338</b>	<b>(1,672)</b>	<b>136,666</b>	<b>121,560</b>	<b>80,413</b>	<b>201,973</b>	<b>88%</b>	<b>11%</b>	<b>1%</b>
2018 10-Year Plan	129,775	-	129,775	115,500	73,288	188,788	89%	11%	0%
Historical	8,563	(1,672)	6,891	6,060	7,125	13,185	71%	10%	20%
<b>SW - Mangaheka</b>	<b>6,296</b>	<b>-</b>	<b>6,296</b>	<b>5,588</b>	<b>4,586</b>	<b>10,174</b>	<b>89%</b>	<b>11%</b>	<b>0%</b>
2018 10-Year Plan	5,747	-	5,747	5,115	4,285	9,400	89%	11%	0%
Historical	548	-	548	473	301	774	86%	14%	0%
<b>SW - Mangakotukutuku</b>	<b>34,933</b>	<b>(2,632)</b>	<b>32,301</b>	<b>26,245</b>	<b>13,766</b>	<b>40,011</b>	<b>75%</b>	<b>17%</b>	<b>8%</b>
2018 10-Year Plan	34,224	(2,632)	31,592	25,630	13,163	38,794	75%	17%	8%
Historical	709	-	709	614	603	1,217	87%	13%	0%
<b>SW - Mangaonua</b>	<b>4,692</b>	<b>(1,313)</b>	<b>3,379</b>	<b>1,799</b>	<b>231</b>	<b>2,030</b>	<b>38%</b>	<b>34%</b>	<b>28%</b>
2018 10-Year Plan	4,586	(1,313)	3,273	1,708	169	1,877	37%	34%	29%
Historical	106	-	106	91	62	153	86%	14%	0%
<b>SW - Ohote</b>	<b>304</b>	<b>-</b>	<b>304</b>	<b>269</b>	<b>890</b>	<b>1,159</b>	<b>89%</b>	<b>11%</b>	<b>0%</b>
2018 10-Year Plan	256	-	256	228	687	915	89%	11%	0%
Historical	48	-	48	41	202	244	86%	14%	0%
<b>SW - Otama-ngege</b>	<b>145</b>	<b>-</b>	<b>145</b>	<b>125</b>	<b>66</b>	<b>190</b>	<b>86%</b>	<b>14%</b>	<b>0%</b>
Historical	145	-	145	125	66	190	86%	14%	0%
<b>SW - Peacocke</b>	<b>5,099</b>	<b>-</b>	<b>5,099</b>	<b>4,537</b>	<b>3,176</b>	<b>7,712</b>	<b>89%</b>	<b>11%</b>	<b>0%</b>
2018 10-Year Plan	5,051	-	5,051	4,495	3,126	7,621	89%	11%	0%
Historical	48	-	48	41	50	91	86%	14%	0%
<b>SW - River North</b>	<b>116</b>	<b>-</b>	<b>116</b>	<b>102</b>	<b>18</b>	<b>120</b>	<b>87%</b>	<b>13%</b>	<b>0%</b>
2018 10-Year Plan	-	-	-	-	-	-	0%	0%	0%
Historical	116	-	116	102	18	120	87%	13%	0%
<b>SW - Rotokauri West</b>	<b>304</b>	<b>-</b>	<b>304</b>	<b>269</b>	<b>285</b>	<b>554</b>	<b>89%</b>	<b>11%</b>	<b>0%</b>
2018 10-Year Plan	256	-	256	228	209	436	89%	11%	0%
Historical	48	-	48	41	77	118	86%	14%	0%
<b>SW - St Andrews</b>	<b>1,199</b>	<b>-</b>	<b>1,199</b>	<b>1,066</b>	<b>(527)</b>	<b>539</b>	<b>89%</b>	<b>11%</b>	<b>0%</b>
2018 10-Year Plan	1,151	-	1,151	1,024	(513)	512	89%	11%	0%
Historical	48	-	48	41	(15)	27	86%	14%	0%

Growth Related Capital Expenditure (\$000s)	Total Capex Including Subsidies	Total Subsidies & Operating Revenue	Total Capex Net Subsidies	DC Capex	DC Interest	Total Cost DC Funded Capex	% DC Funded	% Rates Funded	% Other Sources
SW - Te Awa o Katapaki	23,609	(1,463)	22,146	16,640	3,878	20,517	70%	23%	6%
2018 10-Year Plan	19,333	(1,383)	17,950	13,021	473	13,495	67%	25%	7%
Historical	4,277	(81)	4,196	3,618	3,404	7,023	85%	14%	2%
SW - Te Rapa Stream	601	-	601	529	1,412	1,942	88%	12%	0%
2018 10-Year Plan	-	-	-	-	-	-	0%	0%	0%
Historical	601	-	601	529	1,412	1,942	88%	12%	0%
SW - Temple View	48	-	48	41	134	175	86%	14%	0%
2018 10-Year Plan	48	-	48	41	134	175	86%	14%	0%
Historical	48	-	48	41	134	175	86%	14%	0%
SW - Templeview	128	-	128	114	222	336	89%	11%	0%
2018 10-Year Plan	128	-	128	114	222	336	89%	11%	0%
Historical	128	-	128	114	222	336	89%	11%	0%
SW - Waitawhiriwhiri	5,955	(639)	5,317	3,194	225	3,419	54%	36%	11%
2018 10-Year Plan	5,226	(639)	4,587	2,552	(255)	2,297	49%	39%	12%
Historical	730	-	730	641	480	1,121	88%	12%	0%
SW - Western Heights	-	-	-	-	-	-	0%	0%	0%
2018 10-Year Plan	-	-	-	-	-	-	0%	0%	0%
SW - Otama	889	-	889	560	29	589	63%	37%	0%
2018 10-Year Plan	889	-	889	560	29	589	63%	37%	0%
<b>Total Transport</b>	<b>980,946</b>	<b>(382,816)</b>	<b>598,130</b>	<b>328,286</b>	<b>123,105</b>	<b>451,391</b>	<b>33%</b>	<b>28%</b>	<b>39%</b>
Citywide	519,435	(218,946)	300,489	141,113	50,199	191,312	27%	31%	42%
2018 10-Year Plan	388,180	(197,722)	190,457	103,545	17,823	121,368	27%	22%	51%
Historical	131,255	(21,224)	110,032	37,568	32,376	69,945	29%	55%	16%
Infill	105,715	(50,448)	55,267	14,146	483	14,628	13%	39%	48%
2018 10-Year Plan	100,136	(50,448)	49,688	11,067	(1,878)	9,190	11%	39%	50%
Historical	5,579	-	5,579	3,078	2,360	5,439	55%	45%	0%
Peacocke	1,349	(127)	1,222	565	538	1,103	42%	49%	9%
2018 10-Year Plan	1,349	(127)	1,222	565	538	1,103	42%	49%	9%
Historical	1,349	(127)	1,222	565	538	1,103	42%	49%	9%
Peacocke 1	10,016	(4,406)	5,610	4,454	(135)	4,319	44%	12%	44%
2018 10-Year Plan	8,784	(4,372)	4,412	3,450	(377)	3,073	39%	11%	50%
Historical	1,231	(33)	1,198	1,003	242	1,245	81%	16%	3%
Peacocke 2	150,311	(66,531)	83,779	60,515	19,538	80,052	40%	15%	44%
2018 10-Year Plan	150,239	(66,531)	83,707	60,481	19,503	79,984	40%	15%	44%
Historical	72	-	72	33	35	68	46%	54%	0%
Rotokauri	88,224	(13,702)	74,522	57,263	35,821	93,085	65%	20%	16%
2018 10-Year Plan	77,054	(13,600)	63,455	48,687	24,537	73,224	63%	19%	18%
Historical	11,170	(102)	11,068	8,576	11,285	19,861	77%	22%	1%
Rototuna	83,079	(17,497)	65,582	42,115	14,136	56,251	51%	28%	21%
2018 10-Year Plan	64,477	(15,767)	48,710	29,148	804	29,952	45%	30%	24%
Historical	18,602	(1,730)	16,872	12,967	13,332	26,298	70%	21%	9%
Ruakura	22,817	(11,158)	11,660	8,116	2,526	10,642	36%	16%	49%
2018 10-Year Plan	22,413	(11,158)	11,255	7,819	2,289	10,107	35%	15%	50%
Historical	404	-	404	297	237	534	73%	27%	0%
Te Rapa North	-	-	-	-	-	-	0%	0%	0%
2018 10-Year Plan	-	-	-	-	-	-	0%	0%	0%
<b>Total Wastewater</b>	<b>372,691</b>	<b>(1,219)</b>	<b>371,473</b>	<b>276,789</b>	<b>108,828</b>	<b>385,617</b>	<b>74%</b>	<b>25%</b>	<b>0%</b>
Citywide	90,304	(138)	90,167	60,276	37,921	98,197	67%	33%	0%
2018 10-Year Plan	34,633	-	34,633	30,777	12,086	42,863	89%	11%	0%
Historical	55,671	(138)	55,534	29,498	25,835	55,333	53%	47%	0%
Infill	827	-	827	714	672	1,386	86%	14%	0%
2018 10-Year Plan	827	-	827	714	672	1,386	86%	14%	0%
Historical	827	-	827	714	672	1,386	86%	14%	0%
Infill East	43,424	(517)	42,907	35,779	1,106	36,885	82%	16%	1%
2018 10-Year Plan	43,424	(517)	42,907	35,779	1,106	36,885	82%	16%	1%
Historical	43,424	(517)	42,907	35,779	1,106	36,885	82%	16%	1%
Infill West	61,881	(517)	61,364	35,200	4,809	40,009	57%	42%	1%
2018 10-Year Plan	61,881	(517)	61,364	35,200	4,809	40,009	57%	42%	1%
Historical	61,881	(517)	61,364	35,200	4,809	40,009	57%	42%	1%
Peacocke	49,982	-	49,982	44,588	11,830	56,418	89%	11%	0%
2018 10-Year Plan	48,179	-	48,179	43,028	9,957	52,986	89%	11%	0%
Historical	1,803	-	1,803	1,560	1,872	3,432	87%	13%	0%
Peacocke 1	3,611	-	3,611	3,200	88	3,288	89%	11%	0%
2018 10-Year Plan	2,475	-	2,475	2,203	(113)	2,090	89%	11%	0%
Historical	1,137	-	1,137	997	201	1,198	88%	12%	0%
Peacocke 2	28,095	-	28,095	25,005	10,724	35,728	89%	11%	0%
2018 10-Year Plan	28,095	-	28,095	25,005	10,724	35,728	89%	11%	0%
Historical	28,095	-	28,095	25,005	10,724	35,728	89%	11%	0%
Rotokauri	4,847	-	4,847	4,294	3,341	7,635	89%	11%	0%
2018 10-Year Plan	3,408	-	3,408	3,031	2,181	5,212	89%	11%	0%
Historical	1,439	-	1,439	1,263	1,160	2,423	88%	12%	0%
Rototuna	16,602	(47)	16,555	10,426	4,147	14,573	63%	37%	0%
2018 10-Year Plan	9,914	-	9,914	4,598	(914)	3,684	46%	54%	0%
Historical	6,688	(47)	6,641	5,827	5,061	10,888	87%	12%	1%
Ruakura	9,052	-	9,052	8,056	3,562	11,618	89%	11%	0%
2018 10-Year Plan	9,025	-	9,025	8,033	3,541	11,574	89%	11%	0%
Historical	27	-	27	24	21	44	88%	12%	0%
Te Rapa North	2,856	-	2,856	2,527	1,966	4,494	88%	12%	0%
2018 10-Year Plan	2,856	-	2,856	2,527	1,966	4,494	88%	12%	0%

Growth Related Capital Expenditure (\$000s)	Total Capex Including Subsidies	Total Subsidies & Operating Revenue	Total Capex Net Subsidies	DC Capex	DC Interest	Total Cost DC Funded Capex	% DC Funded	% Rates Funded	% Other Sources
Temple View	3,333	-	3,333	1,334	5,377	6,711	40%	60%	0%
2018 10-Year Plan	1,662	-	1,662	640	1,426	2,066	39%	61%	0%
Historical	1,671	-	1,671	694	3,951	4,645	42%	58%	0%
WW - East	20,768	-	20,768	18,336	7,633	25,969	88%	12%	0%
2018 10-Year Plan	13,452	-	13,452	11,916	656	12,572	89%	11%	0%
Historical	7,316	-	7,316	6,420	6,976	13,397	88%	12%	0%
WW - West	37,108	-	37,108	27,053	15,653	42,706	73%	27%	0%
2018 10-Year Plan	21,177	-	21,177	13,023	2,819	15,841	61%	39%	0%
Historical	15,932	-	15,932	14,030	12,835	26,865	88%	12%	0%
<b>Total Water Supply</b>	<b>213,479</b>	<b>(193)</b>	<b>213,286</b>	<b>136,292</b>	<b>71,007</b>	<b>211,299</b>	<b>70%</b>	<b>30%</b>	<b>0%</b>
Citywide	150,587	(150)	150,437	103,116	52,622	155,739	68%	31%	0%
2018 10-Year Plan	65,362	(150)	65,212	57,125	9,809	66,934	87%	12%	0%
Historical	85,224	-	85,224	45,991	42,813	88,805	54%	46%	0%
Infill	21,324	-	21,324	10,454	3,234	13,688	49%	51%	0%
2018 10-Year Plan	17,873	-	17,873	8,678	1,175	9,852	49%	51%	0%
Historical	3,450	-	3,450	1,776	2,060	3,836	51%	49%	0%
Peacocke	8,529	-	8,529	7,591	1,239	8,830	89%	11%	0%
2018 10-Year Plan	8,483	-	8,483	7,550	1,187	8,737	89%	11%	0%
Historical	46	-	46	41	52	93	89%	11%	0%
Rotokauri	8,791	(13)	8,777	7,590	7,204	14,793	86%	14%	0%
2018 10-Year Plan	1,988	-	1,988	1,611	1,214	2,825	81%	19%	0%
Historical	6,803	(13)	6,790	5,978	5,990	11,968	88%	12%	0%
Rototuna	19,445	(21)	19,424	16,456	769	17,225	85%	15%	0%
2018 10-Year Plan	15,969	-	15,969	14,213	(1,047)	13,166	89%	11%	0%
Historical	3,476	(21)	3,455	2,243	1,816	4,059	65%	35%	1%
Ruakura	3,415	-	3,415	3,039	633	3,672	89%	11%	0%
2018 10-Year Plan	3,385	-	3,385	3,012	619	3,631	89%	11%	0%
Historical	30	-	30	27	14	41	89%	11%	0%
Te Rapa North	2,401	-	2,401	1,171	1,159	2,329	49%	51%	0%
2018 10-Year Plan	2,401	-	2,401	1,171	1,159	2,329	49%	51%	0%
Historical	987	-	987	876	4,146	5,022	89%	11%	0%
Historical	987	-	987	876	4,146	5,022	89%	11%	0%
<b>Grand Total</b>	<b>1,959,110</b>	<b>(396,195)</b>	<b>1,562,915</b>	<b>1,048,442</b>	<b>437,904</b>	<b>1,486,346</b>	<b>54%</b>	<b>26%</b>	<b>20%</b>

Growth-Related-Capital Expenditure (\$000s)	Total Capex Including Subsidies	Total Subsidies & Operating Revenue	Total Capex Net Subsidies	DC Capex	DC Interest	Total Cost DC Funded Capex	%-DC Funded	%-Rates Funded	%-Other Sources
<b>Total Reserves</b>	<b>144,098</b>	<b>(586)</b>	<b>143,512</b>	<b>99,108</b>	<b>21,954</b>	<b>121,062</b>	<b>69%</b>	<b>31%</b>	<b>0%</b>
Citywide	73,165	(100)	73,065	41,127	5,892	47,018	56%	44%	0%
2018 10-Year Plan	54,077	-	54,077	31,939	3,240	35,179	59%	41%	0%
Historical	19,088	(100)	18,988	9,188	2,652	11,840	48%	51%	1%
Infill	4,256	(486)	3,769	1,313	(254)	1,059	31%	58%	11%
Historical	4,256	(486)	3,769	1,313	(254)	1,059	31%	58%	11%
Peacocke	669	-	669	537	722	1,258	80%	20%	0%
Historical	669	-	669	537	722	1,258	80%	20%	0%
Peacocke 1	2,987	-	2,987	2,545	(213)	2,332	85%	15%	0%
2018 10-Year Plan	2,987	-	2,987	2,545	(213)	2,332	85%	15%	0%
Historical	2,987	-	2,987	2,545	(213)	2,332	85%	15%	0%
Peacocke 2	25,573	-	25,573	20,495	10,193	40,688	86%	14%	0%
2018 10-Year Plan	25,573	-	25,573	20,495	10,193	40,688	86%	14%	0%
Historical	25,573	-	25,573	20,495	10,193	40,688	86%	14%	0%
Rotokauri	2,772	-	2,772	2,323	3,179	5,502	84%	16%	0%
2018 10-Year Plan	647	-	647	544	306	850	84%	16%	0%
Historical	2,125	-	2,125	1,780	2,873	4,653	84%	16%	0%
Rototuna	24,676	-	24,676	20,768	2,436	23,204	84%	16%	0%
2018 10-Year Plan	6,536	-	6,536	5,498	(1,629)	3,869	84%	16%	0%
Historical	18,140	-	18,140	15,270	4,065	19,335	84%	16%	0%
<b>Total Stormwater</b>	<b>206,681</b>	<b>(1,661)</b>	<b>205,020</b>	<b>180,315</b>	<b>113,083</b>	<b>293,398</b>	<b>87%</b>	<b>12%</b>	<b>1%</b>
SW-Chartwell	243	-	243	202	(57)	246	88%	12%	0%
2018 10-Year Plan	243	-	243	218	(56)	-	89%	11%	0%
Historical	98	-	98	85	(1)	84	86%	14%	0%
SW-City Centre	1,188	-	1,188	1,051	665	1,717	88%	12%	0%
2018 10-Year Plan	612	-	612	544	69	613	89%	11%	0%
Historical	577	-	577	507	597	1,104	88%	12%	0%
SW-Citywide	799	-	799	550	221	771	69%	31%	0%
Historical	799	-	799	550	221	771	69%	31%	0%

Growth-Related Capital Expenditure (\$'000s)	Total Capex Including Subsidies	Total Subsidies & Operating Revenue	Total Capex Net Subsidies	DC Capex	DC Interest	Total Cost-DC Funded Capex	% DC Funded	% Rates Funded	% Other Sources
SW - Eureka	-	-	-	-	-	-	0%	0%	0%
2018 10-Year Plan	-	-	-	-	-	-	0%	0%	0%
SW - Hamilton-East	982	-	982	871	(148)	722	89%	11%	0%
2018 10-Year Plan	856	-	856	762	(169)	593	89%	11%	0%
Historical	125	-	125	109	20	129	87%	13%	0%
SW - Kirikiriroa	3,984	-	3,984	3,493	1,990	5,483	88%	12%	0%
2018 10-Year Plan	1,957	-	1,957	1,742	(80)	1,661	89%	11%	0%
Historical	2,027	-	2,027	1,751	2,070	3,821	86%	14%	0%
SW - Lake Rotokauri	136,712	(1,661)	135,051	120,123	82,243	202,366	88%	11%	1%
2018 10-Year Plan	128,344	-	128,344	114,227	74,988	189,214	89%	11%	0%
Historical	8,368	(1,661)	6,707	5,896	7,256	13,152	70%	10%	20%
SW - Mangakeka	6,112	-	6,112	5,429	6,182	11,611	89%	11%	0%
2018 10-Year Plan	5,719	-	5,719	5,090	5,794	10,885	89%	11%	0%
Historical	392	-	392	338	388	726	86%	14%	0%
SW - Mangakotukutuku	25,317	-	25,317	22,521	12,030	34,550	89%	11%	0%
2018 10-Year Plan	24,571	-	24,571	21,868	11,408	33,276	89%	11%	0%
Historical	746	-	746	652	622	1,275	87%	13%	0%
SW - Mangaonua	737	-	737	652	10	662	88%	12%	0%
2018 10-Year Plan	612	-	612	544	(37)	507	89%	11%	0%
Historical	125	-	125	108	47	155	86%	14%	0%
SW - Ohote	343	-	343	302	1,039	1,341	88%	12%	0%
2018 10-Year Plan	245	-	245	218	654	872	89%	11%	0%
Historical	98	-	98	85	385	469	86%	14%	0%
SW - Otamangenge	184	-	184	159	61	220	86%	14%	0%
Historical	184	-	184	159	61	220	86%	14%	0%
SW - Peacocke	5,000	-	5,000	4,448	3,351	7,798	89%	11%	0%
2018 10-Year Plan	4,902	-	4,902	4,363	3,261	7,623	89%	11%	0%
Historical	98	-	98	85	90	175	86%	14%	0%
SW - River North	167	-	167	145	21	166	87%	13%	0%
2018 10-Year Plan	-	-	-	-	-	-	0%	0%	0%
Historical	167	-	167	145	21	166	87%	13%	0%
SW - Rotokauri-West	243	-	243	202	336	639	88%	12%	0%
2018 10-Year Plan	245	-	245	218	195	413	89%	11%	0%
Historical	98	-	98	85	141	226	86%	14%	0%
SW - St Andrews	1,199	-	1,199	1,064	(550)	515	89%	11%	0%
2018 10-Year Plan	1,101	-	1,101	980	(514)	466	89%	11%	0%
Historical	98	-	98	85	(35)	49	86%	14%	0%
SW - Te Awa-o-Katapaki	20,041	-	20,041	16,048	4,083	20,130	80%	20%	0%
2018 10-Year Plan	15,131	-	15,131	11,799	566	12,365	78%	22%	0%
Historical	4,910	-	4,910	4,249	3,516	7,765	87%	13%	0%
SW - Te Rapa Stream	651	-	651	573	1,276	1,849	88%	12%	0%
2018 10-Year Plan	-	-	-	-	-	-	0%	0%	0%
Historical	651	-	651	573	1,276	1,849	88%	12%	0%
SW - Temple-View	98	-	98	85	219	304	86%	14%	0%
Historical	98	-	98	85	219	304	86%	14%	0%
SW - Templeview	122	-	122	109	177	286	89%	11%	0%
2018 10-Year Plan	122	-	122	109	177	286	89%	11%	0%
SW - Waitahiriwhiri	1,992	-	1,992	1,768	(59)	1,704	89%	11%	0%
2018 10-Year Plan	1,223	-	1,223	1,089	(316)	773	89%	11%	0%
Historical	768	-	768	675	257	931	88%	12%	0%
SW - Western Heights	-	-	-	-	-	-	0%	0%	0%
2018 10-Year Plan	-	-	-	-	-	-	0%	0%	0%
SW - Otama	367	-	367	327	(7)	319	89%	11%	0%
2018 10-Year Plan	367	-	367	327	(7)	319	89%	11%	0%
<b>Total Transport</b>	<b>741,745</b>	<b>(228,974)</b>	<b>512,771</b>	<b>300,765</b>	<b>118,434</b>	<b>419,199</b>	<b>41%</b>	<b>29%</b>	<b>31%</b>
Citywide	377,125	(129,208)	247,918	125,350	42,140	167,490	33%	33%	34%
2018 10-Year Plan	251,859	(112,181)	139,678	88,570	12,955	101,525	25%	20%	45%
Historical	125,266	(17,027)	108,240	36,780	29,185	65,965	29%	57%	14%
Infill	20,542	(5,242)	15,301	6,146	1,236	7,382	30%	45%	26%
2018 10-Year Plan	14,964	(5,242)	9,722	3,068	(805)	2,263	21%	44%	35%
Historical	5,579	-	5,579	3,078	2,041	5,119	55%	45%	0%
Peacocke	736	(37)	699	323	346	670	44%	51%	5%
Historical	736	(37)	699	323	346	670	44%	51%	5%
Peacocke 1	9,748	(4,251)	5,497	4,219	(152)	4,066	43%	13%	44%
2018 10-Year Plan	8,715	(4,177)	4,537	3,419	(375)	3,045	39%	13%	48%
Historical	1,033	(74)	959	800	222	1,022	77%	15%	7%
Peacocke 2	149,556	(58,272)	91,285	60,160	19,517	79,677	40%	21%	39%
2018 10-Year Plan	149,356	(58,272)	91,085	60,068	19,420	79,488	40%	21%	39%
Historical	200	-	200	93	96	189	46%	54%	0%
Rotokauri	83,490	(8,085)	75,405	55,928	29,366	85,294	67%	23%	10%
2018 10-Year Plan	72,491	(7,984)	64,507	47,605	27,474	75,080	66%	23%	11%
Historical	11,000	(102)	10,898	8,323	11,891	20,214	76%	23%	1%
Rototuna	77,229	(14,770)	62,460	40,155	13,626	53,781	52%	29%	19%

Growth-Related Capital Expenditure (\$000s)	Total Capex Including Subsidies	Total Subsidies & Operating Revenue	Total Capex Net Subsidies	DC Capex	DC Interest	Total Cost-DC Funded Capex	% DC Funded	% Rates Funded	% Other Sources
2018 10-Year Plan	58,823	(13,097)	45,726	27,272	338	27,610	46%	31%	22%
Historical	18,406	(1,672)	16,734	12,883	13,288	26,171	70%	21%	9%
Ruakura	23,316	(9,109)	14,207	8,482	2,357	10,839	36%	25%	39%
2018 10-Year Plan	22,413	(9,109)	13,304	7,819	1,889	9,707	35%	24%	41%
Historical	903	-	903	664	468	1,132	73%	27%	0%
Te Rapa North	-	-	-	-	-	-	0%	0%	0%
2018 10-Year Plan	-	-	-	-	-	-	0%	0%	0%
Historical	-	-	-	-	-	-	0%	0%	0%
<b>Total Wastewater</b>	<b>247,655</b>	<b>(500)</b>	<b>247,155</b>	<b>260,948</b>	<b>105,754</b>	<b>266,702</b>	<b>75%</b>	<b>25%</b>	<b>0%</b>
Citywide	90,188	-	90,188	59,743	28,189	97,932	66%	24%	0%
2018 10-Year Plan	29,091	-	29,091	25,845	10,114	35,959	89%	11%	0%
Historical	61,097	-	61,097	33,898	28,075	61,974	55%	45%	0%
Infill	827	-	827	714	673	1,386	86%	14%	0%
Historical	827	-	827	714	673	1,386	86%	14%	0%
Infill East	41,521	(250)	41,271	25,045	1,063	26,109	84%	15%	1%
2018 10-Year Plan	41,521	(250)	41,271	25,045	1,063	26,109	84%	15%	1%
Historical	61,953	(250)	61,703	35,444	5,205	40,649	57%	42%	0%
2018 10-Year Plan	61,953	(250)	61,703	35,444	5,205	40,649	57%	42%	0%
Historical	49,979	-	49,979	44,437	11,881	56,318	89%	11%	0%
Peacocke	48,176	-	48,176	42,877	10,008	52,885	89%	11%	0%
2018 10-Year Plan	1,803	-	1,803	1,560	1,873	3,433	87%	13%	0%
Historical	3,608	-	3,608	3,197	93	3,290	89%	11%	0%
2018 10-Year Plan	2,472	-	2,472	2,200	(109)	2,091	89%	11%	0%
Historical	1,137	-	1,137	997	202	1,199	88%	12%	0%
Peacocke 2	27,802	-	27,802	24,744	11,021	35,765	89%	11%	0%
2018 10-Year Plan	27,802	-	27,802	24,744	11,021	35,765	89%	11%	0%
Historical	4,520	-	4,520	4,006	3,175	7,181	89%	11%	0%
Retekauri	3,169	-	3,169	2,821	2,063	4,883	89%	11%	0%
2018 10-Year Plan	1,351	-	1,351	1,185	1,112	2,298	88%	12%	0%
Historical	16,668	-	16,668	10,525	4,218	14,742	62%	27%	0%
Rotetuna	9,914	-	9,914	4,598	(909)	3,690	46%	54%	0%
2018 10-Year Plan	6,754	-	6,754	5,926	5,126	11,052	88%	12%	0%
Historical	7,836	-	7,836	6,973	3,147	10,120	89%	11%	0%
Ruakura	7,809	-	7,809	6,950	3,126	10,076	89%	11%	0%
2018 10-Year Plan	27	-	27	24	20	44	88%	12%	0%
Historical	3,346	-	3,346	1,339	5,213	6,552	40%	60%	0%
Temple View	1,675	-	1,675	645	1,392	2,037	39%	61%	0%
2018 10-Year Plan	1,671	-	1,671	694	3,820	4,514	42%	58%	0%
Historical	21,465	-	21,465	19,000	8,000	27,000	89%	11%	0%
WAW - East	13,209	-	13,209	11,756	615	12,371	89%	11%	0%
2018 10-Year Plan	8,255	-	8,255	7,244	7,385	14,629	88%	12%	0%
Historical	17,942	-	17,942	15,781	13,877	29,658	88%	12%	0%
WAW - West	17,942	-	17,942	15,781	13,877	29,658	88%	12%	0%
Historical	184,610	(13)	184,596	123,182	62,477	185,659	67%	33%	0%
<b>Total Water Supply</b>	<b>184,610</b>	<b>(13)</b>	<b>184,596</b>	<b>123,182</b>	<b>62,477</b>	<b>185,659</b>	<b>67%</b>	<b>33%</b>	<b>0%</b>
Citywide	122,521	-	122,521	78,485	47,495	125,979	64%	26%	0%
2018 10-Year Plan	32,808	-	32,808	28,879	3,706	32,584	88%	12%	0%
Historical	89,724	-	89,724	49,606	43,789	93,395	55%	45%	0%
Infill	21,324	-	21,324	10,454	3,088	13,542	49%	51%	0%
2018 10-Year Plan	17,873	-	17,873	8,678	1,066	9,744	49%	51%	0%
Historical	3,450	-	3,450	1,776	2,022	3,798	51%	49%	0%
Peacocke	9,227	-	9,227	8,210	1,715	9,925	89%	11%	0%
2018 10-Year Plan	8,472	-	8,472	7,540	1,148	8,688	89%	11%	0%
Historical	755	-	755	670	567	1,237	89%	11%	0%
Retekauri	3,697	(13)	3,684	3,069	3,123	6,192	83%	17%	0%
2018 10-Year Plan	1,988	-	1,988	1,611	1,140	2,751	81%	19%	0%
Historical	1,709	(13)	1,696	1,458	1,983	3,441	85%	14%	1%
Rotetuna	21,060	-	21,060	17,908	834	18,741	85%	15%	0%
2018 10-Year Plan	15,967	-	15,967	14,210	(1,165)	13,045	89%	11%	0%
Historical	5,093	-	5,093	3,697	1,999	5,696	73%	27%	0%
Ruakura	3,382	-	3,382	3,010	620	3,630	89%	11%	0%
2018 10-Year Plan	3,365	-	3,365	2,994	611	3,606	89%	11%	0%
Historical	18	-	18	16	9	25	89%	11%	0%
Te Rapa North	2,401	-	2,401	1,171	1,642	2,813	49%	51%	0%
2018 10-Year Plan	2,401	-	2,401	1,171	1,642	2,813	49%	51%	0%
Historical	987	-	987	876	3,961	4,837	89%	11%	0%
Temple View	987	-	987	876	3,961	4,837	89%	11%	0%
Historical	1,624,789	(231,734)	1,393,055	964,318	421,701	1,386,019	59%	26%	14%
<b>Grand Total</b>	<b>1,624,789</b>	<b>(231,734)</b>	<b>1,393,055</b>	<b>964,318</b>	<b>421,701</b>	<b>1,386,019</b>	<b>59%</b>	<b>26%</b>	<b>14%</b>

**23. SCHEDULE 3 – CHARGE CALCULATION WORKED EXAMPLE**

- 23.1 The calculation of each charge in Schedule 1 is the aggregation of individual project charges in each catchment for each activity in accordance with the formula in section 8 above. Due to the number of projects, showing the calculations for every project is not practicable.
- 23.2 The following exercise illustrates how the charges are calculated at a project level, prior to being aggregated to a catchment and activity level, with the catchment and activity being Rototuna Transport in this example.
- 23.3 Table 4 below shows the method of calculation for the specified project, where NPV is the net present value of the capital expenditure and growth at the assumed interest rate. NPV calculations are used solely to account for interest incurred on development contributions funded projects. No discount is applied for risk or uncertainty.

Table 4 –development charge calculation worked example

Project : C9310221N-Road 1328.4 Horsham Downs Road Rototuna							Interest Rate (r)	DC Charge for Future Years
Year	(000's)	(000's)	(000's)	(000's)			4.6%	
t	HR	HC	Cost <sub>t</sub>	(NPV(Cost <sub>t</sub> +HC) – HR	HUE <sub>t</sub>	NPV(HUE <sub>t</sub> )	DC <sub>t</sub>	DC <sub>t</sub> = DC <sub>t</sub>
NPV:				618		3,940		
2020	268	0	0		409	409	\$156.94	
2021					395	378		\$156.94
2022					385	352		\$156.94
2023					413	361		\$156.94
2024					383	320		\$156.94
2025					379	302		\$156.94
2026			454	347	373	285		\$156.94
2027			226	165	348	254		\$156.94
2028			537	375	320	223		\$156.94
2029					337	225		\$156.94
2030					345	220		\$156.94
2031					317	193		\$156.94
2032					272	158		\$156.94
2033					195	109		\$156.94
2034					40	21		\$156.94
2035					39	20		\$156.94
2036					44	21		\$156.94
2037					40	18		\$156.94
2038					38	17		\$156.94
2039					34	14		\$156.94
2040					32	13		\$156.94
2041					28	11		\$156.94
2042					26	9		\$156.94
2043					20	7		\$156.94
2044								\$156.94
2045								\$156.94
2046								\$156.94
2047								\$156.94
2048								\$156.94
2049								\$156.94
2050								\$156.94
2051								\$156.94
2052								\$156.94
2053								\$156.94
2054								\$156.94
2055								\$156.94
2056								\$156.94

Project : C9310221N-Road 1328.4 Horsham Downs Road Rototuna							Interest Rate (r)	DC Charge for Future Years
Year	(000's)	(000's)	(000's)	(000's)			4.6%	
t	HR	HC	Cost <sub>t</sub>	(NPV(Cost <sub>t</sub> + HC) - HR)	HUE <sub>t</sub>	NPV(HUE <sub>t</sub> )	DC <sub>t</sub>	DC <sub>t</sub> = DC <sub>t</sub>
NPV <sub>0</sub>	-	-	-	645	-	3,996	-	-
2019	203	0	0	-	375	375	\$161.35	-
2020	-	-	-	-	357	341	-	\$161.35
2021	-	-	-	-	339	310	-	\$161.35
2022	-	-	-	-	338	295	-	\$161.35
2023	-	-	-	-	380	317	-	\$161.35
2024	-	-	-	-	374	299	-	\$161.35
2025	-	-	-	-	384	293	-	\$161.35
2026	-	-	454	332	389	284	-	\$161.35
2027	-	-	226	458	366	255	-	\$161.35
2028	-	-	537	358	345	230	-	\$161.35
2029	-	-	-	-	368	235	-	\$161.35
2030	-	-	-	-	394	240	-	\$161.35
2031	-	-	-	-	362	211	-	\$161.35
2032	-	-	-	-	340	173	-	\$161.35
2033	-	-	-	-	211	112	-	\$161.35
2034	-	-	-	-	3	1	-	\$161.35
2035	-	-	-	-	6	3	-	\$161.35
2036	-	-	-	-	6	3	-	\$161.35
2037	-	-	-	-	6	2	-	\$161.35
2038	-	-	-	-	3	1	-	\$161.35
2039	-	-	-	-	6	2	-	\$161.35
2040	-	-	-	-	6	2	-	\$161.35
2041	-	-	-	-	6	2	-	\$161.35
2042	-	-	-	-	3	1	-	\$161.35
2043	-	-	-	-	6	2	-	\$161.35
2044	-	-	-	-	3	1	-	\$161.35
2045	-	-	-	-	3	1	-	\$161.35
2046	-	-	-	-	3	1	-	\$161.35
2047	-	-	-	-	3	1	-	\$161.35
2048	-	-	-	-	0	0	-	\$161.35
2049	-	-	-	-	3	1	-	\$161.35
2050	-	-	-	-	0	0	-	\$161.35
2051	-	-	-	-	3	1	-	\$161.35
2052	-	-	-	-	0	0	-	\$161.35
2053	-	-	-	-	3	1	-	\$161.35
2054	-	-	-	-	0	0	-	\$161.35
2055	-	-	-	-	0	0	-	\$161.35

## 24. SCHEDULE 4 – NON-RESIDENTIAL DEMAND CONVERSION FACTORS

Table 5 – Types of development and household unit equivalents (HUEs per 100m<sup>2</sup> GFA)

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

\* Stormwater is calculated per 100m<sup>2</sup> of site area.

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

## 25. SCHEDULE 5 – RESIDENTIAL DEMAND CONVERSION FACTORS

Table 6 – Types of residential development and household unit equivalents

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

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

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

**Note 2 – Wet industries**

At the discretion of Council, the charges for water and wastewater for wet industries may be assessed on a case by case basis in relation to the level of demand produced by the development and the cost of servicing it, and set by agreement with the developer in accordance with section ~~207(A-F) 200(2)~~ of the LGA. The factors used for calculating the charges for developments that do not fall into this category are averages that have been calculated by excluding usage by wet industries, but wet industry usage has been included in the overall demand growth projections.

**Note 3 – Stormwater HUEs**

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

**Note 4 - Water HUEs**

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

**Note 5 - Wastewater HUEs**

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

**Note 6 - Transport HUEs**

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

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

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

- 26.1 Residential allotments may be eligible to have the Reserves component of their development contribution charge capped at the greater of 7.5% or 20m<sup>2</sup> of their section value.
- 26.2 To determine if a cap will apply, multiply the section value by 7.5%. Secondly divide 20m<sup>2</sup> by the area of the section and multiply this by the section value. If the reserves charge is higher than either or both of these, then the higher of these two values is the capped reserves charge that will apply.
- 26.3 It will be the responsibility of the developer to demonstrate to the satisfaction of staff that this cap should be applied by providing evidence of the value of the land from an approved registered valuation.

## 27. SCHEDULE 7 – GROWTH FORECASTS

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

Growth Rates (HUEs)	Activity	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
<u>Citywide</u>	Reserves	1,173	1,220	1,235	1,240	1,196	1,174	1,271	1,334	1,306	1,241
	Transport	2,064	2,049	2,036	1,996	1,936	1,864	1,956	1,986	1,950	1,859
	Wastewater	1,401	1,429	1,433	1,430	1,382	1,355	1,450	1,506	1,475	1,405
	Water	1,343	1,375	1,382	1,381	1,334	1,308	1,404	1,462	1,432	1,363
<u>Infill</u>	Reserves	525	532	516	483	432	381	369	369	356	349
	Transport	1,102	996	917	867	833	777	786	769	758	740
	Wastewater	672	649	615	580	532	485	476	471	458	449
	Water	635	620	590	556	507	458	449	445	432	424
<u>Infill East</u>	Reserves	294	308	310	296	248	216	209	206	198	192
	Transport	568	537	449	442	374	305	299	245	343	306
	Wastewater	361	360	338	327	273	236	231	216	235	221
	Water	345	348	332	320	267	231	225	213	226	214
<u>Infill West</u>	Reserves	231	224	206	187	184	165	160	163	158	157
	Transport	534	459	468	425	459	472	487	524	415	434
	Wastewater	312	290	277	253	259	249	245	255	223	228
	Water	290	272	259	236	239	227	223	232	206	210
<u>Peacocke</u>	Reserves	139	152	190	248	319	424	519	559	543	475
	Transport	139	152	190	248	321	424	522	562	546	482
	Wastewater	139	152	190	248	319	424	519	559	544	477
	Water	139	152	190	248	319	424	519	559	544	477
<u>Peacocke 1</u>	Reserves	139	152	190	247	56	-	-	-	-	-
	Transport	139	152	190	247	56	-	-	-	-	-
	Wastewater	139	152	190	247	56	-	-	-	-	-
	Water	139	152	190	247	56	-	-	-	-	-
<u>Peacocke 2</u>	Reserves	0	0	0	1	263	424	519	559	543	475
	Transport	0	0	0	1	265	424	522	562	546	482
	Wastewater	0	0	0	1	264	424	519	559	544	477
	Water	0	0	0	1	263	424	519	559	544	477
<u>Rotokauri</u>	Reserves	29	33	36	38	35	24	11	19	39	76
	Transport	185	212	234	212	178	123	79	72	87	131
	Wastewater	73	84	92	86	75	52	30	34	52	92
	Water	60	69	77	73	64	44	25	31	49	88
<u>Rototuna</u>	Reserves	310	268	238	236	291	294	310	317	294	274
	Transport	409	409	395	385	413	383	379	373	348	320
	Wastewater	330	295	268	266	316	314	326	331	308	285
	Water	326	289	261	259	310	309	322	328	305	283
<u>Ruakura</u>	Reserves	160	227	247	223	107	34	48	56	58	53
	Transport	205	255	271	250	152	102	130	144	145	130
	Wastewater	174	235	254	230	119	53	70	81	82	75
	Water	170	233	252	228	116	47	64	74	75	69
<u>Te Rapa North</u>	Reserves	1	1	1	1	1	2	1	1	1	1
	Transport	15	17	18	22	23	39	46	49	50	42
	Wastewater	6	6	7	8	8	14	15	16	16	14
	Water	4	5	5	6	6	10	11	12	12	10
<u>Temple View</u>	Reserves	7	7	6	10	11	14	13	12	15	12
	Transport	9	9	10	12	15	16	15	16	17	14
	Wastewater	8	8	7	11	12	14	14	13	15	13
	Water	8	8	7	11	12	14	14	13	15	13
SW - Chartwell	Storm water	60	78	79	75	39	22	15	24	26	13
SW - City Centre	Storm water	89	83	73	85	71	69	65	67	65	66
SW - Citywide	Storm water	1,234	1,450	1,454	1,457	1,387	1,383	1,471	1,524	1,490	1,427
SW - Hamilton East	Storm water	111	129	128	118	105	97	88	84	83	82
SW - Kirikiriroa	Storm water	113	248	289	270	152	121	151	154	152	158
SW - Lake Rotokauri	Storm water	30	33	36	38	35	24	11	19	39	76
SW - Mangaheka	Storm water	33	65	80	64	50	33	20	14	12	15
SW - Mangakotukutuku	Storm water	175	191	228	278	238	250	262	332	360	361
SW - Mangaonua	Storm water	107	64	29	27	17	7	11	13	8	10
SW - Ohote	Storm water	0	0	0	0	0	0	0	0	0	0

Growth Rates (HUEs)	Activity	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
SW - Ohote	Stormwater	0	0	0	0	0	0	0	0	0	0
SW - Otama-ngenge	Stormwater	0	46	12	5	112	166	179	179	150	133
SW - Peacocke	Stormwater	0	0	0	0	107	201	283	251	205	136
SW - River North	Stormwater	0	0	0	0	0	0	0	0	0	0
SW - Rotokauri West	Stormwater	0	0	0	0	0	0	0	0	0	0
SW - St Andrews	Stormwater	91	97	110	115	111	64	109	68	107	118
SW - Te Awa o Katapaki	Stormwater	250	212	226	228	179	119	121	130	138	131
SW - Te Rapa Stream	Stormwater	28	42	16	20	21	66	26	52	22	4
SW - Temple View	Stormwater	7	7	6	6	6	7	6	6	7	6
SW - Waitawhiriwhiri	Stormwater	139	156	141	127	135	137	125	130	114	117
SW - Western Heights	Stormwater	0	0	0	0	9	1	1	1	2	0
WW - East	Wastewater	864	890	860	824	972	1,027	1,146	1,187	1,168	1,058
WW - West	Wastewater	537	539	574	606	410	328	304	318	307	347

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

Growth Rates (HUEs)	Activity	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Temple View	Reserves	7	7	6	10	11	14	13	12	15	12
-	Transport	9	9	10	14	17	22	21	20	25	22
-	Wastewater	8	8	7	11	13	16	15	14	17	15
-	Water	8	8	7	11	12	15	15	14	17	14
SW—Chartwell	Stormwater	64	83	84	78	46	36	30	43	42	33
SW—City Centre	Stormwater	43	92	74	73	73	75	81	75	82	78
SW—Citywide	Stormwater	1,181	1,538	1,554	1,531	1,444	1,405	1,505	1,566	1,544	1,441
SW—Hamilton East	Stormwater	186	180	125	119	102	90	85	80	76	78
SW—Kirikiri	Stormwater	107	258	304	283	168	116	144	142	140	128
SW—Lake Rotokauri	Stormwater	30	33	36	38	35	24	11	19	45	75
SW—Mangahaka	Stormwater	0	23	16	21	20	31	32	33	33	33
SW—Mangakotukutuku	Stormwater	182	191	228	278	237	250	261	332	359	361
SW—Mangaonua	Stormwater	123	68	65	57	30	5	5	5	5	0
SW—Ohote	Stormwater	0	0	0	0	0	0	0	0	0	0
SW—Otama-ngego	Stormwater	149	194	184	172	257	289	292	285	252	232
SW—Peacocke	Stormwater	0	0	0	0	107	201	283	251	205	136
SW—River North	Stormwater	0	0	0	0	0	0	0	0	0	0
SW—Rotokauri West	Stormwater	0	0	0	0	0	0	0	0	0	0
SW—St Andrews	Stormwater	15	54	55	38	44	20	47	45	40	43
SW—Te Awa-o-Katapaki	Stormwater	250	212	226	228	179	119	121	130	138	131
SW—Te Rapa Stream	Stormwater	0	0	6	11	3	21	0	2	8	1
SW—Temple View	Stormwater	9	9	10	9	11	14	13	13	16	15
SW—Waitahiriwhiri	Stormwater	74	157	143	142	137	135	123	135	126	125
SW—Western Heights	Stormwater	0	0	0	0	9	1	1	1	2	0
WW—East	Wastewater	878	913	900	852	996	1,040	1,157	1,194	1,173	1,066
WW—West	Wastewater	515	512	537	578	382	307	291	317	309	347

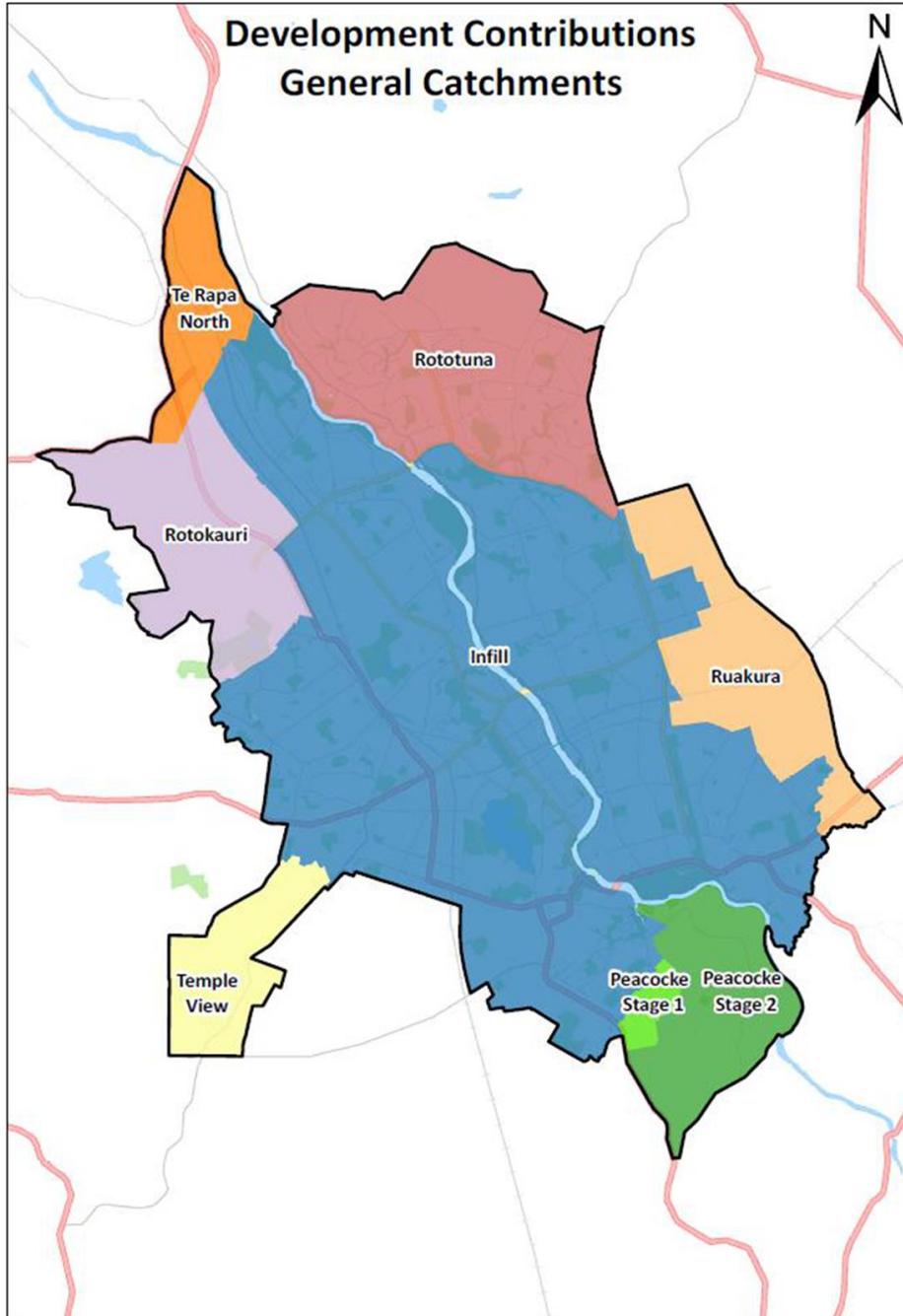
Note 1 - The above forecasts form part of a more complex growth model used in the calculation of charges, and which is available for inspection by request to Council.

### 28. SCHEDULE 8 – DEVELOPMENT CONTRIBUTIONS CATCHMENT MAPS

Map 1 – General Catchments

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

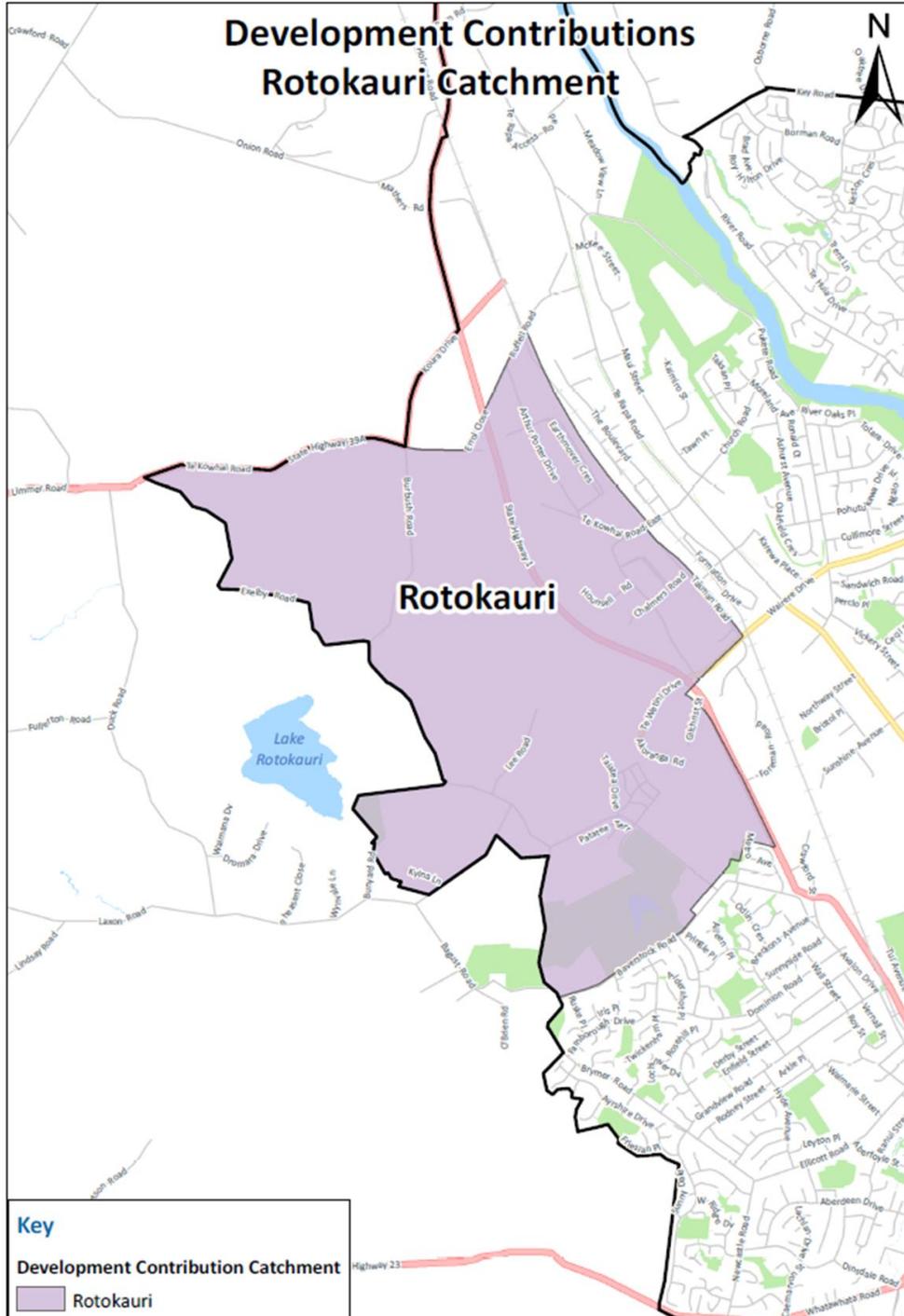
(shows all activities except stormwater & bulk wastewater (refer to maps 9 & 10 below). An additional "citywide" catchment includes all other catchments).





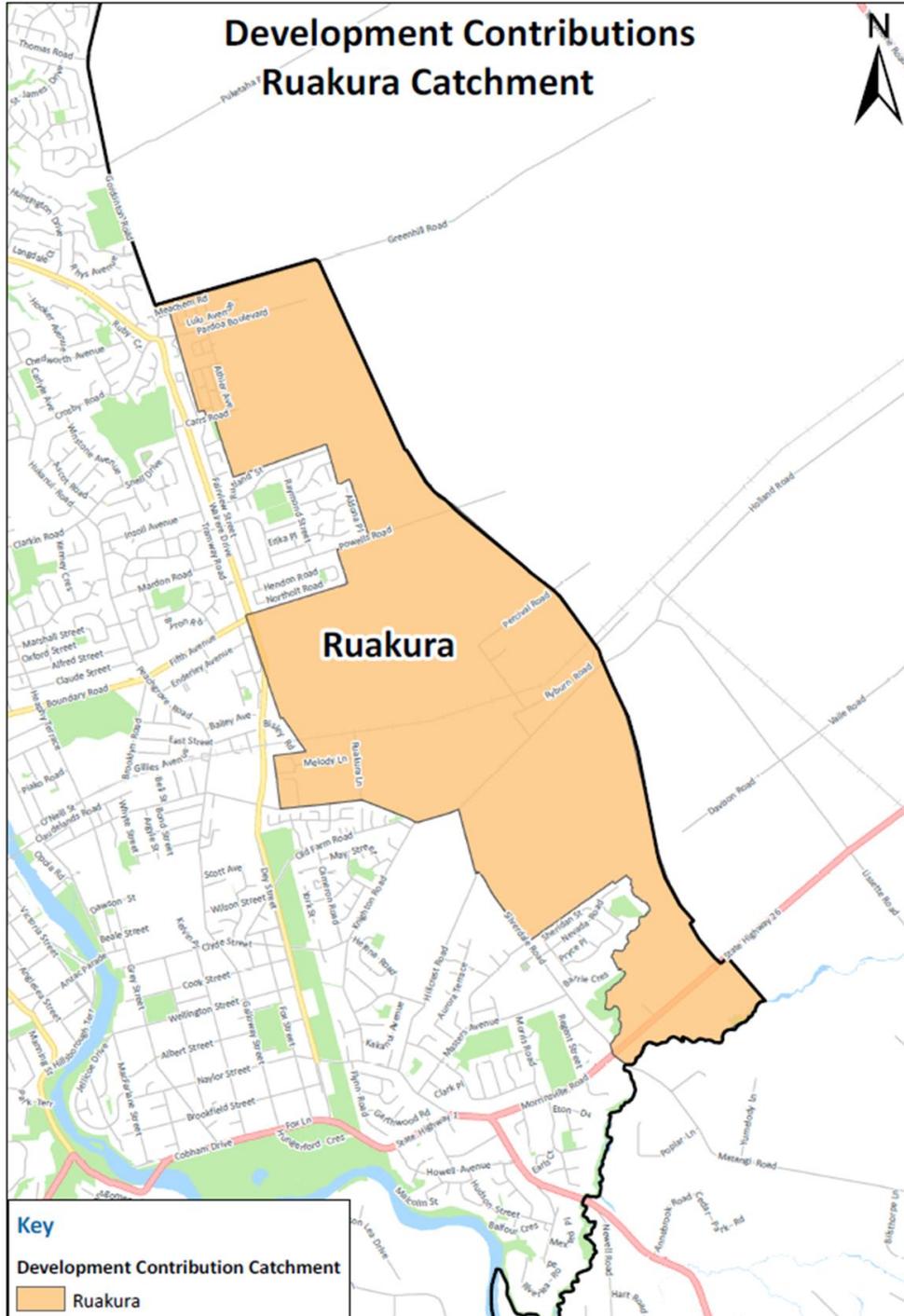
Map 3 – Rotokauri catchment

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



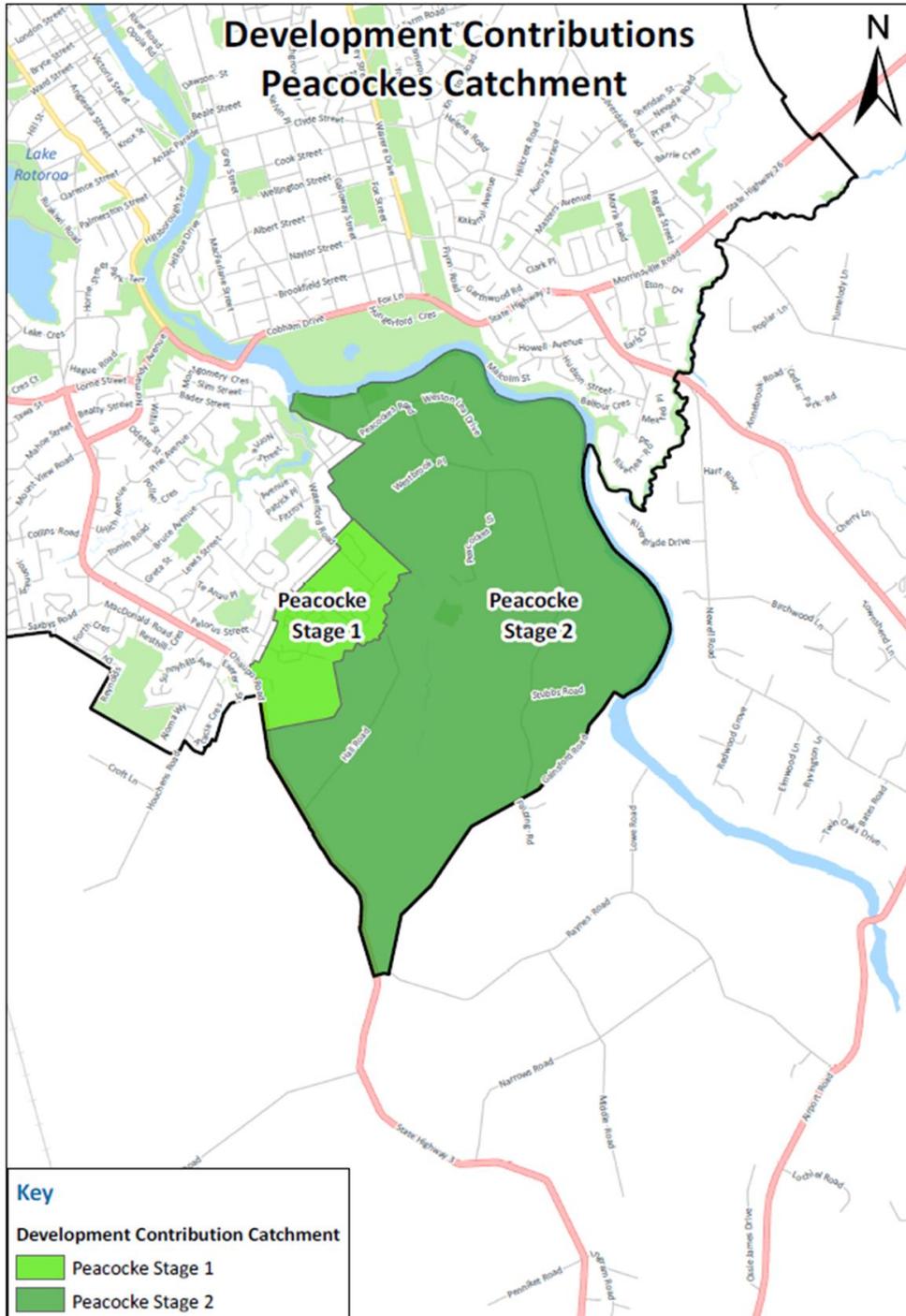
Map 4 – Ruakura Catchment

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



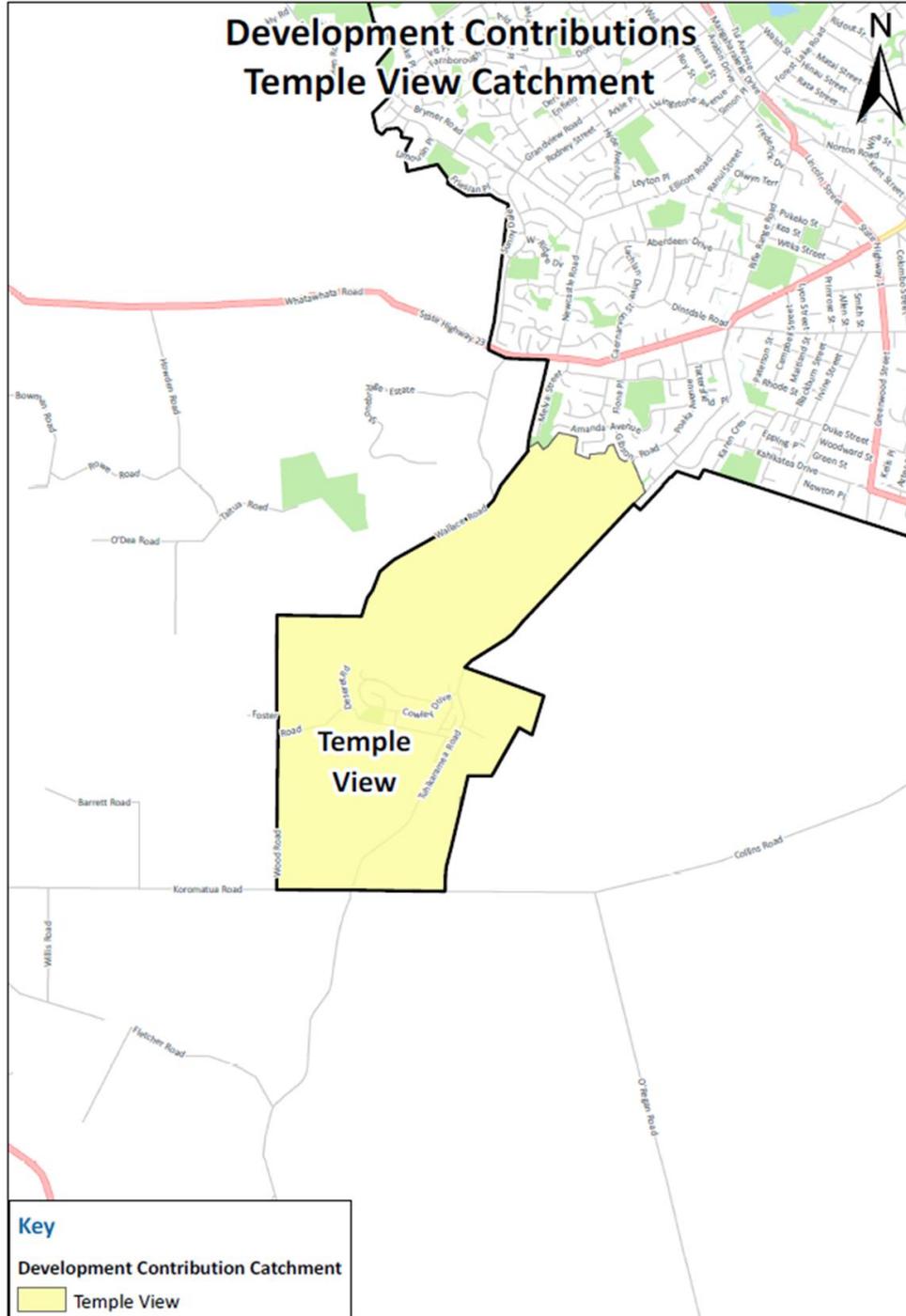
Map 5 – Peacocks Catchments

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



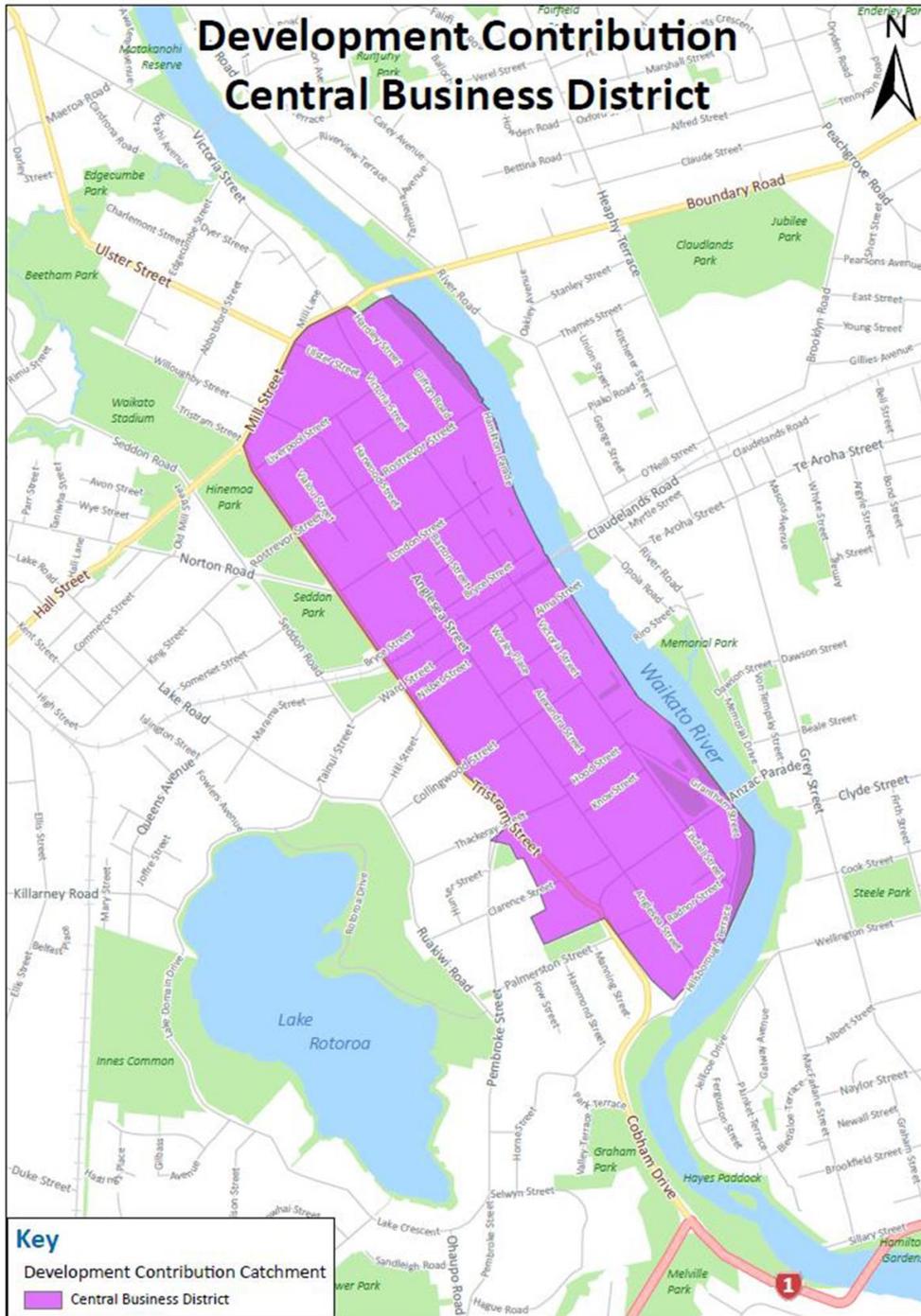
Map 6 – Temple View Catchment

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



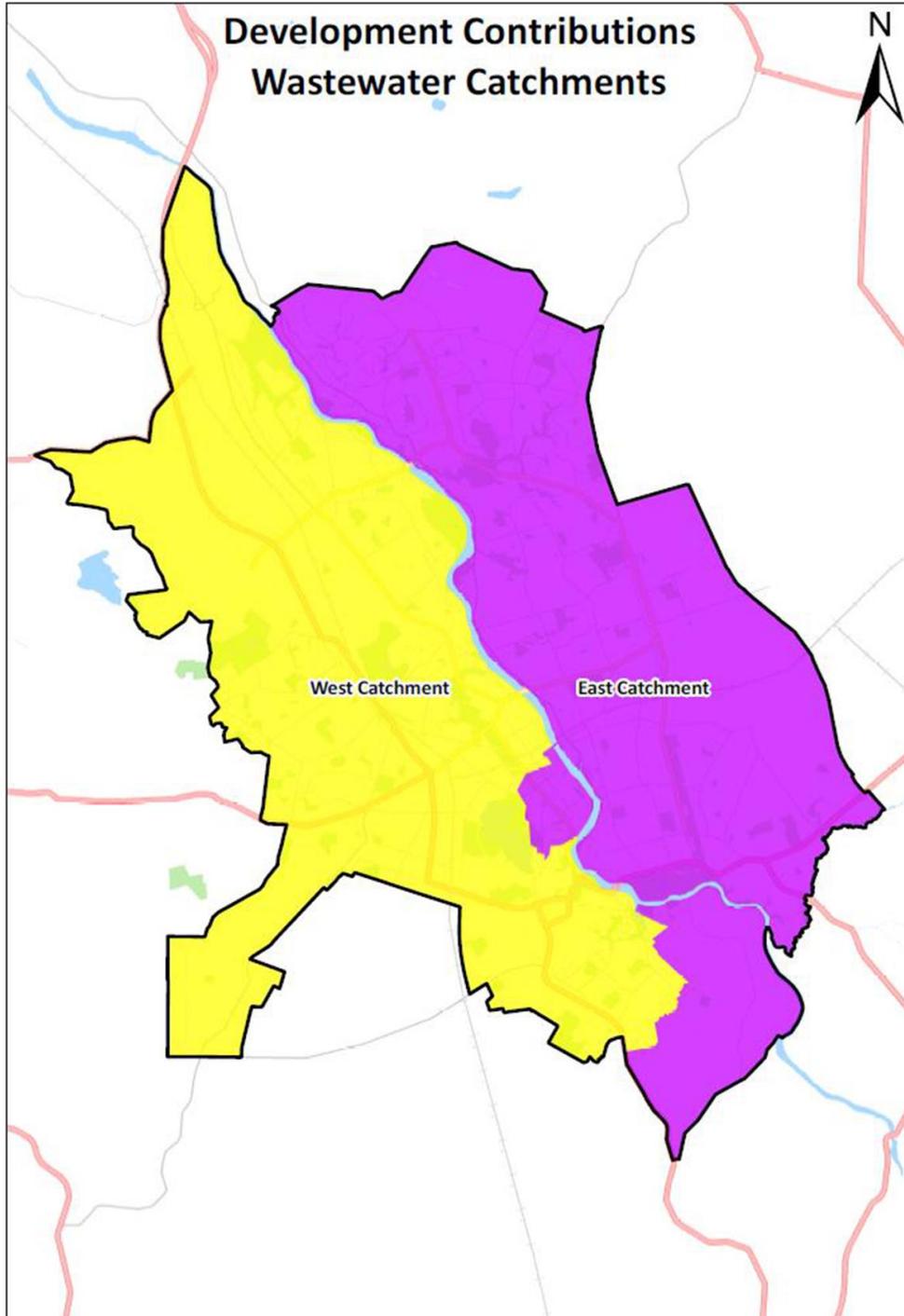
Map 7 – CBD Catchment

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



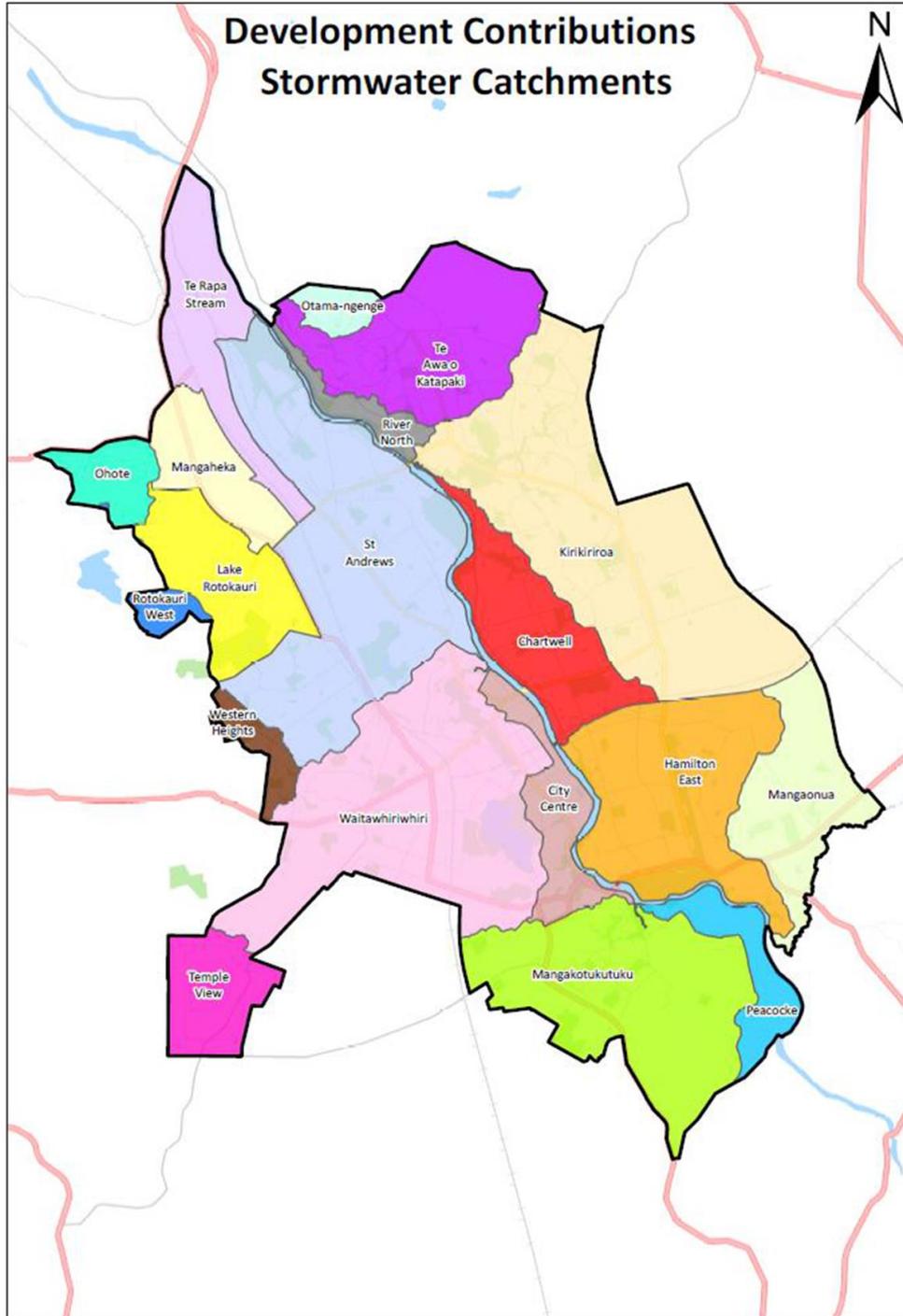
Map 8 – Catchments for Bulk Wastewater Infrastructure

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



Map 9 – Catchments for Stormwater Infrastructure

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



END

Project Information						Funding Sources (\$'000) (Inflated) 2001 - 2037 (June)					Funding Sources (% of TC incl. subsidies)		
Activity	Project description	Future / Historical	Catchment	% costs allocated to catchment	Last Year Capex Chargeable	Total capital cost incl subsidies	Subsidies	Total Cost Net Subsidies	DC Capex	Rates Loan	DC %	Rates %	Other sources %
Reserves	Rotokauri Sports Park Development	10-Year Plan	Citywide	60%	2028	971		971	645	325	67%	33%	0%
Reserves	Rotokauri Sports Park Development	10-Year Plan	Rotokauri	40%	2028	647		647	544	104	84%	15%	0%
Reserves	Hare Puke Sports Park Development	10-Year Plan	Citywide	60%	2028	980		980	652	328	67%	33%	0%
Reserves	Hare Puke Sports Park Development	10-Year Plan	Rototuna	40%	2028	653		653	549	105	84%	15%	0%
Reserves	Mangaiti Sports Park Development	10-Year Plan	Citywide	60%	2028	319		319	212	107	67%	33%	0%
Reserves	Mangaiti Sports Park Development	10-Year Plan	Rototuna	40%	2028	213		213	179	34	84%	15%	0%
Reserves	Te Manatu Park Development	10-Year Plan	Citywide	20%	2028	80		80	59	21	74%	25%	0%
Reserves	Te Manatu Park Development	10-Year Plan	Rototuna	80%	2028	321		321	205	116	64%	36%	0%
Reserves	Playground Development Programme	10-Year Plan	Citywide	100%	2028	5,480		5,480	4,740	740	87%	13%	0%
Reserves	Toilet and Changing room Development Programme	10-Year Plan	Citywide	100%	2028	5,625		5,625	352	5,273	6%	94%	0%
Reserves	Rototuna Sports Park Development	10-Year Plan	Citywide	60%	2028	3,681		3,681	2,448	1,233	67%	33%	0%
Reserves	Rototuna Sports Park Development	10-Year Plan	Rototuna	40%	2028	2,454		2,454	2,051	393	84%	15%	0%
Reserves	Rototuna Network - Linear Park & Park Connection	10-Year Plan	Rototuna	100%	2028	233		233	201	31	87%	13%	0%
Reserves	Peacocke Network Stage One - Natural Areas	10-Year Plan	Peacocke 1	100%	2028	513		513	405	108	79%	21%	0%
Reserves	Peacocke Network Stage Two - Neighbourhood Parks	10-Year Plan	Peacocke 2	100%	2033	10,402		10,402	8,998	1,404	87%	13%	0%
Reserves	Peacocke Network Stage Two - Community/Sports Parks	10-Year Plan	Citywide	60%	2033	29,973		29,973	20,681	9,292	69%	31%	0%
Reserves	Peacocke Network Stage Two - Community/Sports Parks	10-Year Plan	Peacocke 2	40%	2033	19,982		19,982	17,284	2,698	87%	13%	0%
Reserves	Peacocke Network Stage Two - Neighbourhood Playgrounds	10-Year Plan	Peacocke 2	100%	2033	1,355		1,355	1,172	183	87%	13%	0%
Reserves	Peacocke Network Stage One - Neighbourhood Parks	10-Year Plan	Peacocke 1	100%	2028	2,474		2,474	2,140	334	87%	13%	0%
Reserves	Peacocke Network Stage Two - Natural Areas	10-Year Plan	Peacocke 2	100%	2028	3,678		3,678	2,906	772	79%	21%	0%
Reserves	Rototuna Network - Neighbourhood Park	10-Year Plan	Rototuna	100%	2028	2,734		2,734	2,365	369	87%	13%	0%
Reserves	River Plan Extension/Central City Park - Reduced	10-Year Plan	Citywide	100%	2028	7,467		7,467	2,315	5,152	31%	69%	0%
Reserves	Playground Minogue Parks	Historical	Citywide	100%	2028	313	100	213	34	179	11%	57%	32%
Reserves	Playground Development Programme Infill	Historical	Infill	100%	2028	3,136	731	2,405	685	1,720	22%	55%	23%
Reserves	Rototuna Park Option 1	Historical	Rototuna	40%	2028	270		270	199	71	74%	25%	0%
Reserves	Rototuna Park Option 1	Historical	Citywide	60%	2028	406		406	249	156	62%	38%	0%
Reserves	Land Purchase - Reserves	Historical	Citywide	40%	2028	155		155	44	111	29%	72%	0%
Reserves	Land Purchase - Reserves	Historical	Infill	60%	2028	232		232	66	166	29%	72%	0%
Reserves	Mangaiti Reserve	Historical	Citywide	40%	2028	1,781		1,781	1,536	245	86%	14%	0%
Reserves	Mangaiti Reserve	Historical	Rototuna	60%	2028	2,671		2,671	2,304	367	86%	14%	0%
Reserves	131 - Claudelands Reserve	Historical	Citywide	80%	2028	394		394	103	292	25%	74%	0%
Reserves	131 - Claudelands Reserve	Historical	Infill	20%	2028	25		25	6	18	25%	74%	0%
Reserves	Minogue Park Development - 107	Historical	Citywide	100%	2028	257		257	22	235	9%	92%	0%
Reserves	Land Purchase - Reserves	Historical	Citywide	100%	2028	189		189	54	135	29%	72%	0%
Reserves	157 - Marist Park Development	Historical	Citywide	100%	2028	277		277	135	142	49%	51%	0%
Reserves	Te Awa Park Development	Historical	Citywide	10%	2028	3		3	2	0	89%	11%	0%
Reserves	Te Awa Park Development	Historical	Rototuna	90%	2028	206		206	183	23	89%	11%	0%
Reserves	Taitua Development - R80	Historical	Citywide	100%	2028	167		167	39	128	24%	77%	0%
Reserves	124 - Rototuna Park	Historical	Rototuna	100%	2028	38		38	33	5	86%	14%	0%
Reserves	Land Purchase - Reserves	Historical	Citywide	100%	2028	379		379	108	271	29%	72%	0%
Reserves	Mill St Changing Room	Historical	Citywide	100%	2028	248		248	121	127	49%	51%	0%
Reserves	481 - Upgrade River Walkways	Historical	Citywide	100%	2028	200		200	32	168	15%	84%	0%
Reserves	Boundary Fencing	Historical	Citywide	100%	2028	183		183	57	126	31%	69%	0%
Reserves	Passive Park Development	Historical	Rototuna	100%	2028	163		163	141	22	86%	14%	0%
Reserves	124 - Brymer & Farnborough Pks.	Historical	Infill	100%	2028	30		30	18	12	62%	39%	0%
Reserves	Glenview Club Land Purchase	Historical	Citywide	20%	2028	21		21	10	11	49%	51%	0%
Reserves	Glenview Club Land Purchase	Historical	Peacocke	80%	2028	333		333	246	87	74%	25%	0%
Reserves	Te Manatu Reserve - Land	Historical	Citywide	40%	2028	190		190	154	26	85%	14%	0%
Reserves	Te Manatu Reserve - Land	Historical	Rototuna	60%	2028	2,567		2,567	2,278	289	89%	11%	0%
Reserves	Te Manatu Reserve - Land (H)	Historical	Citywide	40%	2028	94		94	81	13	86%	14%	0%
Reserves	Te Manatu Reserve - Land (H)	Historical	Rototuna	60%	2028	565		565	487	78	86%	14%	0%
Reserves	341.0 Lake Domain Tearooms (341-LAKTEA)	Historical	Citywide	100%	2028	2,717		2,717	170	2,547	6%	94%	0%
Reserves	Land Purchase - Reserves	Historical	Citywide	40%	2028	506		506	436	70	86%	14%	0%
Reserves	Land Purchase - Reserves	Historical	Rototuna	60%	2028	759		759	655	104	86%	14%	0%
Reserves	Waiwhakareke Natural Heritage Park	Historical	Citywide	100%	2028	247		247	15	232	6%	94%	0%
Reserves	Pond & Open Space Develo	Historical	Citywide	100%	2028	212		212	76	136	35%	64%	0%
Reserves	Ashurst Park	Historical	Infill	100%	2028	111		111	34	77	31%	69%	0%
Reserves	Rototuna Passive Parks	Historical	Rototuna	100%	2028	93		93	80	13	86%	14%	0%
Reserves	Waiwhakareke Natural Heritage Park	Historical	Infill	10%	2028	3		3	1	2	25%	74%	0%
Reserves	Land Acquisition Infill	Historical	Infill	100%	2028	322		322	285	36	89%	11%	0%
Reserves	North City - Sports Park (118-NSPORT)	Historical	Citywide	60%	2028	586		586	360	225	62%	39%	0%
Reserves	North City - Sports Park (118-NSPORT)	Historical	Rototuna	40%	2028	3,510		3,510	2,589	921	74%	25%	0%
Reserves	Rotokauri Sports Park	Historical	Citywide	40%	2028	1,416		1,416	1,186	230	84%	15%	0%
Reserves	Rotokauri Sports Park	Historical	Rotokauri	60%	2028	2,125		2,125	1,780	345	84%	15%	0%
Reserves	Land Purchase - Reserves	Historical	Rototuna	100%	2028	416		416	359	57	86%	14%	0%
Reserves	Rototuna Pedestrian Link	Historical	Citywide	10%	2028	1		1	1	0	89%	11%	0%
Reserves	Rototuna Pedestrian Link	Historical	Rototuna	90%	2028	68		68	61	8	89%	11%	0%
Reserves	Ped.Link Te Awa o Katapaki Esp	Historical	Rototuna	90%	2028	42		42	38	5	89%	11%	0%
Reserves	Ped.Link Te Awa o Katapaki Esp	Historical	Citywide	10%	2028	1		1	0	0	89%	11%	0%
Reserves	Rototuna West Land Purchases	Historical	Citywide	40%	2028	2,905		2,905	2,505	399	86%	14%	0%
Reserves	Rototuna West Land Purchases	Historical	Rototuna	60%	2028	4,426		4,426	3,817	609	86%	14%	0%
Reserves	Playground - Brymer Glen Res.	Historical	Infill	100%	2028	44		44	14	30	31%	69%	0%
Reserves	Waiwhakareke Planting	Historical	Citywide	90%	2028	176		176	37	139	21%	79%	0%
Reserves	Waiwhakareke Planting	Historical	Infill	10%	2028	2		2	0	2	21%	79%	0%
Reserves	Elliot Park Changing Rooms	Historical	Citywide	80%	2028	253		253	123	130	49%	51%	0%
Reserves	Elliot Park Changing Rooms	Historical	Infill	20%	2028	16		16	8	8	49%	51%	0%
Reserves	Land Purchases - Reserves 2	Historical	Citywide	100%	2028	163		163	46	117	29%	72%	0%
Reserves	Swarbrick Park Playground	Historical	Citywide	100%	2028	40		40	12	28	31%	69%	0%
Reserves	Bolmuir Park Playground	Historical	Infill	100%	2028	39		39	12	27	31%	69%	0%
Reserves	Cullimore Park Playground	Historical	Infill	100%	2028	39		39	12	27	31%	69%	0%
Reserves	Brenworth Park Playground	Historical	Infill	100%	2028	36		36	11	25	31%	69%	0%
Reserves	Playground - Claudelands Park	Historical	Citywide	100%	2028	22		22	6	16	25%	74%	0%
Reserves	Woodridge Reserve (118-WOODRIDGE)	Historical	Citywide	5%	2028	2		2	2	0	89%	11%	0%
Reserves	Woodridge Reserve (118-WOODRIDGE)	Historical	Rototuna	95%	2028	620		620	551	70	89%	11%	0%
Reserves	Trinidad Place Reserve Dev.	Historical	Rototuna	100%	2028	122		122	105	17	86%	14%	0%
Reserves	Pine Avenue Playground	Historical	Infill	100%	2028	76		76	22	54	29%	72%	0%
Reserves	Innes Common Playground	Historical	Citywide	100%	2028	55		55	17	38	31%	69%	0%
Reserves	Farnborough Park Ped. Link	Historical	Infill	100%	2028	45		45	24	21	54%	46%	0%
Reserves	Chedworth Park Playground	Historical	Infill	100%	2028	36		36	11	25	31%	69%	0%
Reserves	Wake Park Playground	Historical	Infill	100%	2028	35		35	11	24	31%	69%	0%
Reserves	Galloway Park - Changing Rooms	Historical	Citywide	90%	2028	127		127	39	88	31%	69%	0%
Reserves	Galloway Park - Changing Rooms	Historical	Infill	10%	2028	2		2	0	1	31%	69%	0%
Reserves	Parana Park Playground	Historical	Citywide	100%	2028	180		180	47	133	25%	74%	0%
Reserves	Moonlight Drive Reserve Dev.	Historical	Citywide	10%	2028	1		1	0	1	49%	51%	0%
Reserves	Moonlight Drive Reserve Dev.	Historical	Rototuna	90%	2028	84		84	72	12	86%	14%	0%
Reserves	Ashurst Park Playground	Historical	Infill	100%	2028	207		207	38	169	19%	81%	0%
Reserves	A J Seeley Gully Ped. Link	Historical	Infill	100%	2028	104		104	22	82	21%	79%	0%
Reserves	LANDPUR - Land Purchase - Reserves	Historical	Rototuna	90%	2028	259		259	223	36	86%	14%	0%
Reserves	LANDPUR - Land Purchase - Reserves	Historical	Citywide	10%	2028	29		29	25	4	86%	14%	0%
Reserves	Land Acquisition Infill	Historical	Rototuna	80%	2028	188		188	167	21	89%	11%	0%
Reserves	Land Acquisition Infill	Historical	Citywide	20%	2028	47		47	42	5	89%	11%	0%
Reserves	Waiwhakareke Park	Historical	Citywide	100%	2028	60		60	4	56	6%	94%	0%
Reserves	Land Purchase - Reserves	Historical	Rototuna	8%	2028	47		47	24	24	50%	50%	0%
Reserves	Land Purchase - Reserves	Historical	Peacocke	21%	2028	127		127	109	17	86%	14%	0%
Reserves	Land Purchase - Reserves	Historical	Infill	71%	2028	422		422	162	260	38%	62%	0%
Reserves	Playgrounds- Hn Domains	Historical	Citywide	100%	2028	335		335	54	281	15%	84%	0%
Reserves	Litt Overun	Historical	Citywide	60%	2028	962		962	829	132	86%	14%	0%
Reserves	Litt Overun	Historical	Rototuna	40%	2028	641		641	553	88	86%	14%	0%
Reserves	Rototuna Sports Park Development	Historical	Rototuna	40%	2028	147		147	108	39	74%		

Activity	Project description	Future / Historical	Catchment	% costs allocated to catchment	Last Year Capex Chargeable	Total capital cost incl subsidies	Subsidies	Total Cost Net Subsidies	DC Capex	Rates Loan	DC %	Rates %	Other sources %
Reserves	Land Purchase Future Reserves Infill	Historical	Infill	100%	2028	126		126	48	77	38%	62%	0%
Reserves	Land Purchase Future Reserves Rototuna	Historical	Rototuna	100%	2028	308		308	266	42	86%	14%	0%
Reserves	Land Purchase Future Reserves Peacocke	Historical	Peacocke	100%	2028	249		249	215	34	86%	14%	0%
Reserves	Victoria on the River Development	Historical	Citywide	100%	2028	6,849		6,849	1,096	5,753	16%	84%	0%
Stormwater	stormwater ICMP program	10-Year Plan	SW - Chartwell	2%	2028	197		197	176	22	89%	11%	0%
Stormwater	stormwater ICMP program	10-Year Plan	SW - City Centre	5%	2028	493		493	439	54	89%	11%	0%
Stormwater	stormwater ICMP program	10-Year Plan	SW - Hamilton East	7%	2028	690		690	614	76	89%	11%	0%
Stormwater	stormwater ICMP program	10-Year Plan	SW - Kirikiriroa	16%	2028	1,578		1,578	1,404	174	89%	11%	0%
Stormwater	stormwater ICMP program	10-Year Plan	SW - Lake Rotokau	9%	2028	887		887	790	98	89%	11%	0%
Stormwater	stormwater ICMP program	10-Year Plan	SW - Mangaheka	5%	2028	493		493	439	54	89%	11%	0%
Stormwater	stormwater ICMP program	10-Year Plan	SW - Mangakotuku	14%	2028	1,380		1,380	1,229	152	89%	11%	0%
Stormwater	stormwater ICMP program	10-Year Plan	SW - Mangaonua	5%	2028	493		493	439	54	89%	11%	0%
Stormwater	stormwater ICMP program	10-Year Plan	SW - Ohote	2%	2028	197		197	176	22	89%	11%	0%
Stormwater	stormwater ICMP program	10-Year Plan	SW - Otama-n-geng	3%	2028	296		296	263	33	89%	11%	0%
Stormwater	stormwater ICMP program	10-Year Plan	SW - Peacocke	4%	2028	394		394	351	43	89%	11%	0%
Stormwater	stormwater ICMP program	10-Year Plan	SW - Rotokauri We	2%	2028	197		197	176	22	89%	11%	0%
Stormwater	stormwater ICMP program	10-Year Plan	SW - St Andrews	9%	2028	887		887	790	98	89%	11%	0%
Stormwater	stormwater ICMP program	10-Year Plan	SW - Te Awa o Katz	7%	2028	690		690	614	76	89%	11%	0%
Stormwater	stormwater ICMP program	10-Year Plan	SW - Templeview	1%	2028	99		99	88	11	89%	11%	0%
Stormwater	stormwater ICMP program	10-Year Plan	SW - Waitahiriwhi	10%	2028	986		986	878	108	89%	11%	0%
Stormwater	Kirikiriroa - Catchment Erosion control	10-Year Plan	SW - Kirikiriroa	100%	2028	10,272	3,424	6,848	3,749	3,099	36%	30%	33%
Stormwater	Stormwater network upgrade to allow new Development	10-Year Plan	SW - City Centre	5%	2028	60		60	54	7	89%	11%	0%
Stormwater	Mangakotuku - Catchment Erosion control	10-Year Plan	SW - Mangakotuku	100%	2028	9,492	2,632	6,860	3,619	3,241	38%	34%	28%
Stormwater	Mangaonua - Catchment Erosion control	10-Year Plan	SW - Mangaonua	100%	2028	3,947	1,313	2,633	1,139	1,495	29%	38%	33%
Stormwater	Stormwater network upgrade to allow new Development	10-Year Plan	SW - Hamilton East	7%	2028	84		84	75	9	89%	11%	0%
Stormwater	Otama-n-geng - Catchment Erosion control	10-Year Plan	SW - Otama-n-geng	100%	2028	505		505	219	287	43%	57%	0%
Stormwater	Stormwater network upgrade to allow new Development	10-Year Plan	SW - Kirikiriroa	16%	2028	193		193	172	21	89%	11%	0%
Stormwater	Te Awa o Katipaki 2 - Catchment Erosion control	10-Year Plan	SW - Te Awa o Katz	100%	2028	4,147	1,383	2,764	1,182	1,582	28%	38%	33%
Stormwater	Stormwater network upgrade to allow new Development	10-Year Plan	SW - Lake Rotokau	9%	2028	109		109	97	12	89%	11%	0%
Stormwater	Waitahiriwhi - Catchment Erosion control	10-Year Plan	SW - Waitahiriwhi	100%	2028	3,947	639	3,308	1,414	1,894	36%	48%	16%
Stormwater	Stormwater network upgrade to allow new Development	10-Year Plan	SW - Mangaheka	5%	2028	60		60	54	7	89%	11%	0%
Stormwater	Stormwater network upgrade to allow new Development	10-Year Plan	SW - Mangakotuku	14%	2028	169		169	150	19	89%	11%	0%
Stormwater	Stormwater network upgrade to allow new Development	10-Year Plan	SW - Mangaonua	5%	2028	60		60	54	7	89%	11%	0%
Stormwater	Stormwater network upgrade to allow new Development	10-Year Plan	SW - Ohote	2%	2028	24		24	21	3	89%	11%	0%
Stormwater	Stormwater network upgrade to allow new Development	10-Year Plan	SW - Otama-n-geng	3%	2028	36		36	32	4	89%	11%	0%
Stormwater	Stormwater network upgrade to allow new Development	10-Year Plan	SW - Peacocke	4%	2028	48		48	43	5	89%	11%	0%
Stormwater	Stormwater network upgrade to allow new Development	10-Year Plan	SW - Rotokauri We	2%	2028	24		24	21	3	89%	11%	0%
Stormwater	Stormwater network upgrade to allow new Development	10-Year Plan	SW - St Andrews	9%	2028	109		109	97	12	89%	11%	0%
Stormwater	Stormwater network upgrade to allow new Development	10-Year Plan	SW - Te Awa o Katz	7%	2028	84		84	75	9	89%	11%	0%
Stormwater	Stormwater network upgrade to allow new Development	10-Year Plan	SW - Templeview	1%	2028	12		12	11	1	89%	11%	0%
Stormwater	Stormwater network upgrade to allow new Development	10-Year Plan	SW - Waitahiriwhi	10%	2028	121		121	107	13	89%	11%	0%
Stormwater	Stormwater network upgrade to allow new Development	10-Year Plan	SW - Chartwell	2%	2028	24		24	21	3	89%	11%	0%
Stormwater	Stormwater network upgrade - growth	10-Year Plan	SW - Chartwell	2%	2028	34		34	31	4	89%	11%	0%
Stormwater	Stormwater network upgrade - growth	10-Year Plan	SW - City Centre	5%	2028	86		86	77	9	89%	11%	0%
Stormwater	Stormwater network upgrade - growth	10-Year Plan	SW - Hamilton East	7%	2028	121		121	107	13	89%	11%	0%
Stormwater	Stormwater network upgrade - growth	10-Year Plan	SW - Kirikiriroa	16%	2028	276		276	245	30	89%	11%	0%
Stormwater	Stormwater network upgrade - growth	10-Year Plan	SW - Lake Rotokau	9%	2028	155		155	138	17	89%	11%	0%
Stormwater	Stormwater network upgrade - growth	10-Year Plan	SW - Mangaheka	5%	2028	86		86	77	9	89%	11%	0%
Stormwater	Stormwater network upgrade - growth	10-Year Plan	SW - Mangakotuku	14%	2028	241		241	215	27	89%	11%	0%
Stormwater	Stormwater network upgrade - growth	10-Year Plan	SW - Mangaonua	5%	2028	86		86	77	9	89%	11%	0%
Stormwater	Stormwater network upgrade - growth	10-Year Plan	SW - Ohote	2%	2028	34		34	31	4	89%	11%	0%
Stormwater	Stormwater network upgrade - growth	10-Year Plan	SW - Otama-n-geng	3%	2028	52		52	46	6	89%	11%	0%
Stormwater	Stormwater network upgrade - growth	10-Year Plan	SW - Peacocke	4%	2028	69		69	61	8	89%	11%	0%
Stormwater	Stormwater network upgrade - growth	10-Year Plan	SW - Rotokauri We	2%	2028	34		34	31	4	89%	11%	0%
Stormwater	Stormwater network upgrade - growth	10-Year Plan	SW - St Andrews	9%	2028	155		155	138	17	89%	11%	0%
Stormwater	Stormwater network upgrade - growth	10-Year Plan	SW - Te Awa o Katz	7%	2028	121		121	107	13	89%	11%	0%
Stormwater	Stormwater network upgrade - growth	10-Year Plan	SW - Templeview	1%	2028	17		17	15	2	89%	11%	0%
Stormwater	Stormwater network upgrade - growth	10-Year Plan	SW - Waitahiriwhi	10%	2028	172		172	153	19	89%	11%	0%
Stormwater	Stormwater SW213 peacocks stage 1	10-Year Plan	SW - Mangakotuku	100%	2028	369		369	329	41	89%	11%	0%
Stormwater	Stormwater SW186 peacocks stage 1	10-Year Plan	SW - Mangakotuku	100%	2028	1,980		1,980	1,762	218	89%	11%	0%
Stormwater	Peacocks stormwater SW198 stage 2A	10-Year Plan	SW - Mangakotuku	100%	2028	3,012		3,012	2,680	331	89%	11%	0%
Stormwater	Peacocks stormwater SW189 stage 2A	10-Year Plan	SW - Mangakotuku	100%	2028	2,276		2,276	2,026	250	89%	11%	0%
Stormwater	Peacocks stormwater SW192 stage 2A	10-Year Plan	SW - Mangakotuku	100%	2028	6,168		6,168	5,489	678	89%	11%	0%
Stormwater	Peacocks stormwater SW193 stage 2A	10-Year Plan	SW - Peacocke	100%	2028	4,539		4,539	4,040	499	89%	11%	0%
Stormwater	Peacocks stormwater SW194 stage 2A	10-Year Plan	SW - Mangakotuku	100%	2028	1,103		1,103	982	121	89%	11%	0%
Stormwater	Peacocks stormwater SW197 stage 2A	10-Year Plan	SW - Mangakotuku	100%	2028	2,700		2,700	2,403	297	89%	11%	0%
Stormwater	Upgrade/new stormwater SW79 Lake Magellan Rototuna	10-Year Plan	SW - Te Awa o Katz	100%	2028	2,011		2,011	523	1,488	26%	74%	0%
Stormwater	Upgrade/new stormwater device SW175 Rototuna	10-Year Plan	SW - Te Awa o Katz	100%	2028	762		762	678	84	89%	11%	0%
Stormwater	Upgrade/new stormwater device SW181 Rototuna	10-Year Plan	SW - Te Awa o Katz	100%	2028	1,040		1,040	926	114	89%	11%	0%
Stormwater	Upgrade/new stormwater device SW78 Rototuna	10-Year Plan	SW - Te Awa o Katz	100%	2028	7,150		7,150	6,364	787	89%	11%	0%
Stormwater	Upgrade/new stormwater device SW180 Rototuna	10-Year Plan	SW - Te Awa o Katz	100%	2028	1,634		1,634	1,046	588	64%	36%	0%
Stormwater	Upgrade/New Stormwater SW/836 Rotokauri stage 1	30-Year Strategy	SW - Lake Rotokau	100%	2037	365		365	325	40	89%	11%	0%
Stormwater	Upgrade/New Stormwater SW/837 Rotokauri stage 1	30-Year Strategy	SW - Lake Rotokau	100%	2037	365		365	325	40	89%	11%	0%
Stormwater	Upgrade/New Stormwater SW/811 Rotokauri stage 1	30-Year Strategy	SW - Lake Rotokau	100%	2037	446		446	397	49	89%	11%	0%
Stormwater	Upgrade/New Stormwater SW/812 Rotokauri stage 1	30-Year Strategy	SW - Lake Rotokau	100%	2037	601		601	535	66	89%	11%	0%
Stormwater	Upgrade/New Stormwater SW/813 Rotokauri stage 1	30-Year Strategy	SW - Lake Rotokau	100%	2037	2,098		2,098	1,867	231	89%	11%	0%
Stormwater	Upgrade/New Stormwater SW/838 Rotokauri stage 1	30-Year Strategy	SW - Lake Rotokau	100%	2037	592		592	527	65	89%	11%	0%
Stormwater	Upgrade/New Stormwater SW/839 Rotokauri stage 1	30-Year Strategy	SW - Lake Rotokau	100%	2037	1,738		1,738	1,547	191	89%	11%	0%
Stormwater	Upgrade/New Stormwater SW/840 Rotokauri stage 1	30-Year Strategy	SW - Lake Rotokau	100%	2037	2,826		2,826	2,515	311	89%	11%	0%
Stormwater	Upgrade/New Stormwater SW/841 Rotokauri stage 1	30-Year Strategy	SW - Lake Rotokau	100%	2037	1,999		1,999	1,779	220	89%	11%	0%
Stormwater	Upgrade/New Stormwater SW/800 Rotokauri stage 1	10-Year Plan	SW - Lake Rotokau	100%	2037	900		900	801	99	89%	11%	0%
Stormwater	Upgrade/New Stormwater SW/111 Rotokauri stage 1	30-Year Strategy	SW - Lake Rotokau	100%	2037	3,195		3,195	2,843	351	89%	11%	0%
Stormwater	Upgrade/New Stormwater SW/814 Rotokauri stage 1	10-Year Plan	SW - Lake Rotokau	100%	2037	13,063		13,063	11,626	1,437	89%	11%	0%
Stormwater	Upgrade/New Stormwater SW/815 Rotokauri stage 1	10-Year Plan	SW - Lake Rotokau	100%	2037	9,332		9,332	8,306	1,027	89%	11%	0%
Stormwater	Upgrade/New Stormwater SW/816 Rotokauri stage 1	10-Year Plan	SW - Lake Rotokau	100%	2037	30,006		30,006	26,705	3,301	89%	11%	0%
Stormwater	Upgrade/new stormwater SW217 Rototuna	10-Year Plan	SW - Te Awa o Katz	100%	2028	572		572	509	63	89%	11%	0%
Stormwater	Upgrade/New Stormwater SW/817 Rotokauri stage 1	10-Year Plan	SW - Te Awa o Katz	100%	2037	10,794		10,794	9,607	1,187	89%	11%	0%
Stormwater	Upgrade/New Stormwater SW/818 Rotokauri stage 1	10-Year Plan	SW - Lake Rotokau	100%	2037	14,836		14,836	13,204	1,632	89%	11%	0%
Stormwater	Upgrade/new stormwater device SW176 Rototuna	10-Year Plan	SW - Te Awa o Katz	100%	2028	1,121		1,121	998	123	89%	11%	0%
Stormwater	Upgrade/New Stormwater SW/819 Rotokauri stage 1	30-Year Strategy	SW - Lake Rotokau	100%	2037	2,094		2,094	1,863	230	89%		

Activity	Project description	Future / Historical	Catchment	% costs allocated to catchment	Last Year Capex Chargeable	Total capital cost incl subsidies	Subsidies	Total Cost Net Subsidies	DC Capex	Rates Loan	DC %	Rates %	Other sources %
Stormwater	Stormwater pipe upgrade - growth	Historical	SW - Otama-ngeng	100%	2028	11		11	9	2	83%	17%	0%
Stormwater	Stormwater pipe upgrade - growth	Historical	SW - Te Awa o Katu	100%	2028	6		6	5	1	83%	17%	0%
Stormwater	Comprehensive Stormwater Consent Implementation (compliance)	Historical	SW - Citywide	100%	2028	73		73	5	68	6%	94%	0%
Stormwater	Tuirangi Canal	Historical	SW - Te Awa o Katu	100%	2028	113		113	97	16	86%	14%	0%
Stormwater	St James Park	Historical	SW - Kirikiriroa	100%	2028	49		49	44	6	88%	12%	0%
Stormwater	Boulevard Extension	Historical	SW - Te Rapa Strea	100%	2028	15		15	13	2	88%	12%	0%
Stormwater	Boulevard - Workstore	Historical	SW - Te Rapa Strea	100%	2028	538		538	475	63	88%	12%	0%
Stormwater	Kirikiriroa Gully Dev.	Historical	SW - Kirikiriroa	100%	2028	306		306	270	36	88%	12%	0%
Stormwater	Dominion/Brymer Rd stormwater	Historical	SW - Waitawhiriwh	100%	2028	100		100	88	12	88%	12%	0%
Stormwater	Thomas Road	Historical	SW - Kirikiriroa	100%	2028	287		287	253	34	88%	12%	0%
Stormwater	Rotokauri Management Plan	Historical	SW - Lake Rotokau	100%	2028	77		77	68	9	88%	12%	0%
Stormwater	Rototuna Trunks	Historical	SW - Te Awa o Katu	100%	2028	24		24	21	3	88%	12%	0%
Stormwater	Te Manatu Detention Pond	Historical	SW - Kirikiriroa	100%	2028	473		473	408	65	86%	14%	0%
Stormwater	Te Manatu Dr Trunk	Historical	SW - Kirikiriroa	100%	2028	422		422	364	58	86%	14%	0%
Stormwater	Borman Rd East of Cate	Historical	SW - Te Awa o Katu	100%	2028	2,098		2,098	1,809	288	86%	14%	0%
Stormwater	Campbell St	Historical	SW - Waitawhiriwh	100%	2028	89		89	79	11	88%	12%	0%
Stormwater	Carrington Ave	Historical	SW - Mangaonua	100%	2028	13		13	11	2	88%	12%	0%
Stormwater	Dowding St	Historical	SW - City Centre	100%	2028	58		58	51	7	88%	12%	0%
Stormwater	Dudley Tce	Historical	SW - Waitawhiriwh	100%	2028	22		22	20	3	88%	12%	0%
Stormwater	Fow St Stormwater Extension	Historical	SW - City Centre	100%	2028	21		21	18	2	88%	12%	0%
Stormwater	Lorne St / Beauty St Stage 1	Historical	SW - City Centre	100%	2028	57		57	50	7	88%	12%	0%
Stormwater	Pembroke St	Historical	SW - City Centre	100%	2028	14		14	12	2	88%	12%	0%
Stormwater	Northem Floodway Channel	Historical	SW - Te Awa o Katu	100%	2028	51		51	44	7	86%	14%	0%
Stormwater	MacFarlane	Historical	SW - Hamilton East	100%	2028	27		27	24	3	88%	12%	0%
Stormwater	Contributions to Sub	Historical	SW - River North	100%	2028	68		68	60	8	88%	12%	0%
Stormwater	Extend sw pipe at the Link	Historical	SW - Te Awa o Katu	100%	2028	85		85	75	10	88%	12%	0%
Stormwater	Maitland Street (Sayer to Kill	Historical	SW - Waitawhiriwh	100%	2028	71		71	62	8	88%	12%	0%
Stormwater	Maitland Street South	Historical	SW - Waitawhiriwh	100%	2028	107		107	95	13	88%	12%	0%
Stormwater	Marama Street	Historical	SW - City Centre	100%	2028	197		197	174	23	88%	12%	0%
Stormwater	Rotokauri Pipe Network	Historical	SW - Lake Rotokau	100%	2028	64		64	57	8	88%	12%	0%
Stormwater	Manning St SW extension	Historical	SW - City Centre	100%	2028	93		93	82	11	88%	12%	0%
Stormwater	Minor pipeline extensions	Historical	SW - Waitawhiriwh	100%	2028	13		13	11	2	88%	12%	0%
Stormwater	Stormwater Impact Mitigation	Historical	SW - Kirikiriroa	50%	2028	10		10	8	1	88%	12%	0%
Stormwater	Stormwater Impact Mitigation	Historical	SW - Te Awa o Katu	50%	2028	10		10	8	1	88%	12%	0%
Stormwater	Design Peacocke Stage 1	Historical	SW - Mangakotuku	100%	2028	25		25	22	3	88%	12%	0%
Stormwater	Investigation & design detention	Historical	SW - Mangakotuku	100%	2028	36		36	32	4	88%	12%	0%
Stormwater	Floodway Designation	Historical	SW - Lake Rotokau	100%	2028	4		4	4	1	88%	12%	0%
Stormwater	Borman Rd Flooding	Historical	SW - Te Awa o Katu	100%	2028	7		7	6	1	91%	9%	0%
Stormwater	Korimako St	Historical	SW - Waitawhiriwh	100%	2028	190		190	168	22	88%	12%	0%
Stormwater	Peacockes Trunks & Flow Paths	Historical	SW - Mangakotuku	100%	2028	10		10	9	1	88%	12%	0%
Stormwater	Rototuna SW Infrastructure	Historical	SW - Otama-ngeng	25%	2028	9		9	8	1	88%	12%	0%
Stormwater	Rototuna SW Infrastructure	Historical	SW - Te Awa o Katu	75%	2028	26		26	23	3	88%	12%	0%
Stormwater	Improve SW Quality	Historical	SW - Te Awa o Katu	100%	2028	45		45	5	40	10%	90%	0%
Stormwater	Local SW Growth Projects	Historical	SW - Citywide	100%	2028	59		59	52	7	88%	12%	0%
Stormwater	Stormwater Infrastructure	Historical	SW - Lake Rotokau	100%	2028	5		5	5	1	88%	12%	0%
Stormwater	Integrated catchment management plans	Historical	SW - Chartwell	6%	2028	48		48	41	7	86%	14%	0%
Stormwater	Integrated catchment management plans	Historical	SW - City Centre	6%	2028	48		48	41	7	86%	14%	0%
Stormwater	Integrated catchment management plans	Historical	SW - Hamilton East	6%	2028	48		48	41	7	86%	14%	0%
Stormwater	Integrated catchment management plans	Historical	SW - Kirikiriroa	6%	2028	48		48	41	7	86%	14%	0%
Stormwater	Integrated catchment management plans	Historical	SW - Lake Rotokau	6%	2028	48		48	41	7	86%	14%	0%
Stormwater	Integrated catchment management plans	Historical	SW - Lake Rotokau	100%	2028	1,033		1,033	891	142	86%	14%	0%
Stormwater	Integrated catchment management plans	Historical	SW - Mangahaka	6%	2028	48		48	41	7	86%	14%	0%
Stormwater	Integrated catchment management plans	Historical	SW - Mangakotuku	6%	2028	48		48	41	7	86%	14%	0%
Stormwater	Integrated catchment management plans	Historical	SW - Mangaonua	6%	2028	48		48	41	7	86%	14%	0%
Stormwater	Integrated catchment management plans	Historical	SW - Ohote	6%	2028	48		48	41	7	86%	14%	0%
Stormwater	Integrated catchment management plans	Historical	SW - Otama-ngeng	6%	2028	48		48	41	7	86%	14%	0%
Stormwater	Integrated catchment management plans	Historical	SW - Peacocke	6%	2028	48		48	41	7	86%	14%	0%
Stormwater	Integrated catchment management plans	Historical	SW - River North	6%	2028	48		48	41	7	86%	14%	0%
Stormwater	Integrated catchment management plans	Historical	SW - Rotokauri We	6%	2028	48		48	41	7	86%	14%	0%
Stormwater	Integrated catchment management plans	Historical	SW - St Andrews	6%	2028	48		48	41	7	86%	14%	0%
Stormwater	Integrated catchment management plans	Historical	SW - Te Awa o Katu	6%	2028	48		48	41	7	86%	14%	0%
Stormwater	Integrated catchment management plans	Historical	SW - Te Rapa Strea	6%	2028	48		48	41	7	86%	14%	0%
Stormwater	Integrated catchment management plans	Historical	SW - Temple View	6%	2028	48		48	41	7	86%	14%	0%
Stormwater	Integrated catchment management plans	Historical	SW - Waitawhiriwh	6%	2028	48		48	41	7	86%	14%	0%
Stormwater	Stormwater master plan	Historical	SW - Citywide	100%	2028	576		576	496	79	86%	14%	0%
Stormwater	Integrated catchment management plans	Historical	SW - Kirikiriroa	100%	2028	167		167	144	23	86%	14%	0%
Stormwater	Integrated catchment management plans	Historical	SW - Mangahaka	100%	2028	500		500	432	69	86%	14%	0%
Stormwater	Integrated catchment management plans	Historical	SW - Mangakotuku	100%	2028	517		517	446	71	86%	14%	0%
Stormwater	Integrated catchment management plans	Historical	SW - Otama-ngeng	100%	2028	77		77	66	11	86%	14%	0%
Stormwater	Integrated catchment management plans	Historical	SW - Te Awa o Katu	100%	2028	168		168	145	23	86%	14%	0%
Stormwater	Integrated catchment management plans	Historical	SW - Waitawhiriwh	100%	2028	89		89	77	12	86%	14%	0%
Stormwater	Integrated catchment management plans	Historical	SW - Mangaonua	100%	2028	31		31	25	4	86%	14%	0%
Transport	Ring Road cobham int	10-Year Plan	Citywide	100%	2033	35,196	22,592	12,604	7,405	5,199	21%	15%	64%
Transport	Ring Road cobham int HIF	10-Year Plan	Citywide	100%	2033	3,060	1,560	1,500	881	619	29%	20%	51%
Transport	324 Grey/Cook Safety Upgrade	10-Year Plan	Citywide	50%	2028	1,155	589	566	164	402	14%	35%	51%
Transport	324 Grey/Cook Safety Upgrade	10-Year Plan	Infill	50%	2028	1,155	589	566	164	402	14%	35%	51%
Transport	cross city connector designation ulster to wairere	30-Year Strategy	Citywide	75%	2033	2,295	1,171	1,124	576	548	25%	24%	51%
Transport	Northern River Bridges Lighting and CCTV	10-Year Plan	Citywide	80%	2028	125	64	61	7	54	5%	44%	51%
Transport	cross city connector designation ulster to wairere	30-Year Strategy	Infill	25%	2033	765	390	375	145	230	19%	30%	51%
Transport	Northern River Bridges Lighting and CCTV	10-Year Plan	Infill	20%	2028	31	16	15	2	14	5%	44%	51%
Transport	cross city connector - Heaphy terrace signals	10-Year Plan	Citywide	75%	2028	4,631	2,362	2,269	652	1,616	14%	35%	51%
Transport	Kirikiriroa Bridge Widening	10-Year Plan	Citywide	60%	2028	2,392	1,220	1,172	188	984	8%	41%	51%
Transport	cross city connector - Heaphy terrace signals	10-Year Plan	Infill	25%	2028	1,544	787	756	217	539	14%	35%	51%
Transport	Kirikiriroa Bridge Widening	10-Year Plan	Infill	20%	2028	797	407	391	63	328	8%	41%	51%
Transport	cross city connector - whitiora bridge	30-Year Strategy	Citywide	75%	2033	6,764	3,450	3,314	953	2,361	14%	35%	51%
Transport	Kirikiriroa Bridge Widening	10-Year Plan	Rototuna	20%	2028	797	407	391	63	328	8%	41%	51%
Transport	cross city connector - whitiora bridge	30-Year Strategy	Infill	25%	2033	2,255	1,150	1,105	177	928	8%	41%	51%
Transport	452 BP Biking Connectivity Projects	10-Year Plan	Citywide	80%	2028	14,036	7,159	6,878	1,444	5,434	10%	39%	51%
Transport	cross city connector - mid whitiora to heaphy	30-Year Strategy	Citywide	75%	2033	10,469	5,340	5,128	1,987	3,141	19%	30%	51%
Transport	452 BP Biking Connectivity Projects	10-Year Plan	Infill	20%	2028	9,509	1,790	1,719	361	1,358	10%	39%	51%
Transport	cross city connector - mid whitiora to heaphy	30-Year Strategy	Infill	25%	2033	3,490	1,780	1,709	444	1,265	13%	36%	51%
Transport	Mass Transit Corridor Priority	10-Year Plan	Citywide	50%	2028	12,395	6,321	6,073	1,367	4,707	11%	38%	51%
Transport	Mass Transit Corridor Priority	10-Year Plan	Infill	50%	2028	12,395	6,321	6,073	1,367	4,707	11%	38%	51%
Transport	Transport Network Upgrade associated with Development	10-Year Plan	Citywide	50%	2028	1,005		1,005	781	224	78%	22%	0%
Transport	Transport Network Upgrade associated with Development	10-Year Plan	Infill	50%	2028	1,005		1,005	530	475	53%	47%	0%
Transport	cross city connector - ulster to greenwood	30-Year Strategy	Citywide	75%	2033	2,778	1,285	1,493	579	915	21%	33%	46%
Transport	324 Pembroke/Ohaupo Capacity Upgrade	10-Year Plan	Infill	50%	2028	1,274	650	624	218	406	17%	32%	51%
Transport	cross city connector - ulster to greenwood	30-Year Strategy	Infill	25%	2033	926	428	498	129	368	14%	40%	46%
Transport	324 Pembroke/Ohaupo Capacity Upgrade	10-Year Plan	Citywide	50%	2028	1,274	650	624	218	406	17%	32%	51%
Transport	452 BP Central City	10-Year Plan	Citywide	60%	2028	2,258	1,152	1,107	122	985	5%	44%	51%
Transport	Northern River crossing designation	10-Year Plan	Citywide	100%	2028	4,946	2,423	2,523	1,356	1,167	27%	24%	49%
Transport	452 BP Central City	10-Year Plan	Infill	40%	2028	1,506	768	738	81	657	5%	44%	51%
Transport	452 BP School Link PT and Cycleway	10-Year Plan	Citywide	80%	2028	17,308	8,827	8,481	933	7,548	5%	44%	51%
Transport	452 BP School Link PT and Cycleway	10-Year Plan	Infill	20%	2028	4,327	2,207	2,120	233	1,887	5%	44%	51%
Transport	452 Te Awa South River Ride	10-Year Plan	Infill	20%	2028	831	424	407	35	373	4%	45%	51%
Transport	452 Te Awa South River Ride	10-Year Plan	Citywide	80%	2028	3,325	1,696	1,629	138	1,491	4%	45%	51%
Transport	Whitiora Bridge Shared Footpath	10-Year Plan	Citywide	80%	2028	1,130	576	554	61	493	5%	44%	51%
Transport	Whitiora Bridge Shared Footpath	10-Year Plan	Infill	20%	2028	282	1						

Activity	Project description	Future / Historical	Catchment	% costs allocated to catchment	Last Year Capex Chargeable	Total capital cost incl subsidies	Subsidies	Total Cost Net Subsidies	DC Capex	Rates Loan	DC %	Rates %	Other sources %
Transport	452 BP Citywide Biking Signage	10-Year Plan	Citywide	80%	2028	240	122	118	13	105	5%	44%	51%
Transport	324 Horsham/Thomas Capacity Upgrade	10-Year Plan	Citywide	50%	2028	2,229	1,137	1,092	300	792	13%	36%	51%
Transport	324 Horsham/Thomas Capacity Upgrade	10-Year Plan	Infill	25%	2028	1,115	568	546	150	396	13%	36%	51%
Transport	324 Horsham/Thomas Capacity Upgrade	10-Year Plan	Rototuna	25%	2028	1,115	568	546	150	396	13%	36%	51%
Transport	324 Grey/Te Aroha Capacity Upgrade	10-Year Plan	Infill	50%	2028	3,105	1,584	1,522	418	1,103	13%	36%	51%
Transport	324 Grey/Te Aroha Capacity Upgrade	10-Year Plan	Citywide	50%	2028	3,105	1,584	1,522	418	1,103	13%	36%	51%
Transport	324 Tristram/Collingwood Capacity Upgrade	10-Year Plan	Citywide	50%	2028	2,958	1,509	1,450	399	1,051	13%	36%	51%
Transport	324 Tristram/Collingwood Capacity Upgrade	10-Year Plan	Infill	50%	2028	2,958	1,509	1,450	399	1,051	13%	36%	51%
Transport	324 Peachgrove/Clyde Capacity Upgrade	10-Year Plan	Infill	50%	2028	2,261	1,153	1,108	321	787	14%	35%	51%
Transport	324 Peachgrove/Clyde Capacity Upgrade	10-Year Plan	Citywide	50%	2028	2,261	1,153	1,108	321	787	14%	35%	51%
Transport	324 Pembroke/Selwyn Capacity Upgrade	10-Year Plan	Citywide	50%	2028	2,484	1,267	1,217	304	913	12%	37%	51%
Transport	324 Pembroke/Selwyn Capacity Upgrade	10-Year Plan	Infill	50%	2028	2,484	1,267	1,217	304	913	12%	37%	51%
Transport	324 Fairfield Br/River Rd Capacity Upgrade	10-Year Plan	Infill	50%	2028	1,911	975	936	257	679	13%	36%	51%
Transport	324 Fairfield Br/River Rd Capacity Upgrade	10-Year Plan	Citywide	50%	2028	1,911	975	936	257	679	13%	36%	51%
Transport	324 Grey/Beale Safety Upgrade	10-Year Plan	Citywide	50%	2028	827	422	405	118	288	14%	35%	51%
Transport	324 Grey/Beale Safety Upgrade	10-Year Plan	Infill	50%	2028	827	422	405	118	288	14%	35%	51%
Transport	324 Grey/Wellington Safety Upgrade	10-Year Plan	Infill	50%	2028	1,155	589	566	164	402	14%	35%	51%
Transport	324 Grey/Wellington Safety Upgrade	10-Year Plan	Citywide	50%	2028	1,155	589	566	164	402	14%	35%	51%
Transport	324 Tristram/Rostrevor Safety Upgrade	10-Year Plan	Citywide	50%	2028	2,370	1,209	1,161	290	871	12%	37%	51%
Transport	324 Tristram/Rostrevor Safety Upgrade	10-Year Plan	Infill	50%	2028	2,370	1,209	1,161	290	871	12%	37%	51%
Transport	324 Lake/King Safety Upgrade	10-Year Plan	Infill	50%	2028	1,778	907	871	253	618	14%	35%	51%
Transport	324 Lake/King Safety Upgrade	10-Year Plan	Citywide	50%	2028	1,778	907	871	253	618	14%	35%	51%
Transport	324 Pembroke/Ruakiwi/Palmerston Safety Upgrade	10-Year Plan	Citywide	50%	2028	3,643	1,858	1,785	446	1,339	12%	37%	51%
Transport	324 Pembroke/Ruakiwi/Palmerston Safety Upgrade	10-Year Plan	Infill	50%	2028	3,643	1,858	1,785	446	1,339	12%	37%	51%
Transport	324 Anglesea/Bryce Safety Upgrade	10-Year Plan	Infill	50%	2028	806	411	395	114	280	14%	35%	51%
Transport	324 Anglesea/Bryce Safety Upgrade	10-Year Plan	Citywide	50%	2028	806	411	395	114	280	14%	35%	51%
Transport	Gordonton Road roundabouts-Thomson/Puketaha & ped/cycle path	10-Year Plan	Rototuna	100%	2028	12,222	6,293	5,989	2,755	3,234	23%	25%	51%
Transport	Spine road - fifth to ruakura incl rail overbridge	10-Year Plan	Citywide	45%	2028	19,782	9,816	9,966	8,371	1,595	42%	8%	50%
Transport	Spine road - fifth to ruakura incl rail overbridge	10-Year Plan	Infill	10%	2028	4,396	2,181	2,215	1,307	908	30%	21%	50%
Transport	Spine road - fifth to ruakura incl rail overbridge	10-Year Plan	Ruakura	45%	2028	19,782	9,816	9,966	7,126	2,840	36%	14%	50%
Transport	Ruakura road urban upgrade	10-Year Plan	Citywide	45%	2028	2,631	1,342	1,289	532	757	20%	29%	51%
Transport	Ruakura road urban upgrade	10-Year Plan	Infill	10%	2028	585	298	287	118	168	20%	29%	51%
Transport	Ruakura road urban upgrade	10-Year Plan	Ruakura	45%	2028	2,631	1,342	1,289	693	596	26%	23%	51%
Transport	Rotokauri Rail Platform	10-Year Plan	Citywide	100%	2028	2,076	1,082	994	398	596	19%	29%	52%
Transport	Hamilton Transport model	10-Year Plan	Citywide	100%	2028	2,485	1,094	1,391	852	539	34%	22%	44%
Transport	Road 0055.1 Bader street Peacocks stage 1A	10-Year Plan	Peacocke 1	100%	2028	1,395	712	683	360	323	26%	23%	51%
Transport	Road 0704.1 Peacocks Road Peacocks stage 1A	10-Year Plan	Peacocke 1	100%	2028	837	427	410	216	194	26%	23%	51%
Transport	Road 3203.2 new collector road Peacocks stage 1A	10-Year Plan	Peacocke 1	100%	2028	100		100	88	12	88%	12%	0%
Transport	Road 0676.1 Ohaupo Road Peacocks stage 1B HIF	10-Year Plan	Citywide	50%	2028	2,384	1,216	1,168	718	450	30%	19%	51%
Transport	Road 0676.1 Ohaupo Road Peacocks stage 1B HIF	10-Year Plan	Peacocke 1	50%	2028	2,384	1,216	1,168	1,010	158	42%	7%	51%
Transport	Road 3123.1 New Minor Arterial Peacocks stage 1B HIF	10-Year Plan	Citywide	40%	2028	2,637	1,345	1,292	1,118	174	42%	7%	51%
Transport	Road 3123.1 New Minor Arterial Peacocks stage 1B HIF	10-Year Plan	Peacocke 1	60%	2028	3,956	2,017	1,939	1,677	262	42%	7%	51%
Transport	Road 3201.1 New Collector Road Peacocks stage 1B	10-Year Plan	Peacocke 1	100%	2028	113		113	99	14	88%	12%	0%
Transport	Southern Links Minor Arterials designation provisions - Roads 3210,	10-Year Plan	Citywide	40%	2028	508		508	388	121	76%	24%	0%
Transport	Southern Links Minor Arterials designation provisions - Roads 3210,	10-Year Plan	Peacocke 2	60%	2028	762		762	581	181	76%	24%	0%
Transport	Southern Links Major arterials designation provisions - Roads 3200,	10-Year Plan	Citywide	50%	2033	3,294		3,294	2,429	865	74%	26%	0%
Transport	Southern Links Major arterials designation provisions - Roads 3200,	10-Year Plan	Peacocke 2	50%	2033	3,294		3,294	2,429	865	74%	26%	0%
Transport	Road 3212.1 Peacocks stage 2 HIF elements	10-Year Plan	Citywide	50%	2033	4,342	2,215	2,127	1,882	245	43%	6%	51%
Transport	Road 3212.1 Peacocks stage 2 HIF elements	10-Year Plan	Peacocke 2	50%	2033	4,342	2,215	2,127	1,255	872	29%	20%	51%
Transport	Road 3212.2 Peacocks stage 2 HIF element	10-Year Plan	Citywide	50%	2033	52,080	26,561	25,519	21,895	3,624	42%	7%	51%
Transport	Road 3212.2 Peacocks stage 2 HIF element	10-Year Plan	Peacocke 2	50%	2033	52,080	26,561	25,519	17,149	8,370	33%	16%	51%
Transport	Road 0704.4 Peacocks stage 2 HIF element	10-Year Plan	Citywide	40%	2028	3,936	2,008	1,928	1,427	501	36%	13%	51%
Transport	Road 0704.4 Peacocks stage 2 HIF element	10-Year Plan	Peacocke 2	60%	2028	5,904	3,011	2,892	2,140	752	36%	13%	51%
Transport	Road 0704.3 Peacocks stage 2 HIF element	10-Year Plan	Peacocke 2	100%	2028	2,944	1,502	1,442	1,269	173	43%	6%	51%
Transport	Road 1303.1 Peacocks stage 2 HIF element	10-Year Plan	Peacocke 2	100%	2028	1,851	945	907	798	109	43%	6%	51%
Transport	Road 3209.1 Peacocks stage 2 HIF element	10-Year Plan	Peacocke 2	100%	2028	1,260	642	618	544	74	43%	6%	51%
Transport	Road 0704.5 Peacocks stage 2 HIF element	10-Year Plan	Citywide	40%	2028	2,619	1,335	1,284	950	334	36%	13%	51%
Transport	Road 0704.5 Peacocks stage 2 HIF element	10-Year Plan	Peacocke 2	60%	2028	3,929	2,003	1,926	1,425	501	36%	13%	51%
Transport	Road 0704.6 Peacocks stage 2 HIF element	10-Year Plan	Citywide	40%	2028	1,750	892	857	635	223	36%	13%	51%
Transport	Road 0704.6 Peacocks stage 2 HIF element	10-Year Plan	Peacocke 2	60%	2028	2,625	1,338	1,286	952	334	36%	13%	51%
Transport	Road 3123.2 Peacocks stage 2 HIF elements	10-Year Plan	Citywide	40%	2028	3,075	1,569	1,506	1,303	203	42%	7%	51%
Transport	Road 3123.2 Peacocks stage 2 HIF elements	10-Year Plan	Peacocke 2	60%	2028	4,612	2,353	2,259	1,954	305	42%	7%	51%
Transport	Road 3210.1 Peacocks stage 2 HIF elements	10-Year Plan	Citywide	40%	2028	4,982	2,541	2,442	2,112	330	42%	7%	51%
Transport	Road 3210.1 Peacocks stage 2 HIF elements	10-Year Plan	Peacocke 2	60%	2028	7,474	3,811	3,663	3,168	494	42%	7%	51%
Transport	Road 3210.2 Peacocks stage 2 HIF elements	10-Year Plan	Citywide	40%	2028	3,721	1,898	1,823	1,577	246	42%	7%	51%
Transport	Road 3210.2 Peacocks stage 2 HIF elements	10-Year Plan	Peacocke 2	60%	2028	5,581	2,847	2,734	2,365	369	42%	7%	51%
Transport	Road 3200.2 Peacocks stage 2 HIF elements	10-Year Plan	Citywide	50%	2033	4,021	2,051	1,971	1,655	315	41%	8%	51%
Transport	Road 3200.2 Peacocks stage 2 HIF elements	10-Year Plan	Peacocke 2	50%	2033	4,021	2,051	1,971	1,655	315	41%	8%	51%
Transport	Road 3200.3 Peacocks stage 2 HIF elements	10-Year Plan	Citywide	50%	2033	2,758	1,406	1,352	1,135	216	41%	8%	51%
Transport	Road 3200.3 Peacocks stage 2 HIF elements	10-Year Plan	Peacocke 2	50%	2033	2,758	1,406	1,352	1,135	216	41%	8%	51%
Transport	Road 3200.4 Peacocks stage 2 HIF elements	10-Year Plan	Citywide	50%	2033	2,377	1,212	1,165	978	186	41%	8%	51%
Transport	Road 3200.4 Peacocks stage 2 HIF elements	10-Year Plan	Peacocke 2	50%	2033	2,377	1,212	1,165	978	186	41%	8%	51%
Transport	Road 3200.5 Peacocks stage 2 HIF elements	10-Year Plan	Citywide	50%	2033	3,200	1,632	1,568	1,317	251	41%	8%	51%
Transport	Road 3200.5 Peacocks stage 2 HIF elements	10-Year Plan	Peacocke 2	50%	2033	3,200	1,632	1,568	1,317	251	41%	8%	51%
Transport	Road 0676.2 Ohaupo Road Peacocks stage 2A	10-Year Plan	Citywide	50%	2028	2,727	1,391	1,336	481	855	18%	31%	51%
Transport	Road 0676.2 Ohaupo Road Peacocks stage 2A	10-Year Plan	Peacocke 2	50%	2028	2,727	1,391	1,336	651	685	24%	25%	51%
Transport	Road 0704.7 Peacocks Road Peacocks stage 2A	10-Year Plan	Citywide	40%	2029	2,054	1,047	1,006	871	136	42%	7%	51%
Transport	Road 0704.7 Peacocks Road Peacocks stage 2A	10-Year Plan	Peacocke 2	60%	2029	3,081	1,571	1,510	1,117	393	36%	13%	51%
Transport	Road 3201.2 New collector Peacocks stage 2A	10-Year Plan	Peacocke 2	100%	2028	153		153	135	18	88%	12%	0%
Transport	Road 3206.1 New collector Peacocks stage 2A	10-Year Plan	Peacocke 2	100%	2028	164		164	145	20	88%	12%	0%
Transport	Road 3208.1 New collector Peacocks stage 2A	10-Year Plan	Peacocke 2	100%	2028	109		109	96	13	88%	12%	0%
Transport	Road 3208.2 New collector Peacocks stage 2A	10-Year Plan	Peacocke 2	100%	2028	148		148	130	18	88%	12%	0%
Transport	Road 3208.3 New collector Peacocks stage 2A	10-Year Plan	Peacocke 2	100%	2028	88		88	77	11	88%	12%	0%
Transport	Road 3213.1 New collector Peacocks stage 2A	10-Year Plan	Peacocke 2										

Activity	Project description	Future / Historical	Catchment	% costs allocated to catchment	Last Year Capex Chargeable	Total capital cost Incl subsidies	Subsidies	Total Cost Net Subsidies	DC Capex	Rates Loan	DC %	Rates %	Other sources %
Transport	Road 5466.2 Borman Road Rototuna	10-Year Plan	Citywide	40%	2028	2,806	1,430	1,375	705	670	25%	24%	51%
Transport	Road 5466.2 Borman Road Rototuna	10-Year Plan	Rototuna	60%	2028	4,208	2,146	2,063	1,573	490	37%	12%	51%
Transport	Road 5466.4 Borman Road Rototuna	10-Year Plan	Rototuna	60%	2028	36		36	27	9	76%	24%	0%
Transport	Road 5466.4 Borman Road Rototuna	10-Year Plan	Citywide	40%	2028	24		24	12	12	51%	49%	0%
Transport	Road 5466.4.1 Borman Road Rototuna	10-Year Plan	Rototuna	60%	2028	1,305		1,305	995	310	76%	24%	0%
Transport	Road 5466.4.1 Borman Road Rototuna	10-Year Plan	Citywide	40%	2028	870		870	446	424	51%	49%	0%
Transport	Road 1314.1 Kay Road Rototuna	30-Year Strategy	Rototuna	60%	2028	18		18	13	5	74%	26%	0%
Transport	Road 1314.1 Kay Road Rototuna	30-Year Strategy	Citywide	40%	2028	12		12	9	3	74%	26%	0%
Transport	Road 5466.1 Borman Road Rototuna	10-Year Plan	Citywide	40%	2028	1,910	974	936	480	456	25%	24%	51%
Transport	Road 5466.1 Borman Road Rototuna	10-Year Plan	Rototuna	60%	2028	2,866	1,462	1,404	1,071	333	37%	12%	51%
Transport	Road 1328.2 Horsham Downs Road Rototuna	10-Year Plan	Rototuna	60%	2028	1,337	684	653	498	155	37%	12%	51%
Transport	Road 1328.2 Horsham Downs Road Rototuna	10-Year Plan	Citywide	40%	2028	891	456	435	223	212	25%	24%	51%
Transport	Road 1314.2A Kay Road Rototuna	10-Year Plan	Rototuna	100%	2028	2,332		2,332	1,469	863	63%	37%	0%
Transport	Road 3004.1 New collector Rototuna	10-Year Plan	Rototuna	100%	2028	389		389	294	95	76%	25%	0%
Transport	Road 5373.1 Te Manatu Drive collector Rototuna	10-Year Plan	Rototuna	100%	2028	23		23	17	6	76%	24%	0%
Transport	Road 5427.1 new collector Rototuna	10-Year Plan	Rototuna	100%	2028	55		55	48	7	88%	12%	0%
Transport	Road 3002.1 Park lane Rototuna	10-Year Plan	Rototuna	100%	2028	4,222		4,222	3,715	507	88%	12%	0%
Transport	Road 1405.1 North Ridge Road Rototuna	10-Year Plan	Rototuna	100%	2028	2,176		2,176	1,148	1,028	53%	47%	0%
Transport	Walking/cycle paths Rototuna	10-Year Plan	Rototuna	100%	2028	551		551	415	135	76%	25%	0%
Transport	Road 3102.0 Arthur Porter Drive Rotokauri industrial	10-Year Plan	Rotokauri	100%	2028	1,310		1,310	989	321	76%	24%	0%
Transport	Road 0903.1 Tasman Road Rotokauri industrial	10-Year Plan	Rotokauri	100%	2028	2,591		2,591	1,632	959	63%	37%	0%
Transport	Road 3108.1 Te Kowhai Road Rotokauri industrial	10-Year Plan	Rotokauri	100%	2028	2,960		2,960	1,865	1,095	63%	37%	0%
Transport	Road 3124.2 Ruffell Road Rotokauri industrial	10-Year Plan	Rotokauri	100%	2028	1,877		1,877	1,182	694	63%	37%	0%
Transport	Road 3122.4 Tasman Road Rotokauri industrial	10-Year Plan	Rotokauri	100%	2028	2,550		2,550	1,607	944	63%	37%	0%
Transport	Road 3102.2 new collector Road Rotokauri industrial	10-Year Plan	Rotokauri	100%	2028	4,504		4,504	3,963	540	88%	12%	0%
Transport	Road 3102.4 New collector Rotokauri industrial	10-Year Plan	Rotokauri	100%	2028	6,681		6,681	5,880	802	88%	12%	0%
Transport	Road 3102.5 New collector Rotokauri industrial	10-Year Plan	Rotokauri	100%	2028	2,923		2,923	2,572	351	88%	12%	0%
Transport	Road 0903.3 New collector Rotokauri industrial	10-Year Plan	Rotokauri	100%	2028	2,582		2,582	2,272	310	88%	12%	0%
Transport	Arterial Designations Des1 Rotokauri stage 1	10-Year Plan	Rotokauri	60%	2033	1,062	541	521	450	70	42%	7%	51%
Transport	Arterial Designations Des1 Rotokauri stage 1	10-Year Plan	Citywide	40%	2028	708	361	347	300	47	42%	7%	51%
Transport	Road 3104.1A New Major Arterial Rotokauri stage 1	10-Year Plan	Citywide	40%	2033	858		858	721	137	84%	16%	0%
Transport	Road 3104.1A New Major Arterial Rotokauri stage 1	10-Year Plan	Rotokauri	60%	2028	1,287		1,287	1,081	206	84%	16%	0%
Transport	Road 3104.1B New Major Arterial Rotokauri stage 1	30-Year Strategy	Rotokauri	60%	2033	1,950		1,950	1,638	312	84%	16%	0%
Transport	Road 3104.1B New Major Arterial Rotokauri stage 1	30-Year Strategy	Citywide	40%	2033	1,300		1,300	1,092	208	84%	16%	0%
Transport	Road 0807.3 Rotokauri Road Minor Arterial Rotokauri stage 1	10-Year Plan	Citywide	50%	2028	261	133	128	111	17	42%	7%	51%
Transport	Road 0807.3 Rotokauri Road Minor Arterial Rotokauri stage 1	10-Year Plan	Rotokauri	50%	2028	261	133	128	111	17	42%	7%	51%
Transport	Road 0357.1 Gilchrist Road collector Rotokauri stage 1	10-Year Plan	Rotokauri	100%	2028	2,257		2,257	1,422	835	63%	37%	0%
Transport	Road 0807.4 Rotokauri Road collector Rotokauri stage 1	10-Year Plan	Rotokauri	100%	2028	1,087		1,087	956	130	88%	12%	0%
Transport	Road 0807.5 Rotokauri Road collector Rotokauri stage 1	10-Year Plan	Rotokauri	100%	2028	477		477	420	57	88%	12%	0%
Transport	Road 0919.1 Baverstock Road collector Rotokauri stage 1	10-Year Plan	Rotokauri	100%	2028	2,491		2,491	1,626	866	65%	35%	0%
Transport	Road 0132.1 Brymer Road Rotokauri stage 1	10-Year Plan	Rotokauri	100%	2028	8,047		8,047	5,250	2,796	65%	35%	0%
Transport	Road 0132.2 Brymer Road Rotokauri stage 1	10-Year Plan	Rotokauri	100%	2028	676		676	526	150	78%	22%	0%
Transport	Road 3111.1 New collector Rotokauri stage 1	10-Year Plan	Rotokauri	100%	2028	362		362	318	43	88%	12%	0%
Transport	Road 5041.1 The Boulevard Road Rotokauri industrial	10-Year Plan	Rotokauri	100%	2028	158		158	120	39	76%	24%	0%
Transport	Road 5355.1 Maui Street ext. Rotokauri industrial	10-Year Plan	Rotokauri	100%	2028	300		300	142	157	48%	52%	0%
Transport	Road 1314.3 Kay Road Rototuna	10-Year Plan	Rototuna	100%	2028	716		716	351	365	49%	51%	0%
Transport	Road 1314.4 Kay Road Rototuna	10-Year Plan	Rototuna	100%	2028	1,435		1,435	703	732	49%	51%	0%
Transport	Road 1314.5 Kay Road Rototuna	10-Year Plan	Rototuna	100%	2028	1,548		1,548	758	789	49%	51%	0%
Transport	Road 1328.3 Horsham Downs Road Rototuna	10-Year Plan	Rototuna	100%	2028	4,249		4,249	2,082	2,167	49%	51%	0%
Transport	Road 1328.4 Horsham Downs Road Rototuna	10-Year Plan	Rototuna	100%	2028	2,485		2,485	1,217	1,267	49%	51%	0%
Transport	Road 5396.1 North City Road Rototuna	10-Year Plan	Rototuna	100%	2028	5,430		5,430	2,661	2,769	49%	51%	0%
Transport	Road 5396.2B North City Road Rototuna	10-Year Plan	Rototuna	100%	2028	6,991		6,991	5,278	1,713	76%	24%	0%
Transport	Road 3004.4 New collector Rototuna	10-Year Plan	Rototuna	100%	2028	86		86	42	44	49%	51%	0%
Transport	Road 3005.1 New collector Rototuna	10-Year Plan	Rototuna	100%	2028	157		157	77	80	49%	51%	0%
Transport	Road 3005.2 New collector Rototuna	10-Year Plan	Rototuna	100%	2028	123		123	60	63	49%	51%	0%
Transport	Road 3006.1 New collector Rototuna	10-Year Plan	Rototuna	100%	2028	441		441	215	225	49%	51%	0%
Transport	Road 3008.1 New collector Rototuna	10-Year Plan	Rototuna	100%	2028	271		271	133	138	49%	51%	0%
Transport	Road 3008.2 New collector Rototuna	10-Year Plan	Rototuna	100%	2028	417		417	204	213	49%	51%	0%
Transport	Road 5502.1 new collector Rototuna	10-Year Plan	Rototuna	100%	2028	72		72	35	37	49%	51%	0%
Transport	Road 3114.2 New collector Rotokauri industrial	10-Year Plan	Rotokauri	100%	2028	136		136	68	68	50%	50%	0%
Transport	Road 3124.1 collector road Rotokauri industrial	10-Year Plan	Rotokauri	100%	2028	143		143	72	72	50%	50%	0%
Transport	Road 3100.1 New Minor Arterial Rotokauri stage 1	10-Year Plan	Citywide	50%	2033	250		250	216	34	87%	14%	0%
Transport	Road 3100.1 New Minor Arterial Rotokauri stage 1	10-Year Plan	Rotokauri	50%	2033	250		250	216	34	87%	14%	0%
Transport	Road 3100.2 New Minor Arterial Rotokauri stage 1	10-Year Plan	Citywide	50%	2033	2,147		2,147	1,857	290	86%	14%	0%
Transport	Road 3100.2 New Minor Arterial Rotokauri stage 1	10-Year Plan	Rotokauri	50%	2033	2,147		2,147	1,857	290	86%	14%	0%
Transport	Road 3100.3A New Minor Arterial Rotokauri stage 1	10-Year Plan	Citywide	50%	2033	239	133	106	92	14	38%	6%	56%
Transport	Road 3100.3A New Minor Arterial Rotokauri stage 1	10-Year Plan	Rotokauri	50%	2033	239	133	106	92	14	38%	6%	56%
Transport	Road 3100.4A New Minor Arterial Rotokauri stage 1	10-Year Plan	Citywide	50%	2033	224	110	114	99	15	44%	7%	49%
Transport	Road 3100.4A New Minor Arterial Rotokauri stage 1	10-Year Plan	Rotokauri	50%	2033	224	110	114	99	15	44%	7%	49%
Transport	Road 3100.5A New Minor Arterial Rotokauri stage 1	10-Year Plan	Citywide	50%	2033	305	149	156	135	21	44%	7%	49%
Transport	Road 3100.5A New Minor Arterial Rotokauri stage 1	10-Year Plan	Rotokauri	50%	2033	305	149	156	135	21	44%	7%	49%
Transport	Road 3100.3B New Minor Arterial Rotokauri stage 1	30-Year Strategy	Citywide	50%	2033	6,320	3,222	3,098	2,680	418	42%	7%	51%
Transport	Road 3100.3B New Minor Arterial Rotokauri stage 1	30-Year Strategy	Rotokauri	50%	2033	6,320	3,222	3,098	2,680	418	42%	7%	51%
Transport	Road 3100.4B New Minor Arterial Rotokauri stage 1	30-Year Strategy	Citywide	50%	2033	5,730	2,923	2,807	2,428	379	42%	7%	51%
Transport	Road 3100.4B New Minor Arterial Rotokauri stage 1	30-Year Strategy	Rotokauri	50%	2033	5,730	2,923	2,807	2,428	379	42%	7%	51%
Transport	Road 3100.5B New Minor Arterial Rotokauri stage 1	30-Year Strategy	Citywide	50%	2033	4,630	2,362	2,268	1,962	306	42%	7%	51%
Transport	Road 3100.5B New Minor Arterial Rotokauri stage 1	30-Year Strategy	Rotokauri	50%	2033	4,630	2,362	2,268	1,962	306	42%	7%	51%
Transport	Road 3101.3 New Minor Arterial Rotokauri stage 1	30-Year Strategy	Citywide	50%	2033	2,957	1,508	1,449	1,253	196	42%	7%	51%
Transport	Road 3101.3 New Minor Arterial Rotokauri stage 1	30-Year Strategy	Rotokauri	50%	2033	2,957	1,508	1,449	1,253	196	42%	7%	51%
Transport	Road 3108.1 New collector Rotokauri stage 1	10-Year Plan	Rotokauri	100%	2028	146		146	73	73	50%	50%	0%
Transport	Road 3115.2 New collector Rotokauri stage 1	10-Year Plan	Rotokauri	100%	2028	302		302	151	151	50%	50%	0%
Transport	Road 3116.1 New collector Rotokauri stage 1	10-Year Plan	Rotokauri	100%	2028	193		193	97	97	50%	50%	0%
Transport	R1-N1 Land purchase transit	Historical	Rototuna	50%	2028	798		798	369	429	46%	54%	0%
Transport	R1-N1 Land purchase transit	Historical	Citywide	50%	2028	798		798	369	429	46%	54%	0%
Transport	Cob/Ham Grds Entrance	Historical	Citywide	100%	2028	1,787		1,787	375	1,412	21%	79%	0%
Transport	Mill St (Tristram to Hall)	Historical	Citywide	100%	2028	279		279	79	199	29%	71%	0%
Transport	Resolution Dr Stage 2	Historical	Rototuna	50%	2028	352		352	163	189	46%	54%	0%
Transport	Resolution Dr Stage 2	Historical	Citywide	50%	2028	352		352	163	189	46%	54%	0%
Transport	Thomas Rd Extension Stage3	Historical	Rototuna	60%	2028	9		9	8	1	84%	16%	0%
Transport	Thomas Rd Extension Stage3	Historical	Citywide	40%	2028	4		4	3	1	84%	16%	0%
Transport	Baverstock Rd	Historical	Rotokauri	100%	2028	455		455	233	222	51%	49%	0%
Transport	Transport Centre Upgrade	Historical	Citywide	100%	2028	2,719		2,719	707	2,012	26%	74%	0%
Transport	E1 Land Purchase	Historical	Citywide	100%	2028	1,447	55	1,392	397	995	27%	69%	4%
Transport	Land Purchase beside Ruakura	Historical	Citywide	100%	2028	76		76	22	54	28%	72%	0%
Transport	Mill St Construction	Historical	Citywide	100%	2028	1,240		1,240	353	887	29%	71%	0%
Transport	Seddon Rd upgrade	Historical	Infill	100%	2028	300		300	116	185	39%	62%	0%
Transport	Thomas Rd Smoothing	Historical	Rototuna	60%	2028	8		8	7	1	84%	16%	0%
Transport	Thomas Rd Smoothing	Historical	Citywide	40%	2028	4		4	3	1	84%	16%	0%
Transport	Garnett Ave Rotary												

Activity	Project description	Future / Historical	Catchment	% costs allocated to catchment	Last Year Capex Chargeable	Total capital cost incl subsidies	Subsidies	Total Cost Net Subsidies	DC Capex	Rates Loan	DC %	Rates %	Other sources %
Transport	Borman (Resolution-Moonlight)	Historical	Rototuna	60%	2028	30		30	25	5	84%	16%	0%
Transport	Borman (Resolution-Moonlight)	Historical	Citywide	40%	2028	13		13	11	2	84%	16%	0%
Transport	Lake Domain Dr (Innes Corn)	Historical	Infill	100%	2028	154		154	25	129	16%	84%	0%
Transport	Land Purchase Borman Rd	Historical	Rototuna	60%	2028	161		161	135	26	84%	16%	0%
Transport	Land Purchase Borman Rd	Historical	Citywide	40%	2028	71		71	60	12	84%	16%	0%
Transport	Land Purchase East St	Historical	Citywide	100%	2028	341		341	97	244	28%	72%	0%
Transport	Land Purchase Peachgrove	Historical	Citywide	100%	2028	798		798	227	570	28%	72%	0%
Transport	Riverlea Rd Land	Historical	Infill	100%	2028	40		40	29	11	73%	27%	0%
Transport	Mauli St	Historical	Infill	100%	2028	85		85	39	46	46%	54%	0%
Transport	Old Farm Rd	Historical	Infill	100%	2028	200		200	72	128	36%	64%	0%
Transport	Cobham Drive Cycleway	Historical	Citywide	100%	2028	115		115	36	79	31%	69%	0%
Transport	E1 Designation	Historical	Citywide	100%	2028	366		366	104	262	29%	71%	0%
Transport	E1 Land Purchase	Historical	Citywide	100%	2028	5,864		5,864	1,671	4,193	29%	71%	0%
Transport	Wairere Dr3 Hukanui to Tramway	Historical	Citywide	100%	2028	8,858		8,858	2,525	6,333	29%	71%	0%
Transport	Norton Rd - Nonsubsidised	Historical	Infill	60%	2028	695		695	198	497	28%	72%	0%
Transport	Norton Rd - Nonsubsidised	Historical	Citywide	40%	2028	309		309	88	221	28%	72%	0%
Transport	Cycleway construction	Historical	Citywide	100%	2028	31		31	10	22	31%	69%	0%
Transport	Subdivision Associated Work	Historical	Citywide	100%	2028	549		549	474	75	86%	14%	0%
Transport	Te Kowhai (SH1 Boulvd) Des&Cou	Historical	Rotokauri	50%	2028	54		54	24	30	44%	56%	0%
Transport	Te Kowhai (SH1 Boulvd) Des&Cou	Historical	Citywide	50%	2028	54		54	24	30	44%	56%	0%
Transport	New footpath construction	Historical	Infill	100%	2028	97		97	50	47	51%	49%	0%
Transport	Orbiter Bus Shelters	Historical	Citywide	100%	2028	53		53	6	47	11%	89%	0%
Transport	North Eastern Cycleway	Historical	Citywide	100%	2028	276		276	86	191	31%	69%	0%
Transport	South Western Cycleways	Historical	Citywide	100%	2028	221		221	68	152	31%	69%	0%
Transport	North Western Cycleways	Historical	Citywide	100%	2028	47		47	15	32	31%	69%	0%
Transport	Mangaiti Gully S1 (-Thomas Rd)	Historical	Citywide	100%	2028	54		54	17	38	31%	69%	0%
Transport	Ring Road Design	Historical	Citywide	100%	2028	877		877	250	627	29%	71%	0%
Transport	Wairere Dr SH1 to Pukete	Historical	Citywide	100%	2028	22		22	6	15	29%	71%	0%
Transport	Te Aroha/Grey Cap	Historical	Infill	50%	2028	0		0	0	0	9%	91%	0%
Transport	Te Aroha/Grey Cap	Historical	Citywide	50%	2028	0		0	0	0	9%	91%	0%
Transport	Massey/Hall Improvements	Historical	Citywide	100%	2028	13		13	1	12	9%	92%	0%
Transport	Memorial/Von Tempsky Cap	Historical	Infill	50%	2028	0		0	0	0	9%	91%	0%
Transport	Memorial/Von Tempsky Cap	Historical	Citywide	50%	2028	0		0	0	0	9%	91%	0%
Transport	Naylor/Grey Cap	Historical	Infill	50%	2028	1		1	0	1	9%	91%	0%
Transport	Naylor/Grey Cap	Historical	Citywide	50%	2028	1		1	0	1	9%	91%	0%
Transport	Brymer Rd Upg (Farn-Baw) Land	Historical	Infill	100%	2028	40		40	30	9	76%	24%	0%
Transport	Horsham Dns (N Rdge-Thom) Land	Historical	Rototuna	60%	2028	19		19	14	5	74%	26%	0%
Transport	Horsham Dns (N Rdge-Thom) Land	Historical	Citywide	40%	2028	8		8	6	2	73%	27%	0%
Transport	River Rd (Nth Sylv-1858) Land	Historical	Rototuna	60%	2028	292		292	215	77	73%	27%	0%
Transport	River Rd (Nth Sylv-1858) Land	Historical	Citywide	40%	2028	130		130	95	34	74%	26%	0%
Transport	Borman Rd (Res Moonlight)	Historical	Rototuna	60%	2028	1,253		1,253	1,049	204	84%	16%	0%
Transport	Borman Rd (Res Moonlight)	Historical	Citywide	40%	2028	557		557	466	90	84%	16%	0%
Transport	Borman Road Land	Historical	Rototuna	60%	2028	1,564		1,564	1,310	254	84%	16%	0%
Transport	Borman Road Land	Historical	Citywide	40%	2028	695		695	582	113	84%	16%	0%
Transport	Borman Rd (Horsham-Gord) I&R	Historical	Rototuna	60%	2028	35		35	29	6	84%	16%	0%
Transport	Borman Rd (Horsham-Gord) I&R	Historical	Citywide	40%	2028	16		16	13	3	84%	16%	0%
Transport	RMA (Res-Sylvester) Land & Cou	Historical	Rototuna	60%	2028	686		686	575	112	84%	16%	0%
Transport	RMA (Res-Sylvester) Land & Cou	Historical	Citywide	40%	2028	305		305	256	50	84%	16%	0%
Transport	Brymer Rd (Farn-Baw) Construct	Historical	Infill	100%	2028	780		780	593	187	76%	24%	0%
Transport	Church Rd/Mauli St Upgrade	Historical	Infill	100%	2028	513		513	263	250	51%	49%	0%
Transport	Southern Links Designation	Historical	Citywide	100%	2028	788	274	515	238	277	30%	35%	35%
Transport	River Rd (Nth Syl-1858) Design	Historical	Rototuna	60%	2028	195		195	143	52	73%	27%	0%
Transport	River Rd (Nth Syl-1858) Design	Historical	Citywide	40%	2028	86		86	64	23	73%	27%	0%
Transport	Te Kowhai (SH1 Boulevard) Land	Historical	Rotokauri	50%	2028	123		123	54	69	44%	56%	0%
Transport	Te Kowhai (SH1 Boulevard) Land	Historical	Citywide	50%	2028	123		123	54	69	44%	56%	0%
Transport	Bus Infrastructure	Historical	Citywide	100%	2028	363		363	76	287	21%	79%	0%
Transport	Cycleway Construction 08/09	Historical	Citywide	100%	2028	431		431	134	297	31%	69%	0%
Transport	River Crossing Dey's Park	Historical	Citywide	100%	2028	24		24	7	16	31%	69%	0%
Transport	Te Hikuwai S2(River-Wairere Br	Historical	Citywide	100%	2028	360	20	340	105	234	29%	65%	6%
Transport	Grandview to Minogue	Historical	Citywide	100%	2028	51		51	16	35	31%	69%	0%
Transport	Fairfield Esp (Cussen St-Bridg	Historical	Citywide	100%	2028	358		358	111	247	31%	69%	0%
Transport	Norton Rd Subsidisable	Historical	Infill	60%	2028	117		117	33	84	28%	72%	0%
Transport	Norton Rd Subsidisable	Historical	Citywide	40%	2028	52		52	15	37	29%	72%	0%
Transport	Roundabout Gordonton end	Historical	Citywide	100%	2028	261		261	74	186	29%	71%	0%
Transport	Wairere (Puk- Resol) Construct	Historical	Citywide	100%	2028	585		585	167	418	29%	71%	0%
Transport	Land Purchase Ruffel to SH 1	Historical	Rotokauri	100%	2028	3,376		3,376	2,827	549	84%	16%	0%
Transport	Resolution Rd Land Purchase	Historical	Rototuna	50%	2028	244		244	113	131	46%	54%	0%
Transport	Resolution Rd Land Purchase	Historical	Citywide	50%	2028	244		244	113	131	46%	54%	0%
Transport	Borman (West of Horsham) I&R	Historical	Rototuna	60%	2028	1		1	1	0	84%	16%	0%
Transport	Borman (West of Horsham) I&R	Historical	Citywide	40%	2028	0		0	0	0	84%	16%	0%
Transport	Borman (West of Sylvester) I&R	Historical	Rototuna	60%	2028	3		3	2	0	84%	16%	0%
Transport	Borman (West of Sylvester) I&R	Historical	Citywide	40%	2028	1		1	1	0	84%	16%	0%
Transport	Borman/Resolution Public Art	Historical	Rototuna	60%	2028	89		89	75	14	84%	16%	0%
Transport	Borman/Resolution Public Art	Historical	Citywide	40%	2028	40		40	33	6	84%	16%	0%
Transport	Gordonton Rd Designation	Historical	Citywide	100%	2028	393		393	92	301	23%	77%	0%
Transport	Land Purchase Ruffel Rd	Historical	Rotokauri	100%	2028	30		30	25	5	84%	16%	0%
Transport	Te Totara River Crossing	Historical	Citywide	100%	2028	375		375	174	202	46%	54%	0%
Transport	North City(Borman Realign)Const	Historical	Rototuna	100%	2028	361		361	303	59	84%	16%	0%
Transport	River Rd (Nth Syl-1858) Const	Historical	Rototuna	60%	2028	908		908	667	241	73%	27%	0%
Transport	River Rd (Nth Syl-1858) Const	Historical	Citywide	40%	2028	404		404	297	107	73%	27%	0%
Transport	River Rd (#1858-Sth Kay) I&R	Historical	Rototuna	60%	2028	37		37	27	10	74%	26%	0%
Transport	River Rd (#1858-Sth Kay) I&R	Historical	Citywide	40%	2028	17		17	12	4	74%	26%	0%
Transport	Ruakura Rd	Historical	Citywide	100%	2028	47		47	21	27	44%	56%	0%
Transport	Off Road Programme	Historical	Citywide	100%	2028	313		313	97	216	31%	69%	0%
Transport	Beerscourt	Historical	Citywide	100%	2028	5		5	1	3	31%	69%	0%
Transport	Garnett Ave	Historical	Citywide	100%	2028	4		4	1	3	31%	69%	0%
Transport	Pukete Rd	Historical	Citywide	100%	2028	6		6	2	4	31%	69%	0%
Transport	Forest Lake Rd	Historical	Citywide	100%	2028	27		27	8	19	31%	69%	0%
Transport	Victoria St	Historical	Citywide	100%	2028	16		16	5	11	31%	69%	0%
Transport	Te Awa Path Stage 1	Historical	Citywide	100%	2028	1,341		1,341	84	1,258	6%	94%	0%
Transport	Mill St Intersection	Historical	Citywide	100%	2028	462		462	86	377	18%	82%	0%
Transport	Peachgrove Te Aroha Inters	Historical	Citywide	100%	2028	2,714	1,806	908	259	649	10%	24%	67%
Transport	North South Arterial	Historical	Rotokauri	60%	2028	243		243	203	39	84%	16%	0%
Transport	North South Arterial	Historical	Citywide	40%	2028	108		108	90	18	84%	16%	0%
Transport	Borman Moonlight-Barrington De	Historical	Rototuna	60%	2028	19		19	16	3	84%	16%	0%
Transport	Borman Moonlight-Barrington De	Historical	Citywide	40%	2028	8		8	7	1	84%	16%	0%
Transport	Borman Rd - Alignment/Designate	Historical	Rototuna	60%	2028	2		2	1	0	84%	16%	0%
Transport	Borman Rd - Alignment/Designate	Historical	Citywide	40%	2028	1		1	1	0	84%	16%	0%
Transport	Horsham Dns(N Rdge-Thom)Const	Historical	Rototuna	60%	2028	359		359	264	95	73%	27%	0%
Transport	Horsham Dns(N Rdge-Thom)Const	Historical	Citywide	40%	2028	160		160	117	42	73%	27%	0%
Transport	Ruffel Rd Construction	Historical	Rotokauri	100%	2028	1,654		1,654	1,216	438	73%	27%	0%
Transport	Traffic Calming Projects	Historical	Infill	100%	2028	400		400	195	205	49%	51%	0%
Transport	Mangaiti Gully	Historical	Citywide	100%	2028	9		9	3	6	31%	69%	0%
Transport	Ruakura Rd (Peachgrove to E1)	Historical	Citywide	100%	2028	182		182	52	130	29%	71%	0%
Transport	Grey Claudelands Intersection	Historical	Infill	50%	2028	43		43	4	40	9%	91%	0%
Transport	Grey Claudelands Intersection	Historical	Citywide	50%	2028	43		43	4	40	9%	91%	0%
Transport	Te Rapa By-pass	Historical	Citywide	100%	2028	11,953		11,953	2,211	9,741	19%	81%	0%
Transport	Church Road Cul-de-Sac	Historical	Infill	100%	2028	117		117	57	60	49%	51%	0%
Transport	Miscellaneous Land purchases	Historical	Infill	100%	2028	107		107	92	15	86%	14%	0%
Transport	Church Rd Subsidised	Historical	Infill	100%	2028	19		19	10	9	51%	49%	0%
Transport	Roads 0807,3100, 3101, 3104	Historical	Rotokauri	60%	2028	194		194	163	32	84%	16%	0%
Transport	Roads 0807,3100, 3101, 3104	Historical	Citywide	40%	2028	86		86	72	14	84%	16%	0%
Transport	Public Transport Centre	Historical	Citywide	100%	2028	71		71	18	52	26%	74%	0%</

Attachment 3

Item 12

Activity	Project description	Future / Historical	Catchment	% costs allocated to catchment	Last Year Capex Chargeable	Total capital cost Incl subsidies	Subsidies	Total Cost Net Subsidies	DC Capex	Rates Loan	DC %	Rates %	Other sources %
Transport	Grey/Clyde - Eastgate	Historical	Infill	100%	2028	113		113	98	16	86%	14%	0%
Transport	Te Awa Path Stage 2	Historical	Citywide	100%	2028	168		168	10	157	6%	94%	0%
Transport	Te Hikawai - Non sub	Historical	Citywide	100%	2028	286		286	89	197	31%	69%	0%
Transport	Borman West of Sylvester	Historical	Rototuna	60%	2028	54		54	45	9	84%	16%	0%
Transport	Borman West of Sylvester	Historical	Citywide	40%	2028	24		24	20	4	84%	16%	0%
Transport	CDL Link	Historical	Rototuna	100%	2028	121		121	108	14	89%	11%	0%
Transport	Land Purchase WE Link	Historical	Rototuna	50%	2028	84		84	30	54	36%	64%	0%
Transport	Land Purchase WE Link	Historical	Citywide	50%	2028	84		84	30	54	36%	64%	0%
Transport	Integrating with New Developme	Historical	Citywide	100%	2028	514	150	364	314	50	61%	10%	29%
Transport	Roading Upgrades	Historical	Rotokauri	100%	2028	151	98	53	44	9	29%	6%	65%
Transport	Roading Upgrades	Historical	Rototuna	100%	2028	32		32	27	5	84%	16%	0%
Transport	The Base Non subsidised	Historical	Citywide	100%	2028	718	292	426	122	305	17%	42%	41%
Transport	The Base TGH	Historical	Citywide	100%	2028	288		288	82	206	29%	72%	0%
Transport	Patton Contract Borman Rd West	Historical	Citywide	50%	2028	708		708	593	115	84%	16%	0%
Transport	Patton Contract Borman Rd West	Historical	Rototuna	50%	2028	708		708	593	115	84%	16%	0%
Transport	Te Rapa Section of Expressway	Historical	Citywide	100%	2028	55		55	10	45	19%	81%	0%
Transport	Ruakura/Peachgrove Upgrade	Historical	Citywide	100%	2028	2,385		2,385	680	1,705	29%	71%	0%
Transport	Te Awa Cycleway Stage 2	Historical	Citywide	100%	2028	438		438	27	410	6%	94%	0%
Transport	CDL Link	Historical	Rototuna	100%	2028	6		6	5	1	89%	11%	0%
Transport	Te Rapa Section	Historical	Citywide	100%	2028	1,147		1,147	212	935	19%	82%	0%
Transport	The Base Intersection	Historical	Citywide	100%	2028	579	282	297	85	213	15%	37%	49%
Transport	Upgrade River Rd Culvert	Historical	Citywide	100%	2028	1,146	605	541	180	361	16%	32%	53%
Transport	Southern Links Designation	Historical	Citywide	60%	2028	2,024	191	1,833	848	985	42%	49%	9%
Transport	Southern Links Designation	Historical	Peacocke	40%	2028	1,349	127	1,222	565	657	42%	49%	9%
Transport	256 Rotokauri Road Land	Historical	Rotokauri	100%	2028	727		727	609	118	84%	16%	0%
Transport	Gilchrest Arterial Road Land	Historical	Citywide	60%	2028	1		1	0	1	46%	54%	0%
Transport	Gilchrest Arterial Road Land	Historical	Rotokauri	40%	2028	1		1	0	0	46%	54%	0%
Transport	Collector Road Land Purchase	Historical	Rotokauri	100%	2028	948		948	794	154	84%	16%	0%
Transport	Cumberland Dr Land	Historical	Rototuna	100%	2028	106		106	89	17	84%	16%	0%
Transport	Land Purchase Gilchrest Arteria	Historical	Citywide	60%	2028	353		353	163	190	46%	54%	0%
Transport	Land Purchase Gilchrest Arteria	Historical	Rotokauri	40%	2028	236		236	109	127	46%	54%	0%
Transport	Ring Rd Land Purchase	Historical	Citywide	100%	2028	45		45	13	32	29%	72%	0%
Transport	HJV Te Kowhai Rd Land	Historical	Rotokauri	100%	2028	586		586	491	95	84%	16%	0%
Transport	New Rooding - Rototuna School Collector	Historical	Rototuna	100%	2028	2,284	1,141	1,142	957	186	42%	8%	50%
Transport	Roading upgrades & development in Rototuna	Historical	Citywide	60%	2028	632	197	435	202	234	32%	37%	31%
Transport	Roading upgrades & development in Rototuna	Historical	Rototuna	40%	2028	422	131	291	134	156	32%	37%	31%
Transport	Roading upgrades & development in Rototuna	Historical	Citywide	50%	2028	1,867	458	1,409	1,180	229	63%	12%	25%
Transport	Roading upgrades & development in Rototuna	Historical	Rototuna	50%	2028	1,867	458	1,409	1,180	229	63%	12%	25%
Transport	Minor Improvements to transport network	Historical	Citywide	100%	2028	2,254	1,162	1,091	521	570	23%	25%	52%
Transport	Bus stop infrastructure	Historical	Citywide	100%	2028	434	298	136	29	108	7%	25%	69%
Transport	Integration of existing areas with new developments in the city	Historical	Citywide	100%	2028	435		435	376	60	86%	14%	0%
Transport	Roading upgrades & development in Peacocke stage 1	Historical	Citywide	50%	2028	1,165	33	1,131	948	184	81%	16%	3%
Transport	Roading upgrades & development in Peacocke stage 1	Historical	Peacocke 1	50%	2028	1,165	33	1,131	948	184	81%	16%	3%
Transport	Integrated transport initiatives	Historical	Citywide	100%	2028	10,397	5,624	4,773	2,279	2,494	22%	24%	54%
Transport	Hamilton Ring Road improvements	Historical	Citywide	100%	2028	11,613	4,800	6,813	1,942	4,871	17%	42%	41%
Transport	Roading upgrades & development in Rotokauri stage 1	Historical	Citywide	50%	2028	1,397	3	1,394	1,167	226	84%	16%	0%
Transport	Roading upgrades & development in Rotokauri stage 1	Historical	Rotokauri	50%	2028	1,397	3	1,394	1,167	226	84%	16%	0%
Transport	Rotokauri Land Purchase	Historical	Rotokauri	100%	2028	12		12	10	2	84%	16%	0%
Transport	Roading upgrades & development in Peacocke stage 1	Historical	Peacocke 1	100%	2028	66		66	56	11	84%	16%	0%
Transport	Roading upgrades & development in Rotokauri stage 1	Historical	Citywide	60%	2028	868		868	401	466	46%	54%	0%
Transport	Roading upgrades & development in Rotokauri stage 1	Historical	Rotokauri	40%	2028	578		578	267	311	46%	54%	0%
Transport	Roading upgrades & development in Rotokauri stage 1	Historical	Rototuna	100%	2028	187		187	166	21	89%	11%	0%
Transport	Roading upgrades & development in Rotokauri stage 1	Historical	Rotokauri	100%	2028	429		429	360	70	84%	16%	0%
Transport	Roading upgrades & development in Rototuna	Historical	Rototuna	100%	2028	2,377		2,377	1,990	386	84%	16%	0%
Transport	Traffic signal improvements	Historical	Citywide	100%	2028	719	367	352	168	184	23%	26%	51%
Transport	Roading upgrades & development in Rototuna	Historical	Rototuna	100%	2028	319		319	268	52	84%	16%	0%
Transport	Roading upgrades & development in Ruakura	Historical	Citywide	50%	2028	404		404	297	107	73%	27%	0%
Transport	Roading upgrades & development in Ruakura	Historical	Ruakura	50%	2028	404		404	297	107	73%	27%	0%
Transport	Transport Centre Redevelopment	Historical	Citywide	100%	2028	1,030		1,030	415	615	40%	60%	0%
Transport	Roading upgrades & development in Rototuna	Historical	Citywide	50%	2028	325		325	239	86	73%	27%	0%
Transport	Roading upgrades & development in Rototuna	Historical	Rototuna	50%	2028	325		325	239	86	73%	27%	0%
Transport	Roading upgrades & development in Peacocke stage 2	Historical	Citywide	60%	2028	108		108	50	58	46%	54%	0%
Transport	Roading upgrades & development in Peacocke stage 2	Historical	Peacocke 2	40%	2028	72		72	33	39	46%	54%	0%
Transport	Rotokauri rail/pt interchange	Historical	Citywide	100%	2025	635		635	389	246	61%	39%	0%
Wastewater	Increase network capacity for intensification	10-Year Plan	Infill East	50%	2028	6,268		6,268	5,579	690	89%	11%	0%
Wastewater	Increase network capacity for intensification	10-Year Plan	Infill West	50%	2028	6,268		6,268	5,579	690	89%	11%	0%
Wastewater	Wastewater master plan	10-Year Plan	Citywide	100%	2028	1,840		1,840	1,591	248	87%	13%	0%
Wastewater	Ruakura Wastewater Pipeline	10-Year Plan	Ruakura	100%	2028	9,025		9,025	8,033	993	89%	11%	0%
Wastewater	FE2 Storage - Stage 1	10-Year Plan	WW - East	100%	2028	13,209		13,209	11,756	1,453	89%	11%	0%
Wastewater	Hillsborough PS Upgrade	10-Year Plan	Infill West	100%	2028	4,887		4,887	2,627	2,260	54%	46%	0%
Wastewater	Storage - Upper (Steele Park) (Stage 1)	10-Year Plan	Infill East	100%	2028	16,881		16,881	15,024	1,857	89%	11%	0%
Wastewater	Storage - Mid Section Donny Park (Stage 1)	10-Year Plan	Infill East	100%	2028	10,192		10,192	9,071	1,121	89%	11%	0%
Wastewater	Snells PS - Diversion to FE1	10-Year Plan	Infill East	100%	2028	2,860		2,860	2,546	315	89%	11%	0%
Wastewater	Enderley / 5th Ave - Diversion	10-Year Plan	Infill East	100%	2028	2,850		2,850	884	1,967	31%	69%	0%
Wastewater	Dinsdale PS Upgrade	10-Year Plan	Infill West	95%	2028	9,348		9,348	5,024	4,323	54%	46%	0%
Wastewater	Dinsdale PS Upgrade	10-Year Plan	Temple View	5%	2028	492		492	189	303	39%	61%	0%
Wastewater	Western Interceptor Duplication - Mid Section	10-Year Plan	Infill West	95%	2028	22,229		22,229	11,948	10,281	54%	46%	0%
Wastewater	Western Interceptor Duplication - Mid Section	10-Year Plan	Temple View	5%	2028	1,170		1,170	450	720	39%	61%	0%
Wastewater	Collins Rd PS Storage - Stage 1	10-Year Plan	Infill West	100%	2028	6,807		6,807	2,978	3,829	44%	56%	0%
Wastewater	Bremworth Ave Storage - Stage 1	10-Year Plan	Infill West	100%	2028	9,874		9,874	5,307	4,567	54%	46%	0%
Wastewater	Peacockes Transfer PS & amp; RM (Stage 1) HIF	10-Year Plan	Peacocke	100%	2028	39,924		39,924	35,682	4,242	89%	11%	0%
Wastewater	Peacockes Transfer PS (Stage 2) HIF	10-Year Plan	Peacocke	100%	2028	8,254		8,254	7,346	908	89%	11%	0%
Wastewater	wastewater customer connections	10-Year Plan	Infill East	50%	2028	287	517	-	205	-	0%	0%	0%
Wastewater	wastewater customer connections	10-Year Plan	Infill West	50%	2028	287	517	-	230	-	0%	0%	0%
Wastewater	Wastewater network upgrade - growth	10-Year Plan	Infill East	50%	2028	1,723		1,723	1,533	189	89%	11%	0%
Wastewater	Wastewater network upgrade - growth	10-Year Plan	Infill West	50%	2028	1,723		1,723	1,533	189	89%	11%	0%
Wastewater	Wastewater network upgrade to allow new development	10-Year Plan	Infill East	50%	2028	459		459	409	51	89%	11%	0%
Wastewater	Wastewater network upgrade to allow new development	10-Year Plan	Infill West	50%	2028	459		459	409	51	89%	11%	0%
Wastewater	Upgrade WW Treatment Plant (Pukete 3) a	10-Year Plan	Citywide	100%	2028	24,531		24,531	21,833	2,698	89%	11%	0%
Wastewater	Upgrade WW Treatment Plant (Pukete 4) a	10-Year Plan	Citywide	100%	2028	5,705		5,705	5,078	628	89%	11%	0%
Wastewater	Upgrade WW Treatment Plant (Pukete 5) a	10-Year Plan	Citywide	100%	2028	2,557		2,557	2,276	281	89%	11%	0%
Wastewater	Ranfurly PS / Pipe Upgrades	10-Year Plan	Infill East	100%	2028	564		564	126	439	22%	78%	0%
Wastewater	Storage - Howell & Morris (Stage 1)	10-Year Plan	WW - East	100%	2028	242		242	159	83	66%	34%	0%
Wastewater	Flynn PS Diversion to PS2 Transfer Main	10-Year Plan	Infill East	100%	2028	1,338		1,338	813	525	61%	39%	0%
Wastewater	Western Interceptor - Upper Network	10-Year Plan	WW - West	100%	2028	13,179		13,179	8,665	4,514	66%	34%	0%
Wastewater	Fitzroy PS Upgrade and Diversion	10-Year Plan	WW - West	100%	2028	3,144		3,144	1,894	1,250	60%	40%	0%
Wastewater	Te Anau / Split PS Upgrade & amp; Diversion	10-Year Plan	WW - West	100%	2028	4,854		4,854	2,463	2,390	51%	49%	0%
Wastewater	Upgrade/new wastewater WW/W1 PS N17 Peacockes stage 1A	10-Year Plan	Peacocke 1	100%	2028	1,225		1,225	1,090	135	89%	11%	0%
Wastewater	Upgrade/new wastewater WW/W1-16 Peacockes stage 1B	10-Year Plan	Peacocke 1	100%	2028	137		137	122	15	89%	11%	0%
Wastewater	Upgrade/new wastewater WW/W1-21 Peacockes stage 1B	10-Year Plan	Peacocke 1	100%	2028	442		442	393	49	89%	11%	0%
Wastewater	Upgrade/new wastewater WW/W1-23 Peacockes stage 1B	10-Year Plan	Peacocke 1	100%	2028	671		671	597	74	89%	11%	0%
Wastewater	Upgrade/new wastewater WW/E1-1 Peacockes stage 2 (HIF)	10-Year Plan	Peacocke 2	100%	2028	336		336	299	37	89%	11%	0%
Wastewater	Upgrade/new wastewater WW/E1-2 Peacockes stage 2 (HIF)	10-Year Plan	Peacocke 2	100%	2028	551		551	490	61	89%	11%	0%
Wastewater	Upgrade/new wastewater WW/E1-5a Peacockes stage 2 (HIF)	10-Year Plan	Peacocke 2	100%	2028	2,15							

Activity	Project description	Future / Historical	Catchment	% costs allocated to catchment	Last Year Capex Chargeable	Total capital cost incl subsidies	Total Cost Net Subsidies	DC Capex	Rates Loan	DC %	Rates %	Other sources %
Wastewater	Upgrade/new wastewater WW/W2 PS N11 Peacocks stage 2 (HIF)	10-Year Plan	Peacocke 2	100%	2028	1,717	1,717	1,528	189	89%	11%	0%
Wastewater	Upgrade/new wastewater WW/W2 PS N10 Peacocks stage 2 (HIF)	10-Year Plan	Peacocke 2	100%	2028	1,330	1,330	1,184	146	89%	11%	0%
Wastewater	Upgrade/new wastewater WW/W1-8 Peacocks stage 2A	10-Year Plan	Peacocke 2	100%	2028	3,948	3,948	3,514	434	89%	11%	0%
Wastewater	Upgrade/new wastewater WW/E1-3 Peacocks stage 2A	10-Year Plan	Peacocke 2	100%	2028	366	366	326	40	89%	11%	0%
Wastewater	Upgrade/new wastewater WW/E1-4 Peacocks stage 2A	10-Year Plan	Peacocke 2	100%	2028	532	532	473	58	89%	11%	0%
Wastewater	Upgrade/new wastewater WW/W1-1 Peacocks stage 2A	10-Year Plan	Peacocke 2	100%	2028	907	907	807	100	89%	11%	0%
Wastewater	Upgrade/new wastewater WW/W1-2 Peacocks stage 2A	10-Year Plan	Peacocke 2	100%	2028	926	926	824	102	89%	11%	0%
Wastewater	Upgrade/new wastewater WW/W1-3 Peacocks stage 2A	10-Year Plan	Peacocke 2	100%	2028	1,052	1,052	936	116	89%	11%	0%
Wastewater	Upgrade/new wastewater WW/W1-12 Peacocks stage 2A	10-Year Plan	Peacocke 2	100%	2028	406	406	361	45	89%	11%	0%
Wastewater	Upgrade/new wastewater WW/E2-1 Peacocks stage 2A	10-Year Plan	Peacocke 2	100%	2028	112	112	100	12	89%	11%	0%
Wastewater	Upgrade/new wastewater WW/E2-5 Peacocks stage 2A	10-Year Plan	Peacocke 2	100%	2028	186	186	165	20	89%	11%	0%
Wastewater	Upgrade/new wastewater WW/E2-6 Peacocks stage 2A	10-Year Plan	Peacocke 2	100%	2028	93	93	83	10	89%	11%	0%
Wastewater	Upgrade/new wastewater WW/E2-7 Peacocks stage 2A	10-Year Plan	Peacocke 2	100%	2028	265	265	236	29	89%	11%	0%
Wastewater	Upgrade/new wastewater WW/W2-8 Peacocks stage 2A	10-Year Plan	Peacocke 2	100%	2028	225	225	201	25	89%	11%	0%
Wastewater	Upgrade/new wastewater WW/W2-12 Peacocks stage 2A	10-Year Plan	Peacocke 2	100%	2028	371	371	330	41	89%	11%	0%
Wastewater	Upgrade/new wastewater WW/W2-13 Peacocks stage 2A	10-Year Plan	Peacocke 2	100%	2028	425	425	378	47	89%	11%	0%
Wastewater	Upgrade/new wastewater WW/W2-17 Peacocks stage 2A	10-Year Plan	Peacocke 2	100%	2028	274	274	243	30	89%	11%	0%
Wastewater	Upgrade/new wastewater WW/W2-19 Peacocks stage 2A	10-Year Plan	Peacocke 2	100%	2028	334	334	297	37	89%	11%	0%
Wastewater	Upgrade/new wastewater WW/E2 PS N8 Peacocks stage 2A	10-Year Plan	Peacocke 2	100%	2028	392	392	349	43	89%	11%	0%
Wastewater	Upgrade/new wastewater WW/E2 PS N3 Peacocks stage 2A	10-Year Plan	Peacocke 2	100%	2028	322	322	286	35	89%	11%	0%
Wastewater	Upgrade/New wastewater WW/1204.2A in Rototuna	10-Year Plan	Rototuna	100%	2028	1,765	1,765	596	1,169	34%	66%	0%
Wastewater	Upgrade/New wastewater WW/1204.2B in Rototuna	10-Year Plan	Rototuna	100%	2028	1,135	1,135	868	267	76%	24%	0%
Wastewater	Upgrade/New wastewater WW/1129.1 in Rototuna	10-Year Plan	Rototuna	100%	2028	1,661	1,661	561	1,101	34%	66%	0%
Wastewater	Upgrade/New wastewater WW/1204.1 PS in Rototuna	10-Year Plan	Rototuna	100%	2028	1,944	1,944	656	1,288	34%	66%	0%
Wastewater	Upgrade/New wastewater WW/1125.1 in Rototuna	10-Year Plan	Rototuna	100%	2028	1,441	1,441	810	630	56%	44%	0%
Wastewater	Upgrade/New wastewater WW/3127.3A Rotokauri stage 1	10-Year Plan	Rotokauri	100%	2028	238	238	211	27	89%	11%	0%
Wastewater	Upgrade/new wastewater WW/3203.1 Te Rapa industrial	10-Year Plan	Te Rapa North	100%	2028	2,122	2,122	1,878	244	88%	12%	0%
Wastewater	Upgrade/new wastewater WW/3203.2 Te Rapa industrial	10-Year Plan	Te Rapa North	100%	2028	734	734	649	84	88%	12%	0%
Wastewater	Upgrade/New wastewater WW/1124.3 in Rototuna	10-Year Plan	Rototuna	100%	2028	419	419	235	183	56%	44%	0%
Wastewater	Upgrade/New wastewater WW/1125.2 in Rototuna	10-Year Plan	Rototuna	100%	2028	960	960	540	420	56%	44%	0%
Wastewater	Upgrade/New wastewater WW/1131.2 in Rototuna	10-Year Plan	Rototuna	100%	2028	110	110	62	48	56%	44%	0%
Wastewater	Upgrade/New wastewater WW/1132.1 in Rototuna	10-Year Plan	Rototuna	100%	2028	392	392	220	171	56%	44%	0%
Wastewater	Upgrade/New wastewater WW/1202.2 in Rototuna	10-Year Plan	Rototuna	100%	2028	36	36	20	16	56%	44%	0%
Wastewater	Upgrade/New wastewater WW/1203.2 in Rototuna	10-Year Plan	Rototuna	100%	2028	51	51	29	22	56%	44%	0%
Wastewater	Upgrade/new wastewater WW/3133.1 Rotokauri industrial	10-Year Plan	Rotokauri	100%	2028	407	407	362	45	89%	11%	0%
Wastewater	Upgrade/New wastewater WW/3201.2 Rotokauri stage 1	10-Year Plan	Rotokauri	100%	2028	151	151	134	17	89%	11%	0%
Wastewater	Upgrade/New wastewater WW/3127.1 Rotokauri stage 1	10-Year Plan	Rotokauri	100%	2028	59	59	53	6	89%	11%	0%
Wastewater	Upgrade/New wastewater WW/3125.1 Rotokauri stage 1	10-Year Plan	Rotokauri	100%	2028	15	15	13	2	89%	11%	0%
Wastewater	Upgrade/New wastewater WW/3127.3 Rotokauri stage 1	10-Year Plan	Rotokauri	100%	2028	196	196	175	22	89%	11%	0%
Wastewater	Upgrade/New wastewater WW/3128.1 Rotokauri stage 1	10-Year Plan	Rotokauri	100%	2028	68	68	60	7	89%	11%	0%
Wastewater	Upgrade/New wastewater WW/3129.3 Rotokauri stage 1	10-Year Plan	Rotokauri	100%	2028	437	437	389	48	89%	11%	0%
Wastewater	Upgrade/New wastewater WW/3129.4 Rotokauri stage 1	10-Year Plan	Rotokauri	100%	2028	234	234	208	26	89%	11%	0%
Wastewater	Upgrade/New wastewater WW/3132.1 Rotokauri stage 1	10-Year Plan	Rotokauri	100%	2028	45	45	40	5	89%	11%	0%
Wastewater	Upgrade/New wastewater WW/3122.1 Rotokauri stage 1	10-Year Plan	Rotokauri	100%	2028	1,254	1,254	1,116	138	89%	11%	0%
Wastewater	Upgrade/New wastewater WW/3201.1 Rotokauri stage 1	10-Year Plan	Rotokauri	100%	2028	250	250	223	28	89%	11%	0%
Wastewater	Upgrade/New wastewater WW/3127.2 Rotokauri stage 1	10-Year Plan	Rotokauri	100%	2028	53	53	47	6	89%	11%	0%
Wastewater	Increase capacity of wastewater network in Rototuna	Historical	Rototuna	100%	2028	1,593	1,546	1,357	189	85%	12%	3%
Wastewater	Wastewater pipe upgrade - growth	Historical	Citywide	100%	2028	118	138	102	16	0%	0%	0%
Wastewater	Dominion Rd - Grasshopper	Historical	Infill	100%	2028	9	9	8	1	88%	12%	0%
Wastewater	Fletchers Construction	Historical	Citywide	100%	2028	19,352	19,352	3,580	15,772	18%	82%	0%
Wastewater	Western Interceptor	Historical	WW - West	100%	2028	1,021	1,021	901	120	88%	12%	0%
Wastewater	Repayment to Tainui	Historical	WW - East	100%	2028	872	872	765	107	88%	12%	0%
Wastewater	Pukete Associated & Misc	Historical	Citywide	100%	2028	410	410	334	76	19%	81%	0%
Wastewater	CH2M Beca	Historical	Citywide	100%	2028	225	225	42	183	19%	81%	0%
Wastewater	Containment Liner - Biosolids	Historical	Citywide	100%	2028	63	63	12	52	19%	81%	0%
Wastewater	Biosolids Pad	Historical	Citywide	100%	2028	38	38	7	31	19%	82%	0%
Wastewater	Far Eastern Interceptor 5	Historical	WW - East	100%	2028	2,221	2,221	1,949	272	88%	12%	0%
Wastewater	The Link	Historical	Rotokauri	100%	2028	39	39	34	5	88%	12%	0%
Wastewater	Thomas/Borman Catchment	Historical	Rototuna	100%	2028	53	53	46	6	88%	12%	0%
Wastewater	1.8MW Cogen Facility	Historical	Citywide	100%	2028	995	995	85	911	8%	92%	0%
Wastewater	Centrate to treatment Process	Historical	Citywide	100%	2028	16	16	3	13	19%	82%	0%
Wastewater	Process Control Review	Historical	Citywide	100%	2028	102	102	19	83	18%	82%	0%
Wastewater	UV Plates	Historical	Citywide	100%	2028	8	8	1	6	19%	82%	0%
Wastewater	PLC/SCADA	Historical	Citywide	100%	2028	38	38	7	31	19%	82%	0%
Wastewater	Process Control - Digester, low	Historical	Citywide	100%	2028	35	35	7	29	18%	82%	0%
Wastewater	RAS/WAS Pumps	Historical	Citywide	100%	2028	14	14	3	11	19%	81%	0%
Wastewater	Spare	Historical	Citywide	100%	2028	58	58	11	48	18%	82%	0%
Wastewater	UV Gates	Historical	Citywide	100%	2028	15	15	3	12	19%	82%	0%
Wastewater	Borman Rd	Historical	Rototuna	100%	2028	688	688	604	84	88%	12%	0%
Wastewater	Sylvester/River Rd/The Link	Historical	Rototuna	100%	2028	407	407	357	50	88%	12%	0%
Wastewater	Contribution to Subdivisions	Historical	Citywide	100%	2028	49	49	43	6	88%	12%	0%
Wastewater	Thomas Rd Stage 2	Historical	Rototuna	100%	2028	41	41	36	5	88%	12%	0%
Wastewater	Capacity Review	Historical	Citywide	100%	2028	7	7	6	1	86%	14%	0%
Wastewater	Cumberland	Historical	Rototuna	100%	2028	758	758	665	93	88%	12%	0%
Wastewater	Rototuna Trunks	Historical	Rototuna	100%	2028	67	67	59	8	88%	12%	0%
Wastewater	Templeview - Waipa Loan	Historical	Temple View	100%	2028	1,240	1,240	322	918	26%	74%	0%
Wastewater	Dissolved Oxygen	Historical	Citywide	100%	2028	87	87	75	12	86%	14%	0%
Wastewater	Gas Flue Heat Recovery Sys	Historical	Citywide	100%	2028	65	65	56	9	86%	14%	0%
Wastewater	Ashmore	Historical	Rototuna	100%	2028	58	58	51	7	88%	12%	0%
Wastewater	Gilchrist Rd to Brymer Rd	Historical	Rotokauri	100%	2028	43	43	38	5	88%	12%	0%
Wastewater	Paradise - Horsham Estate	Historical	Rototuna	100%	2028	348	348	305	43	88%	12%	0%
Wastewater	River Rd	Historical	Rototuna	100%	2028	1,061	1,061	931	130	88%	12%	0%
Wastewater	Sexton Road	Historical	Rototuna	100%	2028	19	19	17	2	88%	12%	0%
Wastewater	Sludge Lagoon	Historical	Citywide	100%	2028	835	835	720	115	86%	14%	0%
Wastewater	Scum Collection Imps	Historical	Citywide	100%	2028	20	20	17	3	86%	14%	0%
Wastewater	Digester Mixing Upgrade	Historical	Citywide	100%	2028	44	44	38	6	86%	14%	0%
Wastewater	Rotokauri Rd to Baverstock	Historical	Rotokauri	100%	2028	4	4	4	1	88%	12%	0%
Wastewater	Te Kowhai Interceptor Ext	Historical	WW - West	100%	2028	9,060	9,060	7,995	1,065	88%	12%	0%
Wastewater	ex Final Effluent	Historical	Citywide	100%	2028	207	207	179	29	86%	14%	0%
Wastewater	Borman Rd - Developer (C0695)	Historical	Rototuna	100%	2028	88	88	77	11	88%	12%	0%
Wastewater	Pembroke St	Historical	Infill	100%	2028	15	15	13	2	88%	12%	0%
Wastewater	Co Generation Project	Historical	Citywide	100%	2028	1,708	1,708	1,473	235	86%	14%	0%
Wastewater	Borman Rd west to Sylvester Rd	Historical	Rototuna	100%	2028	395	395	347	48	88%	12%	0%
Wastewater	Inverness Ave	Historical	Infill	100%	2028	13	13	11	2	88%	12%	0%
Wastewater	Manning St	Historical	Rototuna	100%	2028	17	17	15	2	88%	12%	0%
Wastewater	North City Rd - Pump Station	Historical	Rototuna	100%	2028	19	19	17	2	88%	12%	0%
Wastewater	River Rd - Woodridge south	Historical	Rototuna	100%	2028	123	123	108	15	88%	12%	0%
Wastewater	Automation Improvements	Historical	Citywide	100%	2028	483	483	41	442	9%	91%	0%
Wastewater	Carbon Dosing	Historical	Citywide	100%	2028	20	20	2	18	8%	92%	0%
Wastewater	Biogas Storage	Historical	Citywide	100%	2028	296	296	255	41	86%	14%	0%
Wastewater	Interstage Pump	Historical	Citywide	100%	2028	228	228	196	31	86%	14%	0%
Wastewater	Project Management	Historical	Citywide	100%	2028	691	691	596	95	86%	14%	0%
Wastewater	Clarifier 4 & Bioreactor 4	Historical	Citywide	100%	2028	5,043	5,043	4,350	693	86%	14%	0%
Wastewater	UV Upgrade	Historical	Citywide	100%	2028	395	395	340	54	86%	14%	0%
Wastewater	Cameron Road	Historical	Infill	100%	2028	8	8	7	1	88%	12%	0%
Wastewater	Investigation & design Peacocke	Historical	Peacocke	100%	2028	279	279	245	34	88%	12%	0%
Wastewater	Templeview Upgrade	Historical	Temple View	100%	2028	431	431	372	59	86%	14%	0%
Wastewater	Ruffell Rd	Historical	Rotokauri	100%	2028	26	26	23	3	88%	12%	0%
Wastewater	Chemical Dosing	Historical	Citywide	100%	2028	346	346	29	317	9%	91%	0%
Wastewater	Secondary civil	Historical	Citywide									

Activity	Project description	Future / Historical	Catchment	% costs allocated to catchment	Last Year Capex Chargeable	Total capital cost incl subsidies	Subsidies	Total Cost Net Subsidies	DC Capex	Rates Loan	DC %	Rates %	Other sources %
Wastewater	Venting of Interceptors	Historical	WW - West	50%	2028	31		31	27	4	88%	12%	0%
Wastewater	By-Pass Treatment	Historical	Citywide	100%	2028	1,165		1,165	1,004	160	86%	14%	0%
Wastewater	Outfall Remediation	Historical	Citywide	100%	2028	1,208		1,208	1,042	166	86%	14%	0%
Wastewater	Telemetry & SCADA Upgrade	Historical	Citywide	100%	2028	834		834	52	782	6%	94%	0%
Wastewater	Peacocke wastewater trunkmains	Historical	Peacocke	100%	2028	4		4	3	0	88%	12%	0%
Wastewater	Te Anau	Historical	Peacocke	100%	2028	1,496		1,496	1,290	206	86%	14%	0%
Wastewater	Bioreactor Upgrades	Historical	Citywide	100%	2028	1,196		1,196	1,031	164	86%	14%	0%
Wastewater	Clarifier Upgrades	Historical	Citywide	100%	2028	4		4	3	1	86%	14%	0%
Wastewater	Biosolids Disposal	Historical	Citywide	100%	2028	94		94	81	13	86%	14%	0%
Wastewater	Far Eastern Interceptor - E1	Historical	WW - East	100%	2028	1,081		1,081	948	132	88%	12%	0%
Wastewater	Digester	Historical	Citywide	100%	2028	246		246	212	34	86%	14%	0%
Wastewater	Screens	Historical	Citywide	100%	2028	43		43	37	6	86%	14%	0%
Wastewater	Infill Development Budget Only	Historical	Infill	100%	2028	571		571	493	79	86%	14%	0%
Wastewater	Borman West Pump Station	Historical	Rototuna	100%	2028	6		6	5	1	88%	12%	0%
Wastewater	Rototuna WW Network	Historical	Rototuna	100%	2028	947		947	831	116	88%	12%	0%
Wastewater	WTP Digester Upgrade	Historical	Citywide	100%	2028	3,425		3,425	2,954	471	86%	14%	0%
Wastewater	PP2 Bioreactor Upgrade	Historical	Citywide	100%	2028	978		978	844	135	86%	14%	0%
Wastewater	PP2 Screens	Historical	Citywide	100%	2028	206		206	178	28	86%	14%	0%
Wastewater	Upgrade Digester	Historical	Citywide	100%	2028	13		13	11	2	86%	14%	0%
Wastewater	Upgrade Screens	Historical	Citywide	100%	2028	34		34	29	5	86%	14%	0%
Wastewater	Pump Station Capacity Increase	Historical	Citywide	100%	2028	859		859	741	118	86%	14%	0%
Wastewater	WTP Systems Upgrade	Historical	Citywide	100%	2028	456		456	393	63	86%	14%	0%
Wastewater	Integrate WW Network	Historical	Infill	100%	2028	210		210	182	29	86%	14%	0%
Wastewater	Ruffell Rd	Historical	Rotokauri	100%	2028	74		74	65	9	88%	12%	0%
Wastewater	Peacockes Pumpstation	Historical	Peacocke	100%	2028	25		25	22	3	88%	12%	0%
Wastewater	Ruakura Structure Plan	Historical	Ruakura	100%	2028	27		27	24	3	88%	12%	0%
Wastewater	Increase capacity of wastewater network in Peacocke Stage 1	Historical	Peacocke 1	100%	2028	1,137		1,137	997	139	88%	12%	0%
Wastewater	Increase capacity of wastewater network (Far Eastern Interceptor in	Historical	WW - East	100%	2028	3,112		3,112	2,731	381	88%	12%	0%
Wastewater	Upgrade wastewater treatment plant (Puketapu)	Historical	Citywide	100%	2028	3,377		3,377	2,963	414	88%	12%	0%
Wastewater	Increase capacity of Wastewater pump stations	Historical	Citywide	100%	2028	1,309		1,309	327	982	25%	75%	0%
Wastewater	Integrate wastewater network in new areas with existing network	Historical	Citywide	100%	2028	132		132	114	18	86%	14%	0%
Wastewater	Increase capacity of wastewater network (Bulk storage wet weather)	Historical	WW - West	100%	2028	5,820		5,820	5,107	713	88%	12%	0%
Wastewater	Upgrade wastewater treatment plant systems (SCADA and Telemetry)	Historical	Citywide	100%	2028	1,012		1,012	873	139	86%	14%	0%
Wastewater	Wastewater master plan	Historical	Citywide	100%	2028	815		815	703	112	86%	14%	0%
Wastewater	Increase capacity of wastewater network in Rotokauri stage 1	Historical	Rotokauri	100%	2028	1,252		1,252	1,099	153	88%	12%	0%
Wastewater	Wastewater Treatment Plant compliance - minor upgrades	Historical	Citywide	100%	2028	2,179		2,179	136	2,043	6%	94%	0%
Water	water network upgrade - growth	10-Year Plan	Infill	100%	2028	3,445		3,445	2,205	1,240	64%	36%	0%
Water	Water network upgrade to allow development	10-Year Plan	Infill	100%	2028	919		919	588	331	64%	36%	0%
Water	Water master plan	10-Year Plan	Citywide	100%	2028	800		800	712	88	89%	11%	0%
Water	Upgrade Maeroa Reservoir PS	10-Year Plan	Infill	100%	2028	1,065		1,065	466	599	44%	56%	0%
Water	Pressure Main 520mm	10-Year Plan	Infill	100%	2028	60		60	26	34	44%	56%	0%
Water	Establish Puketapu Zone	10-Year Plan	Infill	100%	2028	75		75	33	42	44%	56%	0%
Water	Fairfield Reservoir By-pass	10-Year Plan	Citywide	100%	2028	70		70	62	8	89%	11%	0%
Water	Actuated Valve between Fairfield and Ruakura	10-Year Plan	Infill	100%	2028	65		65	28	37	44%	56%	0%
Water	Actuated Valve between Fairfield and Rototuna	10-Year Plan	Infill	100%	2028	65		65	28	37	44%	56%	0%
Water	Connecting Fairfield Reservoir filling line to Bulkmain	10-Year Plan	Citywide	100%	2028	239		239	212	26	89%	11%	0%
Water	Establish Fairfield Zone	10-Year Plan	Infill	100%	2028	75		75	33	42	44%	56%	0%
Water	Hillcrest Booster PS	10-Year Plan	Infill	100%	2028	857		857	375	482	44%	56%	0%
Water	Actuated Valve on Mansel Ave	10-Year Plan	Infill	100%	2028	50		50	16	35	31%	69%	0%
Water	Establish Hillcrest Boosted Zone	10-Year Plan	Infill	100%	2028	75		75	23	52	31%	69%	0%
Water	Establish Hillcrest non-Boosted Zone	10-Year Plan	Infill	100%	2028	75		75	23	52	31%	69%	0%
Water	Establish Hillcrest 2045 Zone	30-Year Strategy	Citywide	100%	2028	1,135		1,135	567	567	50%	50%	0%
Water	Ruakura 12ML Reservoir online in 2020	10-Year Plan	Citywide	100%	2028	12,067	150	11,917	10,606	1,311	88%	11%	1%
Water	Ruakura 12ML Reservoir online in 2025	10-Year Plan	Citywide	100%	2028	12,833		12,833	11,421	1,412	89%	11%	0%
Water	Ruakura 30 MLD Reservoir PS online in 2020	10-Year Plan	Citywide	100%	2028	3,185		3,185	2,835	350	89%	11%	0%
Water	Ruakura Reservoir Feed and Service Bulkmain	10-Year Plan	Citywide	100%	2028	3,948		3,948	3,514	434	89%	11%	0%
Water	Reservoir Bypass - Ruakura Reservoir	10-Year Plan	Citywide	100%	2028	78		78	69	9	89%	11%	0%
Water	Establish Ruakura Zone	10-Year Plan	Ruakura	100%	2028	78		78	69	9	89%	11%	0%
Water	Ruakura Spine Rd Strategic Line - 250mm	10-Year Plan	Ruakura	100%	2028	312		312	278	34	89%	11%	0%
Water	Ruakura Spine Rd Strategic Line - 350mm	10-Year Plan	Ruakura	100%	2028	500		500	445	55	89%	11%	0%
Water	Ruakura Spine Rd Strategic Line - 400mm	10-Year Plan	Ruakura	100%	2028	233		233	208	26	89%	11%	0%
Water	Ruakura Spine Rd Strategic Line - 450mm	10-Year Plan	Ruakura	100%	2028	300		300	267	33	89%	11%	0%
Water	Ruakura Spine Rd Strategic Line - 600mm	10-Year Plan	Ruakura	100%	2028	521		521	463	57	89%	11%	0%
Water	Newcastle PS Upgrade and associated pipework	10-Year Plan	Infill	100%	2028	1,215		1,215	532	684	44%	56%	0%
Water	Newcastle PS Bulk Main 520mm	10-Year Plan	Infill	100%	2028	19		19	8	11	44%	56%	0%
Water	Newcastle Pressure Main 250mm	10-Year Plan	Infill	100%	2028	2,619		2,619	1,146	1,473	44%	56%	0%
Water	Newcastle Pressure Main 300mm	10-Year Plan	Infill	100%	2028	2,402		2,402	1,051	1,351	44%	56%	0%
Water	Newcastle Pressure Main 450mm	10-Year Plan	Infill	100%	2028	4,563		4,563	1,996	2,567	44%	56%	0%
Water	Newcastle Pressure Main 520mm	10-Year Plan	Infill	100%	2028	67		67	29	38	44%	56%	0%
Water	Newcastle Reservoir Bypass	10-Year Plan	Infill	100%	2028	81		81	36	46	44%	56%	0%
Water	Newcastle Establish Zone	10-Year Plan	Infill	100%	2028	81		81	36	46	44%	56%	0%
Water	Upgrade/Build new watermain Te Rapa North	10-Year Plan	Te Rapa North	100%	2028	2,401		2,401	1,171	1,231	49%	51%	0%
Water	Upgrade Water Treatment Plant	10-Year Plan	Citywide	100%	2028	30,341		30,341	26,852	3,489	89%	11%	0%
Water	Upgrade/build new water mains in Ruakura	10-Year Plan	Ruakura	100%	2028	1,441		1,441	1,282	158	89%	11%	0%
Water	Actuated Valve between Bulk and Ham South	10-Year Plan	Citywide	100%	2028	68		68	21	47	31%	69%	0%
Water	Connection between bulk & Ham south & twin pipe	10-Year Plan	Citywide	100%	2028	521		521	228	293	44%	56%	0%
Water	Establish Ham South Zone	10-Year Plan	Citywide	100%	2028	78		78	24	54	31%	69%	0%
Water	Upgrade/new watermain 2121.2 Peacockes stage 1A	10-Year Plan	Peacocke	100%	2028	78		78	69	9	89%	11%	0%
Water	Upgrade/new distribution main 2124.1 Peacockes stage 1 HIF	10-Year Plan	Peacocke	100%	2028	842		842	749	93	89%	11%	0%
Water	Upgrade/Build new watermain WTR/2131.1 Peacockes stage 2 (HIF)	10-Year Plan	Peacocke	100%	2028	734		734	654	81	89%	11%	0%
Water	Upgrade/Build new watermain WTR/2132.1 Peacockes stage 2 (HIF)	10-Year Plan	Peacocke	100%	2028	293		293	261	32	89%	11%	0%
Water	Upgrade/Build new watermain WTR/2132.2 Peacockes stage 2 (HIF)	10-Year Plan	Peacocke	100%	2028	640		640	570	70	89%	11%	0%
Water	Upgrade/Build new watermain WTR/1132.3 Rototuna	10-Year Plan	Rototuna	100%	2028	2,989		2,989	2,661	329	89%	11%	0%
Water	Upgrade/Build new watermain WTR/2132.3 Peacockes stage 2 (HIF)	10-Year Plan	Peacocke	100%	2028	890		890	792	98	89%	11%	0%
Water	Upgrade/Build new watermain WTR/1123.1 Rototuna	10-Year Plan	Rototuna	100%	2028	114		114	101	13	89%	11%	0%
Water	Upgrade/Build new watermain WTR/2125.1 Peacockes stage 2 (HIF)	10-Year Plan	Peacocke	100%	2028	1,181		1,181	1,051	130	89%	11%	0%
Water	Upgrade/Build new watermain WTR/2132.4 Peacockes stage 2 (HIF)	10-Year Plan	Peacocke	100%	2028	299		299	266	33	89%	11%	0%
Water	Upgrade/Build new watermain WTR/2124.2 Peacockes stage 2 (HIF)	10-Year Plan	Peacocke	100%	2028	989		989	881	109	89%	11%	0%
Water	Upgrade/Build new watermain WTR/2124.3 Peacockes stage 2 (HIF)	10-Year Plan	Peacocke	100%	2028	491		491	437	54	89%	11%	0%
Water	Upgrade/Build new watermain WTR/2130.3 Peacockes stage 2A	10-Year Plan	Peacocke	100%	2028	435		435	388	48	89%	11%	0%
Water	Upgrade/Build new watermain WTR/2132.5 Peacockes stage 2A	10-Year Plan	Peacocke	100%	2028	196		196	174	22	89%	11%	0%
Water	Upgrade/Build new watermain WTR/2130.2 Peacockes stage 2A	10-Year Plan	Peacocke	100%	2028	487		487	434	54	89%	11%	0%
Water	Upgrade/Build new watermain WTR/2130.1 Peacockes stage 2A	10-Year Plan	Peacocke	100%	2028	927		927	825	102	89%	11%	0%
Water	Upgrade/Build new watermain WTR/3125.2 Rotokauri industrial	10-Year Plan	Rotokauri	100%	2028	410		410	365	45	89%	11%	0%
Water	Upgrade/Build new watermain WTR/1120.1 Rototuna	10-Year Plan	Rototuna	100%	2028	1,675		1,675	1,491	184	89%	11%	0%
Water	Upgrade/Build new watermain WTR/1123.2 Rototuna	10-Year Plan	Rototuna	100%	2028	103		103	92	11	89%	11%	0%
Water	Upgrade/Build new watermain WTR/1124.1 Rototuna	10-Year Plan	Rototuna	100%	2028	831		831	739	91	89%	11%	0%
Water	Upgrade/Build new watermain WTR/1124.2 Rototuna	10-Year Plan	Rototuna	100%	2028	734		734	653	81	89%	11%	0%
Water	Upgrade/Build new watermain WTR/1125.1 Rototuna	10-Year Plan	Rototuna	100%	2028	55		55	49	6	89%	11%	0%
Water	Upgrade/Build new watermain WTR/1125.4 Rototuna	10-Year Plan	Rototuna	100%	2028	95		95	85	10	89%	11%	0%
Water	Upgrade/Build new watermain WTR/1126.3 Rototuna	10-Year Plan	Rototuna	100%	2028	421		421	374	46	89%	11%	0%
Water	Upgrade/Build new watermain WTR/1130.1 Rototuna	10-Year Plan	Rototuna	100%	2028	634		634	564	70	89%	11%	0%
Water	Upgrade/Build new watermain WTR/1131.1 Rototuna	10-Year Plan	Rototuna	100%	2028	362		362	322	40	89%	11%	0%
Water	Upgrade/Build new watermain WTR/1134.1 Rototuna	10-Year Plan	Rototuna	100%	2028	92		92	82	10	89%	11%	

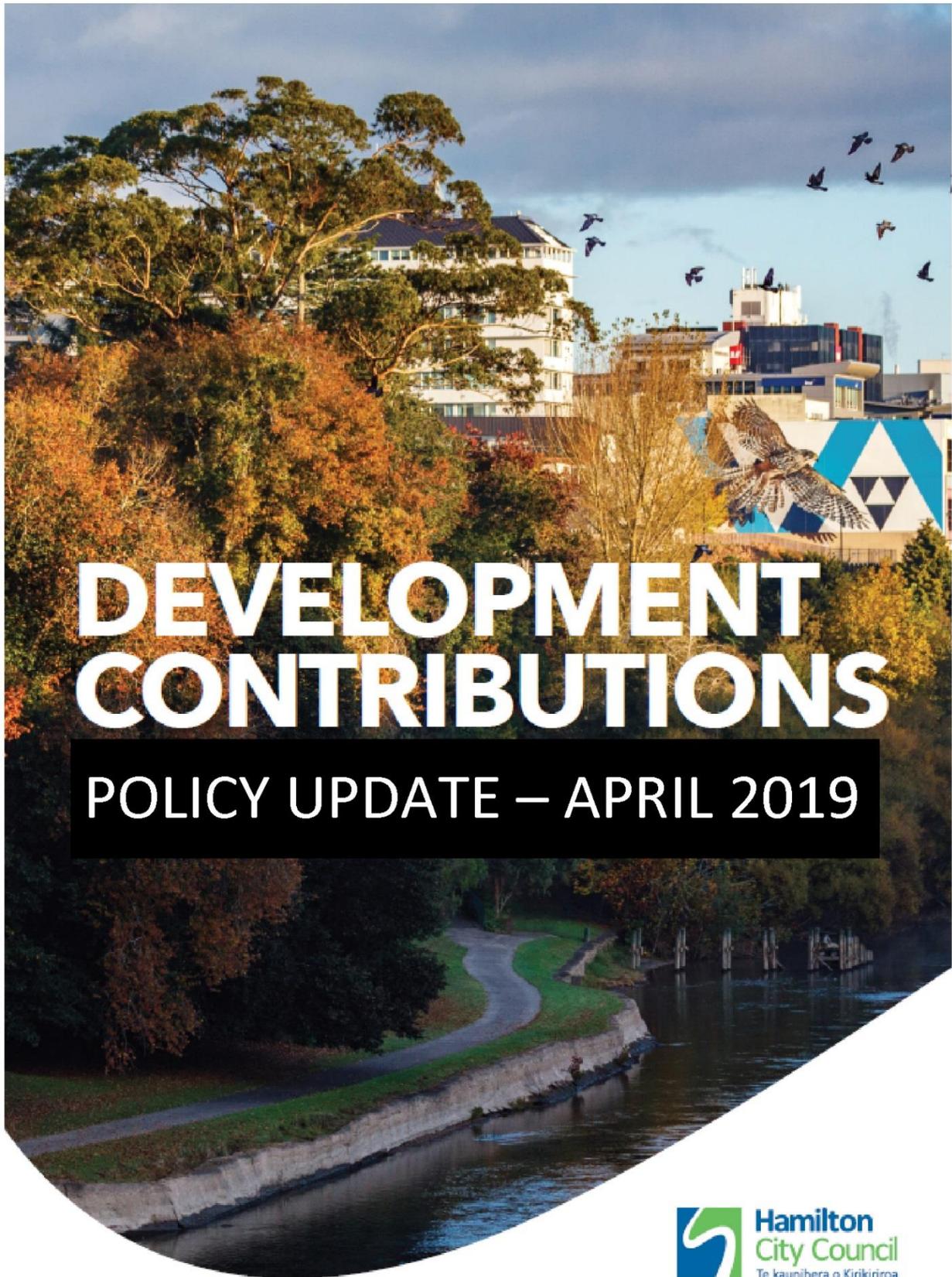
Activity	Project description	Future / Historical	Catchment	% costs allocated to catchment	Last Year Capex Chargeable	Total capital cost incl subsidies	Subsidies	Total Cost Net Subsidies	DC Capex	Rates Loan	DC %	Rates %	Other sources %
Water	Upgrade/Build new watermain WTR/3134.3 Rotokauri stage 1	10-Year Plan	Rotokauri	100%	2028	227		227	202	25	89%	11%	0%
Water	Upgrade/Build new watermain WTR/3126.3 Rotokauri industrial	10-Year Plan	Rotokauri	100%	2028	195		195	98	98	50%	50%	0%
Water	Upgrade/Build new watermain WTR/10120.1 Rotokauri industrial	10-Year Plan	Rotokauri	100%	2028	112		112	56	56	50%	50%	0%
Water	Upgrade/Build new watermain WTR/10121.1 Rotokauri industrial	10-Year Plan	Rotokauri	100%	2028	98		98	49	49	50%	50%	0%
Water	Upgrade/Build new watermain WTR/1121.1 Rototuna	10-Year Plan	Rototuna	100%	2028	2,137		2,137	1,902	235	89%	11%	0%
Water	Upgrade/Build new watermain WTR/1121.2 Rototuna	10-Year Plan	Rototuna	100%	2028	1,108		1,108	986	122	89%	11%	0%
Water	Ruffell Rd Trunk	Historical	Rotokauri	100%	2028	37	13	23	21	3	56%	7%	36%
Water	Rototuna Bulkmain	Historical	Rototuna	100%	2028	50		50	44	6	89%	11%	0%
Water	Upgrade or build new watermain in Rototuna	Historical	Rototuna	100%	2028	1,231	21	1,210	1,074	136	87%	11%	2%
Water	Baverstock Stage 3	Historical	Infill	100%	2028	58		58	30	29	51%	49%	0%
Water	Hukanui Rd (Thomas-Rototuna)	Historical	Rototuna	100%	2028	63		63	32	31	51%	49%	0%
Water	New Clearwater Tank for disinfection	Historical	Citywide	100%	2028	1,898		1,898	190	1,708	10%	90%	0%
Water	PLC Upgrade	Historical	Citywide	100%	2028	36		36	2	34	6%	94%	0%
Water	Gordonton Rd Stage 2	Historical	Rototuna	100%	2028	130		130	67	63	51%	49%	0%
Water	750mm Bulkmain-WTS - Dixon/Oha	Historical	Citywide	100%	2028	2,330		2,330	2,068	262	89%	11%	0%
Water	New 600mm Bulk Main	Historical	Citywide	100%	2028	1,027		1,027	911	116	89%	11%	0%
Water	Gordonton Rd ST4 Sth Puketaha	Historical	Rototuna	100%	2028	88		88	45	43	51%	49%	0%
Water	Gordonton Rd ST5 Puketaha Thomas	Historical	Rototuna	100%	2028	133		133	68	65	51%	49%	0%
Water	Horsham Downs Rd ext trunk main	Historical	Rototuna	100%	2028	6		6	3	3	51%	49%	0%
Water	New Hamilton South Reservoir	Historical	Citywide	100%	2028	4,372		4,372	3,771	601	86%	14%	0%
Water	River Rd (Nth Sylvester)	Historical	Rototuna	100%	2028	84		84	43	41	51%	49%	0%
Water	Rototuna Rd Callum Ct-Hukanui Rd	Historical	Rototuna	100%	2028	20		20	10	10	51%	49%	0%
Water	Pumps Ham Sth Reservoir	Historical	Citywide	100%	2028	234		234	202	32	86%	14%	0%
Water	Water main Ruakura Rd	Historical	Infill	100%	2028	278		278	142	136	51%	49%	0%
Water	Farrington/Wentworth	Historical	Infill	100%	2028	43		43	22	21	51%	49%	0%
Water	River Rd (Stages 3 & 4)	Historical	Rototuna	100%	2028	144		144	74	70	51%	49%	0%
Water	River Rd (Stage 4)	Historical	Rototuna	100%	2028	9		9	5	5	51%	49%	0%
Water	Rototuna Reservoir Site	Historical	Citywide	100%	2028	389		389	345	44	89%	11%	0%
Water	Contributions to Subdividers	Historical	Citywide	100%	2028	98		98	50	48	51%	49%	0%
Water	Thomas Rd	Historical	Rototuna	100%	2028	138		138	71	67	51%	49%	0%
Water	WTS - Upgrade	Historical	Citywide	100%	2028	411		411	41	370	10%	90%	0%
Water	Dey St	Historical	Citywide	100%	2028	1,842		1,842	944	898	51%	49%	0%
Water	750mm Bulkmain-Dixon/Oha - Res	Historical	Citywide	100%	2028	1,767		1,767	1,569	199	89%	11%	0%
Water	Newcastle Bulkmain	Historical	Citywide	100%	2028	51		51	45	6	89%	11%	0%
Water	Rototuna/Resolution/Wairere BM	Historical	Citywide	100%	2028	2,152		2,152	1,910	242	89%	11%	0%
Water	Borman Rd (Horsham west 400m)	Historical	Rototuna	100%	2028	63		63	32	31	51%	49%	0%
Water	Maul St	Historical	Infill	100%	2028	31		31	16	15	51%	49%	0%
Water	Resolution Dr (Discov-Borman)	Historical	Rototuna	100%	2028	71		71	36	35	51%	49%	0%
Water	Rotokauri Rd (#172 to #204)	Historical	Rotokauri	100%	2028	126		126	65	61	51%	49%	0%
Water	Wairere Dr (Hunt Dr East)	Historical	Rototuna	100%	2028	675		675	345	329	51%	49%	0%
Water	Wentworth Dr	Historical	Infill	100%	2028	61		61	31	30	51%	49%	0%
Water	Alum Dosing System	Historical	Citywide	100%	2028	28		28	3	26	10%	90%	0%
Water	Associated Equipment	Historical	Citywide	100%	2028	33		33	3	29	10%	90%	0%
Water	Project Design - GHD 03108	Historical	Citywide	100%	2028	2,453		2,453	245	2,208	10%	90%	0%
Water	Filter Upgrade	Historical	Citywide	100%	2028	431		431	378	53	88%	12%	0%
Water	Instrumentation & Sampling	Historical	Citywide	100%	2028	142		142	14	128	10%	90%	0%
Water	Project Overheads	Historical	Citywide	100%	2028	384		384	38	345	10%	90%	0%
Water	(PLC) Control System	Historical	Citywide	100%	2028	226		226	23	203	10%	90%	0%
Water	Polymer Make-Up System	Historical	Citywide	100%	2028	45		45	4	40	10%	90%	0%
Water	UV Module - 0454	Historical	Citywide	100%	2028	623		623	62	560	10%	90%	0%
Water	Variable Speed Drive	Historical	Citywide	100%	2028	36		36	4	33	10%	90%	0%
Water	Main Contract-Un Gooder 00108	Historical	Citywide	100%	2028	14,542		14,542	1,454	13,088	10%	90%	0%
Water	Borman Rd	Historical	Rototuna	100%	2028	126		126	65	61	51%	49%	0%
Water	Borman Rd	Historical	Rototuna	100%	2028	179		179	92	87	51%	49%	0%
Water	Brymer Rd	Historical	Infill	100%	2028	169		169	87	83	51%	49%	0%
Water	Cumberland	Historical	Rototuna	100%	2028	66		66	34	32	51%	49%	0%
Water	Horsham Downs (71-91)	Historical	Rototuna	100%	2028	54		54	28	26	51%	49%	0%
Water	Rotokauri - Future Growth	Historical	Citywide	100%	2028	21		21	19	2	89%	11%	0%
Water	Trunk Mains - Budget Only	Historical	Citywide	100%	2028	4		4	2	2	51%	49%	0%
Water	Activated Carbon - 0480	Historical	Citywide	100%	2028	535		535	53	481	10%	90%	0%
Water	Module Room	Historical	Citywide	100%	2028	105		105	10	94	10%	90%	0%
Water	Pump Supply	Historical	Citywide	100%	2028	274		274	27	246	10%	90%	0%
Water	Sand Supply	Historical	Citywide	100%	2028	59		59	6	53	10%	90%	0%
Water	Bulkmain Valve Automation	Historical	Citywide	100%	2028	20		20	18	2	89%	11%	0%
Water	Cumberland Dr Stage 2	Historical	Rototuna	100%	2028	33		33	17	16	51%	49%	0%
Water	Temple View Trunkmain's Duplication	Historical	Temple View	100%	2028	987		987	876	111	89%	11%	0%
Water	Wentworth Drive	Historical	Rototuna	100%	2028	11		11	5	5	51%	49%	0%
Water	WTS Capital Imps - Pumpstation	Historical	Citywide	100%	2028	27		27	3	24	10%	90%	0%
Water	WTS Capital Imp - Radios	Historical	Citywide	100%	2028	7		7	1	6	10%	90%	0%
Water	Albert St (Grey-McFarlane)	Historical	Infill	100%	2028	44		44	22	21	51%	49%	0%
Water	Blackburn St (Killamsey - Sayer)	Historical	Infill	100%	2028	40		40	21	20	51%	49%	0%
Water	Blackburn (Sayer-Rhode) #3753	Historical	Infill	100%	2028	84		84	43	41	51%	49%	0%
Water	Wairere Dr 3 Huk - Carrs	Historical	Citywide	100%	2028	1,772		1,772	1,573	199	89%	11%	0%
Water	Burrows Place	Historical	Infill	100%	2028	43		43	22	21	51%	49%	0%
Water	Campbell St # 473, 3058 & 3059	Historical	Infill	100%	2028	81		81	41	39	51%	49%	0%
Water	Campbell (Massey - Killamsey)	Historical	Infill	100%	2028	86		86	44	42	51%	49%	0%
Water	Carrington Ave (Gazely-Baffles)	Historical	Infill	100%	2028	21		21	11	10	51%	49%	0%
Water	Grey (Well-Albert) #124	Historical	Infill	100%	2028	60		60	31	29	51%	49%	0%
Water	Hammond St #750	Historical	Infill	100%	2028	5		5	3	3	51%	49%	0%
Water	Horsham Downs Rd ( # 91 to Nor	Historical	Rototuna	100%	2028	102		102	52	50	51%	49%	0%
Water	MacFarlane St PR600	Historical	Infill	100%	2028	66		66	34	32	51%	49%	0%
Water	Norton Rd Cul de sac	Historical	Infill	100%	2028	26		26	13	13	51%	49%	0%
Water	Norton Rd extension sportation	Historical	Infill	100%	2028	309		309	159	151	51%	49%	0%
Water	Paterson St # 3180	Historical	Infill	100%	2028	74		74	38	36	51%	49%	0%
Water	Primrose St #402	Historical	Infill	100%	2028	91		91	47	45	51%	49%	0%
Water	Wellington Street	Historical	Infill	100%	2028	40		40	20	19	51%	49%	0%
Water	Alum Sludge Storage Tank	Historical	Citywide	100%	2028	26		26	2	24	6%	94%	0%
Water	WTS Emergency Electricity Supp	Historical	Citywide	100%	2028	814		814	51	763	6%	94%	0%
Water	Gazeley Ave	Historical	Infill	100%	2028	20		20	10	10	51%	49%	0%
Water	LORNE ST, (13 Lorne-Hospital's	Historical	Infill	100%	2028	4		4	2	2	51%	49%	0%
Water	Lorne. (Hospital's 200mm connect	Historical	Infill	100%	2028	43		43	22	21	51%	49%	0%
Water	MAY ST (CAMERON-GREENSBORO)	Historical	Infill	100%	2028	34		34	17	17	51%	49%	0%
Water	SAYER (PATERSON - CAMPBELL) Nt	Historical	Infill	100%	2028	18		18	9	9	51%	49%	0%
Water	Sayer (Paterson - Campbell) St	Historical	Infill	100%	2028	17		17	9	9	51%	49%	0%
Water	Ruffell Rd (Quadrant Develop)	Historical	Infill	100%	2028	73		73	37	35	51%	49%	0%
Water	Alum/Fluoride delivery	Historical	Citywide	100%	2028	107		107	7	100	6%	94%	0%
Water	Rotokauri Water Trunkmain	Historical	Rotokauri	100%	2028	837		837	743	94	89%	11%	0%
Water	Peacocke water supply trunkmain	Historical	Peacocke	100%	2028	20		20	17	2	89%	11%	0%
Water	Ascot Rd (#8 Ryan #7 Read)	Historical	Infill	100%	2028	18		18	9	9	51%	49%	0%
Water	Ascot Rd (Read - Snell)	Historical	Infill	100%	2028	7		7	4	4	51%	49%	0%
Water	Ascot Road/Winstone Ave	Historical	Infill	100%	2028	29		29	15	14	51%	49%	0%
Water	Aurora Tce- End Odonohue 923	Historical	Infill	100%	2028	47		47	24	23	51%	49%	0%
Water	Eastern bulk watermain augument	Historical	Citywide	100%	2028	2,192		2,192	1,946	247	89%	11%	0%
Water	Network Bulk Monitoring	Historical	Citywide	100%	2028	20		20	18	2	89%	11%	0%
Water	Rotokauri water reservoir	Historical	Citywide	100%	2028	73		73	65	8	89%	11%	0%
Water	Cameron Rd, (Old Farm-Clyde)	Historical	Infill	100%	2028	116		116	60	57	51%	49%	0%
Water	Carrington Ave-Baffles-Silverd	Historical	Infill	100%	2028	34		34	17	17	51%	49%	0%
Water	Carrington-Vesty-Gazely 9161	Historical	Infill	100%	2028	26		26	13	13	51%	49%	0%
Water	Chesterman Rd (#30 Hudson)	Historical	Infill	100%	2028	12		12	6	6	51%	49%	0%
Water	Chesterman Rd (#30 Olympia Pl)	Historical	Infill	100%	2028	7		7	4	3	51%	49%	0%
Water	Chesterman Rd/Norma Pl	Historical	Infill	100%	2028	19		19	10	9	51%	49%	0%
Water	Dalethorpe (Clarkin-Strowan)	Historical	Infill										

Attachment 4

Item 12

Activity	Project description	Future / Historical	Catchment	% costs allocated to catchment	Last Year Capex Chargeable	Total capital cost incl subsidies	Subsidies	Total Cost Net Subsidies	DC Capex	Rates Loan	DC %	Rates %	Other sources %
Water	Hammond St	Historical	Infill	100%	2028	17		17	9	8	51%	49%	0%
Water	Hinau St (Lafferty - Miro)	Historical	Infill	100%	2028	13		13	7	6	51%	49%	0%
Water	Horne St #43-42	Historical	Infill	100%	2028	10		10	5	5	51%	49%	0%
Water	Hudson St (#48a-Chesterman)	Historical	Infill	100%	2028	16		16	8	8	51%	49%	0%
Water	Lorne St, (13 Lorne-Hospital's	Historical	Infill	100%	2028	37		37	19	18	51%	49%	0%
Water	Lovelock Pl (#5-Ascot Rd)	Historical	Infill	100%	2028	6		6	3	3	51%	49%	0%
Water	Maitland St (Sayer - Cul de sac	Historical	Infill	100%	2028	35		35	18	17	51%	49%	0%
Water	Maitland St-Killarney-Sayer	Historical	Infill	100%	2028	32		32	17	16	51%	49%	0%
Water	Marama S Replacement #1227	Historical	Infill	100%	2028	61		61	31	30	51%	49%	0%
Water	Water Meters- New	Historical	Infill	100%	2028	21		21	19	2	89%	11%	0%
Water	Newcastle(The Dales-Whatawhata	Historical	Infill	100%	2028	4		4	2	2	51%	49%	0%
Water	Pembroke St-Hunter-Clarence	Historical	Infill	100%	2028	69		69	35	34	51%	49%	0%
Water	Pine Ave-Urlich Ave cul de sac	Historical	Infill	100%	2028	14		14	7	7	51%	49%	0%
Water	Pine Ave-Urlich Pollen	Historical	Infill	100%	2028	9		9	5	4	51%	49%	0%
Water	Avalon to Tasman Industrial	Historical	Infill	100%	2028	4		4	2	2	51%	49%	0%
Water	Rototuna Reservoir	Historical	Citywide	100%	2028	400		400	355	45	89%	11%	0%
Water	Sayer Campbell-Maitland. # 1509	Historical	Infill	100%	2028	21		21	11	10	51%	49%	0%
Water	S Pauls Rd/Fend St/Balmoral St	Historical	Infill	100%	2028	19		19	10	9	51%	49%	0%
Water	Urlich Ave-#46 Ohaupo	Historical	Infill	100%	2028	25		25	13	13	51%	49%	0%
Water	Winstone Ave (Crosby-Ascot)	Historical	Infill	100%	2028	14		14	7	7	51%	49%	0%
Water	Wordworth Cres	Historical	Infill	100%	2028	35		35	18	17	51%	49%	0%
Water	Inlet/Outlet Flow meters	Historical	Citywide	100%	2028	7		7	6	1	89%	11%	0%
Water	Online flowmeters	Historical	Citywide	100%	2028	13		13	12	1	89%	11%	0%
Water	Online Pressure, Cl2, instrument	Historical	Citywide	100%	2028	5		5	4	1	89%	11%	0%
Water	Online Pressure & Chlorine	Historical	Citywide	100%	2028	31		31	28	4	89%	11%	0%
Water	Reservoir shutoff valves	Historical	Citywide	100%	2028	6		6	5	1	89%	11%	0%
Water	WTS Growth	Historical	Citywide	100%	2028	307		307	269	38	88%	12%	0%
Water	Alum Sludge Dewatering	Historical	Citywide	100%	2028	300		300	32	288	10%	90%	0%
Water	High Lift VSD	Historical	Citywide	100%	2028	51		51	3	48	6%	94%	0%
Water	HFA Tank & Alum Bulk	Historical	Citywide	100%	2028	4		4	0	3	10%	90%	0%
Water	Rototuna Reservoir/bulkmain	Historical	Citywide	100%	2028	42		42	37	5	89%	11%	0%
Water	Infill Upgrades	Historical	Infill	100%	2028	4		4	2	2	51%	49%	0%
Water	Casey #14	Historical	Infill	100%	2028	29		29	15	14	51%	49%	0%
Water	Garthwood Ave 1	Historical	Infill	100%	2028	55		55	28	27	51%	49%	0%
Water	Garthwood 2	Historical	Infill	100%	2028	50		50	26	25	51%	49%	0%
Water	Newcastle Rd	Historical	Infill	100%	2028	121		121	62	59	51%	49%	0%
Water	Nixon Street 1	Historical	Infill	100%	2028	34		34	17	17	51%	49%	0%
Water	Nixon Street 2	Historical	Infill	100%	2028	42		42	22	21	51%	49%	0%
Water	Nixon Street 5	Historical	Infill	100%	2028	84		84	43	41	51%	49%	0%
Water	Tanwha/Wye Sts/Torrington Ave	Historical	Infill	100%	2028	22		22	11	11	51%	49%	0%
Water	Reservoir capital improvements	Historical	Citywide	100%	2028	75		75	67	8	89%	11%	0%
Water	Res Emergency Power	Historical	Citywide	100%	2028	297		297	264	33	89%	11%	0%
Water	Alum & Fluoride bulk delivery	Historical	Citywide	100%	2028	43		43	3	41	6%	94%	0%
Water	High lift Variable speed drive	Historical	Citywide	100%	2028	75		75	5	70	6%	94%	0%
Water	Ruffell Rd Trunkmain	Historical	Infill	50%	2028	14		14	7	7	51%	49%	0%
Water	Ruffell Rd Trunkmain	Historical	Rotokauri	50%	2028	14		14	12	2	89%	11%	0%
Water	Waikato River Extraction Struc	Historical	Citywide	100%	2028	2,724		2,724	170	2,554	6%	94%	0%
Water	WTP Equipment Upgrade	Historical	Citywide	100%	2028	1,988		1,988	124	1,864	6%	94%	0%
Water	Rotokauri Water Network Model	Historical	Rotokauri	100%	2028	75		75	67	8	89%	11%	0%
Water	Rotokauri Reservoir Designatio	Historical	Rotokauri	100%	2028	36		36	32	4	89%	11%	0%
Water	Watermain Integration	Historical	Citywide	100%	2028	163		163	125	38	77%	24%	0%
Water	WINTEC Trunk	Historical	Rotokauri	100%	2028	113		113	100	13	89%	11%	0%
Water	Rototuna Reservoir and associated bulk mains	Historical	Citywide	100%	2028	21,286		21,286	18,891	2,395	89%	11%	0%
Water	Water Demand Management - network water loss	Historical	Citywide	100%	2028	2,007		2,007	125	1,882	6%	94%	0%
Water	Water treatment plant compliance - minor upgrades	Historical	Citywide	100%	2028	3,485		3,485	218	3,267	6%	94%	0%
Water	Update Water model	Historical	Citywide	100%	2028	995		995	858	137	86%	14%	0%
Water	Water pipe upgrade- growth	Historical	Citywide	100%	2028	712		712	365	347	51%	49%	0%
Water	Upgrade or build new watermains in Rotokauri Stage 1	Historical	Rotokauri	100%	2028	5,565		5,565	4,939	626	89%	11%	0%
Water	Integrate watermains in new areas with existing network	Historical	Citywide	100%	2028	7		7	6	2	77%	23%	0%
Water	Upgrade or build new watermains in Ruakura	Historical	Ruakura	100%	2028	30		30	27	3	89%	11%	0%
Water	Water Demand Management - Dinsdale reservoir zone	Historical	Citywide	100%	2028	550		550	60	489	11%	89%	0%
Water	Managing demand for water - upgrade WTP to 140 ML	Historical	Citywide	100%	2028	5,733		5,733	5,031	702	88%	12%	0%
Water	Upgrade or build new watermains in Peacocke stage 1	Historical	Peacocke	100%	2028	26		26	23	3	89%	11%	0%
Water	Water Demand Management - Puketapu Reservoir Zone	Historical	Citywide	100%	2028	1,085		1,085	119	966	11%	89%	0%
Water	Update Water master plan	Historical	Citywide	100%	2028	278		278	240	38	86%	14%	0%
Water	Ruakura Reservoir	Historical	Citywide	54%	2028	502		502	445	56	89%	11%	0%
Water	Ruakura Reservoir	Historical	Citywide	46%	2028	427		427	47	380	11%	89%	0%
<b>TOTAL</b>						<b>1,959,110</b>	<b>396,195</b>	<b>1,562,915</b>	<b>1,048,442</b>	<b>514,473</b>	<b>54%</b>	<b>26%</b>	<b>20%</b>

Project Information						Funding Sources (\$'000) (Inflated) 2001 - 2037 (June)					Funding Sources (% of TC incl. subsidies)		
Activity	Project description	Future / Historical	Catchment	% costs allocated to catchment	Last Year Capex Chargeable	Total capital cost incl subsidies	Subsidies	Total Cost Net Subsidies	DC Capex	Rates Loan	DC %	Rates %	Other sources %
Stormwater	Kirikiroa - Catchment Erosion control	10-Year Plan	SW - Kirikiriroa	100%	2028	10,272	3,424	6,848	3,749	3,099	36%	30%	33%
Stormwater	Mangakotuku - Catchment Erosion control	10-Year Plan	SW - Mangakotuku	100%	2028	9,492	2,632	6,860	3,619	3,241	38%	34%	28%
Stormwater	Manganoa - Catchment Erosion control	10-Year Plan	SW - Manganoa	100%	2028	3,947	1,313	2,633	1,139	1,495	29%	38%	33%
Stormwater	Otamaengenge - Catchment Erosion control	10-Year Plan	SW - Otamaengenge	100%	2028	505		505	219	287	43%	57%	0%
Stormwater	Te Awa o Katipaki 2 - Catchment Erosion control	10-Year Plan	SW - Te Awa o Kat	100%	2028	4,147	1,383	2,764	1,182	1,582	28%	38%	33%
Stormwater	Waitawhiririwhiri - Catchment Erosion control	10-Year Plan	SW - Waitawhiriri	100%	2028	3,947	639	3,308	1,414	1,894	36%	48%	16%
Transport	324 Anglesea/Bryce Safety Upgrade	10-Year Plan	Infill	50%	2028	806	411	395	114	280	14%	35%	51%
Transport	324 Anglesea/Bryce Safety Upgrade	10-Year Plan	Citywide	50%	2028	806	411	395	114	280	14%	35%	51%
Transport	Northern River Bridges Lighting and CCTV	10-Year Plan	Citywide	80%	2028	125	64	61	7	54	5%	44%	51%
Transport	Northern River Bridges Lighting and CCTV	10-Year Plan	Infill	20%	2028	31	16	15	2	14	5%	44%	51%
Transport	Kirikiroa Bridge Widening	10-Year Plan	Citywide	60%	2028	2,392	1,220	1,172	188	984	8%	41%	51%
Transport	Kirikiroa Bridge Widening	10-Year Plan	Infill	20%	2028	797	407	391	63	328	8%	41%	51%
Transport	Kirikiroa Bridge Widening	10-Year Plan	Rototuna	20%	2028	797	407	391	63	328	8%	41%	51%
Transport	452 BP Biking Connectivity Projects	10-Year Plan	Citywide	80%	2028	14,036	7,159	6,878	1,444	5,434	10%	39%	51%
Transport	452 BP Biking Connectivity Projects	10-Year Plan	Infill	20%	2028	3,509	1,790	1,719	361	1,358	10%	39%	51%
Transport	Mass Transit Corridor Priority	10-Year Plan	Citywide	50%	2028	12,395	6,321	6,073	1,367	4,707	11%	38%	51%
Transport	Mass Transit Corridor Priority	10-Year Plan	Infill	50%	2028	12,395	6,321	6,073	1,367	4,707	11%	38%	51%
Transport	324 Fairfield Br/River Rd Capacity Upgrade	10-Year Plan	Infill	50%	2028	1,911	975	936	257	679	13%	36%	51%
Transport	324 Fairfield Br/River Rd Capacity Upgrade	10-Year Plan	Citywide	50%	2028	1,911	975	936	257	679	13%	36%	51%
Transport	452 BP Central City	10-Year Plan	Citywide	60%	2028	2,258	1,152	1,107	122	985	5%	44%	51%
Transport	452 BP Central City	10-Year Plan	Infill	40%	2028	1,506	768	738	81	657	5%	44%	51%
Transport	452 BP School Link PT and Cycleway	10-Year Plan	Citywide	80%	2028	17,308	8,827	8,481	933	7,548	5%	44%	51%
Transport	452 BP School Link PT and Cycleway	10-Year Plan	Infill	20%	2028	4,327	2,207	2,120	233	1,887	5%	44%	51%
Transport	452 Te Awa South River Ride	10-Year Plan	Infill	20%	2028	831	424	407	35	373	4%	45%	51%
Transport	452 Te Awa South River Ride	10-Year Plan	Citywide	80%	2028	3,325	1,696	1,629	138	1,491	4%	45%	51%
Transport	Whitiara Bridge Shared Footpath	10-Year Plan	Citywide	80%	2028	1,130	576	554	61	493	5%	44%	51%
Transport	Whitiara Bridge Shared Footpath	10-Year Plan	Infill	20%	2028	282	144	138	15	123	5%	44%	51%
Transport	531 Rotokauri Park and Ride	10-Year Plan	Citywide	50%	2028	4,938	2,518	2,420	1,482	938	30%	19%	51%
Transport	531 Rotokauri Park and Ride	10-Year Plan	Rotokauri	50%	2028	4,938	2,518	2,420	1,482	938	30%	19%	51%
Transport	531 Mass Transit Interchanges	10-Year Plan	Infill	50%	2028	2,515	1,280	1,234	370	864	15%	34%	51%
Transport	531 Mass Transit Interchanges	10-Year Plan	Citywide	50%	2028	2,515	1,280	1,234	370	864	15%	34%	51%
Transport	531 Mass Transit Intersection Priority	10-Year Plan	Citywide	50%	2028	6,039	3,078	2,961	666	2,295	11%	38%	51%
Transport	531 Mass Transit Intersection Priority	10-Year Plan	Infill	50%	2028	6,039	3,078	2,961	666	2,295	11%	38%	51%
Transport	452 BP University Route	10-Year Plan	Citywide	80%	2028	7,353	3,750	3,603	396	3,206	5%	44%	51%
Transport	452 BP University Route	10-Year Plan	Infill	20%	2028	1,838	937	901	99	802	5%	44%	51%
Transport	452 BP Citywide Biking Signage	10-Year Plan	Infill	20%	2028	60	31	29	3	26	5%	44%	51%
Transport	452 BP Citywide Biking Signage	10-Year Plan	Citywide	80%	2028	240	122	118	13	105	5%	44%	51%
Transport	324 Grey/Beale Safety Upgrade	10-Year Plan	Citywide	50%	2028	827	422	405	118	288	14%	35%	51%
Transport	324 Grey/Beale Safety Upgrade	10-Year Plan	Infill	50%	2028	827	422	405	118	288	14%	35%	51%
Transport	324 Grey/Cook Safety Upgrade	10-Year Plan	Citywide	50%	2028	1,155	589	566	164	402	14%	35%	51%
Transport	324 Grey/Cook Safety Upgrade	10-Year Plan	Infill	50%	2028	1,155	589	566	164	402	14%	35%	51%
Transport	324 Grey/Te Aroha Capacity Upgrade	10-Year Plan	Infill	50%	2028	3,105	1,584	1,522	418	1,103	13%	36%	51%
Transport	324 Grey/Te Aroha Capacity Upgrade	10-Year Plan	Citywide	50%	2028	3,105	1,584	1,522	418	1,103	13%	36%	51%
Transport	324 Grey/Wellington Safety Upgrade	10-Year Plan	Infill	50%	2028	1,155	589	566	164	402	14%	35%	51%
Transport	324 Grey/Wellington Safety Upgrade	10-Year Plan	Citywide	50%	2028	1,155	589	566	164	402	14%	35%	51%
Transport	324 Horsham/Thomas Capacity Upgrade	10-Year Plan	Citywide	50%	2028	2,229	1,137	1,092	300	792	13%	36%	51%
Transport	324 Horsham/Thomas Capacity Upgrade	10-Year Plan	Infill	25%	2028	1,115	568	546	150	396	13%	36%	51%
Transport	324 Horsham/Thomas Capacity Upgrade	10-Year Plan	Rototuna	25%	2028	1,115	568	546	150	396	13%	36%	51%
Transport	324 Lake/King Safety Upgrade	10-Year Plan	Infill	50%	2028	1,778	907	871	253	618	14%	35%	51%
Transport	324 Lake/King Safety Upgrade	10-Year Plan	Citywide	50%	2028	1,778	907	871	253	618	14%	35%	51%
Transport	324 Peachgrove/Clyde Capacity Upgrade	10-Year Plan	Infill	50%	2028	2,261	1,153	1,108	321	787	14%	35%	51%
Transport	324 Peachgrove/Clyde Capacity Upgrade	10-Year Plan	Citywide	50%	2028	2,261	1,153	1,108	321	787	14%	35%	51%
Transport	324 Pembroke/Ohauapo Capacity Upgrade	10-Year Plan	Infill	50%	2028	1,274	650	624	218	406	17%	32%	51%
Transport	324 Pembroke/Ohauapo Capacity Upgrade	10-Year Plan	Citywide	50%	2028	1,274	650	624	218	406	17%	32%	51%
Transport	324 Pembroke/Ruakwi/Palmerston Safety Upgrade	10-Year Plan	Citywide	50%	2028	3,643	1,858	1,785	446	1,339	12%	37%	51%
Transport	324 Pembroke/Ruakwi/Palmerston Safety Upgrade	10-Year Plan	Infill	50%	2028	3,643	1,858	1,785	446	1,339	12%	37%	51%
Transport	324 Pembroke/Selwyn Capacity Upgrade	10-Year Plan	Citywide	50%	2028	2,484	1,267	1,217	304	913	12%	37%	51%
Transport	324 Pembroke/Selwyn Capacity Upgrade	10-Year Plan	Infill	50%	2028	2,484	1,267	1,217	304	913	12%	37%	51%
Transport	324 Tristram/Collingwood Capacity Upgrade	10-Year Plan	Citywide	50%	2028	2,958	1,509	1,450	399	1,051	13%	36%	51%
Transport	324 Tristram/Collingwood Capacity Upgrade	10-Year Plan	Infill	50%	2028	2,958	1,509	1,450	399	1,051	13%	36%	51%
Transport	324 Tristram/Rostrevor Safety Upgrade	10-Year Plan	Citywide	50%	2028	2,370	1,209	1,161	290	871	12%	37%	51%
Transport	324 Tristram/Rostrevor Safety Upgrade	10-Year Plan	Infill	50%	2028	2,370	1,209	1,161	290	871	12%	37%	51%
Transport	341 Minor Improvements	10-Year Plan	Citywide	50%	2028	11,484	5,857	5,627	422	5,205	4%	45%	51%
Transport	341 Minor Improvements	10-Year Plan	Infill	50%	2028	11,484	5,857	5,627	422	5,205	4%	45%	51%
Transport	Bus Stop Infrastructure	10-Year Plan	Citywide	80%	2028	5,972	3,046	2,926	322	2,604	5%	44%	51%
Transport	Bus Stop Infrastructure	10-Year Plan	Infill	20%	2028	1,493	761	732	80	651	5%	44%	51%
Transport	Integrated Transport Modes	10-Year Plan	Citywide	50%	2028	8,613	4,393	4,220	264	3,957	3%	46%	51%
Transport	Integrated Transport Modes	10-Year Plan	Infill	50%	2028	8,613	4,393	4,220	264	3,957	3%	46%	51%
Transport	Wairere/Huntington Safety Upgrade	10-Year Plan	Infill	40%	2028	2,608	1,330	1,278	320	959	12%	37%	51%
Transport	Wairere/Huntington Safety Upgrade	10-Year Plan	Rototuna	20%	2028	1,304	665	639	160	479	12%	37%	51%
Transport	Wairere/Huntington Safety Upgrade	10-Year Plan	Citywide	40%	2028	2,608	1,330	1,278	320	959	12%	37%	51%
Wastewater	Ranfurly PS / Pipe Upgrades	10-Year Plan	Infill East	100%	2028	564		564	126	439	22%	78%	0%
Wastewater	Storage - Howell & Morris (Stage 1)	10-Year Plan	WW - East	100%	2028	242		242	159	83	66%	34%	0%
Wastewater	Flynn PS Diversion to PS2 Transfer Main	10-Year Plan	Infill East	100%	2028	1,338		1,338	813	525	61%	39%	0%
Wastewater	Western Interceptor - Upper Network	10-Year Plan	WW - West	100%	2028	13,179		13,179	8,665	4,514	66%	34%	0%
Wastewater	Fitzroy PS Upgrade and Diversion	10-Year Plan	WW - West	100%	2028	3,144		3,144	1,894	1,250	60%	40%	0%
Wastewater	Te Anau / Split PS Upgrade & Diversion	10-Year Plan	WW - West	100%	2028	4,854		4,854	2,463	2,390	51%	49%	0%
Wastewater	Upgrade/New wastewater WW/3127.3A Rotokauri stage 1	10-Year Plan	Rotokauri	100%	2028	238		238	211	27	89%	11%	0%
Wastewater	Upgrade/new wastewater WW/320.3.1 Te Rapa Industrial	10-Year Plan	Te Rapa North	100%	2028	2,122		2,122	1,878	244	88%	12%	0%
Wastewater	Upgrade/new wastewater WW/320.3.2 Te Rapa Industrial	10-Year Plan	Te Rapa North	100%	2028	734		734	649	84	88%	12%	0%
Water	Upgrade Water Treatment Plant	10-Year Plan	Citywide	100%	2028	30,341		30,341	25,852	3,489	89%	11%	0%
<b>TOTAL</b>						<b>313,080</b>	<b>123,628</b>	<b>189,453</b>	<b>77,170</b>	<b>112,283</b>	<b>25%</b>	<b>36%</b>	<b>39%</b>



# DEVELOPMENT CONTRIBUTIONS

POLICY UPDATE – APRIL 2019



## DEVELOPMENT CONTRIBUTIONS POLICY UPDATE – APRIL 2019

### INTRODUCTION

Hamilton City Council is updating its current Development Contributions Policy.

Hamilton has experienced strong growth in recent years. Growth provides economic and social benefits to our city, but we need to manage it well. Providing services to more people, more homes and more businesses creates more demand on Council's infrastructure network. We need to invest in our capital programme to ensure our parks, roads, water, wastewater and stormwater services meet the current and future needs of our city.

This Policy allows the Council to recover, from developers, a fair and equitable portion of these costs. If growth costs are not paid by either developers or through Government subsidies, they are paid for by ratepayers.

In 2018 the Council adopted a revised Development Contributions Policy which aligned with the Council's guiding principle of Growth Pays for Growth. The Policy must be reviewed every three years or more often if changes are required.

We are proposing some changes to the existing Policy and at the 26 February 2019 Council meeting the Council resolved to consult on this update.

### HOW YOU CAN HAVE YOUR SAY

We want your feedback on the proposed changes and on any other aspects of the Policy.

Consultation is open from Monday 8 April 2019 to Sunday 28 April 2019. After submissions have been collated and assessed, the Council will consider feedback at a Council meeting on Tuesday 21 May, 2019. The Policy will be up for adoption at a Council meeting Thursday 20 June, 2019. These meetings are open to the public so you are welcome to come along.

This document includes a high-level summary of the key changes and an opportunity for you to share your views. It is designed to be read in conjunction with the proposed Development Contributions Policy.

Additional information, the proposed Policy and feedback forms are available at:

- [hamilton.govt.nz/dcpolicy2019](http://hamilton.govt.nz/dcpolicy2019) (if you want to go directly to the online feedback form then you can visit [Hamilton.govt.nz/haveyoursay](http://Hamilton.govt.nz/haveyoursay))
- Hamilton City Council's Municipal Building in Garden Place, or
- from any Hamilton City Library.

If you want help finding this information, please contact our customer services team 24/7 on 07 838 6699 or email us at [info@hcc.govt.nz](mailto:info@hcc.govt.nz).

### WHAT ARE THE KEY CHANGES AND WHAT DO THEY MEAN?

We are proposing five key areas of change to the current Policy. They are listed below with a brief explanation of what the changes would mean.

#### **Proposed key changes to the Council's policy on development contributions**

List of proposed changes:

1. Updated growth funding modelling environment

2. Inclusion of additional assets in the Schedule of Assets
3. CBD full remission be reintroduced until 30 June 2021
4. Clarification to 'gross floor area' definition
5. Updated schedule of charges (excluding GST)

Although the above list sets out the key proposed changes, it is not a list of all changes. We recommend you review the proposed policy in its entirety to see all changes.

Also, the Development Contributions Policy 2018/19 contains clauses relating to wet industries. The Council proposes to update Schedule 5, Note 2 in the Development Contributions Policy 2019/20 to align with changes to the Local Government Act 2002. The policy provisions are amended as outlined in Schedule 5 in the proposed Policy.

### **1: An updated growth funding modelling environment**

This update means the Council is reviewing the estimates used in the previous financial year and, where applicable, replacing them with actual costs. This is an ongoing update which is done at the time of a review and ensures development contributions are levied based on the most accurate information available at the time.

Specifically, in the proposed Policy this involves:

- updating actual 2018 development contributions revenue
- updating growth and capital costs - changing the timing of projects (deferrals), replacing estimate costs with actual costs, and making minor changes to growth projections in Te Rapa North.

The Council's proposed Policy uses the updated growth funding modelling environment to determine development contributions. These updates have contributed to an increase in charges in the proposed Policy. Further detail on the new charges are in Key Change 2, below.

### **2: Inclusion of additional assets in the Schedule of Assets**

The Schedule of Assets lists capital projects which have been identified as including a cost attributable to growth. These growth costs are recoverable through development contributions.

The current Schedule of Assets was set during the last policy update in 2018 in alignment with the 10-Year Plan 2018-28.

The Council has reviewed its projects and has identified a number of projects which it proposes to add to the existing Schedule. These projects are as summarised by activity below, with the total cost of the projects, the percentage allocated to growth and the resulting allocation for recovery through development contributions.

The Schedule of Assets for the existing and proposed growth-related capital expenditure is available on the Council's website at [hamilton.govt.nz/dcpolicy2019](http://hamilton.govt.nz/dcpolicy2019) or by request from the Council.

Activity \$'000 Inflated	Total 10-Year Plan total Capex Net Subsidies (rates debt funded)	Cost allocation to DC Debt	Remaining as rates funded	Average Allocation to growth
Storm Water	22,918	11,321	11,597	49%
Transport	109,777	22,137	87,640	20%
Waste Water	26,416	16,859	9,557	64%
Water Supply	30,341	26,852	3,489	89%
<b>Total</b>	<b>189,453</b>	<b>77,170</b>	<b>112,283</b>	<b>41%</b>

Inclusion of these identified assets account for most of the increase in charges in the proposed policy.

More than half of the growth allocated costs of these projects are in the citywide catchment. 17% are in the Wastewater West catchment, and 10% in the infill catchment. The remainder of the growth allocated costs are distributed across other catchments. The table below shows the amount which the charges have increased in each catchment.

TABLE 1: Proposed Policy charges and the variance from the current Policy charges, for residential developments.

DC charge per residential unit	Proposed 2019/20 Policy				VARIANCE from current 2018/19 Policy			
	Large Residential	Standard Residential	Two Bed	One Bed	Large Residential	Standard Residential	Two Bed	One Bed
Infill East	27,722	21,490	14,818	10,255	2,717	2,107	1,452	1,004
Infill West	32,100	24,885	17,158	11,876	3,499	2,714	1,870	1,296
Rototuna	45,686	35,417	24,420	16,902	2,236	1,735	1,195	827
Peacocke 1	45,047	34,921	24,078	16,665	3,041	2,357	1,624	1,124
Peacocke 2	51,761	40,125	27,666	19,149	2,568	1,991	1,371	950
Ruakura	30,209	23,417	16,147	11,176	5,257	4,074	2,809	1,943
Rotokauri (Lake Rotokauri)	100,425	77,850	53,679	37,153	10,750	8,334	5,747	3,979
Rotokauri (Mangaheka)	55,991	43,405	29,928	20,715	6,107	4,734	3,264	2,262
Rotokauri (Ohote)	46,954	36,400	25,098	17,371	4,812	3,731	2,572	1,782
Temple View	30,536	23,673	16,322	11,297	3,895	3,021	2,084	1,442
Te Rapa North	38,020	29,473	20,322	14,066	5,551	4,303	2,966	2,053

TABLE 2: Proposed Policy charges and the variance from the current Policy charges, for non-residential developments.

DC charge per 100m <sup>2</sup> GFA non-residential	Proposed 2019/20 Policy			VARIANCE from current 2018/19 Policy		
	Commercial	Industrial	Retail	Commercial	Industrial	Retail
Infill East	15,217	7,767	16,728	2,222	1,039	2,789
Infill West	16,948	8,782	18,143	2,519	1,217	3,038
Rototuna	32,518	16,107	40,296	1,788	844	2,275
Peacocke 1	26,297	13,488	30,618	2,242	1,098	2,816
Peacocke 2	32,255	16,188	38,737	1,487	761	1,768
Ruakura	18,019	9,144	20,824	3,003	1,579	3,485
Rotokauri (Lake Rotokauri)	54,778	30,144	65,086	3,355	2,127	3,079
Rotokauri (Mangaheka)	41,530	20,461	51,838	1,970	1,115	1,694
Rotokauri (Ohote)	38,835	18,492	49,143	1,584	833	1,308
Temple View	15,218	7,895	16,097	2,192	1,107	2,426
Te Rapa North	17,834	9,450	18,314	152	113	439

**Note:**

*The tables illustrate common combinations of catchments and charges, but not all possible charge combinations. For your specific development please refer to the schedule of charges (Schedule 1 of the proposed Policy).*

**3: CBD full remission be re-introduced until 30 June 2021**

A full CBD remission was first introduced in the 2013/2014 Development Contributions Policy. A full CBD remission effectively means no development contributions are paid in the area defined in the Policy as the Central Business District (Development Contributions Policy Map 7).

Through the 10-Year Plan 2018-28 the Council decided to phase this remission out across three years. This meant a 66% remission in the current 2018/19 Policy, reducing to 33% in 2020/21, and removed altogether from 1 July 2021.

Since the introduction of the remission (in the six years to 21 March 2019), the Council has remitted \$7.08M in development contributions.

The Council is now proposing the re-introduction of the full remission to be in place from 1 July 2019 until 30 June 2021. This proposal is intended to increase development feasibility and help to transform Hamilton's central city into a more vibrant and prosperous centre for the Waikato.

If this proposal is approved, development contributions revenue is projected to reduce by \$6.425M as compared with the current policy provisions. The costs of growth not recovered through development contributions will be met by the ratepayer.

The details of the proposed CBD remission provisions are outlined in paragraphs 17.13 to 17.16 in the proposed Policy.

**4: Clarification to 'gross floor area' definition**

During the implementation of the Development Contributions Policy 2018/19, staff identified an improvement to the definition of gross floor area (GFA). Currently the definition excludes "*incidental or temporary loading and servicing areas and access thereto*".

The definition was originally derived from the District Plan definition for GFA. While aligning definitions across the Council is generally good practice, this clause is rarely applied when assessing development contributions, has been mis-interpreted at times, and is only applicable to minor areas.

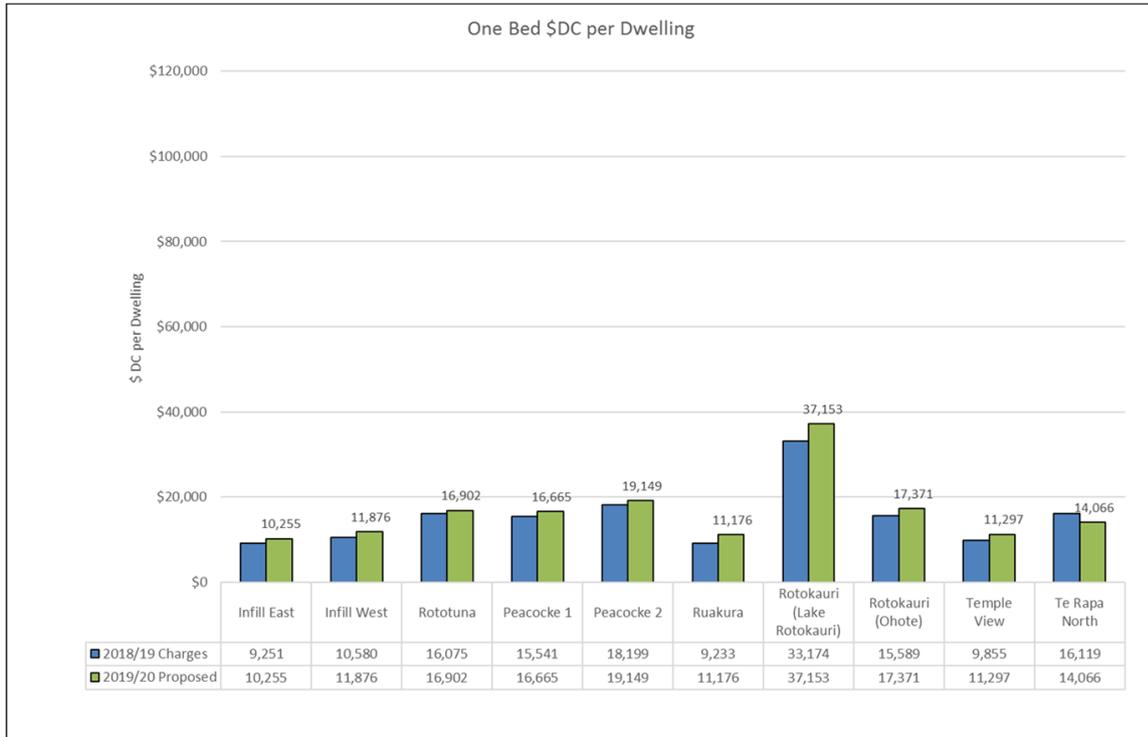
It is proposed to remove this section of the definition to simplify the definition and avoid any misinterpretation of its meaning. The definition is amended as outlined in paragraph 6.22 in the proposed Policy.

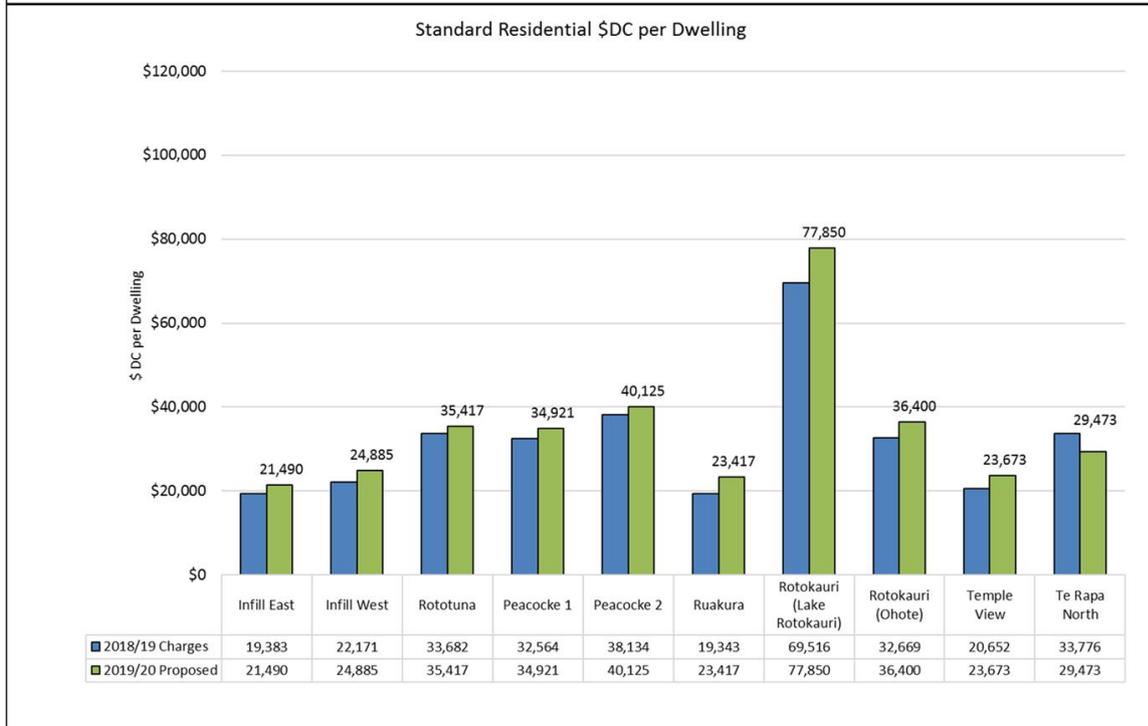
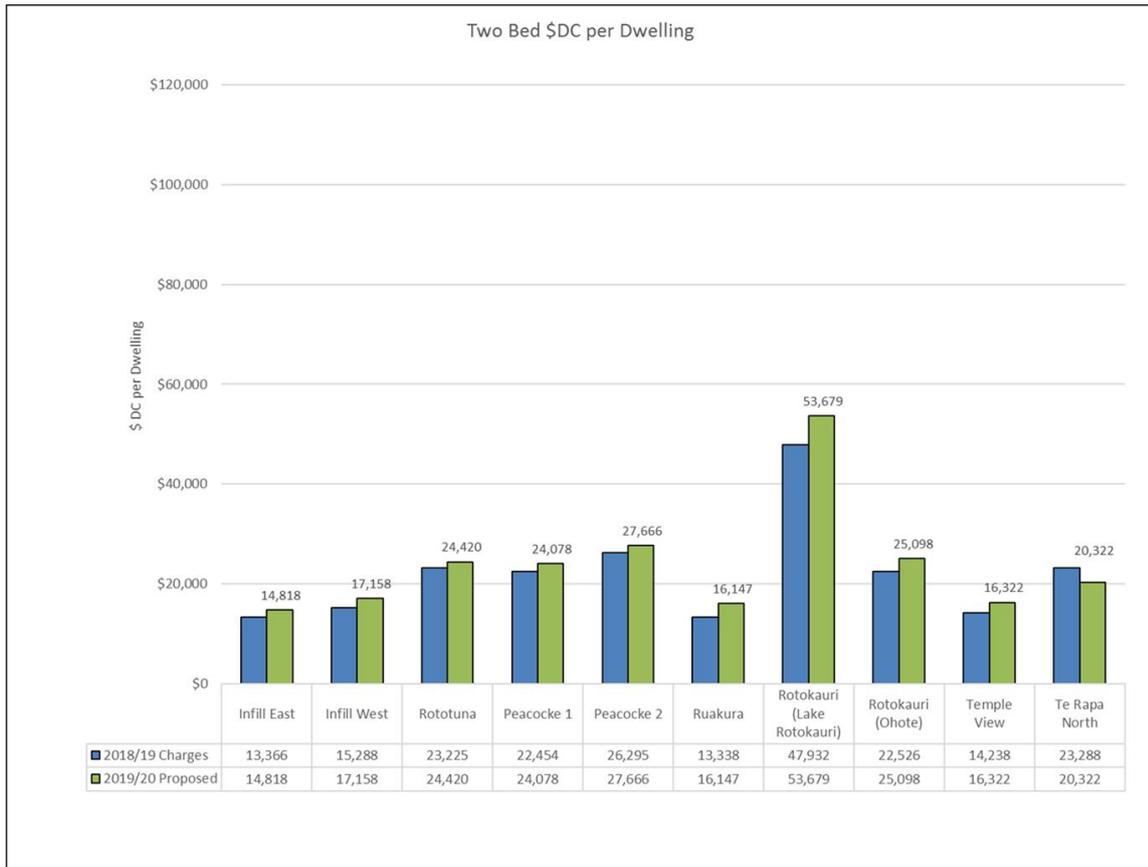
**5: Updated schedule of charges (excluding GST)**

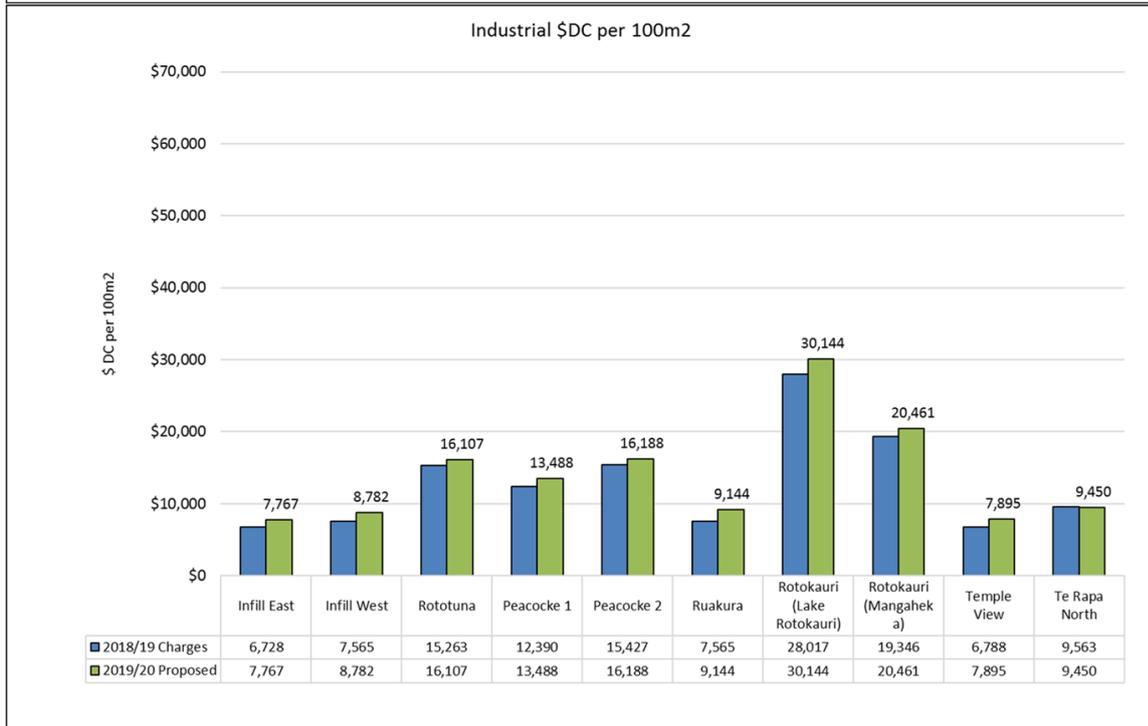
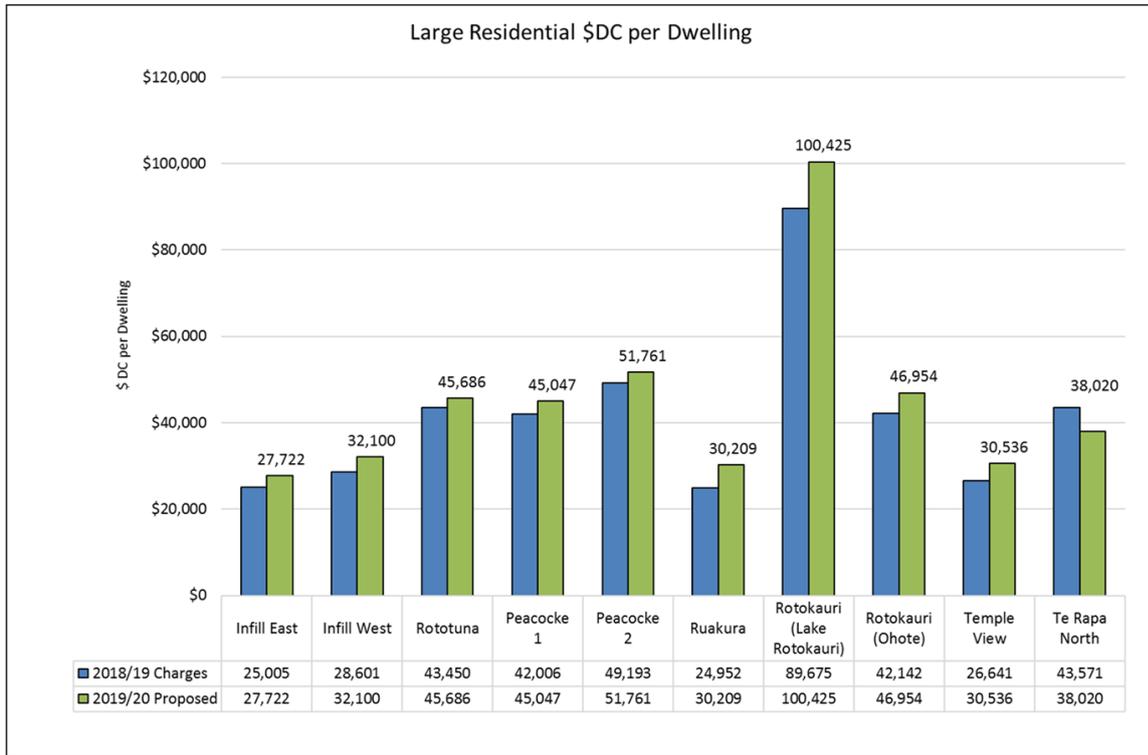
The proposed development contribution charges have been updated based on the revised and expanded Schedule of Assets and updated growth funding modelling environment. The existing and proposed charges by catchment are as shown below.

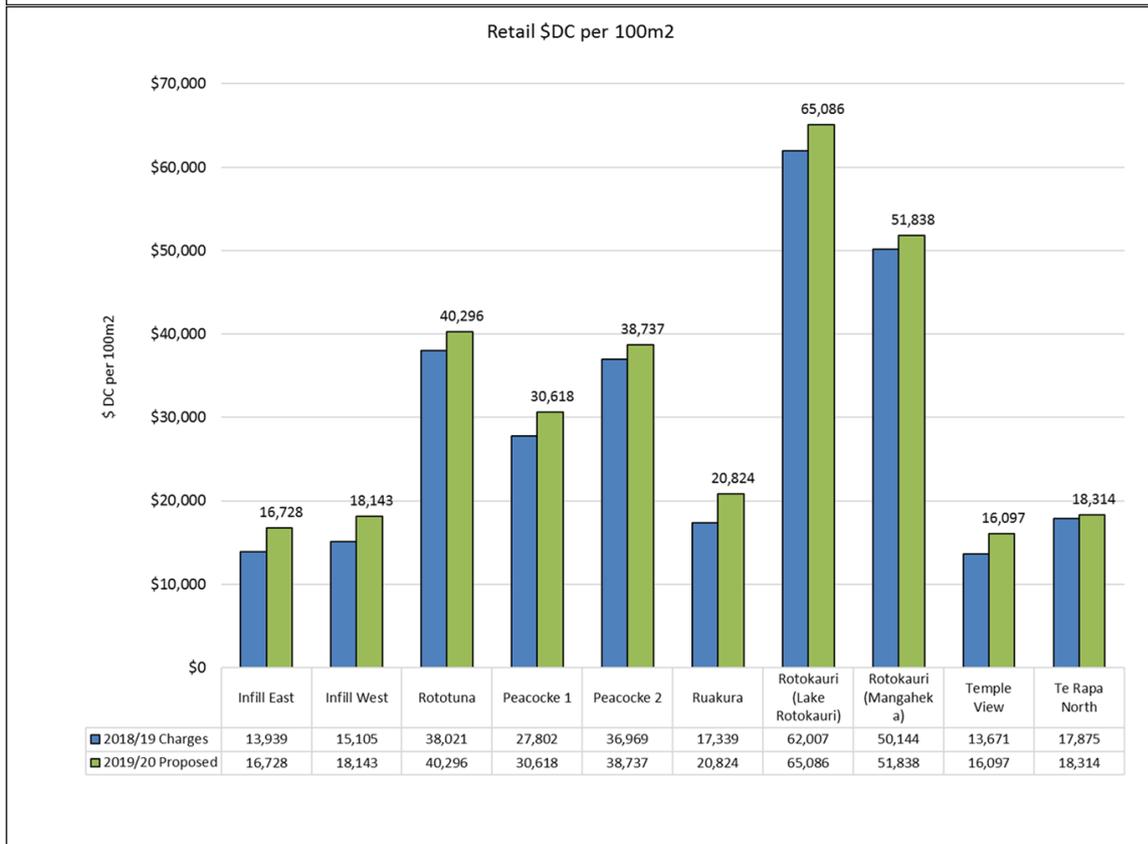
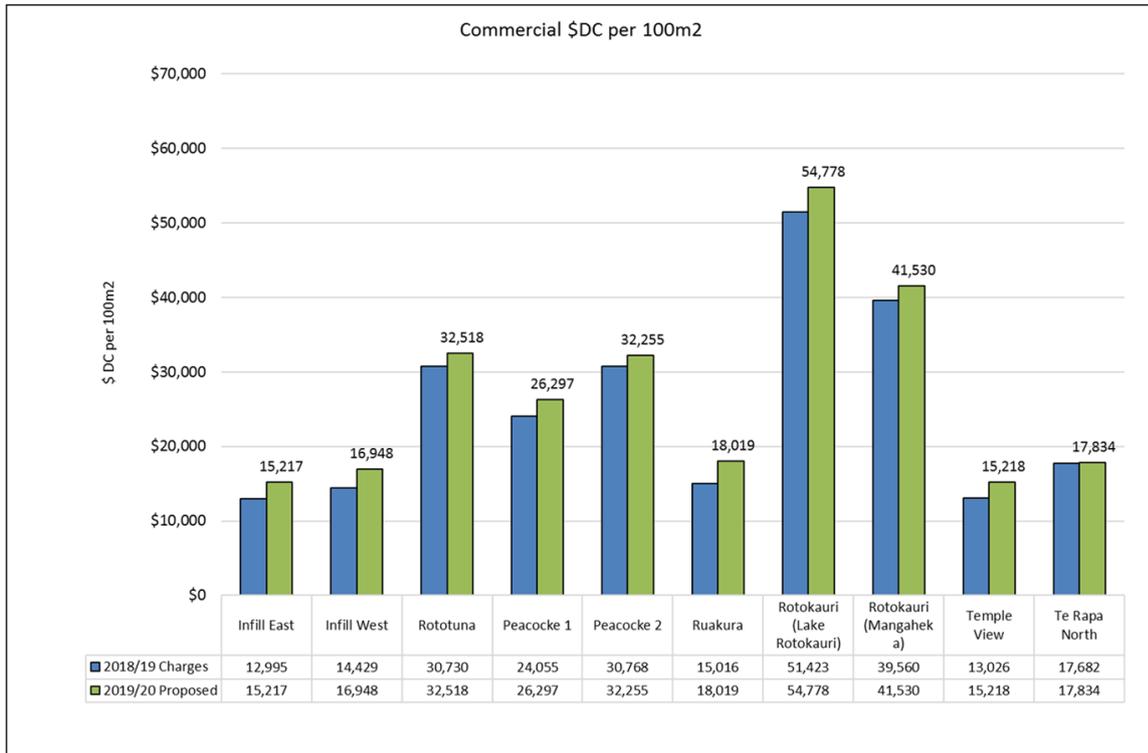
**Note:** The graphs illustrate common combinations of catchments and charges, but not all possible charge combinations. For your specific development please refer to the schedule of charges (Schedule 1 of the proposed Policy).

The Council proposes to adopt the schedule of charges. The full tables can be viewed in the proposed Policy in Schedule 1 - Development Contribution Charges.









**HAVE YOUR SAY****ABOUT YOU**

**1. Are you responding as: (select one option):**

- a) An individual
- b) A developer or a representative of the development sector
- c) Representing a group, business or organisation

**2: If applicable, what is the name of your group or organisation?**

**3: If applicable, what is your role with the group or organisation?**

**4. Your details**

My name is:

**5: Address**

**6: Email address** (please leave this if you'd like us to get back to you with the outcomes of the policy update. Contact details will not be shared publicly).

**YOUR FEEDBACK**

**7: Do you have views on the updated growth funding modelling (Key Change 1)**

Support

Oppose

**8: Do you wish to make any other comments on this change?**

**9. Do you have views on the inclusion of additional assets in the Schedule of Assets (Key Change 2)**

Support

Oppose

**10: Do you wish to make any other comments on this change?**

**11: Do you have views on the re-introduction of the CBD Remissions (Key Change 3)**

Support

Oppose

**12: Do you wish to make any other comments on this change?**

**13: Do you have views on the clarification to 'gross floor area' definition (Key Change 4)**

Support

Oppose

**14: Do you wish to make any other comments on this change?**

**15: Do you have views on the Updated Schedule of Charges (Key Change 5)**

Support

Oppose

16: Do you wish to make any other comments on this change?

Feedback on the following general questions is also appreciated:

17. Given the high level of infrastructure provided by Council what are your views on the current level of development contribution charges?

18. If you feel development charges are too high, do you have any suggestions to mitigate charges, or other ways in which we can recover the cost of infrastructure?

19. To what extent do you believe the growth cost of infrastructure, currently allocated to the development contribution charges, should be funded by rates?

20. What level of impact do you believe our Development Contributions Policy has on investment by developers in Hamilton?

21. Do you have any further suggestions or feedback you would like considered by the Council in the development of a revised Policy?

# Council Report

Item 13

**Committee:** Council  
**Author:** Julie Clausen  
**Position:** Unit Manager - Corporate Planning and Strategy  
**Date:** 04 April 2019  
**Authoriser:** Sean Hickey  
**Position:** General Manager Strategy and Communications  
**Report Name:** Annual Plan 2019/20 - Budget Changes

<b>Report Status</b>	<i>Open</i>
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## Purpose

1. To seek the Council's approval for the changes to the 2018-28 10-Year Plan 2019/20 budget, for the purpose of preparing the draft 2019/20 Annual Plan budget.
2. To inform the Council of the process for the approval of changes for the purpose of preparing the draft 2019/20 Annual Plan budget.

## Staff recommendation

3. That the Council:
  - a) receives the report;
  - b) approves, for the purposes of preparing the draft 2019/20 Annual Plan budget, the inclusion of the **seismic strengthening** proposal, consisting of an increase of \$1 million of capital funding in 2019/20 to enable a response to findings from the seismic assessment of Hamilton City Council buildings; and
  - c) notes that updated capital and operating budget adjustments identified by management will be considered at the Finance Committee on 9 April 2019 with a recommendation to the Council meeting on 18 April 2019.

## Executive Summary

3. The Council is required to adopt an Annual Plan for 2019/20. The Annual Plan:
  - Provides the annual budget and funding impact statements for the year (2019/20) and
  - Identifies any variation from the budget and funding impact statements included in the 2018-28 10-Year Plan for Year 2 (2019/20).
4. Changes are classified either as 'budget adjustments' identified by management or 'proposals' for projects not funded through the 10-Year Plan.
5. Budget adjustments are reported to the Finance Committee and then recommended to the Council for approval. Once approved by the Council, they become part of the confirmed 2019/20 Annual Plan budget.

6. Proposals are considered by the Council and approved 'for the purposes of preparing the draft 2019/20 Annual Plan budget', which means they will only be confirmed in the 2019/20 Annual Plan budget when the Council finalises the budget on 21 May 2019.
7. The Council will consider, for the purposes of preparing the draft 2019/20 Annual Plan budget, a proposal to include \$1 million capital funding for seismic strengthening activity in 2019/20. The funding will be used to expedite the Council's response to detailed seismic assessments of three buildings: the WEL Networks stand at FMG Stadium, the Hamilton Park Cemetery Chapel and Waikato Museum. The response will take the form of detailed design and some strengthening works. The detailed assessments are expected to be completed by December 2019.
8. Staff have developed a 2019/20 working draft budget that includes the budget adjustments and proposals for the draft 2019/20 Annual Plan that are recommended to the Council and its committees. This budget is consistent with the Council's financial strategy and would achieve the following (based on current forecasts):
  - Debt to revenue ratio peaking at 219% in 2022.
  - A Balancing the Books surplus of \$149k in 2019/20.
  - Average rates increases (to existing ratepayers) remaining at 3.8% in 2019/20.
9. The draft 2019/20 Annual Plan budget, incorporating all budget changes, will be presented to the Council on 21 May 2019 for approval and then incorporated into the Annual Plan for adoption on 20 June 2019.
10. Staff have considered the key considerations under the Significance and Engagement Policy and have assessed that the matter(s) in this report has/have a low level of significance.

## Background

11. The Council approved the 2018-28 10-Year Plan in June 2018.
12. The 2018-28 10 Year Plan set out the Council's financial strategy of:
  - Debt to revenue ratio will remain below 230%.
  - Average rate increases (to existing ratepayers) will not exceed 9.7% in 2018/19 and then 3.8% from 2019/2020 onwards.
  - Balancing the books: Everyday costs should be paid for from everyday revenues.
13. At its meetings on 26 February 2019 and 14 March 2019, the Council approved a number of changes for the purpose of preparing the draft 2019/20 Annual Plan budget.
14. The Council has through the Finance Committee approved a number of budget adjustments which have been included in the draft 2019/20 Annual Plan budget.
15. The Council also requested further information on two proposals:
  - a) Reintroduction of the CBD full remission until 2021.
  - b) \$1 million capital funding to enable a response to findings from the seismic assessment of Council buildings in 2019/20.
16. Additional information on both proposals was presented at the 21 March 2019 public briefing for Elected Members. A decision on the reintroduction of CBD remissions is being considered in a separate report on this agenda. A decision on the seismic strengthening proposal is sought as part of this paper.

## Seismic strengthening proposal

17. A programme of seismic assessment of Council buildings has been underway over the past few years.
18. During the development of the 2018-28 10-Year Plan, budget requirements over this period for seismic strengthening of assessed buildings were still unclear. The Council made the decision to consider capital requirements for seismic upgrades through the Annual Plan process as detailed assessments were completed.
19. Initial seismic assessments have identified the following buildings as requiring strengthening:
  - WEL Networks stand, FMG Stadium;
  - Hamilton Park Cemetery Chapel; and
  - Waikato Museum.
20. Detailed seismic assessments of these buildings will be completed by December 2019. Allocation of capital funding through the 2019/20 Annual Plan will enable Council to begin strengthening work on those buildings once detailed information on requirements is available. This will be in the form of detailed design and some strengthening activity.
21. The following proposal is recommended to Council for inclusion for the purposes of preparing the draft 2019/20 Annual Plan budget. Supporting information is provided in Attachment 1 of this report.
  - Allocation of \$1M additional capital funding in 2019/20 to respond to findings from seismic assessments of Council buildings currently underway.

## Working draft 2019/20 Annual Plan budget

22. Staff have developed a working draft 2019/20 Annual Plan budget to show all potential 2019/20 budget changes together. This is intended to provide context for Elected Members when considering individual proposals or budget adjustments and to show the overall impact of changes on the financial strategy.
23. Proposed budget changes have been categorised as either budget adjustments or proposals.

### Budget Adjustments

24. As part of the Council's reporting and decision-making rhythm, the Finance Committee considers budget adjustments (through the Financial Strategy Monitoring Report and Capital Portfolio Monitoring Report) with any subsequent budget changes approved by Council.
25. The Finance Committee is due to receive updated budget adjustment recommendations on 9 April 2019 with the committee's recommendations to be considered by Council on 18 April 2019.
26. The impact of the proposed budget adjustments on the 2019/20 budget as provided in the Finance Committee April 2019 Financial Strategy Monitoring Report is:
  - Increase in operating revenue of \$0.581m
  - Increase in operating expenditure of \$6.85m
  - Increase in capital subsidy of \$6.885m
  - Increase in capital expenditure of \$11.077m.

**Proposals:**

27. The impact of the proposals included for the purpose of preparing the draft 2019/20 budget as outlined below is:

- Increase in operating expenditure of \$1.22m
- Increase in capital expenditure of \$1.15m.

28. The proposals included for the purpose of preparing the draft 2019/20 Annual Plan budget are:

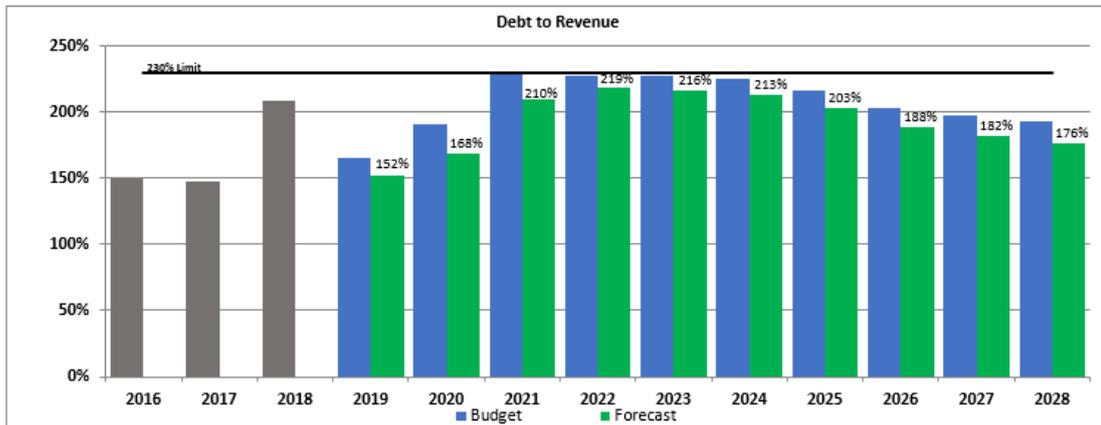
	2019/20 Operating impact		2019/20 Capital impact
	Revenue (Inc)/Dec \$000	Expend. Inc/(Dec) \$000	Expend. Inc. \$000
Approved by Council 26 Feb 2019			
Traffic study in Greenwood St/Kahikatea Dr area		150	
Options for separation of swimmers and vessels at Hamilton Gardens			150
City Safe extension to suburbs		230	
Approved by Council 14 Mar 2019			
Reallocation of funding for social housing		600	
Recommendation from the 29 Mar 2019 G&I Committee to be considered by Council on 4 April 2019			
2-hour free parking <i>The impact for the draft 2019/20 budget has been based on the Access Hamilton recommendation to continue the trial in 2019/20 as budgeted in the 10-Year Plan, resulting in no change to the 2019/20 budget.</i>	-	-	-
Recommendation from 2 April 2019 CS&E Committee to be considered by Council on 4 April 2019			
Central city plan <i>The impact for the draft 2019/20 budget has been based on recommendation of the River Plan Task Force.</i>		200	
Grantham St boat ramp investigation <i>The impact for the draft 2019/20 budget has been based on recommendation of the River Plan Task Force.</i>		40	
To be considered by Council on the 4 April 2019			
Reintroduction of CBD full remission <i>The impact for the draft 2019/20 budget is based on the reintroduction of the CBD full remission being estimated to have no financial impact in 2019/20 due to the date at which DCs will be collected. The impact is over the period 2021-24.</i>	-	-	-
Seismic strengthening <i>The impact for the draft 2019/20 budget has been based on the staff recommendation.</i>			1,000
<b>Total impact of proposals</b>	<b>0</b>	<b>1,220</b>	<b>1,150</b>

**Impact on the financial strategy**

29. The Council's financial strategy model has been updated to include the budget adjustments and the approved proposals and proposals under consideration.

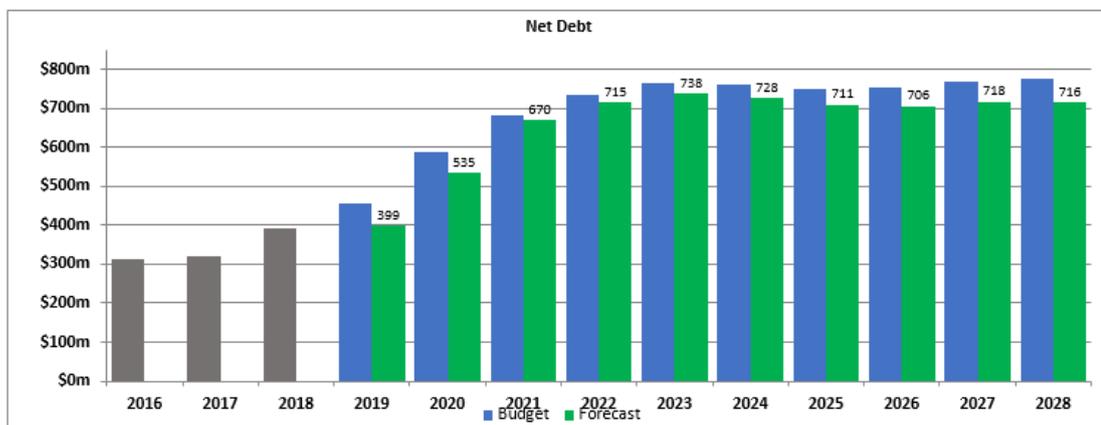
- 30. After including these changes and proposals, the proposed draft 2019/20 Annual Plan budget remains within the Council’s financial strategy limits.
- 31. The following graphs show the original 10-Year Plan budgets (in blue) and the impact of the proposed draft 2019/20 Annual Plan budget (in green).
- 32. The Debt to Revenue graph below shows that the impact of the proposed draft 2019/20 Annual Plan budget is that the Council’s debt to revenue forecast remains within Council’s financial strategy limits. Debt to Revenue ratio peaks at 219% in 2022.

**Debt to Revenue – including Annual Plan proposals**



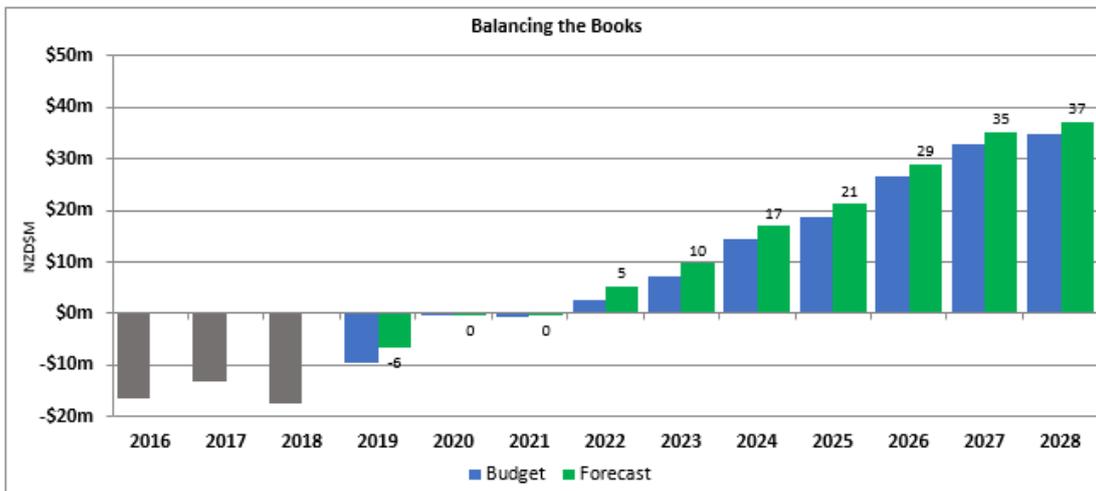
- 33. The Net Debt graph below shows a decrease in net debt against the 10-Year Plan, with debt in 2028 being \$59M lower. The updated 2028 result is \$15M favourable against 21 February 2019 forecast.

**Net Debt – including Annual Plan proposals**



34. The Balancing the Books graph shows a forecast surplus of \$149k in 2019/20 against the budgeted deficit of \$466k.

#### Balancing the Books – including Annual Plan proposals



#### Forecasting assumptions

35. The significant forecasting assumptions used in the 10-Year Plan have been reviewed and no changes that will impact on the financial strategy have been identified as at March 2019.
36. The change in depreciation costs to reflect revaluations and capital project deferrals has not yet been calculated. An assumption has been made on a change to interest costs resulting from the impact of deferrals on debt. An assumption has been made not to include the implications from the Hamilton i-SITE review until the Council has considered the report.
37. These impacts will be finalised and incorporated into the draft 2019/20 Annual Plan budget presented to Council on 21 May 2019.

#### Significance and Engagement

##### Significance

38. The Local Government Act requires the Council to consider if the proposed Annual Plan changes are significant or material differences from the 2018-28 10-Year Plan. Staff advise that the proposed draft 2019/20 Annual Plan budget does not include any significant or material differences from the 2018-28 10-Year Plan.
39. Staff have considered the key considerations under the Significance and Engagement Policy and have assessed that the matter(s) in this report has/have a low level of significance.

##### Engagement

40. At its meeting on 26 February 2019, Council decided not to formally consult on the 2019/20 Annual Plan on the basis the proposed budget changes do not represent, either individually or cumulatively, a significant or material change to the 10-Year Plan.
41. Given the low level of significance determined, the engagement level is low. No engagement is required.

##### Risk

42. The cost impact associated of any emerging issues will be incorporated into the draft 2019/20 Annual Plan budget prepared for the Council's consideration on 21 May 2019.

43. If the Council makes decisions during the remainder of 2018/19 that result in full utilisation of debt capacity under the financial strategy, there will be limited ability to respond to unforeseen events in 2019/20 and 2020/21.

### **Legal and Policy Considerations**

44. Staff confirm that this report and the recommendations it contains comply with the Council's legal and policy requirements of the Local Government Act 2002.

### **Cultural Considerations**

45. The cultural interests of Hamilton's peoples were considered as part of the process staff followed when investigating proposals for potential inclusion in the draft 2019/20 Annual Plan budget.

### **Financial Considerations**

46. The cost of preparing an Annual Plan has been budgeted within operating budgets as \$50,000 for staff time, design of the Annual Plan document and communication to the community.

### **Next steps**

47. Following decisions today, staff will prepare the draft budget for the Council to confirm at its meeting on 21 May 2019. These budget decisions will be reflected in the final Annual Plan document that will be presented to the Council for adoption on 20 June 2019.

### **Attachments**

Attachment 1 - 2019-20 Annual Plan - Proposal 2019-1.13 (Seismic WEL revised)

**ANNUAL PLAN 2019/20 PROPOSAL**

Seismic strengthening
<p><b>a) Description/Introduction</b> To provide funding for seismic projects that have been identified through the assessment programme in 2019/20</p>
<p><b>b) Staff Recommendation</b> Approve \$1m of capital funding in 2019/20 to respond to findings from seismic assessments currently underway. Funding will be applied to the following buildings : WEL Stand (design only), Cemetery Chapel (design and strengthening), Museum (design and strengthening to enable roof replacement). <b>There is a financial impact of \$1m capex to the 2019/20 budget.</b></p>
<p><b>c) Relationship to the 10-Year Plan</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> The project/service was proposed in the 10-Year Plan and this is a variation to the 10-Year Plan budget or timing</li> <li><input checked="" type="checkbox"/> A new project or service</li> <li><input type="checkbox"/> The removal of a project/service proposed in the 10-Year Plan</li> <li><input type="checkbox"/> Other</li> </ul> <p>Explain other</p>
<p><b>d) Explain what has driven the need for the change</b> The seismic assessment programme for Council buildings has been progressing over the last few years. At the time of the 2018-28 10-Year Plan the need for works was unclear and an assumption was made to fund seismic works through future Annual Plan processes as they became known. Since the 2018-28 10-Year Plan has been adopted, a number of assessments have progressed through to detailed seismic assessment stage. A number of seismic assessments will be completed throughout 2019 and the funding is for detailed design for strengthening projects and costs associated with operational responses. The funding will be used to progress the following works:  * WEL Stand detailed design to strengthen \$150K  * Cemetery Chapel detailed design \$100K  * Cemetery Chapel strengthening works \$300-\$500K  * Waikato Museum strengthening for roof renewal \$100-\$250K  An indication of financial impact on Years 3 and 4 is also provided with \$3.5M spread over two years for the seismic strengthening of the WEL stand.  A business case will be developed and approved before any physical seismic strengthening works are carried out.</p>
<p><b>e) Has the issue been considered previously - what was the outcome?</b> Funding for seismic upgrades has not been included in previous budgets due to uncertainty about requirements</p>
<p><b>f) Service Level Impact</b> Addressing seismic strengthening allows Council to continue to provide services to the community through its facilities over the long term</p>
<p><b>g) What are the risks of not doing the proposal?</b> Funding would need to be found to respond to strengthening work likely to be required after seismic assessments currently underway are completed. This would mean that capital budgets would need to be made available throughout the year if urgent works were deemed to be required. Not doing works may mean that facilities cannot be strengthened or are operating outside Council's seismic performance policy.</p>
<p><b>h) What are the risks of doing the proposal?</b> Any substantial proposed physical works will be subject to separate business case approval by Council to ensure all risks are considered as part of Council's decision-making.</p>
<p><b>i) What are the other possible options?</b> Make no provision for likely required works and look to accommodate within the financial year as costs become more certain</p>

j) Financial impact  
2019/20 and remaining 9 years of the 10-Year Plan

\$000	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28
<b>Operating revenue</b>									
Total Operating revenue	0	0	0	0	0	0	0	0	0
<b>Capital revenue</b>									
Total Capital revenue	0	0	0	0	0	0	0	0	0
<b>Total revenue</b>	0	0	0	0	0	0	0	0	0
<b>Expenses</b>									
Total expenses	0	0	0	0	0	0	0	0	0
<b>Operating surplus/(deficit)</b>	0	0	0	0	0	0	0	0	0
<b>Capital Expenditure</b>									
Capital Expenditure	0	0	0	0	0	0	0	0	0

## REVISED BUDGET

\$000	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28
<b>Operating revenue</b>									
Total Operating revenue	0	0	0	0	0	0	0	0	0
<b>Capital revenue</b>									
Total Capital revenue	0	0	0	0	0	0	0	0	0
<b>Total revenue</b>	0	0	0	0	0	0	0	0	0
<b>Expenses</b>									
Total expenses	0	0	0	0	0	0	0	0	0
<b>Operating surplus/(deficit)</b>	0	0	0	0	0	0	0	0	0
<b>Capital Expenditure</b>									
To meet additional demand									
To improve level of service	1000	2000	1500						
To replace existing assets (renewals)									
<b>Capital Expenditure</b>	1000	2000	1500	0	0	0	0	0	0

## VARIANCE - NET Benefit/(Cost) to Council

\$000	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28
<b>Operating revenue</b>									
Total Operating revenue	0	0	0	0	0	0	0	0	0
<b>Capital revenue</b>									
Total Capital revenue	0	0	0	0	0	0	0	0	0
<b>Total revenue</b>	0	0	0	0	0	0	0	0	0
<b>Expenses</b>									
Total expenses	0	0	0	0	0	0	0	0	0
<b>Operating surplus/(deficit)</b>	0	0	0	0	0	0	0	0	0
<b>Capital Expenditure</b>									
To meet additional demand	0	0	0	0	0	0	0	0	0
To improve level of service	1000	2000	1500	0	0	0	0	0	0
To replace existing assets (renewals)	0	0	0	0	0	0	0	0	0
<b>Capital Expenditure</b>	1000	2000	1500	0	0	0	0	0	0

k) Significance Assessment

		Select			Explanation
Change in service	Alters the delivery of a core service		High	Cease or commence a service Note this must be a 10-YP decision	Maintains service
			Medium	A more than nominal alteration of a service	
			Low	A nominal or no alteration of service	
	Transfers the ownership of a strategic asset		High	Majority transfer Note this must be a 10-YP decision	No impact
			Medium	Minority transfer	
			Low	Nominal or no transfer	
Impact of decision	Ability to reverse decision		High	Highly difficult	Allocation of budget
			Medium	Moderately difficult	
			Low	Low difficulty	
	Consistency with prior decisions		High	Significantly inconsistent	Allocation of funding now information is available
			Medium	Consistent but has some notable variations	
			Low	Is consistent	
Reputation	Level of public interest known		High	High levels of public interest	Community concerns about safety
			Medium	Moderate levels of public interest	
			Low	Low level of public interest	
	Impact on proportion of community		High	Impacts large proportion of community	Community concerns about safety
			Medium	Impacts a subgroup or groups within the community	
			Low	Impacts an individual person or household	
	Degree of impact on affected people		High	High degree	Community concerns about safety
			Medium	Moderate degree	
			Low	Low degree	

Impact on Financial Strategy	Operating costs		High	change impact is >10% of total Council expenses 2019/20 <b>(\$266 m)</b>	
			Medium	change impact is 10%>5% of total Council expenses 2019/20 <b>(\$266m)</b>	
			Low	change impact is <5% of total Council expenses 2019/20 <b>(\$266m)</b>	
	Operating revenue		High	change impact is >10% of total Council revenue 2019/20 <b>(\$257m)</b>	
			Medium	change impact is 10%>5% of total Council revenue 2019/20 <b>(\$257m)</b>	
			Low	change impact is <5% of total Council revenue 2019/20 <b>(\$257m)</b>	
	Capital Cost		High	change impact is >1% of total Council assets 2019/20 <b>(\$289m)</b>	\$1m
			Medium	change impact is 1%>0.5% of total Council assets 2019/20 <b>(\$289m)</b>	
			Low	change impact is <0.5% of total Council assets 2019/20 <b>(\$289m)</b>	
	Timing within budget timeframe		High	Timing moves within the 3 year window (2018/19 to 2020/21)	
			Medium	Timing moves within the 10 year window (2018/19 - 2027/28)	
			Low	no change in timing	

### I) Cultural Considerations

[Consider the cultural impacts of the proposed change]	Select what level			Explain
	Participation-involving	Protection-locking in	Partnership-collaborating	
Manaakitanga - improving the quality of life/satisfaction with our environments and standards of living				Will be considered in the business case for specific work
Whanaungatanga - developing vibrant communities/a city that caters for diverse Maaori lifestyles and experiences				
Rangatiratanga - enhancing Maaori leadership and participation/people engaged in their communities				
Kaitiakitanga - ensuring sustainable futures/intergenerational reciprocity				
Wairuatanga - promoting distinctive identity/recognised sense of identity, uniqueness and belonging				
Kiingitanga - acknowledging the history of Kiingitanga and the Kiingitanga movement				

**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. Confirmation of the Council Annual Plan Public Excluded Minutes 26 February 2019	) Good reason to withhold information exists under Section 7 Local Government	Section 48(1)(a)
C2. Recommendation from the Growth and Infrastructure Committee - Rubbish and Recycling Kerbside Collection Contract	) Official Information and Meetings Act 1987	

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 prevent the disclosure or use of official information for improper gain or improper advantage Section 7 (2) (j)
- Item C2. to prevent the disclosure or use of official information for improper gain or improper advantage Section 7 (2) (j)