Council Open Agenda
30 June 2015

Item 6: Development Contribution Policy 2015/16

1. Attachment 1 – Development Contributions Policy 2015-16

2. Attachment 2 - Development Contributions Policy 2015-16 (Track Changed)

3. Attachment 3 – Schedule of Assets

4. Attachment 4 – Working Group Draft Terms of Reference

5. Attachment 5 – PwC report – DC Model review

Hamilton City Council
Te kaunihera o Kirikiriroa

DEVELOPMENT CONTRIBUTIONS POLICY 2015/16

1. PURPOSE OF POLICY

1.1 The purpose of this policy is to:

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

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

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

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

2. QUICK REFERENCE GUIDE

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

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

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

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

3. TABLE OF CONTENTS

4. POLICY BACKGROUND

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

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

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

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

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

4.6 This policy takes effect on 1 July 2015 and will apply to applications for consents or service connections submitted on or after that date where accompanied by all required information.

4.7 Applications for consents or authorisations submitted to Council prior to 1 July 2015 but not granted until after 1 July 2015 will be considered under the policy that was in force at the time that the application was submitted to Council and accompanied by all required information.

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

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

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

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

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

5.5 Before any development contribution can be levied in respect of development, it must be demonstrated that the development, which can be any subdivision or other development, generates a demand for reserves or network infrastructure. Network infrastructure means the provisions of roads and other transport, water, wastewater, and stormwater collection and management.

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

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

6. DEFINITIONS

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

6.2 **allotment** means:

a) Any parcel of land under the Land Transfer Act 1952 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not:
   i. The subdivision shown on the survey plan has been allowed, or subdivision approval has been granted by Council.
   ii. A subdivision consent for the subdivision shown on the survey plan has been granted under the Act.

b) Any parcel of land or building or part of a building that is shown or identified separately:
   i. On a survey plan.
   ii. On a licence within the meaning of Part 7A of the Land Transfer Act 1952.

c) Any unit on a unit plan.

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

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

6.4 **ancillary residential unit** means a self-contained residential unit with a gross floor area not more than 60m^2 and held in common ownership with the primary activity on the site. A residential unit is self-contained if it has a sink, a bathroom, and a bedroom or living area. The ancillary residential unit can be attached to the principal building, or be a detached stand-alone structure. In the Industrial and Ruakura Logistics Zone it means any residential unit ancillary to any activity undertaken on site such as a caretaker's residence, live-in employees or security staff accommodation.

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

6.6 **capex** means capital expenditure.

6.7 **catchment** means an area shown in Maps 1-10 (refer Schedule 8 below) within which a separately calculated and specified set of development contributions charges apply.

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

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

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

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

6.12 **DC** means development contribution.

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

6.14 **development** means—

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

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

6.16 **greenfield** means all catchments other than the citywide, infill, and CBD catchments.

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

a) include elevator shafts, stairwells and lobbies at each floor and mezzanine floors and balconies;
b) exclude any provided car-parking, incidental or temporary loading and servicing areas and access thereto and building service rooms containing equipment such as lift machinery, tanks, air conditioning and heating plants;
c) exclude buildings and structures where defined as temporary in a relevant consent;
d) include permanent outdoor covered structures;
e) for the purposes of this policy, include car parking provided on a commercial basis; and
f) in cases where there is no constructed floor or in which existing floor area is covered for the first time by a roof or other covered structure, include the area under the roof or the covered structure.

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

6.19 **higher density residential** means residential development with a net site area of less than 350m^2 per unit, either in a Comprehensive Development Plan or Master Plan area, or as two or more attached dwellings in a Residential Intensification Zone (RIZ) as defined by the Proposed District Plan.

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

6.21 **infrastructure** means network infrastructure or reserves as defined by the LGA.

6.22 **infrastructure strategy** means the Infrastructure Strategy adopted with Councils 2015-25 10-Year Plan.

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

6.24 **net site area** means the area of the site, excluding any entrance strip with a width of 6m or less, or any right of way, private way or access lot.

6.25 **network infrastructure** means the provision of roads and other transport, water, wastewater, and stormwater collection and management.

6.26 **residential development** means new buildings or parts of buildings designed to be used by persons living alone, or by a family or non-family group. This includes but is not limited to apartments, semi-detached and detached houses, ancillary residential units, units, town houses, private units within a retirement village, show homes, self-contained accommodation, and new allotments on land which is zoned residential.

6.27 **retail development** means any development involving the use of land or buildings where goods and services are offered or exposed to the general public for sale, hire or utilisation. For the purposes of this policy, this definition shall include restaurants, licensed premises and drive-through services.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7.12 Outcomes and goals

7.13 Council's growth-related capital expenditure primarily contributes to the following outcomes and goals identified to guide the 10-Year Plan:

a) "providing outstanding infrastructure";
b) "prioritising investment in provision of appropriate infrastructure to meet the city's future growth needs"; and
c) "our books are balanced".

7.14 Council considers that these outcomes and goals are best promoted by:

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

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

7.16 Causes and benefits

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

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

7.19 Developers will also significantly benefit from this expenditure via the profits of their developments, and so should pay for a reasonable portion of these costs through development contributions.

7.20 Extent to which development causes expenditure

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

7.22 Cost allocations are evaluated on a project-by-project basis or for groups of projects, by way of a substantive template that for each project or group of projects. The Template records:

- the project description and relevant information;
- the purpose and key outcomes of project;
- related projects and project dependencies;
- rationale for the choice of catchment;
- multiple Levels of Service (LOS) considerations;
- growth benefits and growth causation rationale;
- the duration of those benefits; and
- the exclusion of non-DC growth.

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

7.24 The purpose of these reports and the wider analysis via the template was to rigorously capture what is meant by level of service (LOS) deficiencies and its different dimensions and significance, and to assess capital projects on the extent to which they are driven by these LOS deficiencies.

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

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

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

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

7.29 Significant assumptions in the cost allocation process are described under 10.70 below. Full details of methodology for cost allocations, causation and benefit analysis, and other related aspects for each individual project cost allocation are available on request.

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

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

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

7.33 Transparency and accountability

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

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

7.36 Overall impact of allocation

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

7.38 Having taken advice from external specialists, it is the view of Council that overall the allocation of growth-related capital costs to development contributions set out in the Schedule of Assets and the resulting development contribution charges as specified in Schedule 1 below are reasonable and consistent with the statutory framework.

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

7.40 The total amount sought from development contributions funding, including financing costs, is set out in Schedule 2 below.

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

8.1 **Development contributions catchments**

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

8.3 It is not practical to define catchments that precisely fit each individual growth project that Council undertakes. Taking this into account, Council considers that it is most equitable to divide the city into catchments as is shown in the maps in Schedule 8 below.

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

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

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

8.7 Council's approach is supported by s199AB(g) of the LGA which provides that when calculating and requiring development contributions, territorial authorities may group together certain developments by geographic area or categories of land use, provided that—

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

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

8.8 Refer to section 10.53 below for further discussion on catchments.

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

8.10 For each project "P" allocated to a catchment with growth related capital expenditure "C" and growth in household unit equivalents (HUEs) over a recovery period of "Y" years, the development contribution charges for each P per HUE can be expressed as:

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

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

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

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

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

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

9.1 Some development contribution charges calculated by the calculation model have been moderated downwards to take account of considerations outside the scope of the DC model parameters.

9.2 The calculation model produces mathematically and legally justifiable development contribution charges "base charges" (refer Schedule 4), but whether these base charges are to be levied is required to be tested in accordance with s101(3)b of the LGA which is a critical filter through which all proposed development contributions must pass.

9.3 Council has considered the base charges in light of the critical filter set out in s101(3)b and concluded that if the base charges were adopted, in some cases this would represent an allocation of liability for revenue needs which would not deliver the most advantageous impacts on the community. Accordingly, Council has decided to reduce certain base charges as set out below.

9.4 It is important to note that the difference between the base charge and the modified charge is already funded through the 10-Year Plan as a result of conservative revenue assumptions (10.19 below) so Council requires no additional rates funding, nor does it increase any of the non-modified DC charges, or place additional burden on other parts of the development community.

9.5 Downward modifications in this section represent a manual adjustment to an originally assessed and unmodified charge. Numbers used to inform a capped or reduced charge under this section should be considered as nominal scale factors only, not as charges in their own right.

9.6 **Council's decision to modify charges**

9.7 Council considers that its decision to modify these charges represents a proper exercise of its discretion under s101(3). Council's decision in respect of these modified charges has not impacted on its decision making in respect of the balance of this policy. To that extent, Council would have adopted the balance of this policy regardless of whether the modifications to these charges were made. In addition, if the modifications were not made under s101(3), the same community outcomes would have been achieved through additional remission criteria aimed at delivering lower than modelled charges for these developments.

9.8 **Capped Non-residential development charges**

9.9 Non-residential development charges capped to be no greater than the previous Development Contributions Policy 2013/14 ("previous policy") charges. This is determined by scaling each charge component by the ratio of the total charge under the previous policy to the total charge under this policy. Stormwater and wastewater charges are capped individually at the previous policy rate and are payable by all developments.

9.10 The exceptions to this are charges for which there is no adequate precedent in the previous policy because they were not capped in that policy. These charges are capped at the 2012/13 Development Contributions Policy rate factoring out the maximum stormwater and bulk wastewater charges applicable to the appropriate catchment.

9.11 The retail transport component is determined by scaling the retail base charge for a specific development by the ratio of the average capped retail charge to the average uncapped retail charge.

9.12 Base non-residential charges are significantly higher than previous policy charges due to:

a) a reallocation of costs towards catchments from citywide;
b) an increase in number of catchments used means less spreading of costs across multiple areas;
c) higher investment by Council in the growth capital programme.

9.13 Charges set at the higher base level could jeopardise economic and financial viability with respect to reliability of forecasts and market competitiveness, and this was supported by benchmarking analysis.

9.14 Council has made substantial infrastructure investments based on long-term city growth planning and land use strategies, which if materially compromised due to low uptake would have substantial negative impacts on Council's ability to recover these costs via development contributions revenue, and consequently on the on the wider community and city ratepayers.

9.15 In this respect, allocation of liability for revenue needs according to the base charges will have a potentially adverse impact on the community and to avoid this impact, the base charge has been modified as set out above.

9.16 **Capped residential development charges**

9.17 Reduction in charges for certain higher density developments in Infill 'RIZ' areas

9.18 A 67% total reduction from base charges for higher density developments in the infill Residential Intensification Zones (RIZ) (refer map 7 in Schedule 8 – DC Catchment Maps).

9.19 Higher density developments and urban intensification are important strategic goals for Council, leading to efficient use and development of resources, increased amenity and improved urban form. These outcomes are consistent with Council's Proposed District Plan and the Future Proof sub-regional growth strategy. These community outcomes are more likely to be achieved through an allocation of liability for revenue needs based on a reduction in the infill base charge.

9.20 **Lower charges due to lower actual demand**

9.21 The following charge categories are similar on the surface to modifications described above but are actually a direct result of lower actual demand when compared to a standard HUE, and not s101(3) modifications. The extent of this lower demand was determined using Census 2013 statistics.

9.22 Higher density developments

9.23 Higher density developments in the Comprehensive Development and Master Plan areas identified in part of the Proposed District Plan greenfield areas of Rototuna, Rotokauri, Ruakura and Peacockes (refer to the areas shaded green in Schedule 8, map 2-5) attract charges ⅓ lower than the relevant base charge due to lower actual demand on council services.

9.24 Ancillary Units

9.25 Ancillary units in areas other than the Residential Intensification Zones (RIZ) as defined in the Proposed District Plan (refer to the areas shaded green in Schedule 8, map 7) attract charges ⅔ lower than the relevant base charge due to lower actual demand on council services.

9.26 Refer to 10.39 below for more information on higher density development and ancillary unit assumptions.

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

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

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

10.3 **Growth forecasts**

10.4 Residential forecasts are based upon the Statistics New Zealand population and household projection methodologies and data, updated where possible with information from the 2013 Census.

10.5 Non-Residential floor area forecasts are based on economic projections for Hamilton and the Waikato Region made in 2014 by Market Economics Ltd.

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

10.7 Effects of uncertainty

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

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

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

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

10.12 **Conservative revenue assumptions**

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

10.14 Forecasts for development contributions revenue for the purposes of the 10-Year Plan are conservative estimates including allowances made for future remissions, historical consents issued at lower charge rates as per the policy of that time, and to reflect the current and anticipated future uncertain economic environment.

10.15 Effects of uncertainty

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

10.17 Setting revenue forecasts too high will adversely affect Council's 10-Year Plan financial strategy, with consequent impacts on the level of rates funding required. Setting revenue forecasts too low means that ratepayers are paying more than their fair share of costs with respect to the cost allocations process. Any additional revenue received must be used to reduce DC funded debt, with consequent reductions in the level of DC charges.

10.18 Council has attempted to strike a balance in its forecasts, based on historical levels of revenue and the best information that it has available about likely future revenues, but with a view to conservatism.

10.19 **Under-recovery of revenue**

10.20 The DC model assumes that forecast growth will match realised DC revenue, but in practice remissions, credits, vacant sections, and development assessed under prior policies result in an under-recovery of modelled revenue.

10.21 Council has adopted a conservative approach to estimating under-recovery of revenue, based on historical data, budget forecasts, and consideration of low revenue in early years.

10.22 Effects of uncertainty

10.23 Different assumptions to estimate under-recovery would have an effect on future modelled DC revenue, which in turn impacts charges. A higher assumed under-recovery rate, with all other things being held fixed, will return higher charges.

10.24 To preserve a conservative method to calculating charges, Council has adopted a conservative under-recovery rate.

10.25 **Supply of land**

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

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

10.28 Effects of uncertainty

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

10.30 The significance of this impact is estimated to be low because supply generally exceeds demand and market forces will dis-incentivise developers bringing significant areas of land to market when there are perceived supply excesses elsewhere.

10.31 The supply assumptions that have been made are based on the best knowledge of Council's Development Unit at the current time.

10.32 Land supply and capacity estimates are shown in Schedule 7.

10.33 **Types of development (sectors)**

10.34 Developments are assumed to be of seven basic types (sectors):

- residential
- higher density residential
- ancillary residential units
- retail
- commercial
- industrial, and
- wet industries.

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

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

10.37 Effects of uncertainty

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

10.39 **Higher density and ancillary residential units**

10.40 On average, on a per dwelling basis, individual ancillary residential units and individual higher density dwellings place less demand on Council infrastructure than standard detached dwellings.

10.41 Accordingly, ancillary residential units will attract a charge ⅔ lower than the standard residential charge for each catchment, and higher-density residential dwellings (that meets the criteria set out in section 6.19 above) will attract a charge ⅓ less than the standard residential charge (refer also to section 9.20).

10.42 The maximum floor area of an ancillary residential unit is 60m^2, and this is approximately ⅓ of the average floor area of a standard dwelling. Occupancy, and therefore demand on

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

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

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

10.45 In accordance with section 9 above and in addition, higher density residential units in Residential Intensification Zones identified by the Proposed District Plan will be charged ⅔ less than the standard residential charge for each catchment. This is to incentivise this type of development in line principally with the Proposed District Plan and the Future Proof sub-regional growth strategy. The growth forecasts have not been discounted to allow for this incentive, but revenue forecasts have been adjusted to allow for it.

10.46 Effects of uncertainty

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

10.48 **Non-Residential Demand Conversion factors**

10.49 In order to provide a common denominator for the purposes of calculating the development contribution charges using the equations given in section 8.9, conversion factors have been used to equate all of the other sectors to the residential sector by estimating the number of household unit equivalents (HUEs) of demand that they produce, approximated by gross floor area (GFA). Data from various sources (e.g. Census, water-metering, traffic studies) has been used to estimate the average demand placed on Council infrastructure per $100m^2$ of non-residential floor area (site area for stormwater) or per non-standard residential dwelling. Details of these are set out and described in Schedule 5 below.

10.50 Effects of uncertainty

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

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

10.53 **Catchments**

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

10.55 The CBD area is based on the Business Improvement District, as defined in Council's rating policy, and the Infill catchment is defined as the remainder of the developed area of the city.

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

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

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

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

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

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

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

10.60 <u>Effects of uncertainty</u>

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

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

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

10.64 **Cost recovery periods**

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

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

10.67 Effects of uncertainty

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

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

10.70 **Allocation of capital costs to growth**

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

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

10.73 The underlying rationale for these allocations is set out in the LGA and addressed in section 10.70 above.

10.74 A substantive and comprehensive spreadsheet template (as described in section 7.22) for project by project analysis was developed under guidance from an expert asset consultant for the purpose of allocating project costs to growth in accordance with the LGA and Covec Ltd methodology.

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

10.76 The template uses standardised bands for generating the causation and benefit assessments. A high level of rigour has been applied to all project cost allocations, including the use of individual cost allocation reports for projects with high costs. Smaller projects have been allocated based on their similarity to individually allocated projects.

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

10.78 Effects of uncertainty

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

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

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

10.82 Allocating growth costs in any different manner than that described in and sections 7.22 and 10.70 above would have an impact on the development contribution charges. Council has used best practice methods, internal specialist analysis and external consultants, and is satisfied that the allocations as described are reasonable.

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

10.84 **Limits of Modelling**

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

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

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

10.88 Effects of uncertainty

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

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

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

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

11.3 Council may require a development contribution to be made when;

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

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

c) an authorisation for a service connection is granted.

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

11.5 Council will assess development contributions;

a) for the first time when a trigger in either of clauses 11.3 or 11.4 first occurs; and

b) upon any subsequent triggers in clauses 11.3 or 11.4.

11.6 It is the granting of the consent, authorisation or certificate of acceptance that is the trigger, not when the consent authorisation or certificate of acceptance is given effect to.

11.7 Where a development contribution was not required at the first of the triggers in 11.3 or 11.4 Council may require development contributions at any subsequent trigger.

11.8 Development contributions will be calculated under the policy that was in force at the time that the application for a resource consent, building consent, or service connection was submitted, accompanied by all required information.

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

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

12.1 In accordance with section 11 above, for contributions required on subdivision consents, payment will be required prior to uplifting s224 certificates, and these will not be released until payment is received.

12.2 For staged developments where all other Council planning requirements have been met payment will only be required for the s224 certificates issued at each stage.

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

12.4 For contributions required on building consents, payment will be required prior to the issuing of a code of compliance certificate, and this certificate will not be released until payment is received.

12.5 For contributions required for a service connection payment will be required prior to the service connection being actioned.

12.6 For non-residential developments where development contributions are assessed on resource consents and the scale of the development is unknown, the assessment will be based on the type of development that most closely matches the zoning of the land.

12.7 The gross-floor area of the development will be assumed to be a fixed percentage of the site area being 50% for retail developments, 30% for commercial, and 30% for industrial. These figures being the floor area to site area ratio used in Council's growth forecasts. Such developments will be reassessed at building consent stage, and any additional floor area above that assumed and paid for at resource consent stage will be required to be paid at building consent stage.

12.8 No refund will be given if the building results in a lesser amount of floor area than was assumed, but credit will be retained for the full amount of floor area that was paid for.

12.9 **Invoicing**

12.10 Invoices relating to subdivision applications will be issued at the time of request for a s224 certificate.

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

12.12 Development contributions for land use resource consents that are linked to building consents will be assessed and estimated at the resource consent stage, however such development contributions will be reassessed and based on the final plans provided at building consent stage.

12.13 Invoices relating to building consents and service connections will be raised prior to issuing a code of compliance certificate, or actioning a service connection, or at the time of actual payment by the developer if prior to this.

12.14 If at any time a developer wishes to pay prior to the stages set out above, an invoice will be raised at the time of actual payment by the developer.

12.15 All invoices will be raised at the rates applicable at the time that the application for a resource consent, building consent, or service connection was submitted, accompanied by all required information.

12.16 In accordance with Section 198(2A) LGA consideration will not be given to development contribution charges assessed under prior policies in cases where the charges in this policy (as presented in Schedule 1) are lower.

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

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

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

13.2 Development contributions are calculated based on increased units of demand (HUEs). Council will provide a credit against the standard calculated charges where it can be demonstrated to Council's satisfaction that:

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

b) development contributions or financial contributions have previously been paid for those increased units of demand generated by the development. The balance of development contributions for all additional units of demand not previously paid for will be payable, including for all components of the charge.

13.3 Credits for existing HUEs will attach to the parent lot and are not transferable.

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

13.5 Any project undertaken by Council that has been funded in whole or in part by development contributions will itself not be liable to pay development contributions.

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

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

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

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

a) be made within ten working days after the date of receipt of notice of the development contribution required by Council;

b) be made to Council in writing using the Reconsideration of Development Contributions template which can be found on Council's website at www.hamilton.govt.nz/dc;

c) set out the grounds and reasons for the request;

d) specify the outcome which is sought; and

e) include an email address for delivery of Council's decision.

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

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

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

14.6 Council will consider:

a) the grounds and reasons set out in the written request;

b) the purposes and principles in sections 197AA – 197A LGA; and

c) the application of this Policy in determining the proposed development contribution.

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

14.8 Council's decisions on requests will:

a) be in writing;

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

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

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

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

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

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

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

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

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

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

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

15.7 Decisions on individual requests will not alter the basis of the policy itself.

15.8 There are three categories of remissions, as described in the following paragraphs.

15.9 **1. Actual Demand Remission**

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

15.11 Actual Demand Remission Criteria

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

a) the actual HUEs of demand generated by the development are significantly lower than the HUEs of demand assessed under the methodology set out in this policy and in any event are not less than 10 HUEs of demand, and;

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

15.13 **2. CBD Remission**

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

15.15 CBD Remission Criteria

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

a) commercial/retail or residential activity within the CBD area;

b) employment opportunities within the CBD area;

c) public space and amenity values within the CBD area;

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

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

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

15.19 PDA Remission Criteria

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

15.21 **Further remission information**

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

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

15.24 Stormwater capital projects

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

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

15.27 Developer funded primary works are described here as works which are carried out by each land owner as a condition of consent, for example to attenuate 2- and 10-year events back to pre-development levels and treatment of stormwater.

15.28 Developer funded secondary works are carried out by each land owner as a condition of consent to attenuate 100 year events, and are separate to – and done in addition to – primary works.

15.29 Developer funded works as described above do not typically form part of Council's growth capital programme, and as such developer provision of them in most cases will not offset any development contributions charge.

15.30 Subject to 15.9 in particular, if developer funded stormwater works are of such a scale that either planned capital expenditure identified in the 10-Year Plan will no longer be required and no additional demand is placed on Council's network, then as a direct result of those works a remission of development contributions may apply in respect of those works.

16. POSTPONEMENT OF PAYMENT

16.1 Upon written application from the developer, Council through its Chief Financial Officer, may on a case by case basis and at its sole discretion, consider deferring payment of development contributions for subdivision consents granted between 1 July 2008 and 30 June 2014 ("deferral of payment").

16.2 Approval will only be given in cases in which the development leverages off existing catchment-specific infrastructure and does not require any new or unbudgeted Council-funded catchment-specific infrastructure (as of 30 June 2013) in order to proceed.

16.3 Any deferral of payment will apply to a maximum of ten allotments in any subdivision, and if the subdivision is staged all allotments must be within a single stage, and will be referred to as ("lots deferred").

16.4 The terms of deferral of payment will be subject to Council approval on a case by case basis, and shall be recorded in a formal written agreement between Council and the developer ("deferral agreement"). Such terms may include at Council's discretion (without limitation):

a) the requirement for a bank bond or other enforceable security acceptable to Council, securing the deferred sum, interest and costs; and/or

b) the registration of a Statutory Land Charge under s208 of the Local Government Act against the title to each lot in respect of which development contributions are outstanding specifying the amount owing to Council in relation to that lot.

16.5 Development contributions in respect of all lots deferred shall be paid in full on the sooner of:

a) The date upon which the developer settles the sale of the last of the lots deferred; or

b) The date upon which the developer settles the sale of the same number of lots in the subdivision as the number of lots deferred; or

c) The date upon which the developer ceases to be registered proprietor of the lots deferred; or

d) The date two years after the issue of the earliest s224 certificate(s) for the lots deferred or as part of the subdivision.

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

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

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

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

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

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

17.2 On the basis of the charges expressed in this policy, such a cap would apply to residential allotments or sections of land value (per unit) less than the values described in Schedule 6.

18. ESTIMATING A DEVELOPMENT CONTRIBUTION CHARGE

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

18.2 **Using the GIS development contribution estimator tool**

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

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

18.5 **Using the Schedule of Charges**

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

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

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

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

19. SCHEDULE 1 - DEVELOPMENT CONTRIBUTION CHARGES

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

	Reserves	Stormwater	Transport	Wastewater	Water	Total
Residential charge per lot, dwelling or unit title , inclusive of Citywide components						
Citywide	538		1,844	3,296	3,997	**9,674**
Infill	913		2,091	3,448	4,450	**10,902**
Peacocke Stg 1	881		4,916	7,782	4,921	**18,501**
Peacocke Stg 2	881		2,909	5,030	4,921	**13,741**
Rotokauri	2,060		6,515	4,561	5,546	**18,682**
Rototuna	1,158		7,645	6,280	7,530	**22,613**
Ruakura	538		2,002	3,483	4,477	**10,500**
Te Rapa North	538		1,844	3,296	3,997	**9,674**
Temple View	538		1,844	9,695	11,027	**23,103**
SW - Citywide		17				**17**
SW - Chartwell		763				**763**
SW - City Centre		1,674				**1,674**
SW - Hamilton East		177				**177**
SW - Kirikiriroa		940				**940**
SW - Lake Rotokauri		10,094				**10,094**
SW - Mangaheka		239				**239**
SW - Mangakotukutuku		1,185				**1,185**
SW - Mangaonua		186				**186**
SW - Ohote		539				**539**
SW - Otama-ngenge		709				**709**
SW - Peacocke		778				**778**
SW - River North		1,691				**1,691**
SW - Rotokauri West		696				**696**
SW - St Andrews		77				**77**
SW - Te Awa o Katapaki		1,921				**1,921**
SW - Te Rapa Stream		1,433				**1,433**
SW - Temple View		1,021				**1,021**
SW - Waitawhiriwhiri		834				**834**
WW - East				1,840		**1,840**
WW - West				4,645		**4,645**
Higher Density Residential charge per lot, dwelling or unit title, inclusive of Citywide components						
Citywide	358		1,229	2,197	2,664	**6,449**
Infill	304		697	1,149	1,483	**3,634**
Peacocke Stg 1	588		3,278	5,188	3,281	**12,334**
Peacocke Stg 2	588		1,939	3,353	3,281	**9,161**
Rotokauri	1,373		4,343	3,041	3,697	**12,454**
Rototuna	772		5,097	4,187	5,020	**15,075**
Ruakura	358		1,334	2,322	2,985	**7,000**
Te Rapa North	358		1,229	2,197	2,664	**6,449**
Temple View	358		1,229	6,463	7,351	**15,402**
SW - Citywide		11				**11**
SW - Chartwell		509				**509**
SW - City Centre		1,116				**1,116**
SW - Hamilton East		118				**118**
SW - Kirikiriroa		626				**626**
SW - Lake Rotokauri		6,729				**6,729**
SW - Mangaheka		160				**160**
SW - Mangakotukutuku		790				**790**
SW - Mangaonua		124				**124**
SW - Ohote		359				**359**
SW - Otama-ngenge		473				**473**
SW - Peacocke		519				**519**
SW - River North		1,128				**1,128**
SW - Rotokauri West		464				**464**
SW - St Andrews		51				**51**
SW - Te Awa o Katapaki		1,281				**1,281**
SW - Te Rapa Stream		955				**955**
SW - Temple View		681				**681**
SW - Waitawhiriwhiri		556				**556**
WW - East				1,227		**1,227**
WW - West				3,097		**3,097**
Ancillary Residential charge per unit, inclusive of Citywide components						
Citywide	179		615	1,099	1,332	**3,225**
Infill	304		697	1,149	1,483	**3,634**
Peacocke Stg 1	294		1,639	2,594	1,640	**6,167**
Peacocke Stg 2	294		970	1,677	1,640	**4,580**
Rotokauri	687		2,172	1,520	1,849	**6,227**
Rototuna	386		2,548	2,093	2,510	**7,538**
Ruakura	179		667	1,161	1,492	**3,500**
Te Rapa North	179		615	1,099	1,332	**3,225**
Temple View	179		615	3,232	3,676	**7,701**
SW - Citywide		6				**6**
SW - Chartwell		254				**254**
SW - City Centre		558				**558**
SW - Hamilton East		59				**59**
SW - Kirikiriroa		313				**313**
SW - Lake Rotokauri		3,365				**3,365**
SW - Mangaheka		80				**80**
SW - Mangakotukutuku		395				**395**
SW - Mangaonua		62				**62**
SW - Ohote		180				**180**
SW - Otama-ngenge		236				**236**
SW - Peacocke		259				**259**
SW - River North		564				**564**
SW - Rotokauri West		232				**232**
SW - St Andrews		26				**26**
SW - Te Awa o Katapaki		640				**640**
SW - Te Rapa Stream		478				**478**
SW - Temple View		340				**340**
SW - Waitawhiriwhiri		278				**278**
WW - East				613		**613**
WW - West				1,548		**1,548**

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

	Reserves	Stormwater	Transport	Wastewater	Water	Total
Commercial charge per 100m² floor area (site area for Stormwater) , inclusive of Citywide components						
Citywide			3,400	1,540	1,453	**6,393**
Infill			2,227	931	934	**4,092**
Peacocke Stg 1			7,215	2,895	1,424	**11,534**
Peacocke Stg 2			5,817	2,550	1,941	**10,308**
Rotokauri			8,845	1,570	1,485	**11,899**
Rototuna			8,713	1,814	1,692	**12,219**
Ruakura			4,003	1,766	1,765	**7,535**
Te Rapa North			3,688	1,671	1,576	**6,935**
Temple View			3,419	4,557	4,031	**12,008**
SW - Citywide		6				**6**
SW - Chartwell		34				**34**
SW - City Centre		112				**112**
SW - Hamilton East		6				**6**
SW - Kirikiriroa		236				**236**
SW - Lake Rotokauri		526				**526**
SW - Mangaheka		47				**47**
SW - Mangakotukutuku		456				**456**
SW - Mangaonua		3				**3**
SW - Ohote		27				**27**
SW - Otama-ngenge		273				**273**
SW - Peacocke		193				**193**
SW - River North		315				**315**
SW - Rotokauri West		34				**34**
SW - St Andrews		3				**3**
SW - Te Awa o Katapaki		739				**739**
SW - Te Rapa Stream		146				**146**
SW - Temple View		75				**75**
SW - Waitawhiriwhiri		135				**135**
WW - East				544		**544**
WW - West				1,252		**1,252**
Industrial charge per 100m² floor area (site area for Stormwater), inclusive of Citywide components						
Citywide			1,371	814	691	**2,876**
Infill			739	405	366	**1,509**
Peacocke Stg 1			2,987	1,570	695	**5,253**
Peacocke Stg 2			2,618	1,503	1,030	**5,151**
Rotokauri			4,303	1,000	852	**6,155**
Rototuna			4,100	1,118	939	**6,157**
Ruakura			1,802	1,041	937	**3,779**
Te Rapa North			1,660	985	836	**3,481**
Temple View			1,276	2,228	1,774	**5,278**
SW - Citywide		5				**5**
SW - Chartwell		28				**28**
SW - City Centre		92				**92**
SW - Hamilton East		5				**5**
SW - Kirikiriroa		194				**194**
SW - Lake Rotokauri		433				**433**
SW - Mangaheka		38				**38**
SW - Mangakotukutuku		333				**333**
SW - Mangaonua		2				**2**
SW - Ohote		22				**22**
SW - Otama-ngenge		199				**199**
SW - Peacocke		159				**159**
SW - River North		259				**259**
SW - Rotokauri West		28				**28**
SW - St Andrews		3				**3**
SW - Te Awa o Katapaki		540				**540**
SW - Te Rapa Stream		120				**120**
SW - Temple View		61				**61**
SW - Waitawhiriwhiri		111				**111**
WW - East				244		**244**
WW - West				561		**561**
Retail charge per 100m² floor area (site area for Stormwater), inclusive of Citywide components						
Citywide			5,071	1,372	1,294	**7,737**
Infill			3,880	968	972	**5,820**
Peacocke Stg 1			10,180	2,439	1,200	**13,819**
Peacocke Stg 2			7,999	2,094	1,593	**11,685**
Rotokauri			12,342	1,308	1,237	**14,887**
Rototuna			12,261	1,524	1,422	**15,207**
Ruakura			5,505	1,450	1,449	**8,404**
Te Rapa North			5,071	1,372	1,294	**7,737**
Temple View			5,071	4,035	3,570	**12,676**
SW - Citywide		6				**6**
SW - Chartwell		34				**34**
SW - City Centre		112				**112**
SW - Hamilton East		6				**6**
SW - Kirikiriroa		236				**236**
SW - Lake Rotokauri		526				**526**
SW - Mangaheka		47				**47**
SW - Mangakotukutuku		456				**456**
SW - Mangaonua		3				**3**
SW - Ohote		27				**27**
SW - Otama-ngenge		273				**273**
SW - Peacocke		193				**193**
SW - River North		315				**315**
SW - Rotokauri West		34				**34**
SW - St Andrews		3				**3**
SW - Te Awa o Katapaki		739				**739**
SW - Te Rapa Stream		146				**146**
SW - Temple View		75				**75**
SW - Waitawhiriwhiri		135				**135**
WW - East				544		**544**
WW - West				1,252		**1,252**

Note 1 – Charges for non-residential developments

Non-residential charges are average charges for a typical development per 100m^2 GFA (Site Area for Stormwater).

Non-residential developments will be charged in accordance with the average number of household unit equivalents of demand generated by the category into which they fall. These will be calculated by using the factors given in Schedule 5 below.

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

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

Note 2 – Assessment of Reserves component through resource consent applications

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

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

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

Note 3 – GST

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

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

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

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

20. SCHEDULE 2 – GROWTH-RELATED CAPITAL EXPENDITURE

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

Growth Related Capital Expenditure ($000s)	Total Capex Excluding Subsidies	Total Subsidies & Operating Revenue	DC Capex	DC Interest	Total Cost DC Funded Capex	% DC Funded	% Other sources
Total Water Supply	**168,299**	**250**	**91,936**	**60,347**	**152,283**	**55%**	**45%**
Citywide	**136,096**	**100**	**65,512**	**47,756**	**113,268**	**48%**	**52%**
2015 10-Year Plan	83,073		45,002	37,295	82,297	54%	46%
Historical	53,024	100	20,510	10,461	30,971	39%	61%
Rotokauri	**5,312**	**13**	**4,667**	**5,072**	**9,739**	**88%**	**12%**
2015 10-Year Plan	3,652		3,241	4,729	7,971	89%	11%
Historical	1,660	13	1,426	343	1,769	85%	15%
Peacocke	**3,203**		**2,842**	**2,952**	**5,794**	**89%**	**11%**
2015 10-Year Plan	3,087		2,740	2,955	5,695	89%	11%
Historical	116		103	(3)	99	89%	11%
Rototuna	**18,030**	**5**	**15,178**	**1,432**	**16,610**	**84%**	**16%**
2015 10-Year Plan	10,928		9,698	1,250	10,949	89%	11%
Historical	7,102	5	5,480	182	5,662	77%	23%
Infill	**3,450**	**131**	**1,776**	**1,300**	**3,076**	**50%**	**50%**
2015 10-Year Plan				557	557	100%	0%
Historical	3,450	131	1,776	743	2,520	50%	50%
Te Rapa North							
2015 10-Year Plan							
Historical							
Ruakura	**1,222**		**1,084**	**547**	**1,631**	**89%**	**11%**
2015 10-Year Plan	1,222		1,084	547	1,631	89%	11%
Historical				(0)	(0)	100%	0%
Temple View	**987**		**876**	**1,289**	**2,165**	**89%**	**11%**
2015 10-Year Plan				916	916	100%	0%
Historical	987		876	373	1,249	89%	11%
Peacocke 1							
2015 10-Year Plan							
Historical							
Peacocke 2							
2015 10-Year Plan							
Historical							
Total Parks & Green Spaces	**51,282**	**366**	**32,388**	**8,428**	**40,815**	**63%**	**37%**
Citywide	**21,712**	**346**	**10,436**	**4,405**	**14,841**	**47%**	**53%**
2015 10-Year Plan	6,796		2,620	3,156	5,776	39%	61%
Historical	14,915	346	7,816	1,249	9,065	51%	49%
Rotokauri	**2,120**		**1,775**	**3,852**	**5,627**	**84%**	**16%**
2015 10-Year Plan				3,118	3,118	100%	0%
Historical	2,120		1,775	733	2,509	84%	16%
Peacocke	**694**		**558**	**821**	**1,379**	**80%**	**20%**
2015 10-Year Plan	225		194	660	854	86%	14%
Historical	469		364	161	525	78%	22%
Rototuna	**21,481**	**15**	**17,839**	**(661)**	**17,178**	**83%**	**17%**
2015 10-Year Plan	4,622		3,664	(605)	3,060	79%	21%
Historical	16,859	15	14,174	(56)	14,118	84%	16%
Infill	**5,276**	**5**	**1,780**	**10**	**1,790**	**34%**	**66%**
2015 10-Year Plan	3,417		1,007	47	1,054	29%	71%
Historical	1,858	5	772	(36)	736	41%	59%
Te Rapa North							
2015 10-Year Plan							
Historical							
Ruakura							
2015 10-Year Plan							
Historical							
Temple View							
2015 10-Year Plan							
Historical							
Peacocke 1							
2015 10-Year Plan							
Historical							
Peacocke 2							
2015 10-Year Plan							
Historical							
Total Stormwater Drainage	**57,284**	**1**	**48,656**	**22,938**	**71,594**	**85%**	**15%**
SW - Citywide	**2,305**		**431**	**249**	**680**	**19%**	**81%**
2015 10-Year Plan	1,951		122	247	369	6%	94%
Historical	354		309	2	311	87%	13%
SW - Chartwell	**341**		**293**	**(14)**	**279**	**86%**	**14%**
2015 10-Year Plan	341		293	(3)	290	86%	14%
Historical				(11)	(11)	100%	0%
SW - City Centre	**780**		**681**	**408**	**1,089**	**87%**	**13%**
2015 10-Year Plan	341		293	219	512	86%	14%
Historical	439		388	190	577	88%	12%
SW - Hamilton East	**368**		**317**	**11**	**328**	**86%**	**14%**

Growth Related Capital Expenditure ($000s)	Total Capex Excluding Subsidies	Total Subsidies & Operating Revenue	DC Capex	DC Interest	Total Cost DC Funded Capex	% DC Funded	% Other sources
2015 10-Year Plan	341		293	25	319	86%	14%
Historical	27		24	(15)	9	88%	12%
SW - Kirikiriroa	**2,504**	**0**	**2,184**	**2,619**	**4,803**	**87%**	**13%**
2015 10-Year Plan	341		293	1,583	1,877	86%	14%
Historical	2,163	0	1,891	1,036	2,926	87%	13%
SW - Lake Rotokauri	**29,956**		**26,428**	**13,284**	**39,713**	**88%**	**12%**
2015 10-Year Plan	29,017		25,600	13,182	38,782	88%	12%
Historical	939		828	102	930	88%	12%
SW - Mangaheka	**341**		**293**	**278**	**571**	**86%**	**14%**
2015 10-Year Plan	341		293	279	572	86%	14%
Historical				(1)	(1)	100%	0%
SW - Mangakotukutuku	**3,574**		**3,146**	**2,845**	**5,991**	**88%**	**12%**
2015 10-Year Plan	3,108		2,735	2,854	5,589	88%	12%
Historical	466		411	(9)	402	88%	12%
SW - Mangaonua	**354**		**304**	**129**	**434**	**86%**	**14%**
2015 10-Year Plan	341		293	125	418	86%	14%
Historical	13		11	4	16	88%	12%
SW - Ohote	**341**		**293**	**648**	**941**	**86%**	**14%**
2015 10-Year Plan	341		293	649	943	86%	14%
Historical				(1)	(1)	100%	0%
SW - Otama-ngenge	**572**		**497**	**75**	**572**	**87%**	**13%**
2015 10-Year Plan	468		405	72	477	87%	13%
Historical	104		92	3	96	88%	12%
SW - Peacocke	**815**		**711**	**506**	**1,218**	**87%**	**13%**
2015 10-Year Plan	815		711	507	1,218	87%	13%
Historical				(0)	(0)	100%	0%
SW - River North	**410**		**354**	**35**	**389**	**86%**	**14%**
2015 10-Year Plan	341		293	11	305	86%	14%
Historical	68		60	24	84	88%	12%
SW - Rotokauri West	**341**		**293**	**204**	**497**	**86%**	**14%**
2015 10-Year Plan	341		293	204	497	86%	14%
Historical							
SW - St Andrews	**341**		**293**	**(56)**	**238**	**86%**	**14%**
2015 10-Year Plan	341		293	(25)	269	86%	14%
Historical				(31)	(31)	100%	0%
SW - Te Awa o Katapaki	**11,501**	**0**	**10,011**	**(429)**	**9,582**	**87%**	**13%**
2015 10-Year Plan	8,655		7,630	(291)	7,339	88%	12%
Historical	2,847	0	2,381	(138)	2,243	84%	16%
SW - Te Rapa Stream	**894**		**781**	**804**	**1,585**	**87%**	**13%**
2015 10-Year Plan	341		293	338	631	86%	14%
Historical	553		488	467	955	88%	12%
SW - Temple View	**341**		**293**	**632**	**925**	**86%**	**14%**
2015 10-Year Plan	341		293	632	925	86%	14%
Historical				(1)	(1)	100%	0%
SW - Waitawhiriwhiri	**1,203**		**1,052**	**707**	**1,759**	**87%**	**13%**
2015 10-Year Plan	341		296	455	751	87%	13%
Historical	862		756	252	1,008	88%	12%
Total Transportation	**232,858**	**99,489**	**121,130**	**67,424**	**188,554**	**36%**	**64%**
Citywide	**151,674**	**92,242**	**60,208**	**31,053**	**91,261**	**25%**	**75%**
2015 10-Year Plan	52,857	17,780	30,422	23,624	54,046	43%	57%
Historical	98,818	74,462	29,786	7,429	37,215	17%	83%
Rotokauri	**26,265**	**98**	**20,807**	**22,859**	**43,666**	**79%**	**21%**
2015 10-Year Plan	16,956		13,487	20,281	33,768	80%	20%
Historical	9,309	98	7,320	2,578	9,897	78%	22%
Peacocke	**799**		**370**	**662**	**1,031**	**46%**	**54%**
2015 10-Year Plan				632	632	100%	0%
Historical	799		370	30	400	46%	54%
Rototuna	**39,360**	**3,734**	**30,849**	**6,987**	**37,837**	**72%**	**28%**
2015 10-Year Plan	25,861	2,971	20,574	3,872	24,446	71%	29%
Historical	13,500	763	10,275	3,115	13,390	72%	28%
Infill	**5,579**	**1,453**	**3,078**	**1,820**	**4,899**	**44%**	**56%**
2015 10-Year Plan				630	630	100%	0%
Historical	5,579	1,453	3,078	1,190	4,269	44%	56%
Te Rapa North							
2015 10-Year Plan							
Historical							
Ruakura	**1,217**	**1,141**	**907**	**385**	**1,292**	**38%**	**62%**
2015 10-Year Plan	1,132	1,141	832	381	1,213	37%	63%
Historical	85		75	4	79	88%	12%
Temple View							
2015 10-Year Plan							
Historical							
Peacocke 1	**2,755**	**821**	**2,001**	**360**	**2,360**	**56%**	**44%**
2015 10-Year Plan	2,755	821	2,001	395	2,396	56%	44%
Historical				(35)	(35)	100%	0%
Peacocke 2	**5,208**		**2,911**	**3,298**	**6,209**	**56%**	**44%**
2015 10-Year Plan	5,208		2,911	3,301	6,211	56%	44%
Historical				(3)	(3)	100%	0%

Growth Related Capital Expenditure ($000s)	Total Capex Excluding Subsidies	Total Subsidies & Operating Revenue	DC Capex	DC Interest	Total Cost DC Funded Capex	% DC Funded	% Other sources
Total Wastewater	**188,327**	**244**	**138,436**	**78,052**	**216,488**	**73%**	**27%**
Citywide	**88,941**		**52,325**	**34,498**	**86,822**	**59%**	**41%**
2015 10-Year Plan	40,699		26,621	25,565	52,186	65%	35%
Historical	48,242		25,704	8,933	34,637	53%	47%
Rotokauri	**5,682**		**4,986**	**4,281**	**9,267**	**88%**	**12%**
2015 10-Year Plan	5,495		4,822	4,204	9,026	88%	12%
Historical	187		164	77	242	88%	12%
Peacocke	**1,841**		**1,593**	**2,592**	**4,185**	**87%**	**13%**
2015 10-Year Plan				1,981	1,981	100%	0%
Historical	1,841		1,593	611	2,204	87%	13%
Rototuna	**13,873**	**253**	**12,173**	**3,024**	**15,197**	**86%**	**14%**
2015 10-Year Plan	8,419		7,387	1,098	8,485	88%	12%
Historical	5,454	253	4,786	1,927	6,713	84%	16%
Infill	**914**	**(9)**	**789**	**341**	**1,130**	**87%**	**13%**
2015 10-Year Plan				212	212	100%	0%
Historical	914	(9)	789	129	918	87%	13%
Te Rapa North							
2015 10-Year Plan							
Historical							
Ruakura	**459**		**403**	358	761	**88%**	**12%**
2015 10-Year Plan				332	332	100%	0%
Historical	459		403	26	429	88%	12%
Temple View	**1,671**		**694**	1,236	1,931	**42%**	**58%**
2015 10-Year Plan				792	792	100%	0%
Historical	1,671		694	444	1,138	42%	58%
Peacocke 1	**1,851**		**1,624**	594	2,218	**88%**	**12%**
2015 10-Year Plan	1,851		1,624	629	2,253	88%	12%
Historical				(35)	(35)	100%	0%
Peacocke 2							
2015 10-Year Plan							
Historical							
WW - East	**27,182**		**23,671**	6,473	30,143	**87%**	**13%**
2015 10-Year Plan	22,977		19,981	4,883	24,864	87%	13%
Historical	4,205		3,690	1,590	5,279	88%	12%
WW - West	**45,914**		**40,179**	24,655	64,834	**88%**	**12%**
2015 10-Year Plan	35,802		31,255	21,783	53,038	87%	13%
Historical	10,112		8,924	2,872	11,796	88%	12%
Grand Total	**698,050**	**100,349**	**432,546**	**237,190**	**669,736**	**54%**	**46%**

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

21. SCHEDULE 3 – CHARGE CALCULATION WORKED EXAMPLE

21.1 The calculations for each charge are the aggregation of individual calculations made for each project in each catchment in accordance with the formula in section 8.9 above. Due to the number of projects, showing the calculations for every project is not practicable.

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

Table 4a –Components of Peacocke Stage 1 Wastewater Charge

Component	DC Charge
Wastewater	
Citywide	3,296
Peacocke	1,735
Peacocke 1	2,752
Grand Total	**$ 7,782**

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

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

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

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

22. SCHEDULE 4 – BASE CHARGES FOR CALCULATING REMISSIONS

22.1 The following 'base charges' represent raw calculation model outputs, and if applicable, are for reference use only to guide the calculation of a remission as outlined in the remissions provisions in section 15. Refer to Schedule 1 for development contribution charges applicable in ordinary circumstances.

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

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

Base Charges	Reserves	Stormwater	Transport	Wastewater	Water	Total
High Density Residential						
Infill	304		697	1,149	1,483	**3,634**
SW - Chartwell		509				**509**
SW - City Centre		1,116				**1,116**
SW - Hamilton East		118				**118**
SW - Kirikiriroa		626				**626**
SW - Lake Rotokauri		6,729				**6,729**
SW - Mangaheka		160				**160**
SW - Mangakotukutuku		790				**790**
SW - Mangaonua		124				**124**
SW - Otama-ngenge		473				**473**
SW - Peacocke		519				**519**
SW - River North		1,128				**1,128**
SW - St Andrews		51				**51**
SW - Te Awa o Katapaki		1,281				**1,281**
SW - Te Rapa Stream		955				**955**
SW - Waitawhiriwhiri		556				**556**
WW - East				1,227		**1,227**
WW - West				3,097		**3,097**
Commercial						
Infill			4,183	1,748	1,755	**7,686**
Peacocke Stg 1			9,833	3,946	1,941	**15,719**
Rotokauri			13,029	2,312	2,187	**17,529**
Rototuna			15,290	3,184	2,969	**21,443**
Temple View			3,688	4,915	4,348	**12,952**
SW - Citywide		6				**6**
SW - Chartwell		293				**293**
SW - City Centre		644				**644**
SW - Hamilton East		68				**68**
SW - Kirikiriroa		361				**361**
SW - Lake Rotokauri		3,882				**3,882**
SW - Mangaheka		92				**92**
SW - Mangakotukutuku		456				**456**
SW - Mangaonua		71				**71**
SW - Ohote		207				**207**
SW - Otama-ngenge		273				**273**
SW - Peacocke		299				**299**
SW - River North		651				**651**
SW - Rotokauri West		268				**268**
SW - St Andrews		30				**30**
SW - Te Awa o Katapaki		739				**739**
SW - Te Rapa Stream		551				**551**
SW - Temple View		393				**393**
SW - Waitawhiriwhiri		321				**321**
WW - East				933		**933**
WW - West				2,355		**2,355**
Industrial						
Infill			1,882	1,031	931	**3,844**
Peacocke Stg 1			4,425	2,326	1,030	**7,780**
Peacocke Stg 2			2,618	1,503	1,030	**5,151**
Rotokauri			5,863	1,363	1,160	**8,387**
Rototuna			6,880	1,877	1,575	**10,333**
Ruakura			1,802	1,041	937	**3,779**
Te Rapa North			1,660	985	836	**3,481**
Temple View			1,660	2,898	2,307	**6,864**
SW - Citywide		5				**5**
SW - Chartwell		214				**214**
SW - City Centre		471				**471**
SW - Hamilton East		50				**50**
SW - Kirikiriroa		264				**264**
SW - Lake Rotokauri		2,837				**2,837**
SW - Mangaheka		67				**67**
SW - Mangakotukutuku		333				**333**
SW - Mangaonua		52				**52**
SW - Ohote		152				**152**
SW - Otama-ngenge		199				**199**
SW - Peacocke		219				**219**
SW - River North		475				**475**
SW - Rotokauri West		196				**196**
SW - St Andrews		22				**22**

Base Charges	Reserves	Stormwater	Transport	Wastewater	Water	Total
SW - Te Awa o Katapaki		540				**540**
SW - Te Rapa Stream		403				**403**
SW - Temple View		287				**287**
SW - Waitawhiriwhiri		234				**234**
WW - East				550		**550**
WW - West				1,388		**1,388**
Retail						
Infill			5,751	1,435	1,441	**8,627**
Peacocke Stg 1			13,520	3,239	1,593	**18,352**
Peacocke Stg 2			7,999	2,094	1,593	**11,685**
Rotokauri			17,915	1,898	1,795	**21,609**
Rototuna			21,023	2,614	2,438	**26,075**
Te Rapa North			5,071	1,372	1,294	**7,737**
SW - Citywide		6				**6**
SW - Chartwell		293				**293**
SW - City Centre		644				**644**
SW - Hamilton East		68				**68**
SW - Kirikiriroa		361				**361**
SW - Lake Rotokauri		3,882				**3,882**
SW - Mangaheka		92				**92**
SW - Mangakotukutuku		456				**456**
SW - Mangaonua		71				**71**
SW - Ohote		207				**207**
SW - Otama-ngenge		273				**273**
SW - Peacocke		299				**299**
SW - River North		651				**651**
SW - Rotokauri West		268				**268**
SW - St Andrews		30				**30**
SW - Te Awa o Katapaki		739				**739**
SW - Te Rapa Stream		551				**551**
SW - Temple View		393				**393**
SW - Waitawhiriwhiri		321				**321**
WW - East				766		**766**
WW - West				1,933		**1,933**

23. SCHEDULE 5 – DEMAND CONVERSION FACTORS

Table 6 – Types of development and household unit equivalents (HUEs per 100m^2 GFA)

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

** Stormwater is calculated per 100m^2 of site area.*

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

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

Developments for which, in the opinion of Council (but subject to 13 & 15 above) floor area cannot adequately be used as a proxy for demand will be charged based upon the ratio of the increased demand that they produce to the demand assumed to be produced by an average household.

Note 2 – Wet industries

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

Note 3 – Stormwater HUEs

Stormwater HUEs are derived on the basis of the expected runoff from impermeable surfaces. A typical residential greenfield development on a 600m^2 section is assumed to have a runoff coefficient of 60% and represents one HUE for a 2-year storm. For non-residential developments, development contributions are assessed on site area, and the HUEs for commercial and industrial developments are calculated on the expected run-off from an average site, relative to the run-off from a residential site in accordance with Council's Infrastructure Technical Specifications. Council provides a stormwater pipe system mainly to drain the primary flow from roads, with roads and parks also receiving the secondary stormwater flow. Where possible, new lots are expected to soak their primary stormwater flow. Refer to section 15.24 for more information on the policy approach regarding stormwater capital projects.

Note 4 - Water HUEs

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

Note 5 - Wastewater HUEs

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

Note 6 - Transport HUEs

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

Table 7 – Transport HUEs (per 100m^2 of non-residential GFA)

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

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

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

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

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

25. SCHEDULE 7 –GROWTH FORECASTS

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

Avg. Growth Rates (HUEs)	Activity	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Citywide	Water	943	986	1,044	1,091	1,095	1,075	984	958	968	965
	Reserves	459	493	545	584	554	511	470	441	453	456
	Transport	1,431	1,525	1,581	1,822	1,909	1,915	1,861	1,864	1,872	1,833
	Wastewater	1,011	1,074	1,153	1,170	1,013	1,015	933	909	905	866
Infill	Water	609	548	528	513	491	448	325	280	262	244
	Reserves	248	205	171	166	159	143	85	62	57	53
	Transport	1,304	1,096	1,028	995	969	915	780	738	699	646
	Wastewater	703	626	600	582	558	511	376	327	306	286
Rototuna	Water	311	317	320	322	322	320	322	312	299	275
	Reserves	280	274	262	262	238	225	214	207	197	181
	Transport	358	413	431	443	450	454	469	462	445	415
	Wastewater	328	338	342	344	345	343	346	337	322	297
Rotokauri	Water	31	44	53	62	74	95	149	170	185	199
	Reserves	0	14	23	30	39	52	85	100	111	123
	Transport	70	102	115	128	146	182	283	317	337	351
	Wastewater	45	55	64	73	87	110	173	197	213	228
Peacocke	Water	35	44	49	52	54	50	18	19	34	61
	Reserves	35	44	49	52	54	50	18	19	34	61
	Transport	38	44	49	52	54	50	18	19	34	61
	Wastewater	36	44	49	52	54	50	18	19	34	61
Peacocke 1	Water	0	0	0	0	0	0	0	0	0	0
	Reserves	0	0	0	0	0	0	0	0	0	0
	Transport	35	44	49	52	54	50	18	19	34	61
	Wastewater	35	44	49	52	54	50	18	19	34	61
Peacocke 2	Water	0	0	0	0	0	0	0	0	0	0
	Reserves	0	0	0	0	0	0	0	0	0	0
	Transport	3	1	0	0	0	0	0	0	0	0
	Wastewater	1	0	0	0	0	0	0	0	0	0
Te Rapa North	Water	0	10	13	14	14	14	11	10	10	10
	Reserves	0	0	0	0	0	0	0	0	0	0
	Transport	4	24	29	31	32	30	25	23	22	22
	Wastewater	1	15	18	19	20	19	16	15	14	14
Ruakura	Water	0	98	166	183	194	202	208	210	210	206
	Reserves	0	39	92	102	109	116	130	132	131	124
	Transport	0	234	338	373	394	404	399	402	404	404
	Wastewater	0	119	192	212	225	233	236	238	238	235
Temple View	Water	22	10	7	7	7	7	7	8	9	11
	Reserves	0	0	0	0	0	0	0	0	0	0
	Transport	0	0	0	0	0	0	0	0	0	0
	Wastewater	23	10	7	7	7	7	7	8	9	11
SW - Citywide	Stormwater	1,070	1,132	1,185	1,212	1,230	1,227	1,180	1,168	1,169	1,169
SW - Chartwell	Stormwater	20	32	34	35	35	32	23	20	19	17
SW - City Centre	Stormwater	72	47	40	38	36	34	29	27	25	24
SW - Hamilton East	Stormwater	89	99	102	101	98	91	67	59	57	56
SW - Kirikiriroa	Stormwater	84	213	276	292	300	297	267	259	257	255
SW - Lake Rotokauri	Stormwater	7	38	50	59	69	82	119	134	144	154
SW - Mangaheka	Stormwater	42	8	1	2	7	21	64	79	86	91
SW - Mangakotukutuku	Stormwater	50	61	65	67	67	60	21	18	27	47
SW - Mangaonua	Stormwater	11	79	109	119	125	129	127	128	129	129
SW - Ohote	Stormwater	0	0	0	0	0	0	0	0	0	0
SW - Otama-ngenge	Stormwater	66	63	63	63	64	65	72	72	69	64
SW - Peacocke	Stormwater	8	11	12	13	13	12	4	5	8	15
SW - River North	Stormwater	20	17	17	16	16	17	19	19	18	17
SW - Rotokauri West	Stormwater	0	4	6	7	10	13	21	25	27	30
SW - St Andrews	Stormwater	317	197	158	148	146	146	154	153	149	142
SW - Te Awa o Katapaki	Stormwater	187	233	250	260	268	275	295	295	284	264
SW - Te Rapa Stream	Stormwater	73	85	87	87	87	85	78	75	71	66
SW - Temple View	Stormwater	8	4	3	3	3	3	3	3	4	5
SW - Waitawhiriwhiri	Stormwater	229	169	149	141	132	112	52	33	28	29
WW - East	Wastewater	524	631	703	721	730	724	691	670	649	617
WW - West	Wastewater	611	575	569	570	567	550	479	470	487	514

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

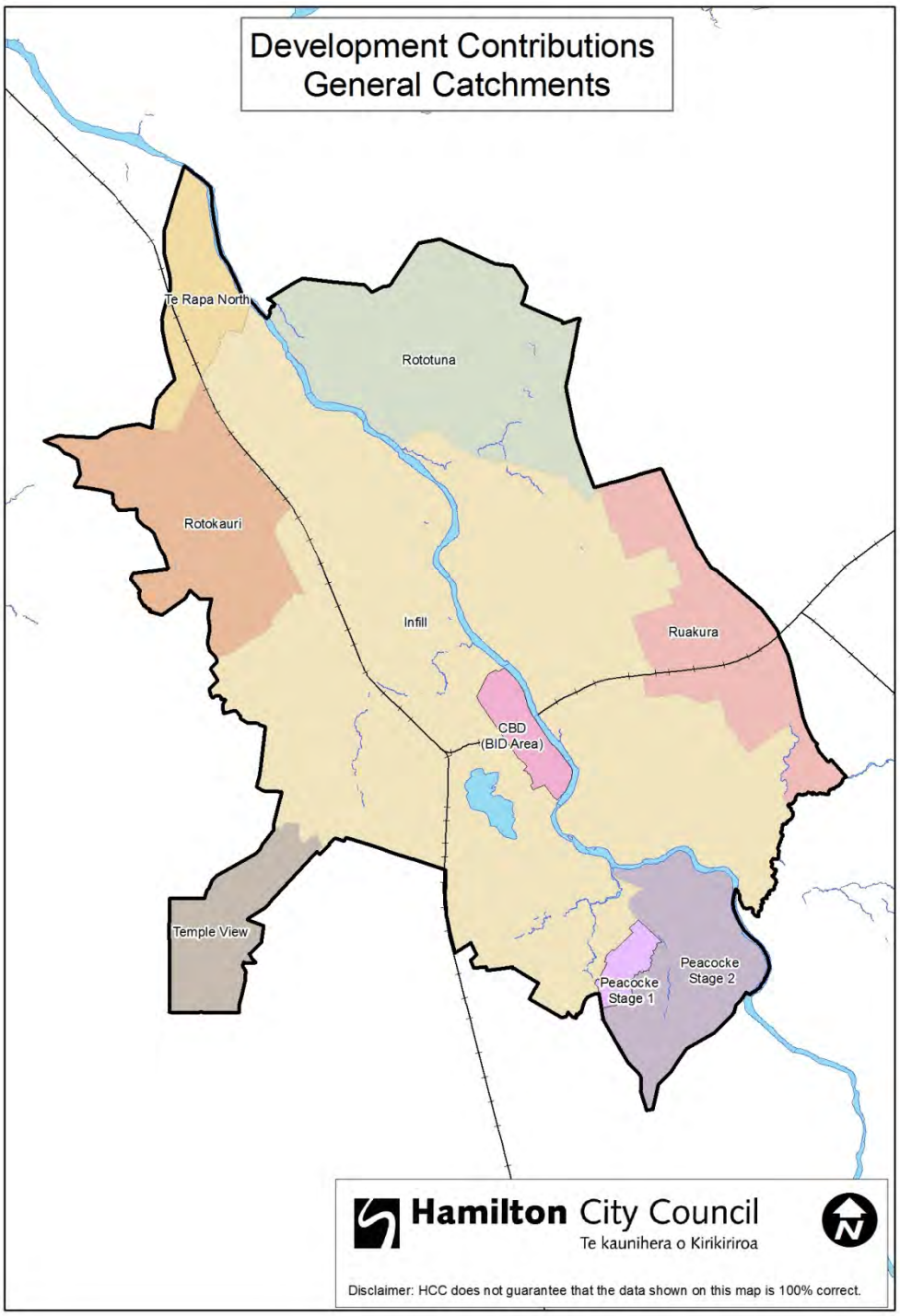
Note 2 - The charge calculation model converts the basic growth inputs shown here to HUEs that directly generate revenue.

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

26. SCHEDULE 8 – DEVELOPMENT CONTRIBUTIONS CATCHMENT MAPS

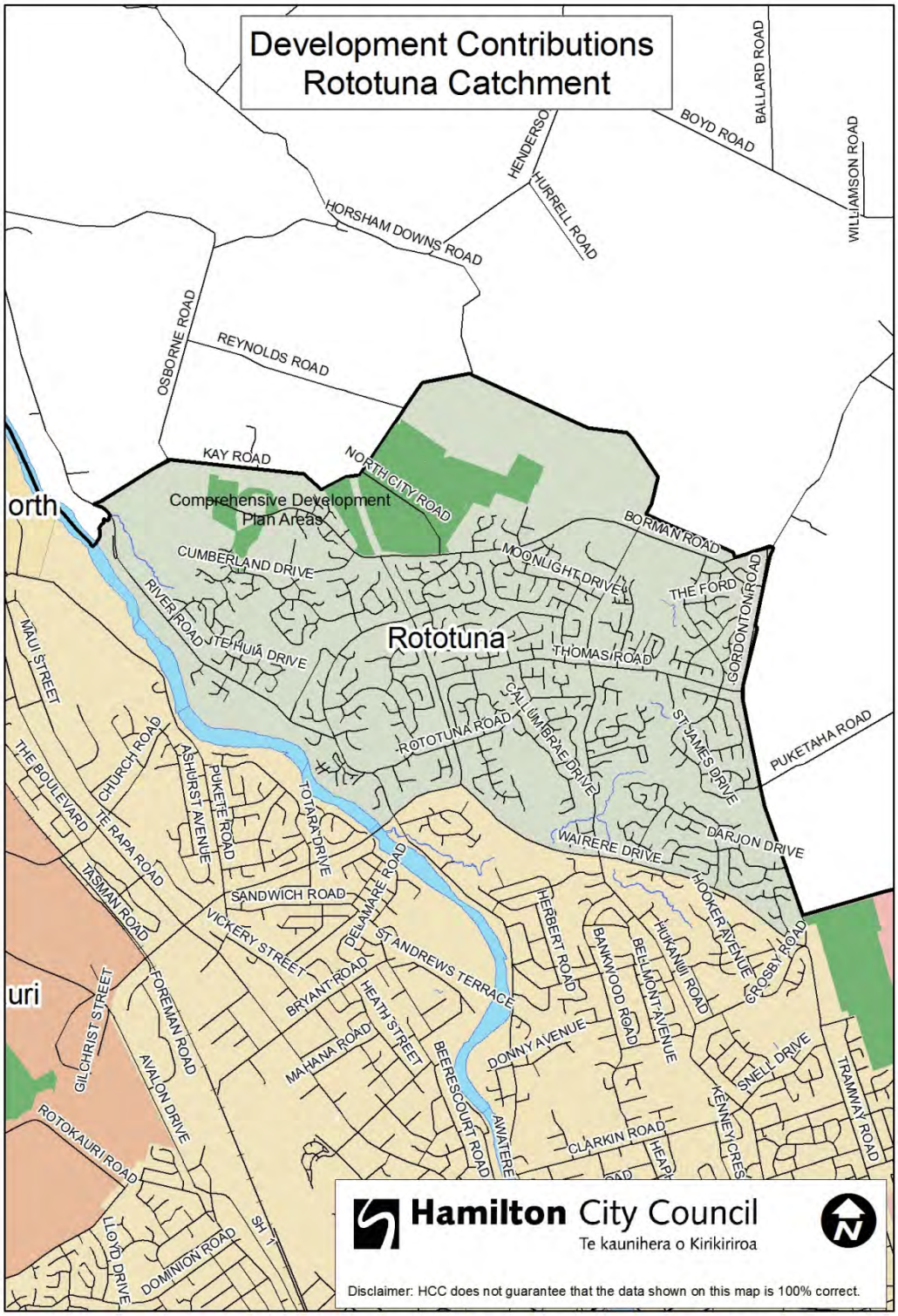
For more detail regarding areas please refer to the GIS viewer at www.hamilton.co.nz/dc

Map 1 – General Catchments



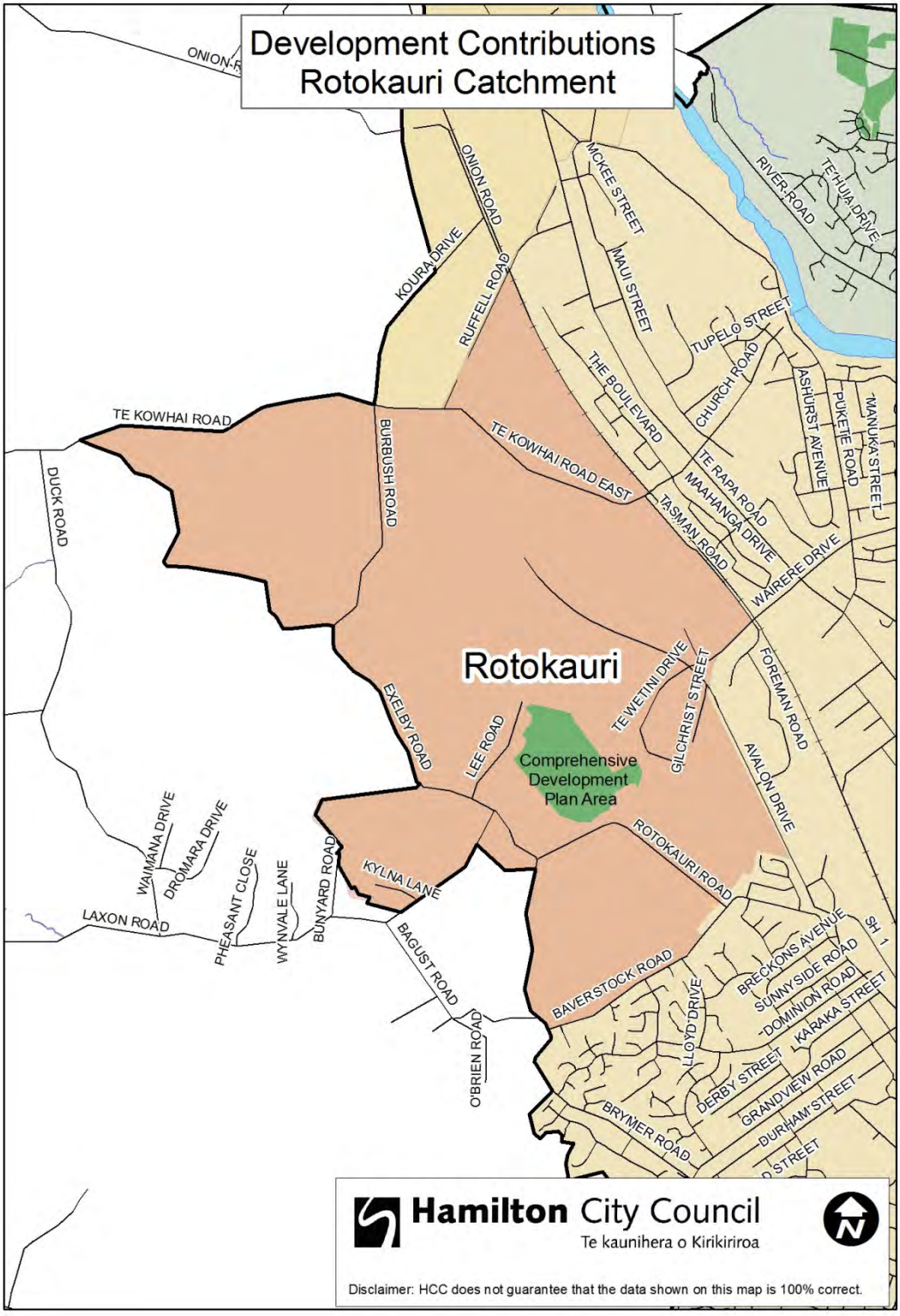
(shows all activities except stormwater & bulk wastewater (refer to maps 3 & 4 below); an additional "citywide" catchment includes all other catchments.)

Map 2 – Rototuna catchment



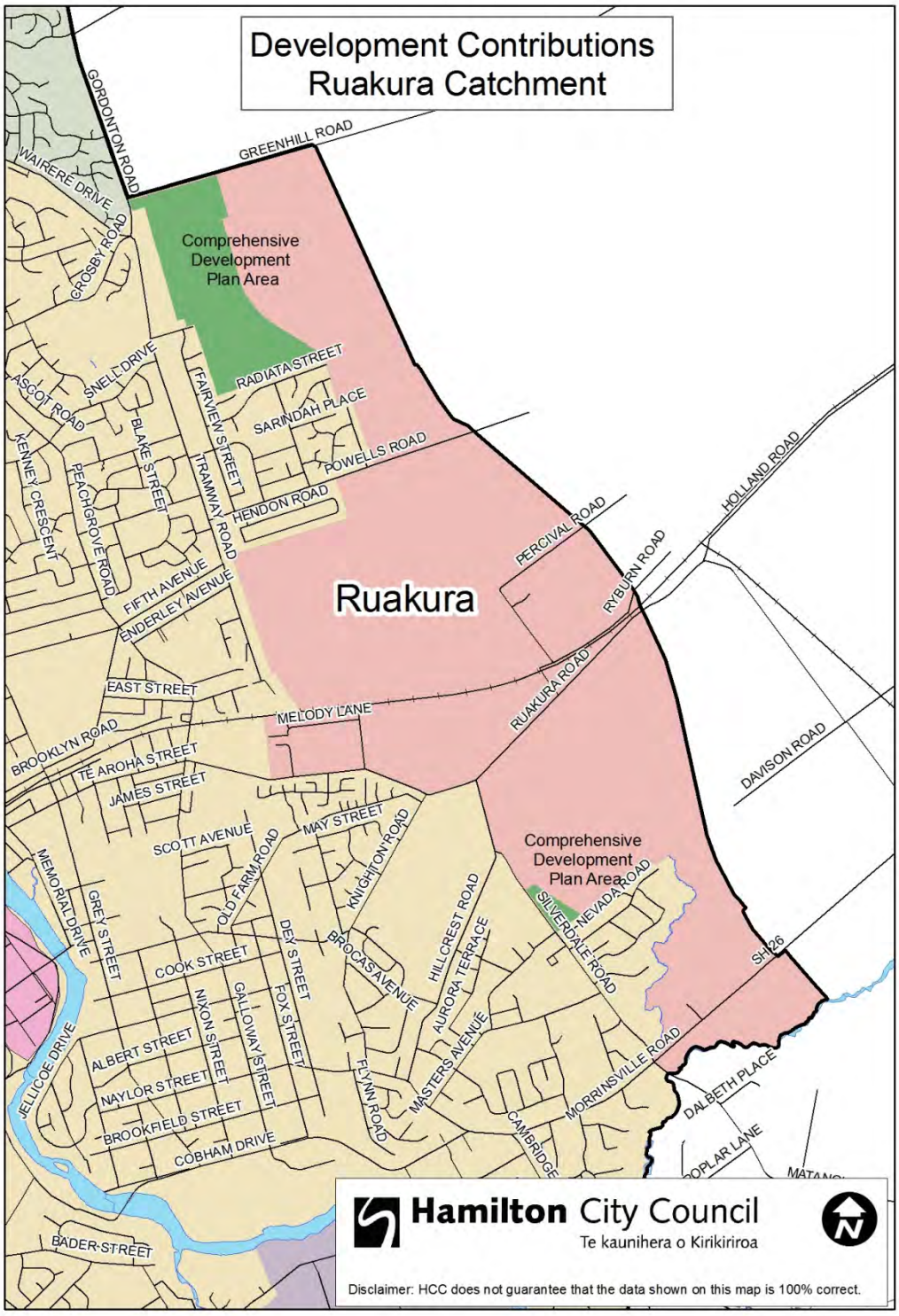
Comprehensive Development Plan or Master Plan Areas

Map 3 – Rotokauri catchment



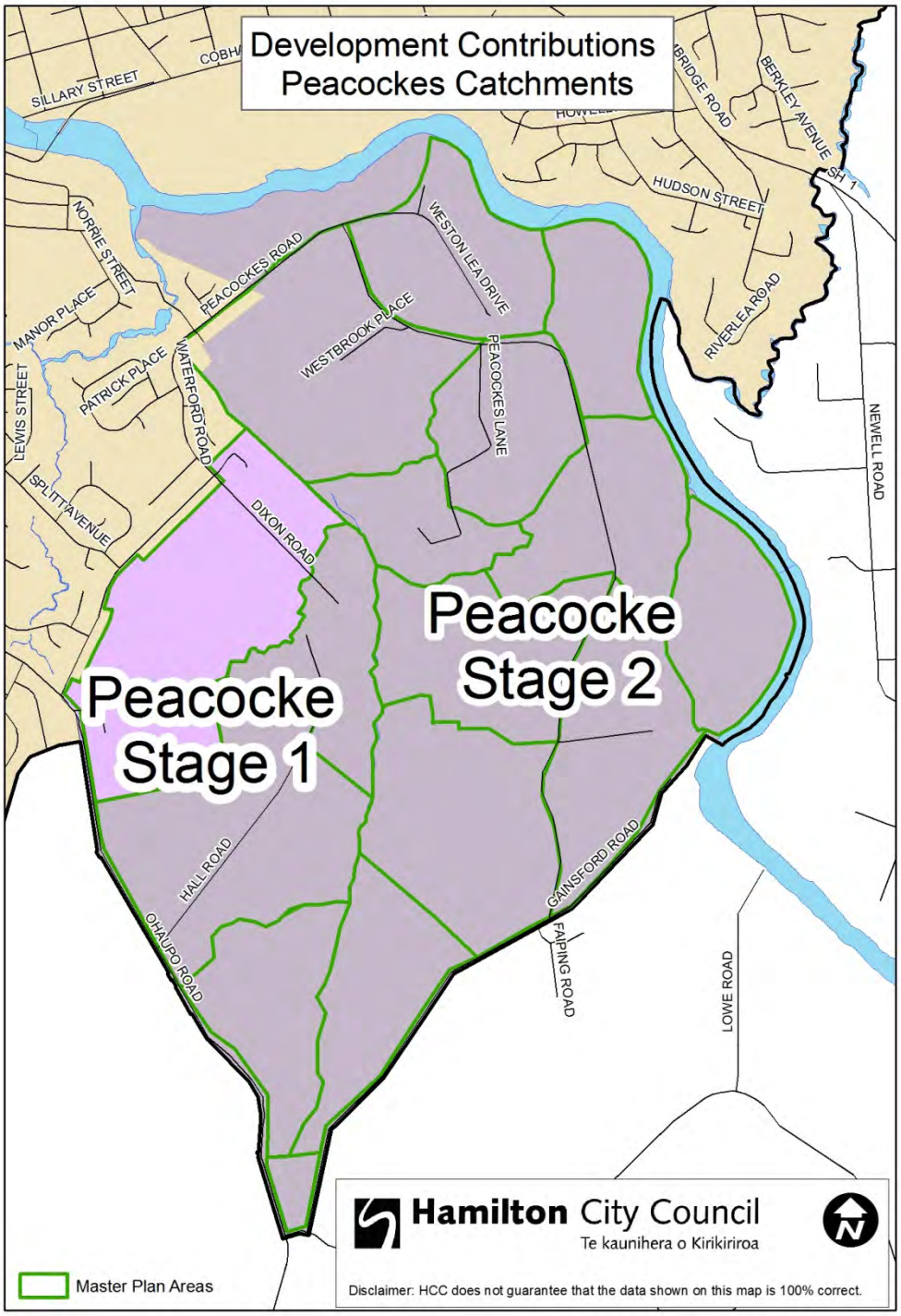
Comprehensive Development Plan or Master Plan Areas

Map 4 – Ruakura Catchment



Comprehensive Development Plan or Master Plan Areas

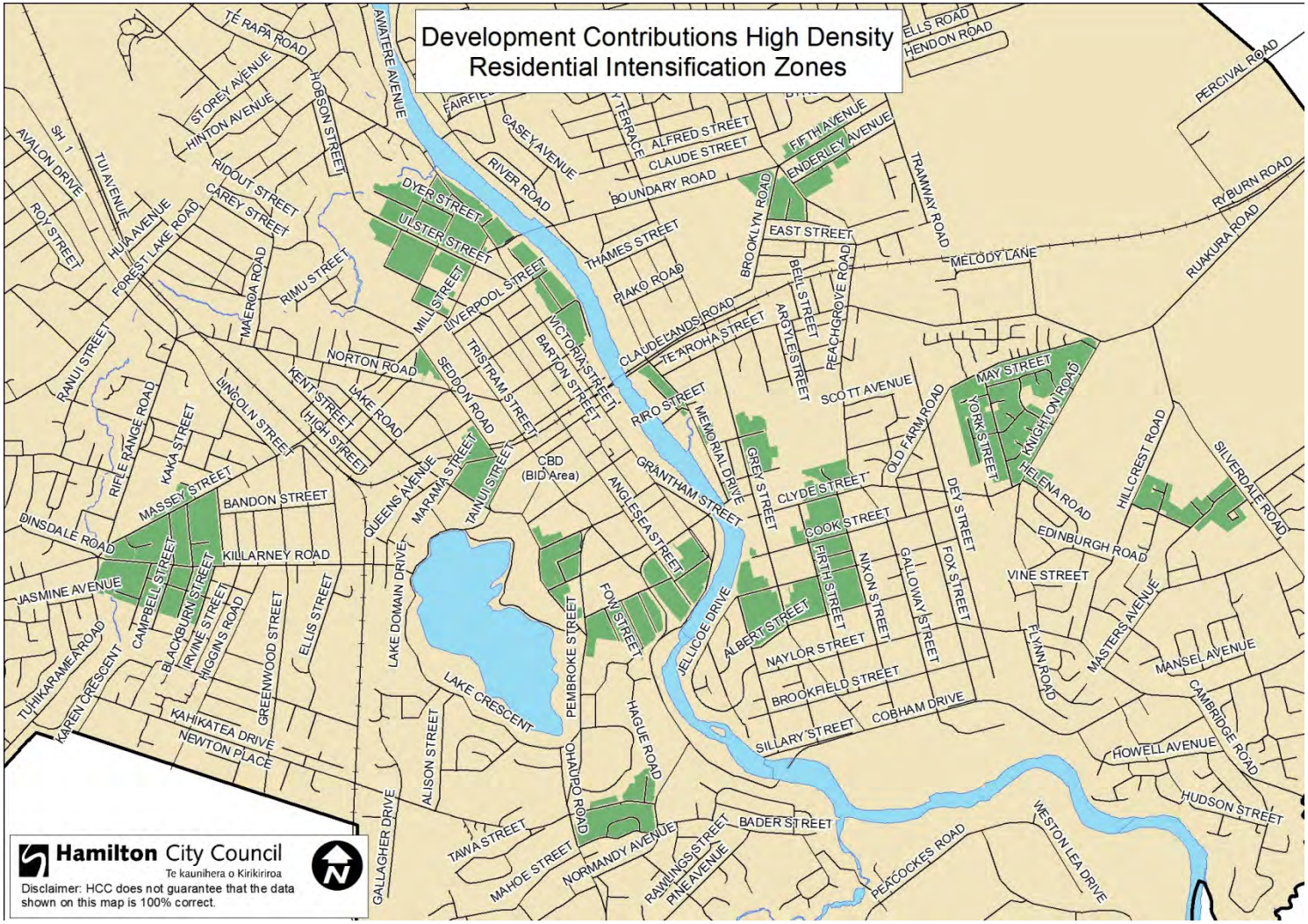
Map 5 – Peacockes Catchments



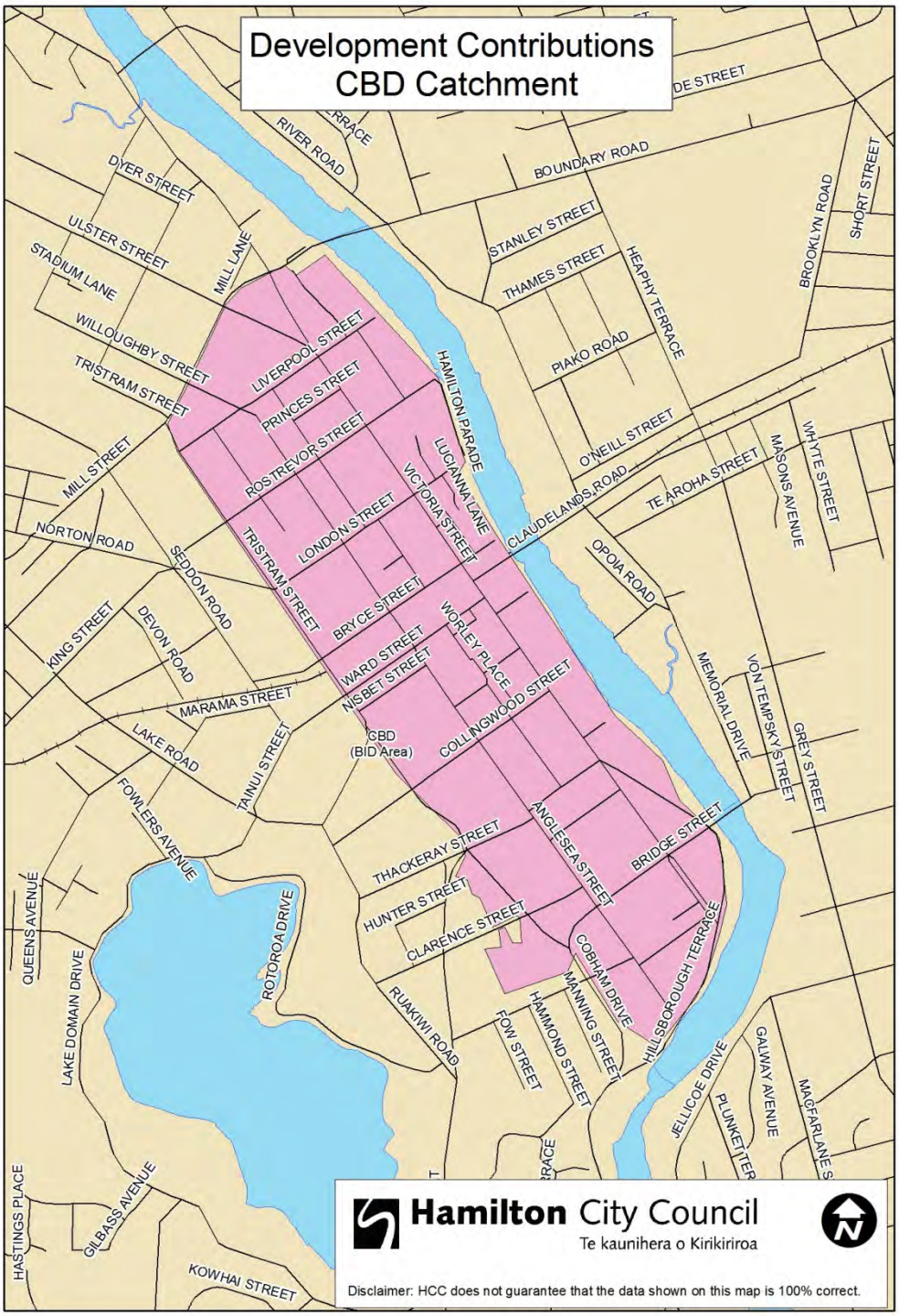
Map 6 – Temple View Catchment

Map 7 – Residential Intensification Zones (RIZ)

Residential Intensification Zone (RIZ) areas



Map 8 – CBD Catchment



Map 9 – Catchments for Bulk Wastewater Infrastructure

Map 10 – Catchments for Stormwater Infrastructure

END

Hamilton City Council
Te kaunihera o Kirikiriroa

~~DRAFT~~ DEVELOPMENT CONTRIBUTIONS POLICY 2015/16

1. PURPOSE OF POLICY

1.1 The purpose of this policy is to:

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

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

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

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

2. QUICK REFERENCE GUIDE

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

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

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

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

3. TABLE OF CONTENTS

4. POLICY BACKGROUND

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

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

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

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

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

4.6 This policy takes effect on 1 July 2015 and will apply to applications for consents or service connections submitted on or after that date where accompanied by all required information.

4.7 Applications for consents or authorisations submitted to Council prior to 1 July 2015 but not granted until after 1 July 2015 will be considered under the policy that was in force at the time that the application was submitted to Council and accompanied by all required information.

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

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

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

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

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

5.5 Before any development contribution can be levied in respect of development, it must be demonstrated that the development, which can be any subdivision or other development, generates a demand for reserves or network infrastructure. Network infrastructure means the provisions of roads and other transport, water, wastewater, and stormwater collection and management.

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

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

6. DEFINITIONS

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

6.2 **allotment** means:

a) Any parcel of land under the Land Transfer Act 1952 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not:
   i. The subdivision shown on the survey plan has been allowed, or subdivision approval has been granted by Council.
   ii. A subdivision consent for the subdivision shown on the survey plan has been granted under the Act.

b) Any parcel of land or building or part of a building that is shown or identified separately:
   i. On a survey plan.
   ii. On a licence within the meaning of Part 7A of the Land Transfer Act 1952.

c) Any unit on a unit plan.

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

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

6.4 **ancillary residential unit** means a self-contained residential unit with a gross floor area not more than 60m^2 and held in common ownership with the primary activity on the site. A residential unit is self-contained if it has a sink, a bathroom, and a bedroom or living area. The ancillary residential unit can be attached to the principal building, or be a detached stand-alone structure. In the Industrial and Ruakura Logistics Zone it means any residential unit ancillary to any activity undertaken on site such as a caretaker's residence, live-in employees or security staff accommodation.

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

6.6 **capex** means capital expenditure.

6.7 **catchment** means an area shown in Maps 1-10 (refer Schedule 8 below) within which a separately calculated and specified set of development contributions charges apply.

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

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

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

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

~~6.11~~6.12 **DC** means development contribution.

~~6.12~~6.13 **developer** means any individual entity or group undertaking development.

~~6.13~~6.14 **development** means—

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

~~6.14~~6.15 **granted** means the date that an application for a consent or service connection is approved by Council.

~~6.15~~6.16 **greenfield** means all catchments other than the citywide, infill, and CBD catchments.

~~6.16~~6.17 **gross floor area (GFA)** means the sum of the gross floor area of all floors of all buildings on a site measured from the exterior faces of the exterior walls or from the centrelines of walls separating two buildings. Gross floor area shall:

a) include elevator shafts, stairwells and lobbies at each floor and mezzanine floors and balconies;
b) exclude any provided car-parking, incidental or temporary loading and servicing areas and access thereto and building service rooms containing equipment such as lift machinery, tanks, air conditioning and heating plants;
c) exclude buildings and structures where defined as temporary in a relevant consent;
d) include permanent outdoor covered structures;
e) for the purposes of this policy, include car parking provided on a commercial basis; and
f) in cases where there is no constructed floor or in which existing floor area is covered for the first time by a roof or other covered structure, include the area under the roof or the covered structure.

~~6.17~~6.18 **household unit equivalent (HUE)** means demand for council services, equivalent to that produced by an average household.

~~6.18~~6.19 **higher density residential** means residential development with a net site area of less than 350m^2 per unit, either in a Comprehensive Development Plan or Master Plan area, or as two or more attached dwellings in a Residential Intensification Zone (RIZ) as defined by the Proposed District Plan.

~~6.19~~6.20 **industrial development** means any development involving the use of premises (land and buildings) for manufacturing, processing, bulk storage, warehousing, servicing and repair activities, or if the use of premises is unknown, any development in an industrial zone.

~~6.20~~6.21 **infrastructure** means network infrastructure or reserves as defined by the LGA.

~~6.21~~6.22 **infrastructure strategy** means the Infrastructure Strategy adopted with Councils 2015-25 10-Year Plan.

~~6.22~~6.23 **LGA** means the Local Government Act 2002.

~~6.23~~6.24 **net site area** means the area of the site, excluding any entrance strip with a width of 6m or less, or any right of way, private way or access lot.

~~6.24~~6.25 **network infrastructure** means the provision of roads and other transport, water, wastewater, and stormwater collection and management.

~~6.25~~6.26 **residential development** means new buildings or parts of buildings designed to be used by persons living alone, or by a family or non-family group. This includes but is not limited to apartments, semi-detached and detached houses, ancillary residential units, units, town houses, private units within a retirement village, show homes, self-contained accommodation, and new allotments on land which is zoned residential.

~~6.26~~6.27 **retail development** means any development involving the use of land or buildings where goods and services are offered or exposed to the general public for sale, hire or utilisation. For the purposes of this policy, this definition shall include restaurants, licensed premises and drive-through services.

~~6.27~~6.28 **Schedule of Assets** means the S201 LGA schedule available on Council's website.

~~6.28~~6.29 **site** means an area of land which is:

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

~~6.29~~6.30 **wet industries** means industrial developments that are assessed to or will utilise more than 15,000 kL of water per day.

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

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

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

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

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

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

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

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

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

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

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

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

7.12 Outcomes and goals

7.13 Council's growth-related capital expenditure primarily contributes to the following outcomes and goals identified to guide the 10-Year Plan:

a) "providing outstanding infrastructure";
b) "prioritising investment in provision of appropriate infrastructure to meet the city's future growth needs"; and
c) "our books are balanced".

7.14 Council considers that these outcomes and goals are best promoted by:

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

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

7.16 Causes and benefits

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

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

7.19 Developers will also significantly benefit from this expenditure via the profits of their developments, and so should pay for a reasonable portion of these costs through development contributions.

7.20 Extent to which development causes expenditure

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

7.22 Cost allocations are evaluated on a project-by-project basis or for groups of projects, by way of a substantive template that for each project ~~and/or component of a project~~or group of projects. The Template records: ~~and considers~~

- the project description and relevant information;
- ~~,~~ the purpose and key outcomes of project;
- ~~,~~ related projects and project dependencies;
- ~~,~~ rationale for the choice of ~~-~~catchment ~~rationale~~;
- ~~,~~ multiple Levels of Service (LOS) considerations;
- ~~(including breadth, depth, and the use of assessment bands),~~ growth benefits and growth causation rationale;
- the ~~,~~ duration of those benefits; and
- the exclusion of ~~,~~ non-DC growth. ~~, growth causation rationale, and a number of other considerations.~~

~~7.22~~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~~were~~ 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.

~~7.23~~7.24 The purpose of these reports and the wider analysis via the template was to rigorously capture what is meant by level of service (LOS) deficiencies ~~LOS~~ and its different dimensions and significance, and to assess capital projects on the extent to which they are driven by these LOS deficiencies.

~~7.24~~7.25 Costs by project have been allocated to development contributions by deriving a percentage figure to reflect the extent to which the development community causes the need for the expenditure, and the extent to which developers benefit from the expenditure. The average of the two percentages is used as the final percentage of growth related project costs for development contributions funding.

~~7.25~~7.26 The percentage figure for developer causation has been derived by considering the extent to which the project would be needed if there was no development, and excluding the portion of each project that contributes to renewals, demand caused by development outside the city, ~~or changes in LOS and/or~~ and remedying existing level of service deficiencies (backlog).

~~7.26~~7.27 Level of service assessments are derived by considering the breadth of LOS improvements addressed by provision of each project, and by the significance of the LOS improvements of each project in the context of the wider project or projects.

~~7.27~~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.

~~7.28~~7.29 Significant assumptions in the cost allocation process are described under 10.70 below~~10.69 below~~. Full details of methodology for cost allocations, causation and benefit analysis, and other related aspects for each individual project cost allocation are available on request.

~~7.29~~7.30 The distribution and timing of benefits

~~7.30~~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.

~~7.31~~7.32 For each project, consideration has also been given to the period over which the benefits are expected to occur or over which the capacity provided by the project will endure, and recovery of costs from development contributions has been timed to align with this period. The cost allocation percentage figure for growth benefits has been derived on the basis of assessed growth benefits accruing to new residents compared to existing residents, and by considering the rate of expected growth over the recovery period.

~~7.32~~7.33 Transparency and accountability

~~7.33~~7.34 Growth costs and their funding source are identified separately and on a project-by-project basis which imposes significant administrative costs on Council, but these are outweighed by the benefits in terms of greater equity (user pays), transparency and accountability.

~~7.34~~7.35 The full methodology and rationale that demonstrates how the calculations for the contributions were made is available from Council's website.

~~7.35~~7.36 Overall impact of allocation

~~7.36~~7.37 In some catchments, and for some types of development, council has taken the view that the development contribution charge resulting from the above allocations would have an adverse effect on the development community to an extent that it would hinder growth and development, with negative consequences for the community as a whole. In these cases, Council, with consideration to s101(3)b of the LGA, has opted to moderate the charge and fund any resulting revenue impacts from rates. This approach is consistent with that described in Council's Revenue and Financing Policy in the section titled Funding Sources for Capital Costs.

~~7.37~~7.38 Having taken advice from external specialists, it is the view of Council that overall the allocation of growth-related capital costs to development contributions set out in the Schedule of Assets and the resulting development contribution charges as specified in Schedule 1 below are reasonable and consistent with the statutory framework.

~~7.38~~7.39 Total amount of development contributions funding sought (s106(2)(d), s201(1), s197AB LGA)

~~7.39~~7.40 The total amount sought from development contributions funding, including financing costs, is set out in Schedule 2 below.

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

8.1 **Development contributions catchments**

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

8.3 It is not practical to define catchments that precisely fit each individual growth project that Council undertakes. Taking this into account, Council considers that it is most equitable to divide the city into catchments as is shown in the maps in Schedule 8 below.

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

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

8.6 Some growth-related capital expenditure cannot adequately be confined to individual areas, ~~and so will need~~and where appropriate will ~~to~~ be recovered on an equal basis from all developments in the city, regardless of location. ~~For this purpose, a citywide catchment is used. For more details on catchments, see 10.52 below.~~

8.7 Council's approach is supported by s199AB(g) of the LGA which provides that when calculating and requiring development contributions, territorial authorities may group together certain developments by geographic area or categories of land use, provided that—

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

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

8.8 Refer to section 10.53 below~~10.52 below~~ for further discussion on catchments.

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

8.10 For each project "P" ~~within each~~allocated to a catchment with growth related capital expenditure "C-" and growth in household unit equivalents (HUEs)- over a recovery period of "Y" years, the development contribution charges for each P per HUE can be expressed as:

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

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

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

~~8.13 The same result can also be expressed by the following formula, which can be applied to each development contributions account as a whole in order to illustrate how the charge for that account is derived.~~

~~8.14 Charge = capex allocated to development contributions funding plus financing costs~~
~~total number of units of growth benefiting from capex~~

~~8.15~~8.13 A worked example is provided in Schedule 3 below, illustrating the calculation of a specific charge in accordance with this formula.

~~8.16~~8.14 More detail on the mathematics in the model is available from Council on request.

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

9.1 Some development contribution charges calculated by the calculation model have been moderated downwards to take account of considerations outside the scope of the DC model parameters.

9.2 The calculation model produces mathematically and legally justifiable development contribution charges "base charges" (refer Schedule 4), but whether these base charges are to be levied is required to be tested in accordance with s101(3)b of the LGA which is a critical filter through which all proposed development contributions must pass.

9.3 Council has considered the base charges in light of the critical filter set out in s101(3)b and concluded that if the base charges were adopted, in some cases this would represent an allocation of liability for revenue needs which would not deliver the most advantageous impacts on the community. Accordingly, Council has decided to reduce certain base charges as set out below.

9.4 It is important to note that the difference between the base charge and the modified charge is already funded through the 10-Year Plan as a result of conservative revenue assumptions (~~refer 0 and~~ 10.19 below) so Council requires no additional rates funding, nor does it increase any of the non-modified DC charges, or place additional burden on other parts of the development community.

9.5 Downward modifications in this section represent a manual adjustment to an originally assessed and unmodified charge. Numbers used to inform a capped or reduced charge under this section should be considered as nominal scale factors only, not as charges in their own right.

9.6 **Council's decision to modify charges**

9.7 Council considers that its decision to modify these charges represents a proper exercise of its discretion under s101(3). Council's decision in respect of these modified charges has not impacted on its decision making in respect of the balance of this policy. To that extent, Council would have adopted the balance of this policy regardless of whether the modifications to these charges were made. In addition, if the modifications were not made under s101(3), the same community outcomes would have been achieved through additional remission criteria aimed at delivering lower than modelled charges for these developments.

9.8 **Capped Non-residential development charges**

9.9 Non-residential development charges capped to be no greater than the previous Development Contributions Policy 2013/14 ("previous policy") charges. This is determined by scaling each charge component by the ratio of the total charge under the previous policy to the total charge under this policy ~~under the previous policy~~. Stormwater and wastewater charges are capped individually at the previous policy rate and are payable by all developments.

9.10 The exceptions to this are charges for which there is no adequate precedent in the previous policy because they were not capped in that policy. These charges are capped at the 2012/13 Development Contributions Policy rate factoring out the maximum stormwater and

bulk wastewater charges applicable to the appropriate catchment. ~~The charge for Temple View presents a further exception. It is capped in a similar fashion at the level of the Rotokauri charge (the highest greenfield charge).~~

9.11 The retail transport component is determined by scaling the retail base charge for a specific development by the ratio of the average capped retail charge to the average uncapped retail charge.

9.12 Base non-residential charges are significantly higher than ~~2012/13~~previous policy charges due to:

a) a reallocation of costs towards catchments from citywide;
b) an increase in number of catchments used means less spreading of costs across multiple areas;
c) higher investment by Council in the growth capital programme.

9.13 Charges set at the higher base level could jeopardise economic and financial viability with respect to reliability of forecasts and market competitiveness, and this was supported by benchmarking analysis.

9.14 Council has made substantial infrastructure investments based on long-term city growth planning and land use strategies, which if materially compromised due to low uptake would have substantial negative impacts on Council's ability to recover these costs via development contributions revenue, and consequently on the on the wider community and city ratepayers.

9.15 In this respect, allocation of liability for revenue needs according to the base charges will have a potentially adverse impact on the community and to avoid this impact, the base charge has been modified as set out above.

9.16 **Capped residential development charges**

9.17 Reduction in charges for certain higher density developments in Infill 'RIZ' areas

9.18 A 67% total reduction from base charges for higher density developments in the infill Residential Intensification Zones (RIZ) (refer map 7 in Schedule 8 – DC Catchment Maps).

9.19 Higher density developments and urban intensification are important strategic goals for Council, leading to efficient use and development of resources, increased amenity and improved urban form. These outcomes are consistent with Council's Proposed District Plan and the Future Proof sub-regional growth strategy. These community outcomes are more likely to be achieved through an allocation of liability for revenue needs based on a reduction in the infill base charge.

~~9.20 **Temple View residential charges to be capped at the level of the Rotokauri charge (inclusive of bulk wastewater and stormwater charges)**~~

~~9.21 This modification has been made principally because the base charge is disproportionately high due to lack of information or certainty around anticipated growth in absence of a structure plan, such that growth infrastructure in place in anticipation of growth is spread over very few units of growth.~~

~~9.22 Allocation of liability for revenue needs according to the base charge will likely be prohibitive to development in this area. The proposed modified charge represents an allocation of~~

~~liability for revenue needs which is fair and more likely to enable sustainable development within Temple View.~~

~~9.23 Growth forecasts for Temple View will be reviewed when more certainty exists around anticipated development in that catchment.~~

~~9.24~~9.20 **Lower charges due to lower actual demand**

~~9.25~~9.21 The following charge categories are similar on the surface to modifications described above ~~,~~ but ~~rather~~ are actually a direct ~~calculation model output resulting from~~result of lower actual demand when compared to a standard HUE, and not s101(3) modifications.~~.~~ The extent of this lower demand was determined using Census 2013 statistics.

~~9.26~~9.22 ~~Comprehensive Development and Master Plan Areas~~ Higher density developments

~~9.27~~9.23 Higher density developments in the Comprehensive Development and Master Plan areas identified in part of the Proposed District Plan greenfield areas of Rototuna, Rotokauri, Ruakura and Peacockes (refer to the areas shaded green in Schedule 8, map 2-5) attract charges ⅓ lower than the relevant base charge due to lower actual demand on council services.

~~9.28~~9.24 Ancillary Units

~~9.29~~9.25 Ancillary units in areas other than the Residential Intensification Zones (RIZ) as defined in the Proposed District Plan (refer to the areas shaded green in Schedule 8, map 7) attract charges ⅔ lower than the relevant base charge due to lower actual demand on council services.

~~9.30~~9.26 Refer to 10.39~~10.38~~ below for more information on higher density development and ancillary unit assumptions.

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

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

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

10.3 **Growth forecasts**

10.4 Residential forecasts are based upon the Statistics New Zealand population and household projection methodologies and data, updated where possible with information from the 2013 Census.

10.5 Non-Residential floor area forecasts are based on economic projections for Hamilton and the Waikato Region made in 2014 by Market Economics Ltd.

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

10.7 Effects of uncertainty

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

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

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

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

10.12 **Conservative revenue assumptions**

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

10.14 Forecasts for development contributions revenue for the purposes of the 10-Year Plan are conservative estimates including allowances made for future remissions, historical consents issued at lower charge rates as per the policy of that time, and to reflect the current and anticipated future uncertain economic environment.

10.15 Effects of uncertainty

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

10.17 Setting revenue forecasts too high will adversely affect Council's 10-Year Plan financial strategy, with consequent impacts on the level of rates funding required. Setting revenue forecasts too low means that ratepayers are paying more than their fair share of costs with respect to the cost allocations process. Any additional revenue received must be used to reduce DC funded debt, with consequent reductions in the level of DC charges.

10.18 Council has attempted to strike a balance in its forecasts, based on historical levels of revenue and the best information that it has available about likely future revenues, but with a view to conservatism.

10.19 **Under-recovery of revenue**

10.20 The DC model assumes that forecast growth will ~~directly generate~~match realised DC revenue, but in practice remissions, credits, vacant sections, and development assessed under prior policies result in an under-recovery of modelled revenue.

10.21 Council has adopted a conservative approach to estimating under-recovery of revenue, based on historical data, budget forecasts, and consideration of low revenue in early years.

10.22 Effects of uncertainty

10.23 Different assumptions to estimate under-recovery would have an effect on future modelled DC revenue, which in turn impacts charges. A higher assumed under-recovery rate, with all other things being held fixed, will return higher charges.

10.24 To preserve a conservative method to calculating charges, Council has adopted a conservative under-recovery rate.

10.25 **Supply of land**

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

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

~~inaccuracies~~ variance between forecast and actual future land supply.~~in the land supply forecasts.~~

10.28 Effects of uncertainty

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

10.30 The significance of this impact is estimated to be low because supply generally exceeds demand and market forces will dis-incentivise developers bringing significant areas of land to market when there are perceived supply excesses elsewhere.

10.31 The supply assumptions that have been made are based on the best knowledge of Council's Development Unit at the current time.

10.32 Land supply and capacity estimates are shown in Schedule 7.

10.33 **Types of development (sectors)**

10.34 Developments are assumed to be of seven basic types (sectors):~~;~~

- ~~-~~residential
- ~~,~~higher density residential
- ~~,~~ancillary residential units
- ~~,~~retail
- ~~,~~commercial
- ~~,~~industrial, and
- wet industries.

~~10.34~~10.35 Within these sectors, there will be a range in the amount of benefit derived from Council's growth-related capital expenditure.

~~10.35~~10.36 With the exception of wet industries, which will be assessed on a case by case basis, all developments within a sector will be charged development contributions at the rate applicable to that sector as a whole.

~~10.36~~10.37 Effects of uncertainty

~~10.37~~10.38 Using a wider range of sectors would theoretically allow a closer fit between the assumed demand generated and the actual demand produced by different types of development. But, although it might seem to be more equitable, this is not currently practical, as growth would need to be forecast separately for each sector and insufficient data is available for this task. The range of sectors will however be reviewed periodically, and will be expanded when appropriate and feasible as more sophisticated ways of modelling development emerge.~~and when appropriate and feasible.~~

~~10.38~~10.39 **Higher density and ancillary residential units**

~~10.39~~10.40 On average, on a per dwelling basis, individual ancillary residential units and individual higher density dwellings place less demand on Council infrastructure than standard detached dwellings.

~~10.40~~10.41 Accordingly, ancillary residential units will attract a charge ⅔ lower than the standard residential charge for each catchment, and higher-density residential dwellings

(that meets the criteria set out in section 6.19 above) will attract a charge ⅓ less than the standard residential charge (refer also to section 9.20).~~.~~

~~10.41~~10.42 The maximum floor area of an ancillary residential unit is 60m^2, and this is approximately ⅓ of the average floor area of a standard dwelling. Occupancy, and therefore demand on Council services is assumed to be correspondingly lower than the average occupancy of standard dwellings which Census figures put at three persons per dwelling.

~~10.42~~10.43 Similarly, Census figures indicate that the average occupancy of an individual higher-density (multi-unit) dwelling in Hamilton is two persons, and demand is therefore assumed to be correspondingly lower than for standard dwellings.

~~10.43~~10.44 The growth forecasts described under section 10.3 above have been discounted to allow for the lower charges that will be paid by these dwellings.

~~10.44~~10.45 ~~In addition to this~~In accordance with section 9 above and in addition, higher density residential units in Residential Intensification Zones identified by the Proposed District Plan will be charged ⅔ less than the standard residential charge for each catchment. This is to incentivise this type of development in line principally with the Proposed District Plan and the Future Proof sub-regional growth strategy. The growth forecasts have not been discounted to allow for this incentive, but revenue forecasts have been adjusted to allow for it.

~~10.45~~10.46 Effects of uncertainty

~~10.46~~10.47 The stated assumptions are broad and basic in construction and hence from one residential unit to another the assumptions may not correlate exactly with the actual demand placed on council infrastructure, however these types of development constitute only a small proportion of total demand and revenue, and this mitigates the effects of uncertainty.

~~10.47~~10.48 **Non-Residential Demand Conversion factors**

~~10.48~~10.49 In order to provide a common denominator for the purposes of calculating the development contribution charges using the equations given in section 8.9~~9.8 above~~, conversion factors have been used to equate all of the other sectors to the residential sector by estimating the number of household unit equivalents (HUEs) of demand that they produce, approximated by gross floor area (GFA)~~that they produce~~. Data from various sources (e.g. Census, water-metering, traffic studies) has been used to estimate the average demand placed on Council infrastructure per 100m^2 of non-residential floor area (site area for stormwater) or per non-standard residential dwelling. Details of these are set out and described in Schedule 5 below.

~~10.49~~10.50 Effects of uncertainty

~~10.50~~10.51 The effect on the DC charges of variances due to the choice of conversion factors can be significant, but the current figures reflect the best information that Council has available at this time. Using a wider range of conversion factors would allow charges to be more closely tailored to individual types of development, but would also require individual forecasting of each of these types, with a resulting increase in forecasting error.

~~10.51~~10.52 The wider significance of the assumption that HUEs can be used as a proxy for non-residential demand based on floor area by way of a fixed factor is more difficult to assess,

but this method is common to most councils' DC policies and no ready alternative is available.

~~10.52~~10.53 **Catchments**

~~10.53~~10.54 The Peacockes, Rototuna, and Rotokauri growth catchments (refer Schedule 8) are based on the 2011 version of the Operative District Plan structure plan areas. The Temple View, Te Rapa North, and Ruakura growth catchments are areas that have been added to the city through recent boundary changes.

~~10.54~~10.55 The CBD area is based on the Business Improvement District, as defined in Council's rating policy, and the Infill catchment is defined as the remainder of the developed area of the city.

~~10.55~~10.56 The stormwater catchments are based on monitored and modelled stormwater flows, and the wastewater catchments are reflect the gravity fed network, the natural boundary of the Waikato River, and the relative network impact of the eastern and western wastewater interceptors.

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

a) Causation:

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

b) Open Access:

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

c) Integrated Network:

- The project contributes to an interconnected infrastructure network within the City.
- The project benefits are closely aligned with the benefits of the related wider infrastructure network.

~~10.56~~10.58 A number of the larger projects set out in the Schedule of Assets have been split into citywide and catchment components and allocated separately, to more equitably and accurately reflect causes and benefits of expenditure.

~~10.57~~10.59 It is assumed that all developments within a catchment contribute to the need for and benefit equally from Council's growth related expenditure having the effect that like developments in a catchment attract the same charge.

~~10.58~~10.60 Effects of uncertainty

~~10.59~~10.61 Where there are developments in close proximity but in different catchments, significantly different charges may be payable when the demand they place on infrastructure

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

~~10.60~~10.62 Using a greater number of catchments would lessen the effect of the first of these issues, and strengthen the causal link between developments and the infrastructure that they require, but would heighten the effect of the second consideration and also entail higher error margins due to the requirement to forecast growth for smaller areas.

~~10.61~~10.63 Council has tried to strike a balance in its choice of catchments between these two factors.~~.~~

~~10.62~~10.64 **Cost recovery periods**

~~10.63~~10.65 The LGA sets out that development contributions should be determined in a manner that is generally consistent with the capacity life of the assets for which they are intended.

~~10.64~~10.66 A 30 year maximum cost recovery period has been used. For capital expenditure providing capacity that will be exhausted prior to 30 years, the estimated length of remaining capacity has been used as the recovery period. For each project, the recovery period has been set to start 8 years prior to the commencement of expenditure on the project. This aligns with the typical duration of a subdivision consent.

~~10.65~~10.67 Effects of uncertainty

~~10.66~~10.68 The option of using a shorter maximum period (e.g. 20 years) was modelled and significantly increased the development contribution charges. Using a period longer than 30 years did not significantly reduce the charges, as interest costs and the basic amount allocated to development contributions funding were also greater.

~~10.67~~10.69 The effect of starting the recovery period closer to the commencement of expenditure would be to increase the charge for individual projects because costs will be recovered over a shorter period.

~~10.68~~10.70 **Allocation of capital costs to growth**

~~10.69~~10.71 Capital costs have been allocated to development contributions funding only for projects that provide new assets or assets of increased capacity and that are necessitated by growth or will provide benefit to growth.

~~10.70~~10.72 These project costs have been allocated under the assumptions set out in the Covec methodology paper titled 'Cost Allocation Guidelines for Development Contributions', which is published on Council's website.

~~10.71~~10.73 The underlying rationale for these allocations is set out in the LGA and addressed in section 0 above~~7.11 above~~.

~~10.72~~10.74 A substantive and comprehensive spreadsheet template (as described in section 7.22) for project by project analysis was developed under guidance from an expert asset consultant for the purpose of allocating project costs to growth in accordance with the LGA and Covec Ltd methodology.

~~10.73~~10.75 Programmes of work have been split into their component projects to allow for a more fine grained analysis. Costs have been allocated spatially and by activity while considering a number of factors and circumstances, principally based on growth causation, benefits, and levels of service.

~~10.74~~10.76 The template uses standardised bands for generating the causation and benefit assessments. A high level of rigour has been applied to all project cost allocations, including the use of individual cost allocation reports for projects with high costs. Smaller projects have been allocated based on their similarity to individually allocated projects.

~~10.75~~10.77 It is assumed that the two key allocation aspects being causation and benefits of growth that are required to be considered under this rationale, should be weighted equally in generating an allocation after excluding growth caused by developments or other factors that should not attract development contributions ("non-DC growth").

~~10.76~~10.78 Effects of uncertainty

~~10.77~~10.79 Weighting allocations more heavily towards causation versus benefits would increase the charges. Weighting it more towards benefits would decrease them.

10.80 The assumption relating to the amount of non-DC growth has the effect that the development community is not paying for capital expenditure required to meet this demand. Capital expenditure relating to demand caused by development occurring outside the city, asset renewals, certain types of levels of service change, and operations and maintenance costs are backed out of cost allocations ~~. In most cases these costs~~ and are ~~then~~ met by ratepayers or third party funding.

~~10.78~~10.81 Uncertainty around this assumption lies in projecting the extent of such non-DC growth, and may be significant, but is based on the best information available through specialist assessment and modelling. To the extent that the amount of non-DC growth is overestimated, the ratepayer is most affected.

~~10.79~~10.82 Allocating growth costs in any different manner than that described in this section 0~~7.11~~ and section 7.22 above would have an impact on the development contribution charges. Council has used best practice methods, internal specialist analysis and external consultants, and is satisfied that the allocations as described are reasonable.

~~10.80~~10.83 Full details of the methodology for cost allocations, causation and benefit analysis, and other related aspects for each individual project are available on Council's website, and in the Schedule of Assets.

~~10.81~~10.84 **Limits of Modelling**

~~10.82~~10.85 The calculation model that generates DC charges is a pure mathematical model that produces theoretical charges based on a large number of inputs that in isolation contain significant assumptions as detailed in section 10 above~~9.26 above~~.

~~10.83~~10.86 Although the model produces numerically precise charges, the nature of cumulative uncertainty means that the greater the number and significance of input assumptions, the greater the potential variation of outputs to changes in these assumptions.

~~10.84~~10.87 The calculation model used to generate the charges in Schedule 1 below includes the best numerical assumptions available to Council, and is the most appropriate tool to guide Council in setting development contribution charges.

~~10.85~~10.88 Effects of uncertainty

~~10.86~~10.89 Calculation of development charges therefore is limited to an extent by the sensitivity of the model to inputs, and the degree of certainty and reliability relating to those inputs. As a result modelled demand ~~may~~ is likely to be different to actual or realised demand.

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

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

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

~~11.1~~11.3 Council may require a development contribution to be made when;

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

b) a building consent is granted under the Building Act 2004 for building work situated in its district ~~(whether by the territorial authority or a building consent authority)~~; or

c) an authorisation for a service connection is granted.

~~11.2~~11.4 Council may also require that a development contribution be made when granting a certificate of acceptance under section 98 of the Building Act 2004 if a development contribution would have been required had a building consent been granted for the building work in respect of which the certificate is granted.

~~11.3~~11.5 Council will assess development contributions;

a) for the first time when a trigger in either of clauses 11.3 or 11.4 first occurs; and

b) upon any subsequent triggers in clauses 11.3 or 11.4.

~~11.4~~11.6 It is the granting of the consent, authorisation or certificate of acceptance that is the trigger, not when the consent authorisation or certificate of acceptance is given effect to.

~~11.5~~11.7 Where a development contribution was not required at the first of the triggers in 11.3~~11.1~~ or 11.4 Council may require development contributions at any subsequent trigger.

~~11.6~~11.8 Development contributions will be calculated under the policy that was in force at the time that the application for a resource consent, building consent, or service connection was submitted, accompanied by all required information.

~~11.7~~11.9 When development contributions are paid, the HUEs of demand that they provide for will be recorded and will be credited, by activity, against any subsequent consent or service connection application as it relates to the original consent. Accordingly, whilst subsequent applications will enable a reassessment and recalculation to be made, additional contributions will only be required where there will be an increase in HUEs of demand arising from the development.

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

12.1 ~~For~~ In accordance with section 11 above, for contributions required on subdivision consents, payment will be required prior to uplifting s224 certificates, and these will not be released until payment is received.

12.2 For staged developments where all other Council planning requirements have been met~~,~~ payment will only be required for the s224 certificates issued at each stage.

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

12.4 For contributions required on building consents, payment will be required prior to the issuing of a code of compliance certificate, and this certificate will not be released until payment is received.

12.5 For contributions required for a service connection~~,~~ payment will be required prior to the service connection being actioned.

~~12.6 All payments for development contributions to Council are deemed to be made without reservation of developer rights.~~

~~12.7~~12.6 For non-residential developments where development contributions are assessed on resource consents and the scale of the development is unknown, the assessment will be based on the type of development that most closely matches the zoning of the land.

~~12.8~~12.7 The gross-floor area of the development will be assumed to be a fixed percentage of the site area being 50% for retail developments, 30% for commercial, and 30% for industrial. These figures being the floor area to site area ratio used in Council's growth forecasts. Such developments will be reassessed at building consent stage, and any additional floor area above that assumed and paid for at resource consent stage will be required to be paid at building consent stage.

~~12.9~~12.8 No refund will be given if the building results in a lesser amount of floor area than was assumed, but credit will be retained for the full amount of floor area that was paid for.

~~12.10~~12.9 **Invoicing**

~~12.11~~12.10 Invoices relating to subdivision applications will be issued at the time of request for a s224 certificate.

~~12.12~~12.11 Invoices related to land use resource consents that are not linked to building consents will be raised at the time of granting the consent.

~~12.13~~12.12 Development contributions for land use resource consents that are linked to building consents will be assessed and estimated at the resource consent stage, however such development contributions will be reassessed and based on the final plans provided ~~only be formally charged~~ at building consent stage.

~~12.14~~12.13 Invoices relating to building consents and service connections will be raised prior to issuing a code of compliance certificate, or actioning a service connection, or at the time of actual payment by the developer if prior to this.

~~12.15~~12.14 ~~In both of these cases, i~~If at any time ~~the~~a developer wishes to pay prior to the stages~~is~~ set out above, an invoice will be raised at the time of actual payment by the developer.

~~12.16~~12.15 ~~——~~All invoices will be raised at the rates applicable at the time that the application for a resource consent, building consent, or service connection was submitted, accompanied by all required information~~, excepting that development contributions assessed against resource consents will be adjusted annually at 1 July using the Producers Price Index (Outputs) for Construction as published by Statistics New Zealand.~~.

~~12.17~~12.16 In accordance with Section 198(2A) LGA ~~N~~consideration~~o refunds~~ will not be given ~~for~~ to ~~previously assessed~~ development contribution charges assessed under prior policies in cases where the charges in this policy (as presented in Schedule 1) are lower.

~~12.18~~12.17 For reasons of administrative efficiency, where the total amount payable is assessed as being less than $50, no payment will be required and no invoice will be raised.

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

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

13.2 Development contributions are calculated based on increased units of demand (HUEs). Council will provide a credit against the standard calculated charges where it can be demonstrated to Council's satisfaction that:

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

b) development contributions or financial contributions have previously been paid for those increased units of demand generated by the development. The balance of development contributions for all additional units of demand not previously paid for will be payable, including for all components of the charge.

13.3 Credits for existing HUEs will attach to the parent lot and are not transferable.

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

13.5 Any project undertaken by Council that has been funded in whole or in part by development contributions will itself not be liable to pay development contributions.

~~13.5~~13.6 For the avoidance of doubt, development contributions required under this policy for reserves are not for the specified reserves purposes referred to in Section 201 LGA.

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

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

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

a) be made within ten working days after the date of receipt of notice of the development contribution required by Council;

b) be made to Council in writing using the Reconsideration of Development Contributions ~~—~~template which can be found on Council's website at www.hamilton.govt.nz/dc;

c) set out the grounds and reasons for the request;

d) specify the outcome which is sought; and

e) include an email address for delivery of Council's decision.

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

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

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

14.6 Council will consider:

a) the grounds and reasons set out in the written request;

b) the purposes and principles in sections 197AA – 197A LGA; and

c) the application of this Policy in determining the proposed development contribution.

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

14.8 Council's decisions on requests will:

a) be in writing;

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

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

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

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

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

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

15.2 Any application for a remission shall be lodged with Council within 3~~2~~0 working days of the development contribution charge being advised in writing to the developer.

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

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

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

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

15.7 Decisions on individual requests will not alter the basis of the policy itself.

15.8 There are three categories of remissions, as described in the following paragraphs.

15.9 **1. Actual Demand Remission**

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

15.11 Actual Demand Remission Criteria

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

a) the actual HUEs of demand generated by the development are significantly lower than the HUEs of demand assessed under the methodology set out in this policy and in any event are not less than 10 HUEs of demand, and;

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

15.13 **2. CBD Remission**

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

15.15 CBD Remission Criteria

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

a) commercial/retail or residential activity within the CBD area;

b) employment opportunities within the CBD area;

c) public space and amenity values within the CBD area;

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

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

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

15.19 PDA Remission Criteria

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

15.21 **Further remission information**

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

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

15.24 Stormwater capital projects

~~15.20~~15.25 The policy allocates stormwater costs, and forecast growth, over 19 catchments. This helps ensure spatial alignment between development and the set of capital works recovered through development contributions, and promotes equity and economic efficiency.

~~15.21~~15.26 For the purposes of this policy Council's stormwater capital costs are categorised into primary works or secondary works to the extent practicable.

~~15.22~~15.27 ~~Private~~Developer funded primary works are described here as works which are carried out by each land owner as a condition of consent, for example to attenuate 2- and 10-year events back to pre-development levels and treatment of stormwater.

~~15.23~~15.28 ~~Private~~Developer funded secondary works are carried out by each land owner as a condition of consent to attenuate 100 year events, and are separate to – and done in addition to – primary works.

15.29 ~~Private~~Developer funded works as described above do not typically form part of Council's growth capital programme, and as such ~~private~~developer provision of them in most cases will not offset any development contributions charge.

~~15.24~~15.30 Subject to 15.9 in particular, if developer funded stormwater works are of such a scale that either planned capital expenditure identified in the 10-Year Plan will no longer be required and no additional demand is placed on Council's network, then as a direct result of those works a remission of development contributions may apply in respect of those works.

16. POSTPONEMENT OF PAYMENT

16.1 Upon written application from the developer, Council through its Chief Financial Officer, may on a case by case basis and at its sole discretion, consider deferring payment of development contributions for subdivision consents granted between 1 July 2008 and 30 June 2014 ("deferral of payment").

16.2 Approval will only be given in cases in which the development leverages off existing catchment-specific infrastructure and does not require any new or unbudgeted Council-funded catchment-specific infrastructure (as of 30 June 2013) in order to proceed.

16.3 Any deferral of payment will apply to a maximum of ten allotments in any subdivision, and if the subdivision is staged all allotments must be within a single stage, and will be referred to as ("lots deferred").

16.4 The terms of deferral of payment will be subject to Council approval on a case by case basis, and shall be recorded in a formal written agreement between Council and the developer ("deferral agreement"). Such terms may include at Council's discretion (without limitation):

a) the requirement for a bank bond or other enforceable security acceptable to Council, securing the deferred sum, interest and costs; and/or

b) the registration of a Statutory Land Charge under s208 of the Local Government Act against the title to each lot in respect of which development contributions are outstanding specifying the amount owing to Council in relation to that lot.~~;~~

16.5 Development contributions in respect of all lots deferred shall be paid in full on the sooner of:

a) The date upon which the developer settles the sale of the last of the lots deferred; or

b) The date upon which the developer settles the sale of the same number of lots in the subdivision as the number of lots deferred; or

c) The date upon which the developer ceases to be registered proprietor of the lots deferred; or

d) The date two years after the issue of the earliest s224 certificate(s) for the lots deferred or as part of the subdivision.

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

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

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

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

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

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

17.2 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 ~~shown~~ described in Schedule 6.

18. ESTIMATING A DEVELOPMENT CONTRIBUTION CHARGE

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

18.2 **Using the GIS development contribution estimator tool**

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

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

18.5 **Using the Schedule of Charges**

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

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

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

~~17.3~~18.8 Please contact the Development Contributions Officer (DCO) if you have any questions or require assistance to calculate your charge.

~~18.~~19.SCHEDULE 1 - DEVELOPMENT CONTRIBUTION CHARGES

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

	Reserves	Stormwater	Transport	Wastewater	Water	Total
Residential charge per lot, dwelling or unit title , inclusive of Citywide components						
Citywide	538		1,844	3,296	3,997	**9,674**
Infill	913		2,091	3,448	4,450	**10,902**
Peacocke Stg 1	881		4,916	7,782	4,921	**18,501**
Peacocke Stg 2	881		2,909	5,030	4,921	**13,741**
Rotokauri	2,060		6,515	4,561	5,546	**18,682**
Rototuna	1,158		7,645	6,280	7,530	**22,613**
Ruakura	538		2,002	3,483	4,477	**10,500**
Te Rapa North	538		1,844	3,296	3,997	**9,674**
Temple View	538		1,844	9,695	11,027	**23,103**
SW - Citywide		17				**17**
SW - Chartwell		763				**763**
SW - City Centre		1,674				**1,674**
SW - Hamilton East		177				**177**
SW - Kirikiriroa		940				**940**
SW - Lake Rotokauri		10,094				**10,094**
SW - Mangaheka		239				**239**
SW - Mangakotukutuku		1,185				**1,185**
SW - Mangaonua		186				**186**
SW - Ohote		539				**539**
SW - Otama-ngenge		709				**709**
SW - Peacocke		778				**778**
SW - River North		1,691				**1,691**
SW - Rotokauri West		696				**696**
SW - St Andrews		77				**77**
SW - Te Awa o Katapaki		1,921				**1,921**
SW - Te Rapa Stream		1,433				**1,433**
SW - Temple View		1,021				**1,021**
SW - Waitawhiriwhiri		834				**834**
WW - East				1,840		**1,840**
WW - West				4,645		**4,645**
Higher Density Residential charge per lot, dwelling or unit title, inclusive of Citywide components						
Citywide	358		1,229	2,197	2,664	**6,449**
Infill	304		697	1,149	1,483	**3,634**
Peacocke Stg 1	588		3,278	5,188	3,281	**12,334**
Peacocke Stg 2	588		1,939	3,353	3,281	**9,161**
Rotokauri	1,373		4,343	3,041	3,697	**12,454**
Rototuna	772		5,097	4,187	5,020	**15,075**
Ruakura	358		1,334	2,322	2,985	**7,000**
Te Rapa North	358		1,229	2,197	2,664	**6,449**
Temple View	358		1,229	6,463	7,351	**15,402**
SW - Citywide		11				**11**
SW - Chartwell		509				**509**
SW - City Centre		1,116				**1,116**
SW - Hamilton East		118				**118**
SW - Kirikiriroa		626				**626**
SW - Lake Rotokauri		6,729				**6,729**
SW - Mangaheka		160				**160**
SW - Mangakotukutuku		790				**790**
SW - Mangaonua		124				**124**
SW - Ohote		359				**359**
SW - Otama-ngenge		473				**473**
SW - Peacocke		519				**519**
SW - River North		1,128				**1,128**
SW - Rotokauri West		464				**464**
SW - St Andrews		51				**51**
SW - Te Awa o Katapaki		1,281				**1,281**
SW - Te Rapa Stream		955				**955**
SW - Temple View		681				**681**
SW - Waitawhiriwhiri		556				**556**
WW - East				1,227		**1,227**
WW - West				3,097		**3,097**
Ancillary Residential charge per unit, inclusive of Citywide components						
Citywide	179		615	1,099	1,332	**3,225**
Infill	304		697	1,149	1,483	**3,634**
Peacocke Stg 1	294		1,639	2,594	1,640	**6,167**
Peacocke Stg 2	294		970	1,677	1,640	**4,580**
Rotokauri	687		2,172	1,520	1,849	**6,227**
Rototuna	386		2,548	2,093	2,510	**7,538**
Ruakura	179		667	1,161	1,492	**3,500**
Te Rapa North	179		615	1,099	1,332	**3,225**
Temple View	179		615	3,232	3,676	**7,701**
SW - Citywide		6				**6**
SW - Chartwell		254				**254**
SW - City Centre		558				**558**
SW - Hamilton East		59				**59**
SW - Kirikiriroa		313				**313**
SW - Lake Rotokauri		3,365				**3,365**
SW - Mangaheka		80				**80**
SW - Mangakotukutuku		395				**395**
SW - Mangaonua		62				**62**
SW - Ohote		180				**180**
SW - Otama-ngenge		236				**236**
SW - Peacocke		259				**259**
SW - River North		564				**564**
SW - Rotokauri West		232				**232**
SW - St Andrews		26				**26**
SW - Te Awa o Katapaki		640				**640**
SW - Te Rapa Stream		478				**478**
SW - Temple View		340				**340**
SW - Waitawhiriwhiri		278				**278**
WW - East				613		**613**
WW - West				1,548		**1,548**

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

	Reserves	Stormwater	Transport	Wastewater	Water	Total
Commercial charge per 100m² floor area (site area for Stormwater) , inclusive of Citywide components						
Citywide			3,400	1,540	1,453	**6,393**
Infill			2,227	931	934	**4,092**
Peacocke Stg 1			7,215	2,895	1,424	**11,534**
Peacocke Stg 2			5,817	2,550	1,941	**10,308**
Rotokauri			8,845	1,570	1,485	**11,899**
Rototuna			8,713	1,814	1,692	**12,219**
Ruakura			4,003	1,766	1,765	**7,535**
Te Rapa North			3,688	1,671	1,576	**6,935**
Temple View			3,419	4,557	4,031	**12,008**
SW - Citywide		6				**6**
SW - Chartwell		34				**34**
SW - City Centre		112				**112**
SW - Hamilton East		6				**6**
SW - Kirikiriroa		236				**236**
SW - Lake Rotokauri		526				**526**
SW - Mangaheka		47				**47**
SW - Mangakotukutuku		456				**456**
SW - Mangaonua		3				**3**
SW - Ohote		27				**27**
SW - Otama-ngenge		273				**273**
SW - Peacocke		193				**193**
SW - River North		315				**315**
SW - Rotokauri West		34				**34**
SW - St Andrews		3				**3**
SW - Te Awa o Katapaki		739				**739**
SW - Te Rapa Stream		146				**146**
SW - Temple View		75				**75**
SW - Waitawhiriwhiri		135				**135**
WW - East				544		**544**
WW - West				1,252		**1,252**
Industrial charge per 100m² floor area (site area for Stormwater), inclusive of Citywide components						
Citywide			1,371	814	691	**2,876**
Infill			739	405	366	**1,509**
Peacocke Stg 1			2,987	1,570	695	**5,253**
Peacocke Stg 2			2,618	1,503	1,030	**5,151**
Rotokauri			4,303	1,000	852	**6,155**
Rototuna			4,100	1,118	939	**6,157**
Ruakura			1,802	1,041	937	**3,779**
Te Rapa North			1,660	985	836	**3,481**
Temple View			1,276	2,228	1,774	**5,278**
SW - Citywide		5				**5**
SW - Chartwell		28				**28**
SW - City Centre		92				**92**
SW - Hamilton East		5				**5**
SW - Kirikiriroa		194				**194**
SW - Lake Rotokauri		433				**433**
SW - Mangaheka		38				**38**
SW - Mangakotukutuku		333				**333**
SW - Mangaonua		2				**2**
SW - Ohote		22				**22**
SW - Otama-ngenge		199				**199**
SW - Peacocke		159				**159**
SW - River North		259				**259**
SW - Rotokauri West		28				**28**
SW - St Andrews		3				**3**
SW - Te Awa o Katapaki		540				**540**
SW - Te Rapa Stream		120				**120**
SW - Temple View		61				**61**
SW - Waitawhiriwhiri		111				**111**
WW - East				244		**244**
WW - West				561		**561**
Retail charge per 100m² floor area (site area for Stormwater), inclusive of Citywide components						
Citywide			5,071	1,372	1,294	**7,737**
Infill			3,880	968	972	**5,820**
Peacocke Stg 1			10,180	2,439	1,200	**13,819**
Peacocke Stg 2			7,999	2,094	1,593	**11,685**
Rotokauri			12,342	1,308	1,237	**14,887**
Rototuna			12,261	1,524	1,422	**15,207**
Ruakura			5,505	1,450	1,449	**8,404**
Te Rapa North			5,071	1,372	1,294	**7,737**
Temple View			5,071	4,035	3,570	**12,676**
SW - Citywide		6				**6**
SW - Chartwell		34				**34**
SW - City Centre		112				**112**
SW - Hamilton East		6				**6**
SW - Kirikiriroa		236				**236**
SW - Lake Rotokauri		526				**526**
SW - Mangaheka		47				**47**
SW - Mangakotukutuku		456				**456**
SW - Mangaonua		3				**3**
SW - Ohote		27				**27**
SW - Otama-ngenge		273				**273**
SW - Peacocke		193				**193**
SW - River North		315				**315**
SW - Rotokauri West		34				**34**
SW - St Andrews		3				**3**
SW - Te Awa o Katapaki		739				**739**
SW - Te Rapa Stream		146				**146**
SW - Temple View		75				**75**
SW - Waitawhiriwhiri		135				**135**
WW - East				544		**544**
WW - West				1,252		**1,252**

Note 1 – Charges for non-residential developments

Non-residential charges are average charges for a typical development per 100m^2 GFA (Site Area for Stormwater).

Non-residential developments will be charged in accordance with the average number of household unit equivalents of demand generated by the category into which they fall. These will be calculated by using the factors given in Schedule 5 below.

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

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

Note 2 – Assessment of Reserves component through resource consent applications

On a case by case basis Council may take land of dollar value equivalent to the required development contribution rather than money as a condition of resource consent in accordance with sections 24.3 and 24.4 of the Proposed District Plan, which provides a resource management context for requiring land for reserve purposes to mitigate the effects of development. This rule will continue to operate to the extent that it will determine the need for land in preference to cash. The requirement to provide esplanade reserves under rule 23.5.2 ~~Rule 6.6 of~~ of the Proposed District Plan is unaffected by this policy.

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

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

~~*Note 3 – PPI adjustment*~~

~~Development contributions assessed on subdivision or land use resource consents but which have not yet been paid will be adjusted annually on 1 July of each year by the annual percentage change in the Producers Price Index for Construction (outputs) for the March quarter as published by Statistics New Zealand, multiplied by the proportion of the total costs of capital expenditure to which the development contribution will be applied that does not relate to interest and other financing costs. Development contributions assessed prior to 1 July 2006 are exempt from PPI adjustments.~~

Note ~~3~~4 – 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 ~~5~~ 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~~6 – The Stages at which development contributions are required (s198, 202(1)(b) LGA) are set out in section 11.

~~19.~~20. SCHEDULE 2 – GROWTH-RELATED CAPITAL EXPENDITURE

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

Growth Related Capital Expenditure ($000s)	Total Capex Excluding Subsidies	Total Subsidies & Operating Revenue	DC Capex	DC Interest	Total Cost DC Funded Capex	% DC Funded	% Other sources
Total Water Supply	**168,299**	**250**	**91,936**	**60,347**	**152,283**	**55%**	**45%**
Citywide	**136,096**	**100**	**65,512**	**47,756**	**113,268**	**48%**	**52%**
2015 10-Year Plan	83,073		45,002	37,295	82,297	54%	46%
Historical	53,024	100	20,510	10,461	30,971	39%	61%
Rotokauri	**5,312**	**13**	**4,667**	**5,072**	**9,739**	**88%**	**12%**
2015 10-Year Plan	3,652		3,241	4,729	7,971	89%	11%
Historical	1,660	13	1,426	343	1,769	85%	15%
Peacocke	**3,203**		**2,842**	**2,952**	**5,794**	**89%**	**11%**
2015 10-Year Plan	3,087		2,740	2,955	5,695	89%	11%
Historical	116		103	(3)	99	89%	11%
Rototuna	**18,030**	**5**	**15,178**	**1,432**	**16,610**	**84%**	**16%**
2015 10-Year Plan	10,928		9,698	1,250	10,949	89%	11%
Historical	7,102	5	5,480	182	5,662	77%	23%
Infill	**3,450**	**131**	**1,776**	**1,300**	**3,076**	**50%**	**50%**
2015 10-Year Plan				557	557	100%	0%
Historical	3,450	131	1,776	743	2,520	50%	50%
Te Rapa North							
2015 10-Year Plan							
Historical							
Ruakura	**1,222**		**1,084**	**547**	**1,631**	**89%**	**11%**
2015 10-Year Plan	1,222		1,084	547	1,631	89%	11%
Historical				(0)	(0)	100%	0%
Temple View	**987**		**876**	**1,289**	**2,165**	**89%**	**11%**
2015 10-Year Plan				916	916	100%	0%
Historical	987		876	373	1,249	89%	11%
Peacocke 1							
2015 10-Year Plan							
Historical							
Peacocke 2							
2015 10-Year Plan							
Historical							
Total Parks & Green Spaces	**51,282**	**366**	**32,388**	**8,428**	**40,815**	**63%**	**37%**
Citywide	**21,712**	**346**	**10,436**	**4,405**	**14,841**	**47%**	**53%**
2015 10-Year Plan	6,796		2,620	3,156	5,776	39%	61%
Historical	14,915	346	7,816	1,249	9,065	51%	49%
Rotokauri	**2,120**		**1,775**	**3,852**	**5,627**	**84%**	**16%**
2015 10-Year Plan				3,118	3,118	100%	0%
Historical	2,120		1,775	733	2,509	84%	16%
Peacocke	**694**		**558**	**821**	**1,379**	**80%**	**20%**
2015 10-Year Plan	225		194	660	854	86%	14%
Historical	469		364	161	525	78%	22%
Rototuna	**21,481**	**15**	**17,839**	**(661)**	**17,178**	**83%**	**17%**
2015 10-Year Plan	4,622		3,664	(605)	3,060	79%	21%
Historical	16,859	15	14,174	(56)	14,118	84%	16%
Infill	**5,276**	**5**	**1,780**	**10**	**1,790**	**34%**	**66%**
2015 10-Year Plan	3,417		1,007	47	1,054	29%	71%
Historical	1,858	5	772	(36)	736	41%	59%
Te Rapa North							
2015 10-Year Plan							
Historical							
Ruakura							
2015 10-Year Plan							
Historical							
Temple View							
2015 10-Year Plan							
Historical							
Peacocke 1							
2015 10-Year Plan							
Historical							
Peacocke 2							
2015 10-Year Plan							
Historical							
Total Stormwater Drainage	**57,284**	**1**	**48,656**	**22,938**	**71,594**	**85%**	**15%**
SW - Citywide	**2,305**		**431**	**249**	**680**	**19%**	**81%**
2015 10-Year Plan	1,951		122	247	369	6%	94%
Historical	354		309	2	311	87%	13%
SW - Chartwell	**341**		**293**	**(14)**	**279**	**86%**	**14%**
2015 10-Year Plan	341		293	(3)	290	86%	14%
Historical				(11)	(11)	100%	0%
SW - City Centre	**780**		**681**	**408**	**1,089**	**87%**	**13%**
2015 10-Year Plan	341		293	219	512	86%	14%
Historical	439		388	190	577	88%	12%
SW - Hamilton East	**368**		**317**	**11**	**328**	**86%**	**14%**

Growth Related Capital Expenditure ($000s)	Total Capex Excluding Subsidies	Total Subsidies & Operating Revenue	DC Capex	DC Interest	Total Cost DC Funded Capex	% DC Funded	% Other sources
2015 10-Year Plan	341		293	25	319	86%	14%
Historical	27		24	(15)	9	88%	12%
SW - Kirikiriroa	**2,504**	**0**	**2,184**	**2,619**	**4,803**	**87%**	**13%**
2015 10-Year Plan	341		293	1,583	1,877	86%	14%
Historical	2,163	0	1,891	1,036	2,926	87%	13%
SW - Lake Rotokauri	**29,956**		**26,428**	**13,284**	**39,713**	**88%**	**12%**
2015 10-Year Plan	29,017		25,600	13,182	38,782	88%	12%
Historical	939		828	102	930	88%	12%
SW - Mangaheka	**341**		**293**	**278**	**571**	**86%**	**14%**
2015 10-Year Plan	341		293	279	572	86%	14%
Historical				(1)	(1)	100%	0%
SW - Mangakotukutuku	**3,574**		**3,146**	**2,845**	**5,991**	**88%**	**12%**
2015 10-Year Plan	3,108		2,735	2,854	5,589	88%	12%
Historical	466		411	(9)	402	88%	12%
SW - Mangaonua	**354**		**304**	**129**	**434**	**86%**	**14%**
2015 10-Year Plan	341		293	125	418	86%	14%
Historical	13		11	4	16	88%	12%
SW - Ohote	**341**		**293**	**648**	**941**	**86%**	**14%**
2015 10-Year Plan	341		293	649	943	86%	14%
Historical				(1)	(1)	100%	0%
SW - Otama-ngenge	**572**		**497**	**75**	**572**	**87%**	**13%**
2015 10-Year Plan	468		405	72	477	87%	13%
Historical	104		92	3	96	88%	12%
SW - Peacocke	**815**		**711**	**506**	**1,218**	**87%**	**13%**
2015 10-Year Plan	815		711	507	1,218	87%	13%
Historical				(0)	(0)	100%	0%
SW - River North	**410**		**354**	**35**	**389**	**86%**	**14%**
2015 10-Year Plan	341		293	11	305	86%	14%
Historical	68		60	24	84	88%	12%
SW - Rotokauri West	**341**		**293**	**204**	**497**	**86%**	**14%**
2015 10-Year Plan	341		293	204	497	86%	14%
Historical							
SW - St Andrews	**341**		**293**	**(56)**	**238**	**86%**	**14%**
2015 10-Year Plan	341		293	(25)	269	86%	14%
Historical				(31)	(31)	100%	0%
SW - Te Awa o Katapaki	**11,501**	**0**	**10,011**	**(429)**	**9,582**	**87%**	**13%**
2015 10-Year Plan	8,655		7,630	(291)	7,339	88%	12%
Historical	2,847	0	2,381	(138)	2,243	84%	16%
SW - Te Rapa Stream	**894**		**781**	**804**	**1,585**	**87%**	**13%**
2015 10-Year Plan	341		293	338	631	86%	14%
Historical	553		488	467	955	88%	12%
SW - Temple View	**341**		**293**	**632**	**925**	**86%**	**14%**
2015 10-Year Plan	341		293	632	925	86%	14%
Historical				(1)	(1)	100%	0%
SW - Waitawhiriwhiri	**1,203**		**1,052**	**707**	**1,759**	**87%**	**13%**
2015 10-Year Plan	341		296	455	751	87%	13%
Historical	862		756	252	1,008	88%	12%
Total Transportation	**232,858**	**99,489**	**121,130**	**67,424**	**188,554**	**36%**	**64%**
Citywide	**151,674**	**92,242**	**60,208**	**31,053**	**91,261**	**25%**	**75%**
2015 10-Year Plan	52,857	17,780	30,422	23,624	54,046	43%	57%
Historical	98,818	74,462	29,786	7,429	37,215	17%	83%
Rotokauri	**26,265**	**98**	**20,807**	**22,859**	**43,666**	**79%**	**21%**
2015 10-Year Plan	16,956		13,487	20,281	33,768	80%	20%
Historical	9,309	98	7,320	2,578	9,897	78%	22%
Peacocke	**799**		**370**	**662**	**1,031**	**46%**	**54%**
2015 10-Year Plan				632	632	100%	0%
Historical	799		370	30	400	46%	54%
Rototuna	**39,360**	**3,734**	**30,849**	**6,987**	**37,837**	**72%**	**28%**
2015 10-Year Plan	25,861	2,971	20,574	3,872	24,446	71%	29%
Historical	13,500	763	10,275	3,115	13,390	72%	28%
Infill	**5,579**	**1,453**	**3,078**	**1,820**	**4,899**	**44%**	**56%**
2015 10-Year Plan				630	630	100%	0%
Historical	5,579	1,453	3,078	1,190	4,269	44%	56%
Te Rapa North							
2015 10-Year Plan							
Historical							
Ruakura	**1,217**	**1,141**	**907**	**385**	**1,292**	**38%**	**62%**
2015 10-Year Plan	1,132	1,141	832	381	1,213	37%	63%
Historical	85		75	4	79	88%	12%
Temple View							
2015 10-Year Plan							
Historical							
Peacocke 1	**2,755**	**821**	**2,001**	**360**	**2,360**	**56%**	**44%**
2015 10-Year Plan	2,755	821	2,001	395	2,396	56%	44%
Historical				(35)	(35)	100%	0%
Peacocke 2	**5,208**		**2,911**	**3,298**	**6,209**	**56%**	**44%**
2015 10-Year Plan	5,208		2,911	3,301	6,211	56%	44%
Historical				(3)	(3)	100%	0%

Growth Related Capital Expenditure ($000s)	Total Capex Excluding Subsidies	Total Subsidies & Operating Revenue	DC Capex	DC Interest	Total Cost DC Funded Capex	% DC Funded	% Other sources
Total Wastewater	**188,327**	**244**	**138,436**	**78,052**	**216,488**	**73%**	**27%**
Citywide	**88,941**		**52,325**	**34,498**	**86,822**	**59%**	**41%**
2015 10-Year Plan	40,699		26,621	25,565	52,186	65%	35%
Historical	48,242		25,704	8,933	34,637	53%	47%
Rotokauri	**5,682**		**4,986**	**4,281**	**9,267**	**88%**	**12%**
2015 10-Year Plan	5,495		4,822	4,204	9,026	88%	12%
Historical	187		164	77	242	88%	12%
Peacocke	**1,841**		**1,593**	**2,592**	**4,185**	**87%**	**13%**
2015 10-Year Plan				1,981	1,981	100%	0%
Historical	1,841		1,593	611	2,204	87%	13%
Rototuna	**13,873**	**253**	**12,173**	**3,024**	**15,197**	**86%**	**14%**
2015 10-Year Plan	8,419		7,387	1,098	8,485	88%	12%
Historical	5,454	253	4,786	1,927	6,713	84%	16%
Infill	**914**	**(9)**	**789**	**341**	**1,130**	**87%**	**13%**
2015 10-Year Plan				212	212	100%	0%
Historical	914	(9)	789	129	918	87%	13%
Te Rapa North							
2015 10-Year Plan							
Historical							
Ruakura	**459**		**403**	358	761	**88%**	**12%**
2015 10-Year Plan				332	332	100%	0%
Historical	459		403	26	429	88%	12%
Temple View	**1,671**		**694**	1,236	1,931	**42%**	**58%**
2015 10-Year Plan				792	792	100%	0%
Historical	1,671		694	444	1,138	42%	58%
Peacocke 1	**1,851**		**1,624**	594	2,218	**88%**	**12%**
2015 10-Year Plan	1,851		1,624	629	2,253	88%	12%
Historical				(35)	(35)	100%	0%
Peacocke 2							
2015 10-Year Plan							
Historical							
WW - East	**27,182**		**23,671**	6,473	30,143	**87%**	**13%**
2015 10-Year Plan	22,977		19,981	4,883	24,864	87%	13%
Historical	4,205		3,690	1,590	5,279	88%	12%
WW - West	**45,914**		**40,179**	24,655	64,834	**88%**	**12%**
2015 10-Year Plan	35,802		31,255	21,783	53,038	87%	13%
Historical	10,112		8,924	2,872	11,796	88%	12%
Grand Total	**698,050**	**100,349**	**432,546**	**237,190**	**669,736**	**54%**	**46%**

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

~~20.~~21. SCHEDULE 3 – CHARGE CALCULATION WORKED EXAMPLE

~~20.1~~21.1 The calculations for each charge are the aggregation of individual calculations made for each project in each catchment in accordance with the formula in section 8.9 above. Due to the number of projects, showing the calculations for ~~each~~ every project is not practicable.

~~20.2~~21.2 The following exercise illustrates how the charges are calculated at a project level, prior to being aggregated to catchment level for a specific worked example, being Peacocke Stage 1 wastewater. It is an example of the simplest case in which there is only one project for a particular activity in a particular catchment. The Peacocke Stage 1 wastewater charge has 3 components: Citywide, Peacocke (paid by both Stage 1 and 2) and Peacocke 1 (paid only by Stage 1) as set out in Table 4a below.

Table 4a –Components of Peacocke Stage 1 Wastewater Charge

Component	DC Charge
Wastewater	-
Citywide	3,296
Peacocke	1,735
Peacocke 1	2,752
Grand Total	**$ 7,782**

~~20.3~~21.3 Table 4b below shows the method of calculation for the Peacocke 1 component of this charge, where NPV is the net present value of the capital expenditure and growth at the assumed interest rate. NPV calculations are used solely to account for interest incurred on development contributions funded projects. No discount is applied for risk or uncertainty.

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

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

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

~~21.~~22. SCHEDULE 4 – BASE CHARGES FOR CALCULATING REMISSIONS

~~21.1~~22.1 The following 'base charges' represent raw calculation model outputs, and if applicable, are for reference use only to guide the calculation of a remission as outlined in the remissions provisions in section 15. Refer to Schedule 1 for development contribution charges applicable in ordinary circumstances.

~~21.2~~22.2 Base Charges for Stormwater and Wastewater catchments and other catchments not listed here are the same as the charges in Schedule 1. Only charges for some of the General Catchments and some sectors have been modified.

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

Base Charges	Reserves	Stormwater	Transport	Wastewater	Water	Total
High Density Residential						
Infill	304		697	1,149	1,483	**3,634**
SW - Chartwell		509				**509**
SW - City Centre		1,116				**1,116**
SW - Hamilton East		118				**118**
SW - Kirikiriroa		626				**626**
SW - Lake Rotokauri		6,729				**6,729**
SW - Mangaheka		160				**160**
SW - Mangakotukutuku		790				**790**
SW - Mangaonua		124				**124**
SW - Otama-ngenge		473				**473**
SW - Peacocke		519				**519**
SW - River North		1,128				**1,128**
SW - St Andrews		51				**51**
SW - Te Awa o Katapaki		1,281				**1,281**
SW - Te Rapa Stream		955				**955**
SW - Waitawhiriwhiri		556				**556**
WW - East				1,227		**1,227**
WW - West				3,097		**3,097**
Commercial						
Infill			4,183	1,748	1,755	**7,686**
Peacocke Stg 1			9,833	3,946	1,941	**15,719**
Rotokauri			13,029	2,312	2,187	**17,529**
Rototuna			15,290	3,184	2,969	**21,443**
Temple View			3,688	4,915	4,348	**12,952**
SW - Citywide		6				**6**
SW - Chartwell		293				**293**
SW - City Centre		644				**644**
SW - Hamilton East		68				**68**
SW - Kirikiriroa		361				**361**
SW - Lake Rotokauri		3,882				**3,882**
SW - Mangaheka		92				**92**
SW - Mangakotukutuku		456				**456**
SW - Mangaonua		71				**71**
SW - Ohote		207				**207**
SW - Otama-ngenge		273				**273**
SW - Peacocke		299				**299**
SW - River North		651				**651**
SW - Rotokauri West		268				**268**
SW - St Andrews		30				**30**
SW - Te Awa o Katapaki		739				**739**
SW - Te Rapa Stream		551				**551**
SW - Temple View		393				**393**
SW - Waitawhiriwhiri		321				**321**
WW - East				933		**933**
WW - West				2,355		**2,355**
Industrial						
Infill			1,882	1,031	931	**3,844**
Peacocke Stg 1			4,425	2,326	1,030	**7,780**
Peacocke Stg 2			2,618	1,503	1,030	**5,151**
Rotokauri			5,863	1,363	1,160	**8,387**
Rototuna			6,880	1,877	1,575	**10,333**
Ruakura			1,802	1,041	937	**3,779**
Te Rapa North			1,660	985	836	**3,481**
Temple View			1,660	2,898	2,307	**6,864**
SW - Citywide		5				**5**
SW - Chartwell		214				**214**
SW - City Centre		471				**471**
SW - Hamilton East		50				**50**
SW - Kirikiriroa		264				**264**
SW - Lake Rotokauri		2,837				**2,837**
SW - Mangaheka		67				**67**
SW - Mangakotukutuku		333				**333**
SW - Mangaonua		52				**52**
SW - Ohote		152				**152**
SW - Otama-ngenge		199				**199**
SW - Peacocke		219				**219**
SW - River North		475				**475**
SW - Rotokauri West		196				**196**
SW - St Andrews		22				**22**

Base Charges	Reserves	Stormwater	Transport	Wastewater	Water	Total
SW - Te Awa o Katapaki		540				540
SW - Te Rapa Stream		403				403
SW - Temple View		287				287
SW - Waitawhiriwhiri		234				234
WW - East				550		550
WW - West				1,388		1,388
Retail						
Infill			5,751	1,435	1,441	8,627
Peacocke Stg 1			13,520	3,239	1,593	18,352
Peacocke Stg 2			7,999	2,094	1,593	11,685
Rotokauri			17,915	1,898	1,795	21,609
Rototuna			21,023	2,614	2,438	26,075
Te Rapa North			5,071	1,372	1,294	7,737
SW - Citywide		6				6
SW - Chartwell		293				293
SW - City Centre		644				644
SW - Hamilton East		68				68
SW - Kirikiriroa		361				361
SW - Lake Rotokauri		3,882				3,882
SW - Mangaheka		92				92
SW - Mangakotukutuku		456				456
SW - Mangaonua		71				71
SW - Ohote		207				207
SW - Otama-ngenge		273				273
SW - Peacocke		299				299
SW - River North		651				651
SW - Rotokauri West		268				268
SW - St Andrews		30				30
SW - Te Awa o Katapaki		739				739
SW - Te Rapa Stream		551				551
SW - Temple View		393				393
SW - Waitawhiriwhiri		321				321
WW - East				766		766
WW - West				1,933		1,933

~~22.~~23. SCHEDULE 5 – DEMAND CONVERSION FACTORS

Table 6 – Types of development and household unit equivalents (HUEs per 100m^2 GFA)

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

** Stormwater is calculated per 100m^2 of site area.*

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

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

Developments for which, in the opinion of Council (but subject to 13 & 15 above) floor area cannot adequately be used as a proxy for demand will be charged based upon the ratio of the increased demand that they produce to the demand assumed to be produced by an average household.

Note 2 – Wet industries

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

Note 3 – Stormwater HUEs

Stormwater HUEs are derived on the basis of the expected runoff from impermeable surfaces. A typical residential greenfield development on a 600m^2 section is assumed to have a runoff coefficient of 60% and represents one HUE for a 2-year storm. For non-residential developments, development contributions are assessed on site area, and the HUEs for commercial and industrial developments are calculated on the expected run-off from an average site, relative to the run-off from a residential site in accordance with Council's Infrastructure Technical Specifications. Council provides a stormwater pipe system mainly to drain the primary flow from roads, with roads and parks also receiving the secondary stormwater flow. Where possible, new lots are expected to soak their primary stormwater flow. Refer to section 15.24 for more information on the policy approach regarding stormwater capital projects.

Note 4 - Water HUEs

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

Note 5 - Wastewater HUEs

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

Note 6 - Transport HUEs

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

Table 7 – Transport HUEs (per 100m^2 of non-residential GFA)

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

~~23.~~24. SCHEDULE 6 - CAPPING OF RESERVES DEVELOPMENT CONTRIBUTIONS (S203 LGA)

24.1 Residential allotments ~~Lots of value less than the values shown in the table below are~~may be eligible to have the Reserves component of their development contribution charge capped at the greater of 7.5% or 20m^2 of their section value.

~~23.1~~ To determine if a cap will apply, multiply the section value by 7.5%. Secondly divide 20m^2 by the area of the section and multiply this by the section value. If the reserves charge is higher than either or both of these, then the higher of these two values is the capped reserves charge that will apply.

~~23.2~~24.2

~~*Table 8 – Maximum land value per unit for capping of reserves development contributions*~~

~~23.3~~24.3 ~~Note 1 -~~ 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.

~~Note 2 - The 20m^2 cap will apply if the section size per unit is less than 267m^2 (20/267=7.5%), and the value of the section will need to be correspondingly less. The value for the minimum allowable section size per residential unit (150m^2) is shown. The value of the section will need to be at an even lower in the case of higher-density or ancillary residential units, as the reserves charge for these is lower. An equivalent section size of 150m^2 has been used for ancillary residential units as an apportionment of the minimum residential site area (600m^2) based on the ratio of the maximum floor area of an ancillary residential unit (60m^2) to the total floor area on the site assuming an average residential floor area of 180m2 (60/(180+60)x600=150).~~

~~24.~~25.SCHEDULE 7 –GROWTH FORECASTS

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

Avg. Growth Rates (HUEs)	Activity	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Citywide	Water	943	986	1,044	1,091	1,095	1,075	984	958	968	965
	Reserves	459	493	545	584	554	511	470	441	453	456
	Transport	1,431	1,525	1,581	1,822	1,909	1,915	1,861	1,864	1,872	1,833
	Wastewater	1,011	1,074	1,153	1,170	1,013	1,015	933	909	905	866
Infill	Water	609	548	528	513	491	448	325	280	262	244
	Reserves	248	205	171	166	159	143	85	62	57	53
	Transport	1,304	1,096	1,028	995	969	915	780	738	699	646
	Wastewater	703	626	600	582	558	511	376	327	306	286
Rototuna	Water	311	317	320	322	322	320	322	312	299	275
	Reserves	280	274	262	262	238	225	214	207	197	181
	Transport	358	413	431	443	450	454	469	462	445	415
	Wastewater	328	338	342	344	345	343	346	337	322	297
Rotokauri	Water	31	44	53	62	74	95	149	170	185	199
	Reserves	0	14	23	30	39	52	85	100	111	123
	Transport	70	102	115	128	146	182	283	317	337	351
	Wastewater	45	55	64	73	87	110	173	197	213	228
Peacocke	Water	35	44	49	52	54	50	18	19	34	61
	Reserves	35	44	49	52	54	50	18	19	34	61
	Transport	38	44	49	52	54	50	18	19	34	61
	Wastewater	36	44	49	52	54	50	18	19	34	61
Peacocke 1	Water	0	0	0	0	0	0	0	0	0	0
	Reserves	0	0	0	0	0	0	0	0	0	0
	Transport	35	44	49	52	54	50	18	19	34	61
	Wastewater	35	44	49	52	54	50	18	19	34	61
Peacocke 2	Water	0	0	0	0	0	0	0	0	0	0
	Reserves	0	0	0	0	0	0	0	0	0	0
	Transport	3	1	0	0	0	0	0	0	0	0
	Wastewater	1	0	0	0	0	0	0	0	0	0
Te Rapa North	Water	0	10	13	14	14	14	11	10	10	10
	Reserves	0	0	0	0	0	0	0	0	0	0
	Transport	4	24	29	31	32	30	25	23	22	22
	Wastewater	1	15	18	19	20	19	16	15	14	14
Ruakura	Water	0	98	166	183	194	202	208	210	210	206
	Reserves	0	39	92	102	109	116	130	132	131	124
	Transport	0	234	338	373	394	404	399	402	404	404
	Wastewater	0	119	192	212	225	233	236	238	238	235
Temple View	Water	22	10	7	7	7	7	7	8	9	11
	Reserves	0	0	0	0	0	0	0	0	0	0
	Transport	0	0	0	0	0	0	0	0	0	0
	Wastewater	23	10	7	7	7	7	7	8	9	11
SW - Citywide	Stormwater	1,070	1,132	1,185	1,212	1,230	1,227	1,180	1,168	1,169	1,169
SW - Chartwell	Stormwater	20	32	34	35	35	32	23	20	19	17
SW - City Centre	Stormwater	72	47	40	38	36	34	29	27	25	24
SW - Hamilton East	Stormwater	89	99	102	101	98	91	67	59	57	56
SW - Kirikiriroa	Stormwater	84	213	276	292	300	297	267	259	257	255
SW - Lake Rotokauri	Stormwater	7	38	50	59	69	82	119	134	144	154
SW - Mangaheka	Stormwater	42	8	1	2	7	21	64	79	86	91
SW - Mangakotukutuku	Stormwater	50	61	65	67	67	60	21	18	27	47
SW - Mangaonua	Stormwater	11	79	109	119	125	129	127	128	129	129
SW - Ohote	Stormwater	0	0	0	0	0	0	0	0	0	0
SW - Otama-ngenge	Stormwater	66	63	63	63	64	65	72	72	69	64
SW - Peacocke	Stormwater	8	11	12	13	13	12	4	5	8	15
SW - River North	Stormwater	20	17	17	16	16	17	19	19	18	17
SW - Rotokauri West	Stormwater	0	4	6	7	10	13	21	25	27	30
SW - St Andrews	Stormwater	317	197	158	148	146	146	154	153	149	142
SW - Te Awa o Katapaki	Stormwater	187	233	250	260	268	275	295	295	284	264
SW - Te Rapa Stream	Stormwater	73	85	87	87	87	85	78	75	71	66
SW - Temple View	Stormwater	8	4	3	3	3	3	3	3	4	5
SW - Waitawhiriwhiri	Stormwater	229	169	149	141	132	112	52	33	28	29
WW - East	Wastewater	524	631	703	721	730	724	691	670	649	617
WW - West	Wastewater	611	575	569	570	567	550	479	470	487	514

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

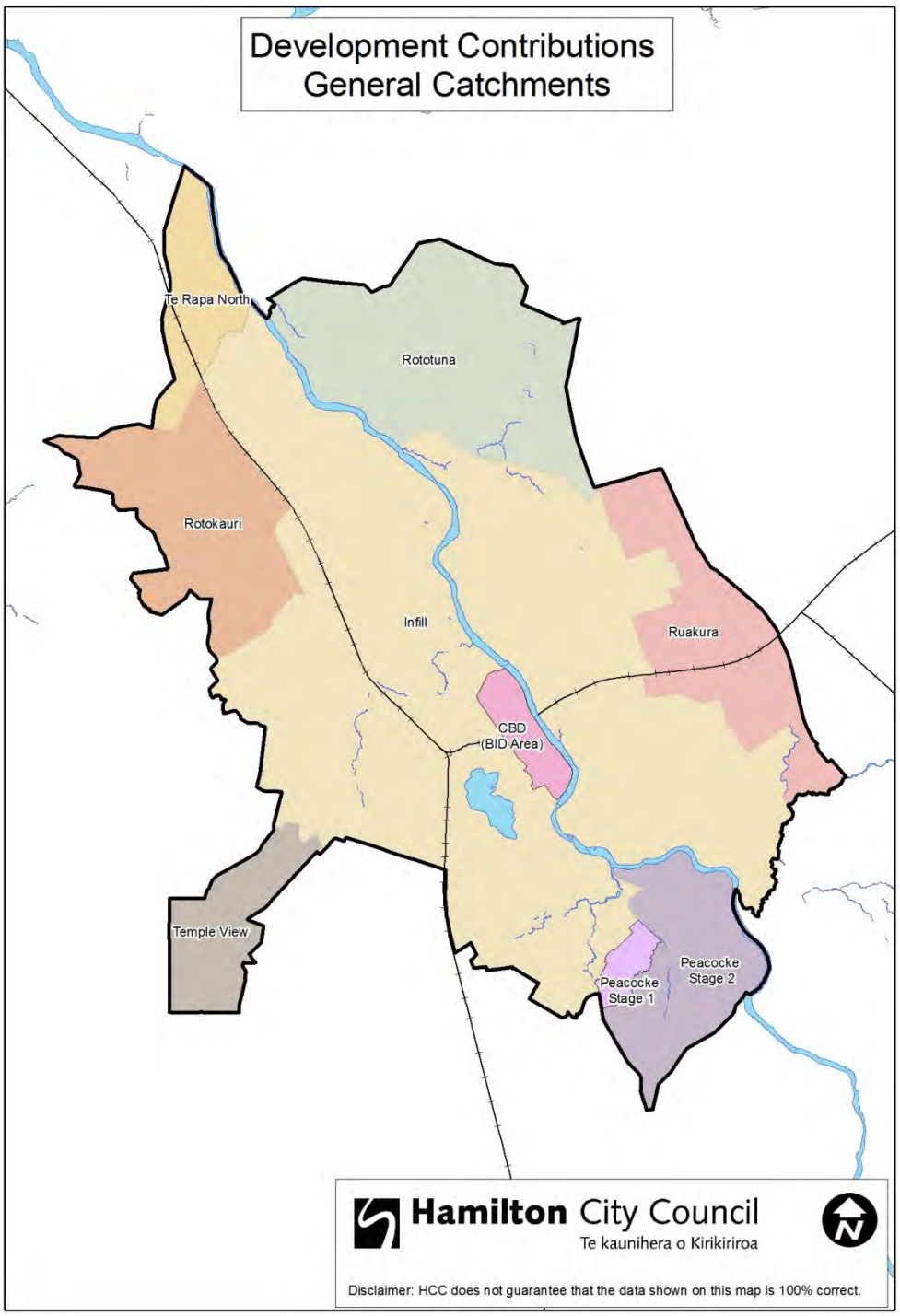
Note 2 - The charge calculation model converts the basic growth inputs shown here to HUEs that directly generate revenue.

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

~~25.~~26. SCHEDULE 8 – DEVELOPMENT CONTRIBUTIONS CATCHMENT MAPS

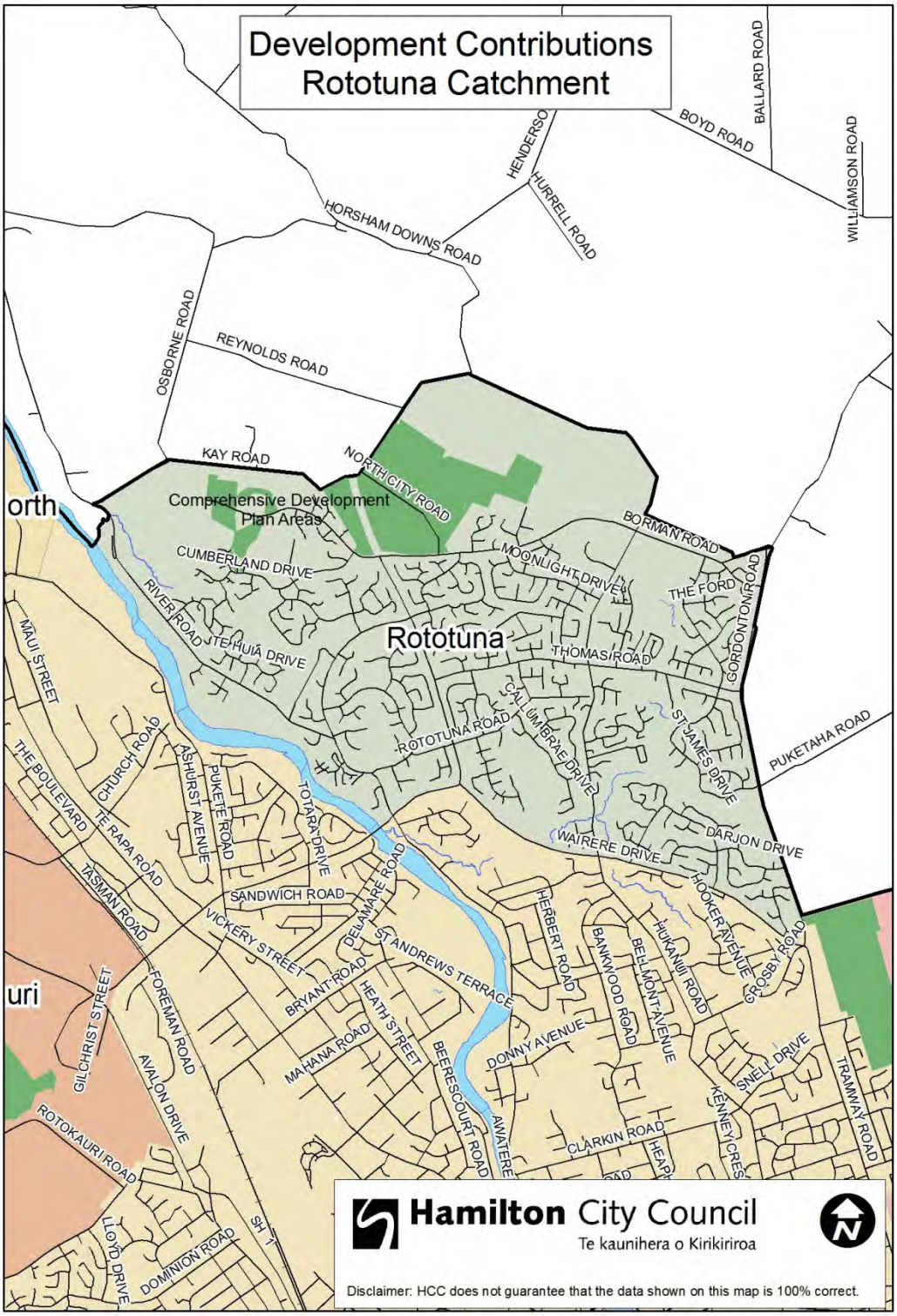
For more detail regarding areas please refer to the GIS viewer at www.hamilton.co.nz/dc

Map 1 – General Catchments



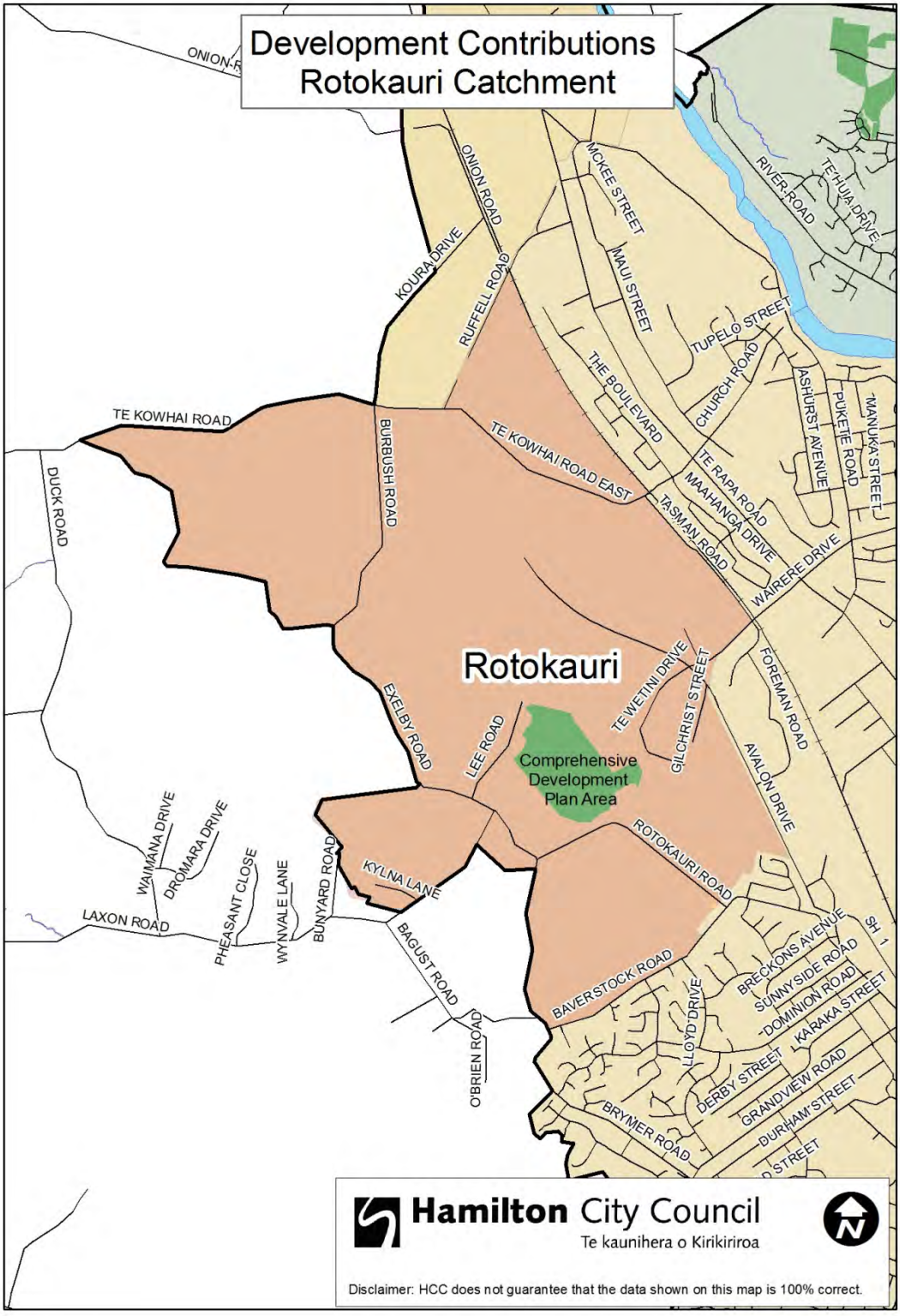
(shows all activities except stormwater & bulk wastewater (refer to maps 3 & 4 below); an additional "citywide" catchment includes all other catchments.)

Map 2 – Rototuna catchment



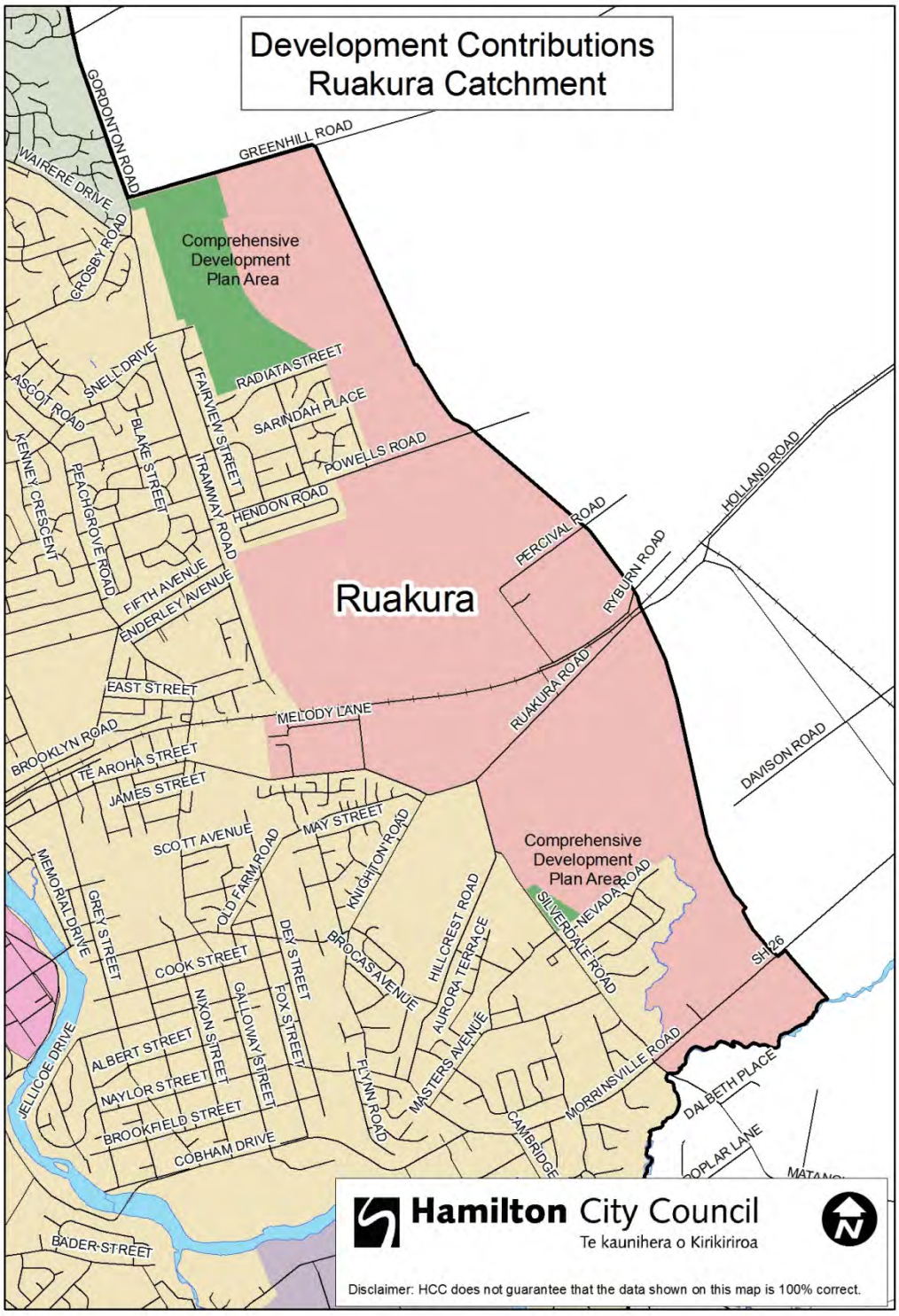
Comprehensive Development Plan or Master Plan Areas

Map 3 – Rotokauri catchment



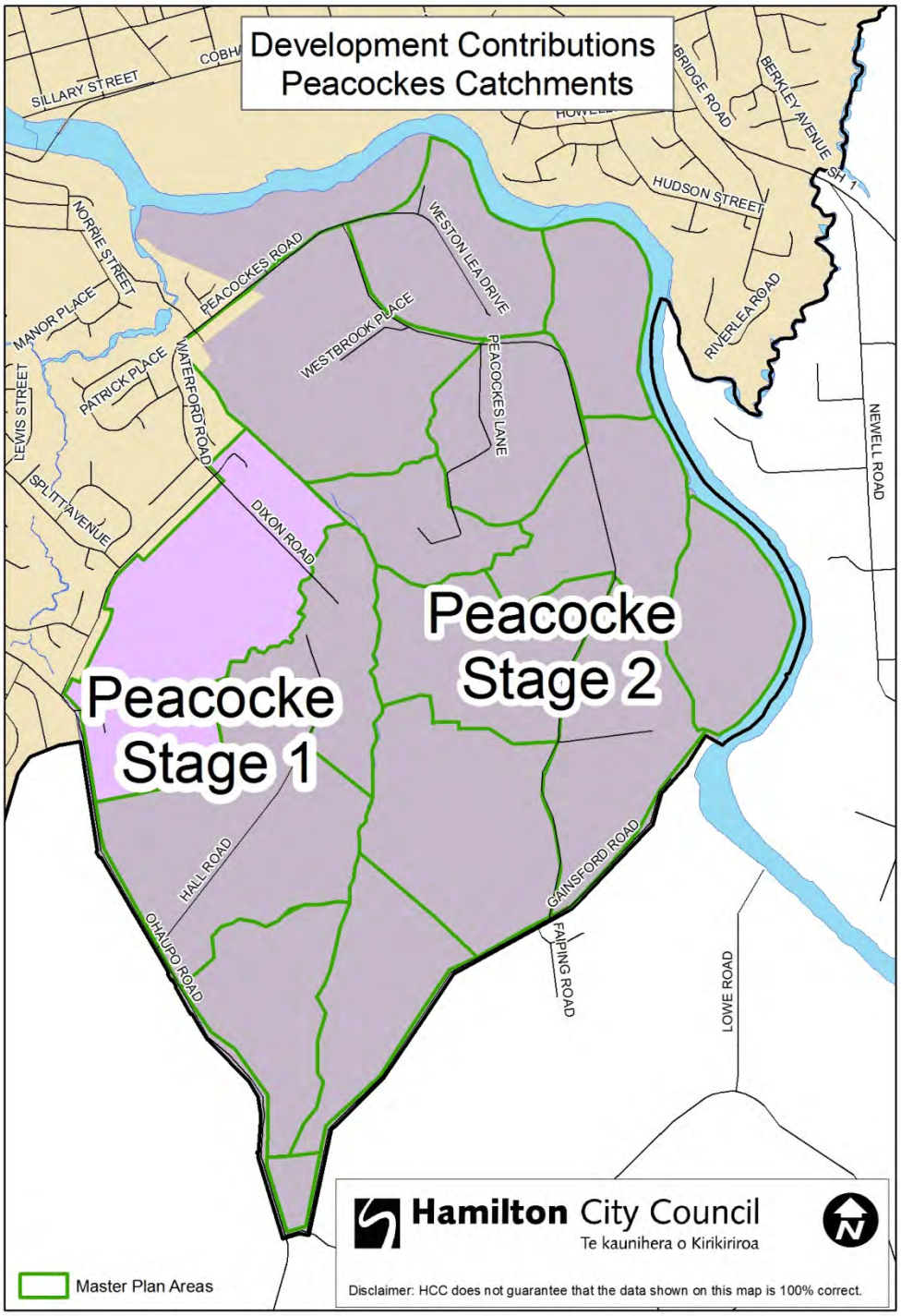
Comprehensive Development Plan or Master Plan Areas

Map 4 – Ruakura Catchment



Comprehensive Development Plan or Master Plan Areas

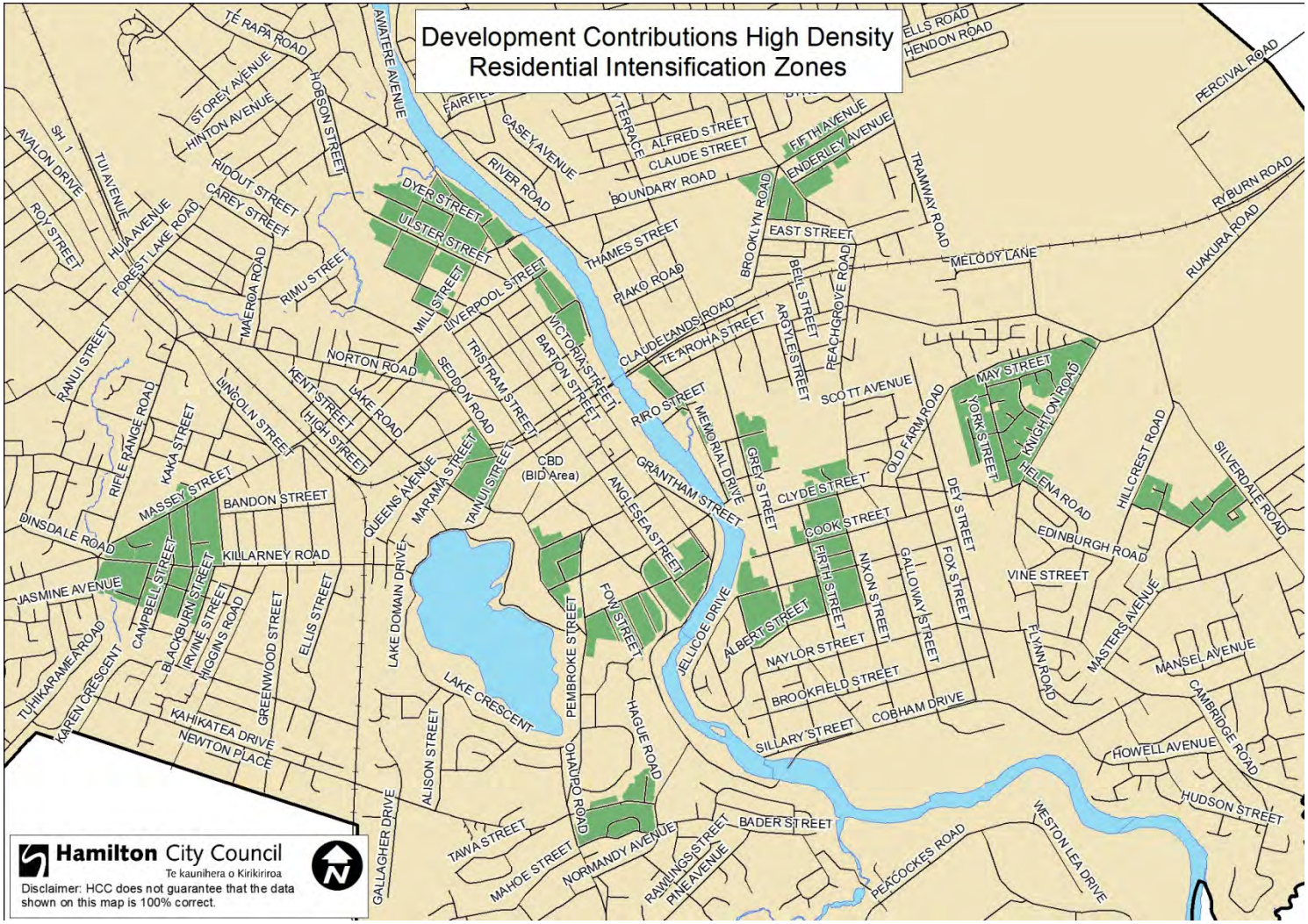
Map 5 – Peacockes Catchments



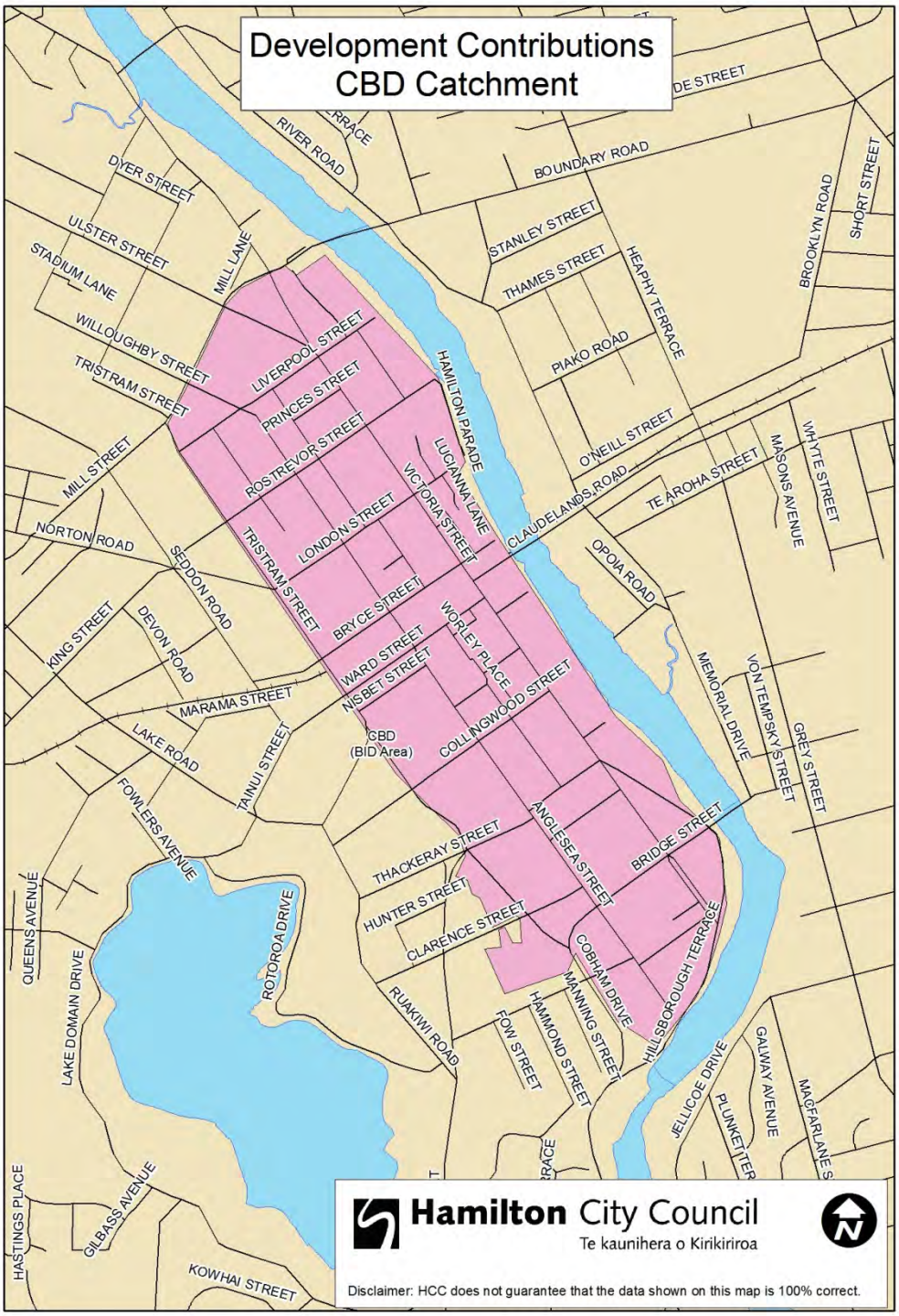
Map 6 – Temple View Catchment

Map 7 – Residential Intensification Zones (RIZ)

Residential Intensification Zone (RIZ) areas



Map 8 – CBD Catchment



Map 9 – Catchments for Bulk Wastewater Infrastructure

Map 10 – Catchments for Stormwater Infrastructure

END

Project information							Recovery Periods			Cost allocations						Total by funding source ($000)			Apportionment of capital costs		
Primary Key	Project Name	Project category	DC Account	Catchment Name	% of costs split to this catchment +	Future / Historical	Recovery Start	Growth Benefit Duration	Loan Start	Band LOS extraction	Non-DC growth	Renewals	Growth Causation*	Growth Benefit	Percent DC Funded**	Total Excl. Subsidies	Third Party funding	DC Capex	% DC funded	% third party funded	% rates funded
C9409001	Water Demand Management - Dinsdale reservoir zone	Bulk Water Infrastructure New	Water	Citywide	100%	10-Year Plan	2009	30	2016	91%	0%	0%	10%	13%	11%	513	-	56	11%	0%	89%
C9409005	Rototuna Reservoir and associated bulk mains	Bulk Water Infrastructure New	Water	Citywide	100%	10-Year Plan	2009	30	2016	10%	0%	0%	90%	88%	89%	14,632	-	12,985	89%	0%	11%
C9409012	Managing demand for water - upgrade WTP to 140 ML	Water treatment plant upgrade - growth driven	Water	Citywide	100%	10-Year Plan	2009	30	2016	10%	2%	0%	88%	88%	88%	28,746	-	25,225	88%	0%	12%
C9419006	Upgrade or build new watermains in Rototuna	Trunk or Local water infrastructure	Water	Rototuna	100%	10-Year Plan	2006	30	2016	10%	0%	0%	90%	88%	89%	10,928	-	9,698	89%	0%	11%
C9419011	Upgrade or build new watermains in Peacocke stage 1	Trunk or Local water infrastructure	Water	Peacocke	100%	10-Year Plan	2006	30	2016	10%	0%	0%	90%	88%	89%	2,990	-	2,654	89%	0%	11%
C9419017	Water Demand Management - network water loss	Trunk or Local water infrastructure	Water	Citywide	100%	10-Year Plan	2009	10	2016	71%	0%	60%	0%	13%	6%	1,378	-	86	6%	0%	94%
C9419020	Water Demand Management - Pukete Reservoir Zone	Bulk Water Infrastructure New	Water	Citywide	100%	10-Year Plan	2011	30	2018	91%	0%	0%	10%	13%	11%	3,216	-	354	11%	0%	89%
C9409002	Water Demand Management - Newcastle reservoir zone	Bulk Water Infrastructure New	Water	Citywide	100%	10-Year Plan	2016	30	2023	91%	0%	0%	10%	13%	11%	7,205	-	793	11%	0%	89%
C9409004	Water treatment plant compliance - minor upgrades	Water treatment plant upgrade - LOS driven	Water	Citywide	100%	10-Year Plan	2009	30	2016	71%	0%	30%	0%	13%	6%	11,621	-	726	6%	0%	94%
C9409006	Water demand management - Hillcrest reservoir zone	Bulk Water Infrastructure New	Water	Citywide	100%	10-Year Plan	2014	30	2021	91%	0%	0%	10%	13%	11%	10,012	-	1,101	11%	0%	89%
C9409024	Update Water model	Bulk Water Infrastructure New	Water	Citywide	100%	10-Year Plan	2014	30	2021	10%	5%	0%	85%	88%	86%	1,014	-	875	86%	0%	14%
C9409025	Update Water master plan	Bulk Water Infrastructure New	Water	Citywide	100%	10-Year Plan	2009	30	2016	10%	5%	0%	85%	88%	86%	410	-	353	86%	0%	14%
C9419008	Water pipe upgrade - growth	Trunk or Local water infrastructure	Water	Citywide	100%	10-Year Plan	2009	30	2016	10%	0%	75%	15%	88%	51%	3,415	-	1,750	51%	0%	49%
C9419009	Upgrade or build new watermains in Rotokauri Stage 1	Trunk or Local water infrastructure	Water	Rotokauri	100%	10-Year Plan	2006	30	2016	10%	0%	0%	90%	88%	89%	3,652	-	3,241	89%	0%	11%
C9419014	Integrate watermains in new areas with existing network	Trunk or Local water infrastructure	Water	Citywide	100%	10-Year Plan	2009	30	2016	10%	0%	0%	90%	63%	77%	911	-	697	77%	0%	24%
C9419019	Upgrade or build new watermains in Ruakura	Trunk or Local water infrastructure	Water	Ruakura	100%	10-Year Plan	2006	30	2016	10%	0%	0%	90%	88%	89%	1,222	-	1,084	89%	0%	11%
C9419021	Upgrade or build new distribution watermains in Peacockes	Trunk or Local water infrastructure	Water	Peacocke	100%	10-Year Plan	2006	30	2025	10%	0%	0%	90%	88%	89%	97	-	86	89%	0%	11%
C9410086	Rotokauri Water Mains DCE	Trunk or Local water infrastructure	Water	Rotokauri	100%	Historical	2006	30	2015	10%	0%	0%	90%	88%	89%	65	-	58	89%	0%	11%
CDUWSADP15	Watermain Integration	Trunk or Local water infrastructure	Water	Citywide	100%	Historical	2007	30	2014	10%	0%	0%	90%	63%	77%	250	-	191	77%	0%	24%
CDUWSAPP16	Waikato River Extraction Struc	Water treatment plant upgrade - LOS driven	Water	Citywide	100%	Historical	2006	30	2013	91%	0%	25%	0%	13%	6%	3,364	-	210	6%	0%	94%
CDUWSAPP43	WTP Asset Upgrade	Bulk Water Infrastructure New	Water	Citywide	100%	Historical	2008	30	2015	10%	2%	0%	88%	88%	88%	523	-	459	88%	0%	12%
CDUWSAPP44	WTP Equipment Upgrade	Water treatment plant upgrade - LOS driven	Water	Citywide	100%	Historical	2006	30	2013	91%	0%	10%	0%	13%	6%	2,798	-	175	6%	0%	94%
CDUWSCGP81	Ruffell Rd Trunk	Trunk or Local water infrastructure	Water	Rotokauri	100%	Historical	2006	30	2013	10%	0%	0%	90%	88%	89%	23	13	21	56%	36%	7%
CDUWSCGP83	Peacockes Trunk Upsizing	Trunk or Local water infrastructure	Water	Peacocke	100%	Historical	2006	30	2015	10%	0%	0%	90%	88%	89%	96	-	85	89%	0%	11%
CDUWSCPP25	Rototuna Bulkmain	Trunk or Local water infrastructure	Water	Rototuna	100%	Historical	2006	30	2014	10%	0%	0%	90%	88%	89%	4,907	-	4,355	89%	0%	11%
CDUWSCPP80	WINTEC Trunk	Trunk or Local water infrastructure	Water	Rotokauri	100%	Historical	2006	30	2014	10%	0%	0%	90%	88%	89%	113	-	100	89%	0%	11%

* Growth causation = 100% less LOS % less non-DC % less renewals %.
** Average of growth causation % and growth benefit %.
+ To better reflect benefit/causation, some projects are split into catchment and citywide components.

Project information							Recovery Periods			Cost allocations						Total by funding source ($000)			Apportionment of capital costs		
Primary Key	Project Name	Project category	DC Account	Catchment Name	% of costs split to this catchment +	Future / Historical	Recovery Start	Growth Benefit Duration	Loan Start	Band LOS extraction	Non-DC growth	Renewals	Growth Causation*	Growth Benefit	Percent DC Funded**	Total Excl. Subsidies	Third Party funding	DC Capex	% DC funded	% third party funded	% rates funded
CDUWSCPP98	Install Dewatering Facility	Bulk Water Infrastructure New	Water	Citywide	100%	Historical	2008	30	2015	91%	0%	0%	10%	13%	11%	2,807	-	309	11%	0%	89%
CDUWSDGP82	Rotokauri Water Network Model	Trunk or Local water infrastructure	Water	Rotokauri	100%	Historical	2006	30	2013	10%	0%	0%	90%	88%	89%	445	-	395	89%	0%	11%
CDUWSIPP78	Rotokauri Reservoir Designatio	Trunk or Local water infrastructure	Water	Rotokauri	100%	Historical	2006	30	2013	10%	0%	0%	90%	88%	89%	36	-	32	89%	0%	11%
WS265	Rototuna Reservoir/bulkmain	Bulk Water Infrastructure New	Water	Citywide	100%	Historical	2006	30	2011	10%	0%	0%	90%	88%	89%	42	-	37	89%	0%	11%
WS549	Rotokauri Water Trunkmains	Trunk or Local water infrastructure	Water	Rotokauri	100%	Historical	2006	30	2010	10%	0%	0%	90%	88%	89%	837	-	743	89%	0%	11%
WS593	Peacocke water supply trunkmain	Trunk or Local water infrastructure	Water	Peacocke	100%	Historical	2006	30	2010	10%	0%	0%	90%	88%	89%	20	-	17	89%	0%	11%
WS595	Infill Upgrades	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2011	10%	0%	75%	15%	88%	51%	4	-	2	51%	0%	49%
WSALBERT2	Albert St (Grey-McFarlane)	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2008	10%	0%	75%	15%	88%	51%	44	-	22	51%	0%	49%
WSASCOT1	Ascot Rd (#8 Ryan #7 Read)	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2010	10%	0%	75%	15%	88%	51%	18	-	9	51%	0%	49%
WSASCOT2	Ascot Rd (Read - Snell)	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2010	10%	0%	75%	15%	88%	51%	7	-	4	51%	0%	49%
WSASCOT3	Ascot Road/Winstone Ave	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2010	10%	0%	75%	15%	88%	51%	29	-	15	51%	0%	49%
WSAUROR3	Aurora Tce- End Odonohue 923	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2010	10%	0%	75%	15%	88%	51%	47	-	24	51%	0%	49%
WSBAVER3	Baverstock Stage 3	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2001	10%	0%	75%	15%	88%	51%	58	-	30	51%	0%	49%
WSBLACK3	Blackburn St (Killarney - Saye	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2008	10%	0%	75%	15%	88%	51%	40	-	21	51%	0%	49%
WSBLACK4	Blackburn (Sayer-Rhode) #3753	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2008	10%	0%	75%	15%	88%	51%	84	-	43	51%	0%	49%
WSBMAUTO	Bulkmain Valve Automation	Bulk Water Infrastructure New	Water	Citywide	100%	Historical	2006	30	2007	10%	0%	0%	90%	88%	89%	20	-	18	89%	0%	11%
WSBMDEY	Dey St	Bulk Water Infrastructure New	Water	Citywide	100%	Historical	2006	30	2005	10%	0%	75%	15%	88%	51%	1,842	-	944	51%	0%	49%
WSBMEAST	Eastern bulk watermain augment	Bulk Water Infrastructure New	Water	Citywide	100%	Historical	2006	30	2010	10%	0%	0%	90%	88%	89%	2,192	-	1,946	89%	0%	11%
WSBMHNSTH	750mm Bulkmain-WTS - Dixon/Oha	Bulk Water Infrastructure New	Water	Citywide	100%	Historical	2006	30	2003	10%	0%	0%	90%	88%	89%	2,330	-	2,068	89%	0%	11%
WSBMHNSTH2	750mm Bulkmain-Dixon/Oha - Res	Bulk Water Infrastructure New	Water	Citywide	100%	Historical	2006	30	2005	10%	0%	0%	90%	88%	89%	1,767	-	1,569	89%	0%	11%
WSBMNAY	New 600mm Bulk Main	Bulk Water Infrastructure New	Water	Citywide	100%	Historical	2006	30	2003	10%	0%	0%	90%	88%	89%	1,027	-	911	89%	0%	11%
WSBMNEW	Newcastle Bulkmain	Bulk Water Infrastructure New	Water	Citywide	100%	Historical	2006	30	2005	10%	0%	0%	90%	88%	89%	51	-	45	89%	0%	11%
WSBMON	Network Bulk Monitoring	Bulk Water Infrastructure New	Water	Citywide	100%	Historical	2006	30	2010	10%	0%	0%	90%	88%	89%	20	-	18	89%	0%	11%
WSBMWAIR	Rototuna/Resolution/Wairere BM	Bulk Water Infrastructure New	Water	Citywide	100%	Historical	2006	30	2005	10%	0%	0%	90%	88%	89%	2,152	-	1,910	89%	0%	11%
WSBMWAIR3	Wairere Dr 3 Huk - Carrs	Bulk Water Infrastructure New	Water	Citywide	100%	Historical	2006	30	2008	10%	0%	0%	90%	88%	89%	1,772	-	1,573	89%	0%	11%
WSBORMAN2	Borman Rd (Horsham west 400m)	Trunk or Local water infrastructure	Water	Rototuna	100%	Historical	2006	30	2005	10%	0%	75%	15%	88%	51%	63	-	32	51%	0%	49%

* Growth causation = 100% less LOS % less non-DC % less renewals %.
** Average of growth causation % and growth benefit %.
+ To better reflect benefit/causation, some projects are split into catchment and citywide components.

Project information							Recovery Periods			Cost allocations						Total by funding source ($000)			Apportionment of capital costs		
Primary Key	Project Name	Project category	DC Account	Catchment Name	% of costs split to this catchment +	Future / Historical	Recovery Start	Growth Benefit Duration	Loan Start	Band LOS extraction	Non-DC growth	Renewals	Growth Causation*	Growth Benefit	Percent DC Funded**	Total Excl. Subsidies	Third Party funding	DC Capex	% DC funded	% third party funded	% rates funded
WSBORMAN3	Borman Rd	Trunk or Local water infrastructure	Water	Rototuna	100%	Historical	2006	30	2006	10%	0%	75%	15%	88%	51%	126	5	65	51%	0%	49%
WSBORMAN4	Borman Rd	Trunk or Local water infrastructure	Water	Rototuna	100%	Historical	2006	30	2006	10%	0%	75%	15%	88%	51%	179	-	92	51%	0%	49%
WSBRYMER	Brymer Rd	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2006	10%	0%	75%	15%	88%	51%	169	-	87	51%	0%	49%
WSBRYMERRES	Rotokauri water reservoir	Bulk Water Infrastructure New	Water	Citywide	100%	Historical	2006	30	2010	10%	0%	0%	90%	88%	89%	73	-	65	89%	0%	11%
WSBURROW2	Burrows Place	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2008	10%	0%	75%	15%	88%	51%	43	-	22	51%	0%	49%
WSCAMER3	Cameron Rd, (Old Farm-Clyde)	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2010	10%	0%	75%	15%	88%	51%	116	-	60	51%	0%	49%
WSCAMPB3	Campbell St # 473, 3058 &3059	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2008	10%	0%	75%	15%	88%	51%	81	-	41	51%	0%	49%
WSCAMPB4	Campbell (Massey - Killarney)	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2008	10%	0%	75%	15%	88%	51%	86	-	44	51%	0%	49%
WSCARR3	Carrington Ave (Gazely-Baffles	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2008	10%	0%	75%	15%	88%	51%	21	-	11	51%	0%	49%
WSCARR4	Carrington Ave-Baffles-Silverd	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2010	10%	0%	75%	15%	88%	51%	34	-	17	51%	0%	49%
WSCARR5	Carrington-Vesty-Gazely 9161	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2010	10%	0%	75%	15%	88%	51%	26	-	13	51%	0%	49%
WSCASEY4	Casey #14	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2011	10%	0%	75%	15%	88%	51%	29	-	15	51%	0%	49%
WSCHESTER1	Chesterman Rd (#30 Hudson)	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2010	10%	0%	75%	15%	88%	51%	12	-	6	51%	0%	49%
WSCHESTER2	Chesterman Rd (#30 Olympia Pl)	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2010	10%	0%	75%	15%	88%	51%	7	-	4	51%	0%	49%
WSCHESTER3	Chesterman Rd/Norma Pl	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2010	10%	0%	75%	15%	88%	51%	19	-	10	51%	0%	49%
WSCUMBER1	Cumberland	Trunk or Local water infrastructure	Water	Rototuna	100%	Historical	2006	30	2006	10%	0%	75%	15%	88%	51%	66	-	34	51%	0%	49%
WSCUMBER2	Cumberland Dr Stage 2	Trunk or Local water infrastructure	Water	Rototuna	100%	Historical	2006	30	2007	10%	0%	75%	15%	88%	51%	33	-	17	51%	0%	49%
WSDALE4	Dalethorpe (Clarkin-Strowan)	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2010	10%	0%	75%	15%	88%	51%	10	-	5	51%	0%	49%
WSDALET1	Dalethorpe Ave/ Woodstock Rd	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2010	10%	0%	75%	15%	88%	51%	15	-	8	51%	0%	49%
WSENDER2	Enderley-Peachgrove-Halifax	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2010	10%	0%	75%	15%	88%	51%	70	-	36	51%	0%	49%
WSFARRING	Farrington/Wentworth	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2004	10%	0%	75%	15%	88%	51%	43	-	22	51%	0%	49%
WSFIFTH2	Fifth 5xRds-Spencer	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2010	10%	0%	75%	15%	88%	51%	114	-	58	51%	0%	49%
WSFORD2	Ford Street Watermain 150dia	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2010	10%	0%	75%	15%	88%	51%	34	-	17	51%	0%	49%
WSFOW1	Fow St #1020	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2010	10%	0%	75%	15%	88%	51%	52	-	26	51%	0%	49%
WSGARTH1	Garthwood Ave 1	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2011	10%	0%	75%	15%	88%	51%	55	-	28	51%	0%	49%
WSGARTH2	Garthwood 2	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2011	10%	0%	75%	15%	88%	51%	50	-	26	51%	0%	49%

* Growth causation = 100% less LOS % less non-DC % less renewals %.
** Average of growth causation % and growth benefit %.
+ To better reflect benefit/causation, some projects are split into catchment and citywide components.

Project information							Recovery Periods			Cost allocations						Total by funding source ($000)			Apportionment of capital costs		
Primary Key	Project Name	Project category	DC Account	Catchment Name	% of costs split to this catchment +	Future / Historical	Recovery Start	Growth Benefit Duration	Loan Start	Band LOS extraction	Non-DC growth	Renewals	Growth Causation*	Growth Benefit	Percent DC Funded**	Total Excl. Subsidies	Third Party funding	DC Capex	% DC funded	% third party funded	% rates funded
WSGAZEL2	Gazeley Ave	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2009	10%	0%	75%	15%	88%	51%	20	-	10	51%	0%	49%
WSGORDON4	Gordonton Rd ST4 Sth Puketaha	Trunk or Local water infrastructure	Water	Rototuna	100%	Historical	2006	30	2003	10%	0%	75%	15%	88%	51%	88	-	45	51%	0%	49%
WSGORDON5	Gordonton Rd ST5PuketahaThomas	Trunk or Local water infrastructure	Water	Rototuna	100%	Historical	2006	30	2003	10%	0%	75%	15%	88%	51%	133	-	68	51%	0%	49%
WSGORDST2	Gordonton Rd Stage 2	Trunk or Local water infrastructure	Water	Rototuna	100%	Historical	2006	30	2002	10%	0%	75%	15%	88%	51%	130	-	67	51%	0%	49%
WSGREY4	Grey (Well-Albert) #124	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2008	10%	0%	75%	15%	88%	51%	60	-	31	51%	0%	49%
WSHAMM1	Hammond St #750	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2008	10%	0%	75%	15%	88%	51%	5	-	3	51%	0%	49%
WSHAMM3	Hammond St	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2010	10%	0%	75%	15%	88%	51%	17	-	9	51%	0%	49%
WSHD3	Horsham Downs (71-91)	Trunk or Local water infrastructure	Water	Rototuna	100%	Historical	2006	30	2006	10%	0%	75%	15%	88%	51%	54	-	28	51%	0%	49%
WSHD4	Horsham Downs Rd (# 91 to Nor	Trunk or Local water infrastructure	Water	Rototuna	100%	Historical	2006	30	2008	10%	0%	75%	15%	88%	51%	102	-	52	51%	0%	49%
WSHHR	Hukanui Rd (Thomas-Rototuna)	Trunk or Local water infrastructure	Water	Rototuna	100%	Historical	2006	30	2001	10%	0%	75%	15%	88%	51%	63	-	32	51%	0%	49%
WSHINAU2	Hinau St (Lafferty - Miro)	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2010	10%	0%	75%	15%	88%	51%	13	-	7	51%	0%	49%
WSHORNE2	Horne St #43-42	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2010	10%	0%	75%	15%	88%	51%	10	-	5	51%	0%	49%
WSHORSHEXT	Horsham Downs Rd ext trnk main	Trunk or Local water infrastructure	Water	Rototuna	100%	Historical	2006	30	2003	10%	0%	75%	15%	88%	51%	6	-	3	51%	0%	49%
WSHUDSON	Hudson St (#48a-Chesterman)	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2010	10%	0%	75%	15%	88%	51%	16	-	8	51%	0%	49%
WSLORN1	Lorne St, (13 Lorne-Hospital's	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2010	10%	0%	75%	15%	88%	51%	37	-	19	51%	0%	49%
WSLORNE1	LORNE ST, (13 Lorne-Hospital's	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2009	10%	0%	75%	15%	88%	51%	4	-	2	51%	0%	49%
WSLORNE2	Lorne. (Hospital's 200mm conne	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2009	10%	0%	75%	15%	88%	51%	43	-	22	51%	0%	49%
WSLOVEL1	Lovelock Pl (#5-Ascot Rd)	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2010	10%	0%	75%	15%	88%	51%	6	-	3	51%	0%	49%
WSMACFAR3	MacFarlane St PR 600	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2008	10%	0%	75%	15%	88%	51%	66	-	34	51%	0%	49%
WSMAITL2	Mailand St (Sayer - Cul de sac	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2010	10%	0%	75%	15%	88%	51%	35	-	18	51%	0%	49%
WSMAITL3	Maitland St-Killarney-Sayer	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2010	10%	0%	75%	15%	88%	51%	32	-	17	51%	0%	49%
WSMARAM2	Marama S Replacement #1227	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2010	10%	0%	75%	15%	88%	51%	61	-	31	51%	0%	49%
WSMAUI	Maui St	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2005	10%	0%	75%	15%	88%	51%	31	-	16	51%	0%	49%
WSMAY1	May ST (CAMERON-GREENSBORO)	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2009	10%	0%	75%	15%	88%	51%	34	-	17	51%	0%	49%
WSMETN	Water Meters - New	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2010	10%	0%	0%	90%	88%	89%	21	31	19	89%	0%	11%
WSNEWCAS2	Newcastle(The Dales-Whatawhata	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2010	10%	0%	75%	15%	88%	51%	4	-	2	51%	0%	49%

* Growth causation = 100% less LOS % less non-DC % less renewals %.
** Average of growth causation % and growth benefit %.
+ To better reflect benefit/causation, some projects are split into catchment and citywide components.

Project information							Recovery Periods			Cost allocations						Total by funding source ($000)			Apportionment of capital costs		
Primary Key	Project Name	Project category	DC Account	Catchment Name	% of costs split to this catchment +	Future / Historical	Recovery Start	Growth Benefit Duration	Loan Start	Band LOS extraction	Non-DC growth	Renewals	Growth Causation*	Growth Benefit	Percent DC Funded**	Total Excl. Subsidies	Third Party funding	DC Capex	% DC funded	% third party funded	% rates funded
WSNEWCAST	Newcastle Rd	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2011	10%	0%	75%	15%	88%	51%	121	-	62	51%	0%	49%
WSNIXON1	Nixon Street 1	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2011	10%	0%	75%	15%	88%	51%	34	-	17	51%	0%	49%
WSNIXON2	Nixon Street 2	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2011	10%	0%	75%	15%	88%	51%	42	-	22	51%	0%	49%
WSNIXON5	Nixon Street 5	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2011	10%	0%	75%	15%	88%	51%	84	-	43	51%	0%	49%
WSNORCUL	Norton Rd Cul de sac	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2008	10%	0%	75%	15%	88%	51%	26	73	13	51%	0%	49%
WSNORTON	Norton Rd ex transportation	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2008	10%	0%	75%	15%	88%	51%	309	-	159	51%	0%	49%
WSPATER2	Paterson St # 3180	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2008	10%	0%	75%	15%	88%	51%	74	-	38	51%	0%	49%
WSPEMB2	Pembroke St-Hunter-Clarence	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2010	10%	0%	75%	15%	88%	51%	69	-	35	51%	0%	49%
WSPINE4	Pine Ave-Urlich Ave cul de sac	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2010	10%	0%	75%	15%	88%	51%	14	-	7	51%	0%	49%
WSPINE5	Pine Ave-Urlich Pollen	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2010	10%	0%	75%	15%	88%	51%	9	-	5	51%	0%	49%
WSPRIMR1	Primrose St #402	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2008	10%	0%	75%	15%	88%	51%	91	-	47	51%	0%	49%
WSRESOLUT1	Resolution Dr (Discov-Borman)	Trunk or Local water infrastructure	Water	Rototuna	100%	Historical	2006	30	2005	10%	0%	75%	15%	88%	51%	71	-	36	51%	0%	49%
WSRHNSTH	New Hamilton South Reservoir	Bulk Water Infrastructure New	Water	Citywide	100%	Historical	2006	10	2003	10%	5%	0%	85%	88%	86%	4,372	-	3,771	86%	0%	14%
WSRIVER3	River Rd (Stages 3 & 4)	Trunk or Local water infrastructure	Water	Rototuna	100%	Historical	2006	30	2004	10%	0%	75%	15%	88%	51%	144	-	74	51%	0%	49%
WSRIVER4	River Rd (Stage 4)	Trunk or Local water infrastructure	Water	Rototuna	100%	Historical	2006	30	2004	10%	0%	75%	15%	88%	51%	9	-	5	51%	0%	49%
WSRIVERRD4	River Rd (Nth Sylvester)	Trunk or Local water infrastructure	Water	Rototuna	100%	Historical	2006	30	2003	10%	0%	75%	15%	88%	51%	84	-	43	51%	0%	49%
WSRLAND	Rototuna Reservoir Site	Bulk Water Infrastructure New	Water	Citywide	100%	Historical	2006	30	2004	10%	0%	0%	90%	88%	89%	389	-	345	89%	0%	11%
WSROTO1	Rototuna Rd CallumCt-HukanuiRd	Trunk or Local water infrastructure	Water	Rototuna	100%	Historical	2006	30	2003	10%	0%	75%	15%	88%	51%	20	-	10	51%	0%	49%
WSROTOIND1	Avalon to Tasman Industrial	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2010	10%	0%	75%	15%	88%	51%	4	-	2	51%	0%	49%
WSROTOK1	Rotokauri Rd (#172 to #204)	Trunk or Local water infrastructure	Water	Rotokauri	100%	Historical	2006	30	2005	10%	0%	75%	15%	88%	51%	126	-	65	51%	0%	49%
WSROTOKGEN	Rotokauri - Future Growth	Bulk Water Infrastructure New	Water	Citywide	100%	Historical	2006	30	2006	10%	0%	0%	90%	88%	89%	21	-	19	89%	0%	11%
WSRSTHPUMP	Pumps Ham Sth Reservoir	Bulk Water Infrastructure New	Water	Citywide	100%	Historical	2006	30	2003	10%	5%	0%	85%	88%	86%	234	-	202	86%	0%	14%
WSRTUNARES	Rototuna Reservoir	Bulk Water Infrastructure New	Water	Citywide	100%	Historical	2006	30	2010	10%	0%	0%	90%	88%	89%	400	-	355	89%	0%	11%
WSRUAKURA1	Watermain Ruakura Rd	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2003	10%	0%	75%	15%	88%	51%	278	28	142	51%	0%	49%
WSRUFFTM-W - Infill	Ruffell Rd Trunkmain	Trunk or Local water infrastructure	Water	Infill	50%	Historical	2006	30	2012	10%	0%	75%	15%	88%	51%	14	-	7	51%	0%	49%
WSRUFFTM-W - Rotokauri	Ruffell Rd Trunkmain	Trunk or Local water infrastructure	Water	Rotokauri	50%	Historical	2006	30	2012	10%	0%	0%	90%	88%	89%	14	-	12	89%	0%	11%

* Growth causation = 100% less LOS % less non-DC % less renewals %.
** Average of growth causation % and growth benefit %.
+ To better reflect benefit/causation, some projects are split into catchment and citywide components.

Project information							Recovery Periods			Cost allocations						Total by funding source ($000)			Apportionment of capital costs		
Primary Key	Project Name	Project category	DC Account	Catchment Name	% of costs split to this catchment +	Future / Historical	Recovery Start	Growth Benefit Duration	Loan Start	Band LOS extraction	Non-DC growth	Renewals	Growth Causation*	Growth Benefit	Percent DC Funded**	Total Excl. Subsidies	Third Party funding	DC Capex	% DC funded	% third party funded	% rates funded
WSSAYER4	SAYER (PATERSON - CAMPBELL) Nt	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2009	10%	0%	75%	15%	88%	51%	18	-	9	51%	0%	49%
WSSAYER5	Sayer (Paterson - Campbell) St	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2009	10%	0%	75%	15%	88%	51%	17	-	9	51%	0%	49%
WSSAYER6	Sayer Campbel-Maitland. # 1509	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2010	10%	0%	75%	15%	88%	51%	21	-	11	51%	0%	49%
WSSTPAUL2	S Pauls Rd/Fend St/Balmoral St	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2010	10%	0%	75%	15%	88%	51%	19	-	10	51%	0%	49%
WSSUB	Contributions to Subdividers	Trunk or Local water infrastructure	Water	Citywide	100%	Historical	2006	30	2004	10%	0%	75%	15%	88%	51%	98	-	50	51%	0%	49%
WSTANIW2	Taniwha/Wye Sts/Torrington Ave	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2011	10%	0%	75%	15%	88%	51%	22	-	11	51%	0%	49%
WSTERAPA7	Ruffel Rd (Quadrant Develp)	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2009	10%	0%	75%	15%	88%	51%	73	-	37	51%	0%	49%
WSTHOMAS	Thomas Rd	Trunk or Local water infrastructure	Water	Rototuna	100%	Historical	2006	30	2004	10%	0%	75%	15%	88%	51%	138	-	71	51%	0%	49%
WSTMPLVTM	Temple View Trunkmains Duplica	Trunk or Local water infrastructure	Water	Temple View	100%	Historical	2006	30	2007	10%	0%	0%	90%	88%	89%	987	-	876	89%	0%	11%
WSTNEWCWT	New Clearwater Tank for disinf	Water treatment plant upgrade - LOS driven	Water	Citywide	100%	Historical	2006	30	2001	91%	2%	0%	8%	13%	10%	1,898	-	190	10%	0%	90%
WSTRUNKS	Trunk Mains - Budget Only	Trunk or Local water infrastructure	Water	Citywide	100%	Historical	2006	30	2006	10%	0%	75%	15%	88%	51%	4	-	2	51%	0%	49%
WSURLIC1	Urlich Ave-#46 Ohaupo	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2010	10%	0%	75%	15%	88%	51%	26	-	13	51%	0%	49%
WSWAIRERE1	Wairere Dr (Hunt Dr East)	Trunk or Local water infrastructure	Water	Rototuna	100%	Historical	2006	30	2005	10%	0%	75%	15%	88%	51%	675	-	346	51%	0%	49%
WSWELLING4	Wellington Street	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2008	10%	0%	75%	15%	88%	51%	40	-	20	51%	0%	49%
WSWENT	Wentworth Dr	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2005	10%	0%	75%	15%	88%	51%	61	-	31	51%	0%	49%
WSWENT1	Wentworth Drive	Trunk or Local water infrastructure	Water	Rototuna	100%	Historical	2006	30	2007	10%	0%	75%	15%	88%	51%	11	-	5	51%	0%	49%
WSWINST1	Winstone Ave (Crosby-Ascot)	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2010	10%	0%	75%	15%	88%	51%	14	-	7	51%	0%	49%
WSWORDS1	Wordworth Cres	Trunk or Local water infrastructure	Water	Infill	100%	Historical	2006	30	2010	10%	0%	75%	15%	88%	51%	35	-	18	51%	0%	49%
WTR304	Reservoir capital improvements	Bulk Water Infrastructure New	Water	Citywide	100%	Historical	2006	30	2011	10%	0%	0%	90%	88%	89%	75	-	67	89%	0%	11%
WTRFLOW	Inlet/Outlet Flow meters	Bulk Water Infrastructure New	Water	Citywide	100%	Historical	2006	30	2010	10%	0%	0%	90%	88%	89%	7	-	6	89%	0%	11%
WTRFLWMT	Online flowmeters	Bulk Water Infrastructure New	Water	Citywide	100%	Historical	2006	30	2010	10%	0%	0%	90%	88%	89%	13	-	12	89%	0%	11%
WTRINSTR	Online Pressure,Cl2,instrument	Bulk Water Infrastructure New	Water	Citywide	100%	Historical	2006	30	2010	10%	0%	0%	90%	88%	89%	5	-	4	89%	0%	11%
WTROLPCL	Online Pressure & Chlorine	Bulk Water Infrastructure New	Water	Citywide	100%	Historical	2006	30	2010	10%	0%	0%	90%	88%	89%	31	-	28	89%	0%	11%
WTRSHTOFFVLV	Reservoir shutoff valves	Bulk Water Infrastructure New	Water	Citywide	100%	Historical	2006	30	2010	10%	0%	0%	90%	88%	89%	6	-	5	89%	0%	11%
WTRSTBGEN	Res Emergency Power	Bulk Water Infrastructure New	Water	Citywide	100%	Historical	2006	30	2011	10%	0%	0%	90%	88%	89%	297	-	264	89%	0%	11%
WTS556	WTS Growth	Water treatment plant upgrade - growth driven	Water	Citywide	100%	Historical	2006	30	2010	10%	2%	0%	88%	88%	88%	307	-	269	88%	0%	12%

* Growth causation = 100% less LOS % less non-DC % less renewals %.
** Average of growth causation % and growth benefit %.
+ To better reflect benefit/causation, some projects are split into catchment and citywide components.

Project information							Recovery Periods			Cost allocations						Total by funding source ($000)			Apportionment of capital costs		
Primary Key	Project Name	Project category	DC Account	Catchment Name	% of costs split to this catchment +	Future / Historical	Recovery Start	Growth Benefit Duration	Loan Start	Band LOS extraction	Non-DC growth	Renewals	Growth Causation*	Growth Benefit	Percent DC Funded**	Total Excl. Subsidies	Third Party funding	DC Capex	% DC funded	% third party funded	% rates funded
WTSALUMDE	Alum Sludge Dewatering	Water treatment plant upgrade - LOS driven	Water	Citywide	100%	Historical	2006	30	2010	91%	2%	0%	8%	13%	10%	320	-	32	10%	0%	90%
WTSALUMTANK	Alum Sludge Storage Tank	Water treatment plant upgrade - LOS driven	Water	Citywide	100%	Historical	2006	30	2008	91%	2%	25%	0%	13%	6%	26	-	2	6%	0%	94%
WTSBLKDEL	Alum & Fluoride bulk delivery	Water treatment plant upgrade - LOS driven	Water	Citywide	100%	Historical	2006	30	2011	91%	2%	50%	0%	13%	6%	43	-	3	6%	0%	94%
WTSCHMDELV	Alun/Fluoride delivery	Water treatment plant upgrade - LOS driven	Water	Citywide	100%	Historical	2006	30	2009	91%	2%	25%	0%	13%	6%	107	-	7	6%	0%	94%
WTSEMELEC	WTS Emergency Electricity Supp	Water treatment plant upgrade - LOS driven	Water	Citywide	100%	Historical	2006	30	2008	91%	2%	75%	0%	13%	6%	814	-	51	6%	0%	94%
WTSHIGHVSD	High Lift VSD	Water treatment plant upgrade - LOS driven	Water	Citywide	100%	Historical	2006	30	2010	91%	2%	10%	0%	13%	6%	51	-	3	6%	0%	94%
WTSHLVSD	Highlift Variable speed drive	Water treatment plant upgrade - LOS driven	Water	Citywide	100%	Historical	2006	30	2011	91%	2%	10%	0%	13%	6%	75	-	5	6%	0%	94%
WTSMDP	WTS - Upgrade	Water treatment plant upgrade - growth driven	Water	Citywide	100%	Historical	2006	30	2004	91%	2%	0%	8%	13%	10%	411	-	41	10%	0%	90%
WTSPLC	PLC Upgrade	Water treatment plant upgrade - LOS driven	Water	Citywide	100%	Historical	2006	15	2001	91%	2%	10%	0%	13%	6%	36	-	2	6%	0%	94%
WTSPUMPSTN	WTS Capital Imps - Pumpstation	Water treatment plant upgrade - LOS driven	Water	Citywide	100%	Historical	2006	30	2007	91%	2%	0%	8%	13%	10%	27	-	3	10%	0%	90%
WTSRADIO	WTS Capital Imp - Radios	Water treatment plant upgrade - LOS driven	Water	Citywide	100%	Historical	2006	20	2007	91%	2%	0%	8%	13%	10%	7	-	1	10%	0%	90%
WTSSTBLKAL	HFA Tank & Alum Bulk	Water treatment plant upgrade - LOS driven	Water	Citywide	100%	Historical	2006	30	2010	91%	2%	0%	8%	13%	10%	4	-	0	10%	0%	90%
WUPALUM	Alum Dosing System	Water treatment plant upgrade - LOS driven	Water	Citywide	100%	Historical	2006	30	2005	91%	2%	0%	8%	13%	10%	28	-	3	10%	0%	90%
WUPASSEQ	Associated Equipment	Water treatment plant upgrade - growth driven	Water	Citywide	100%	Historical	2006	30	2005	91%	2%	0%	8%	13%	10%	33	-	3	10%	0%	90%
WUPDESIGN	Project Design - GHD 03108	Water treatment plant upgrade - growth driven	Water	Citywide	100%	Historical	2006	30	2005	91%	2%	0%	8%	13%	10%	2,453	-	245	10%	0%	90%
WUPFILTER	Filter Upgrade	Water treatment plant upgrade - growth driven	Water	Citywide	100%	Historical	2006	20	2005	10%	2%	0%	88%	88%	88%	431	-	378	88%	0%	12%
WUPGAC	Activated Carbon - 0480	Water treatment plant upgrade - growth driven	Water	Citywide	100%	Historical	2006	30	2006	91%	2%	0%	8%	13%	10%	535	-	53	10%	0%	90%
WUPINST	Instrumentation & Sampling	Water treatment plant upgrade - growth driven	Water	Citywide	100%	Historical	2006	30	2005	91%	2%	0%	8%	13%	10%	142	-	14	10%	0%	90%
WUPMODULE	Module Room	Water treatment plant upgrade - growth driven	Water	Citywide	100%	Historical	2006	30	2006	91%	2%	0%	8%	13%	10%	105	-	10	10%	0%	90%
WUPOVHEAD	Project Overheads	Water treatment plant upgrade - growth driven	Water	Citywide	100%	Historical	2006	30	2005	91%	2%	0%	8%	13%	10%	384	-	38	10%	0%	90%
WUPPLC	(PLC) Control System	Water treatment plant upgrade - growth driven	Water	Citywide	100%	Historical	2006	30	2005	91%	2%	0%	8%	13%	10%	226	-	23	10%	0%	90%
WUPPOLY	Polymer Make-Up System	Water treatment plant upgrade - growth driven	Water	Citywide	100%	Historical	2006	30	2005	91%	2%	0%	8%	13%	10%	45	-	4	10%	0%	90%
WUPPUMP	Pump Supply	Water treatment plant upgrade - growth driven	Water	Citywide	100%	Historical	2006	30	2006	91%	2%	0%	8%	13%	10%	274	-	27	10%	0%	90%
WUPSAND	Sand Supply	Water treatment plant upgrade - growth driven	Water	Citywide	100%	Historical	2006	30	2006	91%	2%	0%	8%	13%	10%	59	-	6	10%	0%	90%
WUPUV	UV Module - 0454	Water treatment plant upgrade - growth driven	Water	Citywide	100%	Historical	2006	30	2005	91%	2%	0%	8%	13%	10%	623	-	62	10%	0%	90%
WUPVSD	Variable Speed Drive	Water treatment plant upgrade - growth driven	Water	Citywide	100%	Historical	2006	30	2005	91%	2%	0%	8%	13%	10%	36	-	4	10%	0%	90%

* Growth causation = 100% less LOS % less non-DC % less renewals %.
** Average of growth causation % and growth benefit %.
+ To better reflect benefit/causation, some projects are split into catchment and citywide components.

Project information							Recovery Periods			Cost allocations						Total by funding source ($000)			Apportionment of capital costs		
Primary Key	Project Name	Project category	DC Account	Catchment Name	% of costs split to this catchment +	Future / Historical	Recovery Start	Growth Benefit Duration	Loan Start	Band LOS extraction	Non-DC growth	Renewals	Growth Causation*	Growth Benefit	Percent DC Funded**	Total Excl. Subsidies	Third Party funding	DC Capex	% DC funded	% third party funded	% rates funded
WUPWORKS	Main Contract-Un Gooder 00108	Water treatment plant upgrade - growth driven	Water	Citywide	100%	Historical	2006	30	2005	91%	2%	0%	8%	13%	10%	14,542	100	1,454	10%	0%	90%
C9509003	Upgrade wastewater treatment plant (Pukete 3)	Wastewater treatment plant upgrade - growth driven	Wastewater	Citywide	100%	10-Year Plan	2009	30	2016	10%	2%	0%	88%	88%	88%	18,355	-	16,107	88%	0%	12%
C9519007	Increase capacity of wastewater network in Rototuna	Trunk or Local Wastewater infrastructure	Wastewater	Rototuna	100%	10-Year Plan	2006	30	2016	10%	2%	0%	88%	88%	88%	8,419	-	7,387	88%	0%	12%
C9519011	Increase capacity of wastewater network in Peacocke Stage 1	Trunk or Local Wastewater infrastructure	Wastewater	Peacocke 1	100%	10-Year Plan	2006	30	2016	10%	2%	0%	88%	88%	88%	1,851	-	1,624	88%	0%	12%
C9519016-A	Increase capacity of wastewater network throughout the city	Existing Bulk Wastewater Infrastructure upsize	Wastewater	WW - East	100%	10-Year Plan	2006	30	2020	10%	5%	0%	85%	88%	86%	8,400	-	7,245	86%	0%	14%
C9519016-B	Increase capacity of wastewater network throughout the city	Existing Bulk Wastewater Infrastructure upsize	Wastewater	WW - West	100%	10-Year Plan	2006	30	2016	10%	2%	0%	88%	88%	88%	7,614	-	6,681	88%	0%	12%
C9519016-C	Increase capacity of wastewater network throughout the city	Existing Bulk Wastewater Infrastructure upsize	Wastewater	WW - West	100%	10-Year Plan	2006	30	2018	51%	5%	0%	45%	63%	54%	475	-	255	54%	0%	46%
C9509002	Upgrade wastewater treatment plant systems (SCADA and Telemetry)	Wastewater treatment plant upgrade - growth driven	Wastewater	Citywide	100%	10-Year Plan	2009	30	2016	10%	5%	0%	85%	88%	86%	3,128	-	2,698	86%	0%	14%
C9509005	Upgrade wastewater treatment plant (Pukete 4)	Wastewater treatment plant upgrade - growth driven	Wastewater	Citywide	100%	10-Year Plan	2018	30	2025	10%	2%	0%	88%	88%	88%	654	-	574	88%	0%	12%
C9509007	Wastewater Treatment Plant compliance - minor upgrades	SPS & Wastewater treatment plant upgrade - LOS driven	Wastewater	Citywide	100%	10-Year Plan	2009	30	2016	71%	5%	30%	0%	13%	6%	5,692	-	356	6%	0%	94%
C9519004	Increase capacity of Wastewater pump stations	Trunk or Local Wastewater infrastructure	Wastewater	Citywide	100%	10-Year Plan	2009	30	2016	51%	2%	10%	38%	13%	25%	6,879	-	1,720	25%	0%	75%
C9519006	Wastewater pipe upgrade - growth	Trunk or Local Wastewater infrastructure	Wastewater	Citywide	100%	10-Year Plan	2009	30	2016	10%	5%	0%	85%	88%	86%	3,415	-	2,946	86%	0%	14%
C9519008	Integrate wastewater network in new areas with existing network	Trunk or Local Wastewater infrastructure	Wastewater	Citywide	100%	10-Year Plan	2009	30	2016	10%	5%	0%	85%	88%	86%	911	-	785	86%	0%	14%
C9519009	Increase capacity of wastewater network in Rotokauri stage 1	Trunk or Local Wastewater infrastructure	Wastewater	Rotokauri	100%	10-Year Plan	2006	30	2016	10%	2%	0%	88%	88%	88%	5,495	-	4,822	88%	0%	12%
C9519016-D	Increase capacity of wastewater network throughout the city	Existing Bulk Wastewater Infrastructure upsize	Wastewater	WW - East	100%	10-Year Plan	2006	30	2025	51%	5%	0%	45%	63%	54%	163	-	88	54%	0%	46%
C9519018	Increase capacity of wastewater network (Far Eastern interceptor in Ruakura)	Bulk Wastewater Infrastructure New	Wastewater	WW - East	100%	10-Year Plan	2006	30	2024	10%	2%	0%	88%	88%	88%	6,421	-	5,635	88%	0%	12%
C9519019-A	Increase capacity of wastewater network (Southern interceptor Peacockes)	Bulk Wastewater Infrastructure New	Wastewater	WW - East	100%	10-Year Plan	2006	30	2025	10%	2%	0%	88%	88%	88%	392	-	344	88%	0%	12%
C9519020-A	Increase capacity of wastewater network (Bulk storage wet weather)	Bulk Wastewater Infrastructure New	Wastewater	WW - East	100%	10-Year Plan	2006	30	2020	10%	2%	0%	88%	88%	88%	7,600	-	6,669	88%	0%	12%
C9519020-B	Increase capacity of wastewater network (Bulk storage wet weather)	Bulk Wastewater Infrastructure New	Wastewater	WW - West	100%	10-Year Plan	2006	30	2016	10%	2%	0%	88%	88%	88%	27,714	-	24,319	88%	0%	12%
C9519021	Update wastewater model	Bulk Wastewater Infrastructure New	Wastewater	Citywide	100%	10-Year Plan	2014	30	2021	10%	5%	0%	85%	88%	86%	1,099	-	948	86%	0%	14%
C9519022	Wastewater master plan	Bulk Wastewater Infrastructure New	Wastewater	Citywide	100%	10-Year Plan	2009	30	2016	10%	5%	0%	85%	88%	86%	566	-	488	86%	0%	14%
ADVWWDOM	Dominion Rd - Grasshopper	Trunk or Local Wastewater infrastructure	Wastewater	Infill	100%	Historical	2006	30	2001	10%	2%	0%	88%	88%	88%	9	(9)	8	88%	0%	12%
ADVWWTAI	Repayment to Tainui	Bulk Wastewater Infrastructure New	Wastewater	WW - East	100%	Historical	2006	30	2003	10%	2%	0%	88%	88%	88%	872	-	765	88%	0%	12%
CDUWWADP11	Integrate WW Network	Trunk or Local Wastewater infrastructure	Wastewater	Infill	100%	Historical	2006	30	2013	10%	5%	0%	85%	88%	86%	297	-	257	86%	0%	14%
CDUWWAP46	PP2 Bioreactor Upgrade	Wastewater treatment plant upgrade - growth driven	Wastewater	Citywide	100%	Historical	2006	30	2013	10%	5%	0%	85%	88%	86%	978	-	844	86%	0%	14%
CDUWWAP47	PP2 Screens	Wastewater treatment plant upgrade - growth driven	Wastewater	Citywide	100%	Historical	2006	30	2013	10%	5%	0%	85%	88%	86%	206	-	178	86%	0%	14%

* Growth causation = 100% less LOS % less non-DC % less renewals %.
** Average of growth causation % and growth benefit %.
+ To better reflect benefit/causation, some projects are split into catchment and citywide components.

Project information							Recovery Periods			Cost allocations						Total by funding source ($000)			Apportionment of capital costs		
Primary Key	Project Name	Project category	DC Account	Catchment Name	% of costs split to this catchment +	Future / Historical	Recovery Start	Growth Benefit Duration	Loan Start	Band LOS extraction	Non-DC growth	Renewals	Growth Causation*	Growth Benefit	Percent DC Funded**	Total Excl. Subsidies	Third Party funding	DC Capex	% DC funded	% third party funded	% rates funded
CDUWWAPP26	WTP Systems Upgrade	Wastewater treatment plant upgrade - growth driven	Wastewater	Citywide	100%	Historical	2006	30	2013	10%	5%	0%	85%	88%	86%	834	-	719	86%	0%	14%
CDUWWAPP37	Pump Station Capacity Increase	Trunk or Local Wastewater infrastructure	Wastewater	Citywide	100%	Historical	2006	30	2013	10%	5%	0%	85%	88%	86%	1,533	-	1,323	86%	0%	14%
CDUWWAPP4	Upgrade Disgestor	Wastewater treatment plant upgrade - growth driven	Wastewater	Citywide	100%	Historical	2006	30	2013	10%	5%	0%	85%	88%	86%	13	-	11	86%	0%	14%
CDUWWAPP45	WTP Digester Upgrade	Wastewater treatment plant upgrade - growth driven	Wastewater	Citywide	100%	Historical	2006	30	2013	10%	5%	0%	85%	88%	86%	3,788	-	3,267	86%	0%	14%
CDUWWAPP47	Upgrade Screens	Wastewater treatment plant upgrade - growth driven	Wastewater	Citywide	100%	Historical	2006	30	2013	10%	5%	0%	85%	88%	86%	34	-	29	86%	0%	14%
CDUWWAPP74	Ruffell Rd	Trunk or Local Wastewater infrastructure	Wastewater	Rotokauri	100%	Historical	2006	30	2013	10%	2%	0%	88%	88%	88%	74	-	65	88%	0%	12%
CDUWWCPP24	Rototuna WW Network	Trunk or Local Wastewater infrastructure	Wastewater	Rototuna	100%	Historical	2006	30	2013	10%	2%	0%	88%	88%	88%	1,215	-	1,066	88%	0%	12%
CDUWWCPP73	Glaisdale Developments	Trunk or Local Wastewater infrastructure	Wastewater	Rototuna	100%	Historical	2006	30	2015	10%	2%	0%	88%	88%	88%	91	-	80	88%	0%	12%
CDUWWDPP76	Peacockes Pumpstation	Trunk or Local Wastewater infrastructure	Wastewater	Peacocke	100%	Historical	2006	30	2013	10%	2%	0%	88%	88%	88%	63	-	55	88%	0%	12%
CDUWWIGP77	Ruakura Structure Plan	Trunk or Local Wastewater infrastructure	Wastewater	Ruakura	100%	Historical	2006	30	2013	10%	2%	0%	88%	88%	88%	459	-	403	88%	0%	12%
COGEN	1.8MW Cogen Facility	SPS & Wastewater treatment plant upgrade - LOS driven	Wastewater	Citywide	100%	Historical	2006	30	2004	91%	5%	0%	4%	13%	9%	995	-	85	9%	0%	92%
PP2AUTO	Automation Improvements	SPS & Wastewater treatment plant upgrade - LOS driven	Wastewater	Citywide	100%	Historical	2006	15	2009	91%	5%	0%	4%	13%	9%	483	-	41	9%	0%	92%
PP2BIOREACT	Bioreactor Upgrades	Wastewater treatment plant upgrade - growth driven	Wastewater	Citywide	100%	Historical	2006	30	2011	10%	5%	0%	85%	88%	86%	1,196	-	1,031	86%	0%	14%
PP2CAP	Capacity Review	Wastewater treatment plant upgrade - growth driven	Wastewater	Citywide	100%	Historical	2006	3	2005	10%	5%	0%	85%	88%	86%	7	-	6	86%	0%	14%
PP2CD	Carbon Dosing	SPS & Wastewater treatment plant upgrade - LOS driven	Wastewater	Citywide	100%	Historical	2006	30	2009	91%	5%	0%	4%	13%	9%	20	-	2	9%	0%	92%
PP2CHEM	Chemical Dosing	SPS & Wastewater treatment plant upgrade - LOS driven	Wastewater	Citywide	100%	Historical	2006	30	2010	91%	5%	0%	4%	13%	9%	346	-	29	9%	0%	92%
PP2CIVIL	Secondary civil	Wastewater treatment plant upgrade - growth driven	Wastewater	Citywide	100%	Historical	2006	30	2010	10%	5%	0%	85%	88%	86%	1,489	-	1,284	86%	0%	14%
PP2CLARIF	Clarfier Upgrades	Wastewater treatment plant upgrade - growth driven	Wastewater	Citywide	100%	Historical	2006	20	2011	10%	5%	0%	85%	88%	86%	4	-	3	86%	0%	14%
PP2DIGEST	3rd 2ndStg Anaerobic Disgester	Wastewater treatment plant upgrade - growth driven	Wastewater	Citywide	100%	Historical	2006	20	2010	10%	5%	0%	85%	88%	86%	5	-	5	86%	0%	14%
PP2DIGESTER	Digester	Wastewater treatment plant upgrade - growth driven	Wastewater	Citywide	100%	Historical	2006	20	2012	10%	5%	0%	85%	88%	86%	246	-	212	86%	0%	14%
PP2DIGMIX	Digester Mixing Upgrade	Wastewater treatment plant upgrade - growth driven	Wastewater	Citywide	100%	Historical	2006	20	2007	10%	5%	0%	85%	88%	86%	44	-	38	86%	0%	14%
PP2ELECT	Secondary Elec	Wastewater treatment plant upgrade - growth driven	Wastewater	Citywide	100%	Historical	2006	30	2010	10%	5%	0%	85%	88%	86%	451	-	389	86%	0%	14%
PP2GAS	Biogas Storage	Wastewater treatment plant upgrade - growth driven	Wastewater	Citywide	100%	Historical	2006	30	2009	10%	5%	0%	85%	88%	86%	296	-	255	86%	0%	14%
PP2INSTR	Secondary instrument	Wastewater treatment plant upgrade - growth driven	Wastewater	Citywide	100%	Historical	2006	15	2010	10%	5%	0%	85%	88%	86%	240	-	207	86%	0%	14%
PP2ISP	Interstage Pump	Wastewater treatment plant upgrade - growth driven	Wastewater	Citywide	100%	Historical	2006	15	2009	10%	5%	0%	85%	88%	86%	228	-	196	86%	0%	14%
PP2MECH	Secondary Mech	Wastewater treatment plant upgrade - growth driven	Wastewater	Citywide	100%	Historical	2006	30	2010	10%	5%	0%	85%	88%	86%	995	-	859	86%	0%	14%

* Growth causation = 100% less LOS % less non-DC % less renewals %.
** Average of growth causation % and growth benefit %.
+ To better reflect benefit/causation, some projects are split into catchment and citywide components.

Project information							Recovery Periods			Cost allocations						Total by funding source ($000)			Apportionment of capital costs		
Primary Key	Project Name	Project category	DC Account	Catchment Name	% of costs split to this catchment +	Future / Historical	Recovery Start	Growth Benefit Duration	Loan Start	Band LOS extraction	Non-DC growth	Renewals	Growth Causation*	Growth Benefit	Percent DC Funded**	Total Excl. Subsidies	Third Party funding	DC Capex	% DC funded	% third party funded	% rates funded
PP2PM	Project Management	Wastewater treatment plant upgrade - growth driven	Wastewater	Citywide	100%	Historical	2006	10	2009	10%	5%	0%	85%	88%	86%	691	-	596	86%	0%	14%
PP2RPUMP	Recycle Pumps	Wastewater treatment plant upgrade - growth driven	Wastewater	Citywide	100%	Historical	2006	15	2010	10%	5%	0%	85%	88%	86%	20	-	17	86%	0%	14%
PP2SCREEN	Screens	Wastewater treatment plant upgrade - growth driven	Wastewater	Citywide	100%	Historical	2006	30	2012	10%	5%	0%	85%	88%	86%	43	-	37	86%	0%	14%
PP2SEC	Clarifer 4 & Bioreactor 4	Wastewater treatment plant upgrade - growth driven	Wastewater	Citywide	100%	Historical	2006	10	2009	10%	5%	0%	85%	88%	86%	5,043	-	4,350	86%	0%	14%
PP2SOLID	Solid Stream	Wastewater treatment plant upgrade - growth driven	Wastewater	Citywide	100%	Historical	2006	30	2010	10%	5%	0%	85%	88%	86%	972	-	838	86%	0%	14%
PP2TEMP	ex Final Effluent	Wastewater treatment plant upgrade - growth driven	Wastewater	Citywide	100%	Historical	2006	30	2008	10%	5%	0%	85%	88%	86%	207	-	179	86%	0%	14%
PP2UV	UV Upgrade	Wastewater treatment plant upgrade - growth driven	Wastewater	Citywide	100%	Historical	2006	30	2009	10%	5%	0%	85%	88%	86%	395	-	340	86%	0%	14%
PPASSOC	Pukete Associated & Misc	Wastewater treatment plant upgrade - growth driven	Wastewater	Citywide	100%	Historical	2006	10	2003	71%	5%	0%	25%	13%	19%	410	-	76	19%	0%	82%
PPBECA	CH2M Beca	Wastewater treatment plant upgrade - growth driven	Wastewater	Citywide	100%	Historical	2006	10	2003	71%	5%	0%	25%	13%	19%	225	-	42	19%	0%	82%
PPBIO	Containment Liner - Biosolids	Wastewater treatment plant upgrade - growth driven	Wastewater	Citywide	100%	Historical	2006	30	2003	71%	5%	0%	25%	13%	19%	63	-	12	19%	0%	82%
PPCENTRATE	Centrate to treatment Process	Wastewater treatment plant upgrade - growth driven	Wastewater	Citywide	100%	Historical	2006	30	2004	71%	5%	0%	25%	13%	19%	16	-	3	19%	0%	82%
PPFLETCH	Fletchers Construction	Wastewater treatment plant upgrade - growth driven	Wastewater	Citywide	100%	Historical	2006	10	2001	71%	5%	0%	25%	13%	19%	19,352	-	3,580	19%	0%	82%
PPMODEL	Process Control Review	Wastewater treatment plant upgrade - growth driven	Wastewater	Citywide	100%	Historical	2006	15	2004	71%	5%	0%	25%	13%	19%	102	-	19	19%	0%	82%
PPPAD	Biosolids Pad	Wastewater treatment plant upgrade - growth driven	Wastewater	Citywide	100%	Historical	2006	30	2003	71%	5%	0%	25%	13%	19%	38	-	7	19%	0%	82%
PPPLATES	UV Plates	Wastewater treatment plant upgrade - growth driven	Wastewater	Citywide	100%	Historical	2006	15	2004	71%	5%	0%	25%	13%	19%	8	-	1	19%	0%	82%
PPPLC	PLC/SCADA	Wastewater treatment plant upgrade - growth driven	Wastewater	Citywide	100%	Historical	2006	15	2004	71%	5%	0%	25%	13%	19%	38	-	7	19%	0%	82%
PPPROCESS	Process Control - Digester,low	Wastewater treatment plant upgrade - growth driven	Wastewater	Citywide	100%	Historical	2006	15	2004	71%	5%	0%	25%	13%	19%	35	-	7	19%	0%	82%
PPRASWAS	RAS/WAS Pumps	Wastewater treatment plant upgrade - growth driven	Wastewater	Citywide	100%	Historical	2006	15	2004	71%	5%	0%	25%	13%	19%	14	-	3	19%	0%	82%
PPSPARES	Spares	Wastewater treatment plant upgrade - growth driven	Wastewater	Citywide	100%	Historical	2006	15	2004	71%	5%	0%	25%	13%	19%	58	-	11	19%	0%	82%
PPUVGATES	UV Gates	Wastewater treatment plant upgrade - growth driven	Wastewater	Citywide	100%	Historical	2006	30	2004	71%	5%	0%	25%	13%	19%	15	-	3	19%	0%	82%
SRASHMORE	Ashmore	Trunk or Local Wastewater infrastructure	Wastewater	Rototuna	100%	Historical	2006	30	2006	10%	2%	0%	88%	88%	88%	58	-	51	88%	0%	12%
SRBORMAN	Borman Rd	Trunk or Local Wastewater infrastructure	Wastewater	Rototuna	100%	Historical	2006	30	2004	10%	2%	0%	88%	88%	88%	688	-	604	88%	0%	12%
SRBORMDEV	Borman Rd - Developer (C0695)	Trunk or Local Wastewater infrastructure	Wastewater	Rototuna	100%	Historical	2006	30	2008	10%	2%	0%	88%	88%	88%	88	253	77	88%	0%	12%
SRCUMBERLAND	Cumberland	Trunk or Local Wastewater infrastructure	Wastewater	Rototuna	100%	Historical	2006	30	2005	10%	2%	0%	88%	88%	88%	758	-	665	88%	0%	12%
SRFAR5	Far Eastern Interceptor 5	Bulk Wastewater Infrastructure New	Wastewater	WW - East	100%	Historical	2006	30	2003	10%	2%	0%	88%	88%	88%	2,221	-	1,949	88%	0%	12%
SRGILCHRIST	Gilchrist Rd to Brymer Rd	Trunk or Local Wastewater infrastructure	Wastewater	Rotokauri	100%	Historical	2006	30	2006	10%	2%	0%	88%	88%	88%	43	-	38	88%	0%	12%

* Growth causation = 100% less LOS % less non-DC % less renewals %.
** Average of growth causation % and growth benefit %.
+ To better reflect benefit/causation, some projects are split into catchment and citywide components.

Project information							Recovery Periods			Cost allocations						Total by funding source ($000)			Apportionment of capital costs		
Primary Key	Project Name	Project category	DC Account	Catchment Name	% of costs split to this catchment +	Future / Historical	Recovery Start	Growth Benefit Duration	Loan Start	Band LOS extraction	Non-DC growth	Renewals	Growth Causation*	Growth Benefit	Percent DC Funded**	Total Excl. Subsidies	Third Party funding	DC Capex	% DC funded	% third party funded	% rates funded
SRLINK	The Link	Trunk or Local Wastewater infrastructure	Wastewater	Rotokauri	100%	Historical	2006	30	2003	10%	2%	0%	88%	88%	88%	39	-	34	88%	0%	12%
SRMANATU2	Paradise - Horsham Estate	Trunk or Local Wastewater infrastructure	Wastewater	Rototuna	100%	Historical	2006	30	2006	10%	2%	0%	88%	88%	88%	348	-	305	88%	0%	12%
SRPEMBROKE	Pembroke St	Trunk or Local Wastewater infrastructure	Wastewater	Infill	100%	Historical	2006	30	2008	10%	2%	0%	88%	88%	88%	15	-	13	88%	0%	12%
SRRIVER2	River Rd	Trunk or Local Wastewater infrastructure	Wastewater	Rototuna	100%	Historical	2006	30	2006	10%	2%	0%	88%	88%	88%	1,061	-	931	88%	0%	12%
SRROTOKAURI	Rotokauri Rd to Baverstock	Trunk or Local Wastewater infrastructure	Wastewater	Rotokauri	100%	Historical	2006	30	2007	10%	2%	0%	88%	88%	88%	4	-	4	88%	0%	12%
SRSEXTON	Sexton Road	Trunk or Local Wastewater infrastructure	Wastewater	Rototuna	100%	Historical	2006	30	2006	10%	2%	0%	88%	88%	88%	19	-	17	88%	0%	12%
SRSLVEST1	Sylvester/River Rd/The Link	Trunk or Local Wastewater infrastructure	Wastewater	Rototuna	100%	Historical	2006	30	2004	10%	2%	0%	88%	88%	88%	407	-	357	88%	0%	12%
SRSUB	Contribution to Subdivisions	Trunk or Local Wastewater infrastructure	Wastewater	Citywide	100%	Historical	2006	30	2004	10%	2%	0%	88%	88%	88%	49	-	43	88%	0%	12%
SRTEKOWHAI	Te Kowhai Interceptor Ext	Bulk Wastewater Infrastructure New	Wastewater	WW - West	100%	Historical	2006	30	2007	10%	1%	0%	89%	88%	88%	9,060	-	7,995	88%	0%	12%
SRTHOM2	Thomas Rd Stage 2	Trunk or Local Wastewater infrastructure	Wastewater	Rototuna	100%	Historical	2006	30	2004	10%	2%	0%	88%	88%	88%	41	-	36	88%	0%	12%
SRTHOM3	Thomas/Borman Catchment	Trunk or Local Wastewater infrastructure	Wastewater	Rototuna	100%	Historical	2006	30	2003	10%	2%	0%	88%	88%	88%	53	-	46	88%	0%	12%
SRTRUNK	Rototuna Trunks	Trunk or Local Wastewater infrastructure	Wastewater	Rototuna	100%	Historical	2006	30	2005	10%	2%	0%	88%	88%	88%	67	-	59	88%	0%	12%
SRVENT-WW - East	Venting of Interceptors	Bulk Wastewater Infrastructure New	Wastewater	WW - East	50%	Historical	2006	30	2010	10%	2%	0%	88%	88%	88%	31	-	27	88%	0%	12%
SRVENT-WW - West	Venting of Interceptors	Bulk Wastewater Infrastructure New	Wastewater	WW - West	50%	Historical	2006	30	2010	10%	2%	0%	88%	88%	88%	31	-	27	88%	0%	12%
SRWEST	Western Interceptor	Bulk Wastewater Infrastructure New	Wastewater	WW - West	100%	Historical	2006	30	2001	10%	1%	0%	89%	88%	88%	1,021	-	901	88%	0%	12%
TVLOAN	Templeview - Waipa Loan	Trunk or Local Wastewater infrastructure	Wastewater	Temple View	100%	Historical	2006	30	2005	51%	10%	0%	40%	13%	26%	1,240	-	322	26%	0%	74%
WTPBIO	Biosolids Disposal	Bulk Wastewater Infrastructure New	Wastewater	Citywide	100%	Historical	2006	30	2011	10%	5%	0%	85%	88%	86%	94	-	81	86%	0%	14%
WTPBYPASS	By-Pass Treatment	Wastewater treatment plant upgrade - growth driven	Wastewater	Citywide	100%	Historical	2006	30	2010	10%	5%	0%	85%	88%	86%	1,165	-	1,004	86%	0%	14%
WTPCOGEN	Co Generation Project	Bulk Wastewater Infrastructure New	Wastewater	Citywide	100%	Historical	2006	30	2008	10%	5%	0%	85%	88%	86%	1,708	-	1,473	86%	0%	14%
WTPDO	Dissolved Oxygen	Bulk Wastewater Infrastructure New	Wastewater	Citywide	100%	Historical	2006	30	2005	10%	5%	0%	85%	88%	86%	87	-	75	86%	0%	14%
WTPLAGOON	Sludge Lagoon	Bulk Wastewater Infrastructure New	Wastewater	Citywide	100%	Historical	2006	30	2006	10%	5%	0%	85%	88%	86%	835	-	720	86%	0%	14%
WTPOUTFALL	Outfall Remediation	Bulk Wastewater Infrastructure New	Wastewater	Citywide	100%	Historical	2006	30	2010	10%	5%	0%	85%	88%	86%	1,208	-	1,042	86%	0%	14%
WTPSCADA	Telemetery & SCADA Upgrade	SPS & Wastewater treatment plant upgrade - LOS driven	Wastewater	Citywide	100%	Historical	2006	30	2010	91%	5%	25%	0%	13%	6%	834	-	52	6%	0%	94%
WTPSCUM	Scum Collection Imps	Wastewater treatment plant upgrade - growth driven	Wastewater	Citywide	100%	Historical	2006	30	2006	10%	5%	0%	85%	88%	86%	20	-	17	86%	0%	14%
WW244	Infill Development Budget Only	Trunk or Local Wastewater infrastructure	Wastewater	Infill	100%	Historical	2006	30	2012	10%	5%	0%	85%	88%	86%	571	-	493	86%	0%	14%
WW581	Peacocke wastewater trunkmains	Trunk or Local Wastewater infrastructure	Wastewater	Peacocke	100%	Historical	2006	30	2010	10%	2%	0%	88%	88%	88%	4	-	3	88%	0%	12%

* Growth causation = 100% less LOS % less non-DC % less renewals %.
** Average of growth causation % and growth benefit %.
+ To better reflect benefit/causation, some projects are split into catchment and citywide components.

Project information							Recovery Periods			Cost allocations						Total by funding source ($000)			Apportionment of capital costs		
Primary Key	Project Name	Project category	DC Account	Catchment Name	% of costs split to this catchment +	Future / Historical	Recovery Start	Growth Benefit Duration	Loan Start	Band LOS extraction	Non-DC growth	Renewals	Growth Causation*	Growth Benefit	Percent DC Funded**	Total Excl. Subsidies	Third Party funding	DC Capex	% DC funded	% third party funded	% rates funded
WWBORMAN7	Borman Rd west to Sylvester Rd	Trunk or Local Wastewater infrastructure	Wastewater	Rototuna	100%	Historical	2006	30	2008	10%	2%	0%	88%	88%	88%	395	-	347	88%	0%	12%
WWCAMERON3	Cameron Road	Trunk or Local Wastewater infrastructure	Wastewater	Infill	100%	Historical	2006	30	2009	10%	2%	0%	88%	88%	88%	8	-	7	88%	0%	12%
WWFEIWAI	Far Eastern Interceptor - E1	Bulk Wastewater Infrastructure New	Wastewater	WW - East	100%	Historical	2006	30	2011	10%	2%	0%	88%	88%	88%	1,081	-	948	88%	0%	12%
WWFLUE	Gas Flue Heat Recovery Sys	Bulk Wastewater Infrastructure New	Wastewater	Citywide	100%	Historical	2006	30	2005	10%	5%	0%	85%	88%	86%	65	-	56	86%	0%	14%
WWINVER	Inverness Ave	Trunk or Local Wastewater infrastructure	Wastewater	Infill	100%	Historical	2006	30	2008	10%	2%	0%	88%	88%	88%	13	-	11	88%	0%	12%
WWMANNING	Manning St	Trunk or Local Wastewater infrastructure	Wastewater	Rototuna	100%	Historical	2006	30	2008	10%	2%	0%	88%	88%	88%	17	-	15	88%	0%	12%
WWNORTHCITY	North City Rd - Pump Station	Trunk or Local Wastewater infrastructure	Wastewater	Rototuna	100%	Historical	2006	30	2008	10%	2%	0%	88%	88%	88%	19	-	17	88%	0%	12%
WWPEASTAGE1	Investigation & design Peacock	Trunk or Local Wastewater infrastructure	Wastewater	Peacocke	100%	Historical	2006	30	2009	10%	2%	0%	88%	88%	88%	279	-	245	88%	0%	12%
WWPSTEMPLE	Templeview Upgrade	Trunk or Local Wastewater infrastructure	Wastewater	Temple View	100%	Historical	2006	30	2009	10%	5%	0%	85%	88%	86%	431	-	372	86%	0%	14%
WWRIVER3	River Rd - Woodridge south	Trunk or Local Wastewater infrastructure	Wastewater	Rototuna	100%	Historical	2006	30	2008	10%	2%	0%	88%	88%	88%	123	-	108	88%	0%	12%
WWROTWEST	Borman West Pump Station	Trunk or Local Wastewater infrastructure	Wastewater	Rototuna	100%	Historical	2006	30	2012	10%	2%	0%	88%	88%	88%	6	-	5	88%	0%	12%
WWRUFFELL	Ruffell Rd	Trunk or Local Wastewater infrastructure	Wastewater	Rotokauri	100%	Historical	2006	30	2009	10%	2%	0%	88%	88%	88%	26	-	23	88%	0%	12%
WWTEANAU	Te Anau	Trunk or Local Wastewater infrastructure	Wastewater	Peacocke	100%	Historical	2006	20	2010	10%	5%	0%	85%	88%	86%	1,496	-	1,290	86%	0%	14%
C9319042-A-Citywide	Roading upgrades & development in Peacocke stage 1	Major Arterial Improvements	Transport	Citywide	60%	10-Year Plan	2009	30	2016	10%	10%	0%	80%	13%	46%	1,227	1,231	567	23%	50%	27%
C9319042-A-Peacocke 1	Roading upgrades & development in Peacocke stage 1	Major Arterial Improvements	Transport	Peacocke 1	40%	10-Year Plan	2006	30	2016	10%	10%	0%	80%	13%	46%	818	821	378	23%	50%	27%
C9319042-C	Roading upgrades & development in Peacocke stage 1	New Collector upsize in Greenfield	Transport	Peacocke 1	100%	10-Year Plan	2006	30	2017	10%	10%	0%	80%	88%	84%	288	-	241	84%	0%	16%
C9319042-D	Roading upgrades & development in Peacocke stage 1	Local Road Improvements	Transport	Peacocke 1	100%	10-Year Plan	2006	30	2016	10%	10%	0%	80%	88%	84%	876	-	733	84%	0%	16%
C9319046-A-Citywide	Roading upgrades & development in Rotokauri stage 1	New Major Arterial in Greenfield	Transport	Citywide	60%	10-Year Plan	2015	30	2022	10%	10%	0%	80%	13%	46%	2,856	-	1,321	46%	0%	54%
C9319046-A-Rotokauri	Roading upgrades & development in Rotokauri stage 1	New Major Arterial in Greenfield	Transport	Rotokauri	40%	10-Year Plan	2006	30	2022	10%	10%	0%	80%	13%	46%	1,904	-	881	46%	0%	54%
C9319050-A-Citywide	Roading upgrades & development in Rototuna	New Major Arterial in Greenfield	Transport	Citywide	60%	10-Year Plan	2009	30	2016	10%	10%	0%	80%	13%	46%	3,275	3,127	1,515	24%	49%	27%
C9319050-A-Rototuna	Roading upgrades & development in Rototuna	New Major Arterial in Greenfield	Transport	Rototuna	40%	10-Year Plan	2006	30	2016	10%	10%	0%	80%	13%	46%	2,183	2,085	1,010	24%	49%	27%
C9319050-B-Citywide	Roading upgrades & development in Rototuna	Minor Arterial Improvements	Transport	Citywide	50%	10-Year Plan	2009	30	2016	31%	10%	0%	60%	88%	74%	4,389	886	3,226	61%	17%	22%
C9319050-B-Rototuna	Roading upgrades & development in Rototuna	Minor Arterial Improvements	Transport	Rototuna	50%	10-Year Plan	2006	30	2016	31%	10%	0%	60%	88%	74%	4,389	886	3,226	61%	17%	22%
C9319050-C-Citywide	Roading upgrades & development in Rototuna	New Minor Arterial in Greenfield	Transport	Citywide	50%	10-Year Plan	2009	30	2016	10%	10%	0%	80%	88%	84%	5,807	-	4,863	84%	0%	16%
C9319050-C-Rototuna	Roading upgrades & development in Rototuna	New Minor Arterial in Greenfield	Transport	Rototuna	50%	10-Year Plan	2006	30	2016	10%	10%	0%	80%	88%	84%	5,807	-	4,863	84%	0%	16%
C9319050-E	Roading upgrades & development in Rototuna	New Collector upsize in Greenfield	Transport	Rototuna	100%	10-Year Plan	2006	30	2017	10%	10%	0%	80%	88%	84%	1,077	-	902	84%	0%	16%

* Growth causation = 100% less LOS % less non-DC % less renewals %.
** Average of growth causation % and growth benefit %.
+ To better reflect benefit/causation, some projects are split into catchment and citywide components.

Project information							Recovery Periods			Cost allocations						Total by funding source ($000)			Apportionment of capital costs		
Primary Key	Project Name	Project category	DC Account	Catchment Name	% of costs split to this catchment +	Future / Historical	Recovery Start	Growth Benefit Duration	Loan Start	Band LOS extraction	Non-DC growth	Renewals	Growth Causation*	Growth Benefit	Percent DC Funded**	Total Excl. Subsidies	Third Party funding	DC Capex	% DC funded	% third party funded	% rates funded
C9319050-F	Roading upgrades & development in Rototuna	Local Road Improvements	Transport	Rototuna	100%	10-Year Plan	2006	30	2018	10%	0%	0%	90%	88%	89%	3,693	-	3,278	89%	0%	11%
C9319054-A-Citywide	Roading upgrades & development in Ruakura	Minor Arterial Improvements	Transport	Citywide	50%	10-Year Plan	2013	30	2020	31%	10%	0%	60%	88%	74%	1,132	1,141	832	37%	50%	13%
C9319054-A-Ruakura	Roading upgrades & development in Ruakura	Minor Arterial Improvements	Transport	Ruakura	50%	10-Year Plan	2006	30	2020	31%	10%	0%	60%	88%	74%	1,132	1,141	832	37%	50%	13%
C9319026	Minor Improvements to transport network	Development associated transport improvements	Transport	Citywide	100%	10-Year Plan	2009	30	2016	10%	2%	5%	83%	13%	48%	3,558	3,704	1,699	23%	51%	26%
C9319028	Bus stop infrastructure	Development associated transport improvements	Transport	Citywide	100%	10-Year Plan	2009	30	2016	71%	0%	0%	30%	13%	21%	628	653	132	10%	51%	39%
C9319041	Integration of existing areas with new developments in the city	Development associated transport improvements	Transport	Citywide	100%	10-Year Plan	2009	30	2016	10%	5%	0%	85%	88%	86%	1,992	-	1,718	86%	0%	14%
C9319042-B-Citywide	Roading upgrades & development in Peacocke stage 1	New Minor Arterial in Greenfield	Transport	Citywide	50%	10-Year Plan	2013	30	2020	10%	10%	0%	80%	88%	84%	774	-	648	84%	0%	16%
C9319042-B-Peacocke 1	Roading upgrades & development in Peacocke stage 1	New Minor Arterial in Greenfield	Transport	Peacocke 1	50%	10-Year Plan	2006	30	2020	10%	10%	0%	80%	88%	84%	774	-	648	84%	0%	16%
C9319043-A-Citywide	Roading upgrades & development in Peacocke stage 2	New Major Arterial in Greenfield	Transport	Citywide	60%	10-Year Plan	2009	30	2016	10%	10%	0%	80%	13%	46%	5,803	-	2,684	46%	0%	54%
C9319043-A-Peacocke 2	Roading upgrades & development in Peacocke stage 2	New Major Arterial in Greenfield	Transport	Peacocke 2	40%	10-Year Plan	2006	30	2016	10%	10%	0%	80%	13%	46%	3,869	-	1,789	46%	0%	54%
C9319043-B-Citywide	Roading upgrades & development in Peacocke stage 2	Minor Arterial Improvements	Transport	Citywide	50%	10-Year Plan	2016	30	2023	10%	10%	0%	80%	88%	84%	281	-	235	84%	0%	16%
C9319043-B-Peacocke 2	Roading upgrades & development in Peacocke stage 2	Minor Arterial Improvements	Transport	Peacocke 2	50%	10-Year Plan	2006	30	2023	10%	10%	0%	80%	88%	84%	281	-	235	84%	0%	16%
C9319043-E	Roading upgrades & development in Peacocke stage 2	Local Road Improvements	Transport	Peacocke 2	100%	10-Year Plan	2006	30	2023	10%	10%	0%	80%	88%	84%	1,058	-	886	84%	0%	16%
C9319046-B-Citywide	Roading upgrades & development in Rotokauri stage 1	Minor Arterial Improvements	Transport	Citywide	50%	10-Year Plan	2016	30	2023	10%	10%	0%	80%	88%	84%	1,612	-	1,350	84%	0%	16%
C9319046-B-Rotokauri	Roading upgrades & development in Rotokauri stage 1	Minor Arterial Improvements	Transport	Rotokauri	50%	10-Year Plan	2006	30	2023	10%	10%	0%	80%	88%	84%	1,612	-	1,350	84%	0%	16%
C9319046-C-Citywide	Roading upgrades & development in Rotokauri stage 1	New Minor Arterial in Greenfield	Transport	Citywide	50%	10-Year Plan	2015	30	2022	10%	10%	0%	80%	88%	84%	2,516	-	2,107	84%	0%	16%
C9319046-C-Rotokauri	Roading upgrades & development in Rotokauri stage 1	New Minor Arterial in Greenfield	Transport	Rotokauri	50%	10-Year Plan	2006	30	2022	10%	10%	0%	80%	88%	84%	2,516	-	2,107	84%	0%	16%
C9319046-D	Roading upgrades & development in Rotokauri stage 1	Collector Improvements	Transport	Rotokauri	100%	10-Year Plan	2006	30	2016	10%	10%	0%	80%	88%	84%	9,062	-	7,589	84%	0%	16%
C9319046-E	Roading upgrades & development in Rotokauri stage 1	New Collector upsize in Greenfield	Transport	Rotokauri	100%	10-Year Plan	2006	30	2017	10%	10%	0%	80%	88%	84%	1,862	-	1,560	84%	0%	16%
C9319050-D	Roading upgrades & development in Rototuna	Collector Improvements	Transport	Rototuna	100%	10-Year Plan	2006	30	2016	10%	10%	0%	80%	88%	84%	8,711	-	7,296	84%	0%	16%
C9319062	Traffic signal improvements	Growth cell transport PIFs	Transport	Citywide	100%	10-Year Plan	2009	30	2016	10%	2%	5%	83%	13%	48%	298	310	142	23%	51%	26%
C9319063	Integrated transport initiatives	Development associated transport improvements	Transport	Citywide	100%	10-Year Plan	2009	30	2016	10%	2%	5%	83%	13%	48%	10,245	-	4,892	48%	0%	52%
C9319068	Cross city connector	Major Arterial Improvements	Transport	Citywide	100%	10-Year Plan	2013	30	2020	51%	5%	0%	45%	13%	29%	2,815	2,930	802	14%	51%	35%
C9319070	Northern River crossing	New Major Arterial in Greenfield	Transport	Citywide	100%	10-Year Plan	2016	30	2023	10%	10%	0%	80%	13%	46%	3,649	3,798	1,688	23%	51%	26%
ADVRDTFD-A-Rototuna	R1-N1 Land purchase transit	New Major Arterial in Greenfield	Transport	Rototuna	50%	Historical	2006	30	2001	10%	10%	0%	80%	13%	46%	798	135	369	46%	0%	54%
ADVRDTFD-B-Citywide	R1-N1 Land purchase transit	New Major Arterial in Greenfield	Transport	Citywide	50%	Historical	2006	30	2001	10%	10%	0%	80%	13%	46%	798	135	369	46%	0%	54%

* Growth causation = 100% less LOS % less non-DC % less renewals %.
** Average of growth causation % and growth benefit %.
+ To better reflect benefit/causation, some projects are split into catchment and citywide components.

Project information							Recovery Periods			Cost allocations						Total by funding source ($000)			Apportionment of capital costs		
Primary Key	Project Name	Project category	DC Account	Catchment Name	% of costs split to this catchment +	Future / Historical	Recovery Start	Growth Benefit Duration	Loan Start	Band LOS extraction	Non-DC growth	Renewals	Growth Causation*	Growth Benefit	Percent DC Funded**	Total Excl. Subsidies	Third Party funding	DC Capex	% DC funded	% third party funded	% rates funded
ADVRDTHO-A-Rototuna	Thomas Rd	New Minor Arterial in Greenfield	Transport	Rototuna	60%	Historical	2006	30	2005	10%	10%	0%	80%	88%	84%	377	-	316	84%	0%	16%
ADVRDTHO-B-Citywide	Thomas Rd	New Minor Arterial in Greenfield	Transport	Citywide	40%	Historical	2006	30	2005	10%	10%	0%	80%	88%	84%	168	-	140	84%	0%	16%
ADVRDWAI	Wairere Dr Stage 3 (Tainui)	New Major Arterial in Built Environment	Transport	Citywide	100%	Historical	2006	30	2004	51%	5%	0%	45%	13%	29%	256	-	73	29%	0%	72%
AHCP1001	Bus Infrastructure	Public Transport facilities	Transport	Citywide	100%	Historical	2006	30	2008	71%	0%	0%	30%	13%	21%	363	194	76	21%	0%	79%
AHCP1002	Orbiter Bus Shelters	Public Transport facilities	Transport	Citywide	100%	Historical	2006	30	2007	91%	0%	0%	10%	13%	11%	53	68	6	11%	0%	89%
AHCP2001	Cobham Drive Cycleway	Cycling facilities	Transport	Citywide	100%	Historical	2006	30	2006	51%	0%	0%	50%	13%	31%	115	141	36	31%	0%	69%
AHCP2002	North Eastern Cycleway	Cycling facilities	Transport	Citywide	100%	Historical	2006	30	2007	51%	0%	0%	50%	13%	31%	276	392	86	31%	0%	69%
AHCP2004	Cycleway Construction 08/09	Cycling facilities	Transport	Citywide	100%	Historical	2006	30	2008	51%	0%	0%	50%	13%	31%	431	981	134	31%	0%	69%
AHCP2005	River Crossing Deys Park	Cycling facilities	Transport	Citywide	100%	Historical	2006	30	2008	51%	0%	0%	50%	13%	31%	24	-	7	31%	0%	69%
AHCP2006	Off Road Programme	Cycling facilities	Transport	Citywide	100%	Historical	2006	30	2009	51%	0%	0%	50%	13%	31%	313	-	97	31%	0%	69%
AHCP2007	South Western Cycleways	Cycling facilities	Transport	Citywide	100%	Historical	2006	30	2007	51%	0%	0%	50%	13%	31%	221	165	68	31%	0%	69%
AHCP2008	North Western Cycleways	Cycling facilities	Transport	Citywide	100%	Historical	2006	30	2007	51%	0%	0%	50%	13%	31%	47	55	15	31%	0%	69%
AHCP2010	Mangaiti Gully S1 (-Thomas Rd)	Cycling facilities	Transport	Citywide	100%	Historical	2006	30	2007	51%	0%	0%	50%	13%	31%	54	-	17	31%	0%	69%
AHCP2011	Te Hikuwai S2(River-Wairere Br	Cycling facilities	Transport	Citywide	100%	Historical	2006	30	2008	51%	0%	0%	50%	13%	31%	340	268	105	29%	6%	65%
AHCP2012	Grandview to Minogue	Cycling facilities	Transport	Citywide	100%	Historical	2006	30	2008	51%	0%	0%	50%	13%	31%	51	-	16	31%	0%	69%
AHCP2013	Fairfield Esp (Cussen St-Bridg	Cycling facilities	Transport	Citywide	100%	Historical	2006	30	2008	51%	0%	0%	50%	13%	31%	358	300	111	31%	0%	69%
AHCP2023	Beerscourt	Cycling facilities	Transport	Citywide	100%	Historical	2006	30	2009	51%	0%	0%	50%	13%	31%	5	6	1	31%	0%	69%
AHCP2025	Garnett Ave	Cycling facilities	Transport	Citywide	100%	Historical	2006	30	2009	51%	0%	0%	50%	13%	31%	4	5	1	31%	0%	69%
AHCP2026	Pukete Rd	Cycling facilities	Transport	Citywide	100%	Historical	2006	30	2009	51%	0%	0%	50%	13%	31%	6	8	2	31%	0%	69%
AHCP2027	Forest Lake Rd	Cycling facilities	Transport	Citywide	100%	Historical	2006	30	2009	51%	0%	0%	50%	13%	31%	27	33	8	31%	0%	69%
AHCP2028	Victoria St	Cycling facilities	Transport	Citywide	100%	Historical	2006	30	2009	51%	0%	0%	50%	13%	31%	16	20	5	31%	0%	69%
AHCP2101	Te Awa Path Stage 1	Cycling facilities	Transport	Citywide	100%	Historical	2006	30	2009	51%	50%	0%	0%	13%	6%	1,341	(227)	84	6%	0%	94%
AHCP2103	Mangaiti Gully	Cycling facilities	Transport	Citywide	100%	Historical	2006	30	2010	51%	0%	0%	50%	13%	31%	9	-	3	31%	0%	69%
AHCP2104	Walking Cycling Improvements	Cycling facilities	Transport	Citywide	100%	Historical	2006	30	2011	51%	0%	0%	50%	13%	31%	1,727	18	535	31%	0%	69%
AHCP2105	Te Awa Path Stage 2	Cycling facilities	Transport	Citywide	100%	Historical	2006	30	2012	51%	50%	0%	0%	13%	6%	152	-	9	6%	0%	94%
AHCP2106	Te Hikawai - Nonsub	Cycling facilities	Transport	Citywide	100%	Historical	2006	30	2012	51%	0%	0%	50%	13%	31%	286	-	89	31%	0%	69%

* Growth causation = 100% less LOS % less non-DC % less renewals %.
** Average of growth causation % and growth benefit %.
+ To better reflect benefit/causation, some projects are split into catchment and citywide components.

Project information							Recovery Periods			Cost allocations						Total by funding source ($000)			Apportionment of capital costs		
Primary Key	Project Name	Project category	DC Account	Catchment Name	% of costs split to this + catchment	Future / Historical	Recovery Start	Growth Benefit Duration	Loan Start	Band LOS extraction	Non-DC growth	Renewals	Growth Causation*	Growth Benefit	Percent DC Funded**	Total Excl. Subsidies	Third Party funding	DC Capex	% DC funded	% third party funded	% rates funded
AHCR1002	E1 Designation	New Major Arterial in Built Environment	Transport	Citywide	100%	Historical	2006	30	2006	51%	5%	0%	45%	13%	29%	366	15	104	29%	0%	72%
AHCR1003	E1 Land Purchase	New Major Arterial in Built Environment	Transport	Citywide	100%	Historical	2006	30	2006	51%	5%	0%	45%	13%	29%	5,864	-	1,671	29%	0%	72%
AHCR1004	Ring Road Design	New Major Arterial in Built Environment	Transport	Citywide	100%	Historical	2006	30	2007	51%	5%	0%	45%	13%	29%	877	1,583	250	29%	0%	72%
AHCR1005	Wairere Dr3 Hukanui to Tramway	New Major Arterial in Greenfield	Transport	Citywide	100%	Historical	2006	30	2006	51%	5%	0%	45%	13%	29%	8,858	10,344	2,525	29%	0%	72%
AHCR1010-A-Infill	Norton Rd - Nonsubsidised	Minor Arterial Improvements	Transport	Infill	60%	Historical	2006	30	2006	51%	5%	0%	45%	13%	29%	695	-	198	29%	0%	72%
AHCR1010-B-Citywide	Norton Rd - Nonsubsidised	Minor Arterial Improvements	Transport	Citywide	40%	Historical	2006	30	2006	51%	5%	0%	45%	13%	29%	309	-	88	29%	0%	72%
AHCR1013	Wairere Dr SH1 to Pukete	Major Arterial Improvements	Transport	Citywide	100%	Historical	2006	30	2007	51%	5%	0%	45%	13%	29%	22	597	6	29%	0%	72%
AHCR1014-A-Infill	Norton Rd Subsidisable	Minor Arterial Improvements	Transport	Infill	60%	Historical	2006	30	2008	51%	5%	0%	45%	13%	29%	117	159	33	29%	0%	72%
AHCR1014-B-Citywide	Norton Rd Subsidisable	Minor Arterial Improvements	Transport	Citywide	40%	Historical	2006	30	2008	51%	5%	0%	45%	13%	29%	52	106	15	29%	0%	72%
AHCR1015	Roundabout Gordonton end	Major Arterial Improvements	Transport	Citywide	100%	Historical	2006	30	2008	51%	5%	0%	45%	13%	29%	261	319	74	29%	0%	72%
AHCR1017	Wairere (Puk- Resol) Construct	Major Arterial Improvements	Transport	Citywide	100%	Historical	2006	30	2008	51%	5%	0%	45%	13%	29%	585	1,245	167	29%	0%	72%
AHCR1018	Ring Road & 4 Laning	New Major Arterial in Built Environment	Transport	Citywide	100%	Historical	2006	30	2011	51%	5%	0%	45%	13%	29%	36,651	37,814	10,445	25%	11%	64%
AHCR2002	Ruakura Rd (Peachgrove to E1)	Major Arterial Improvements	Transport	Citywide	100%	Historical	2006	30	2010	51%	5%	0%	45%	13%	29%	182	-	52	29%	0%	72%
AHCR2015-A-Infill	Te Aroha/Grey Cap	Minor Arterial Improvements	Transport	Infill	50%	Historical	2006	30	2007	91%	5%	0%	4%	13%	9%	0	-	0	9%	0%	92%
AHCR2015-B-Citywide	Te Aroha/Grey Cap	Minor Arterial Improvements	Transport	Citywide	50%	Historical	2006	30	2007	91%	5%	0%	4%	13%	9%	0	-	0	9%	0%	92%
AHCR3001	Massey/Hall Improvements	Major Arterial Improvements	Transport	Citywide	100%	Historical	2006	30	2007	91%	5%	0%	4%	13%	9%	13	-	1	9%	0%	92%
AHCR3002	Mill St Intersection	Major Arterial Improvements	Transport	Citywide	100%	Historical	2006	30	2009	71%	5%	0%	25%	13%	19%	462	530	86	19%	0%	82%
AHCR3011-A-Infill	Memorial/Von Tempsky Cap	Minor Arterial Improvements	Transport	Infill	50%	Historical	2006	30	2007	91%	5%	0%	4%	13%	9%	0	-	0	9%	0%	92%
AHCR3011-B-Citywide	Memorial/Von Tempsky Cap	Minor Arterial Improvements	Transport	Citywide	50%	Historical	2006	30	2007	91%	5%	0%	4%	13%	9%	0	-	0	9%	0%	92%
AHCR3013-A-Infill	Naylor/Grey Cap	Minor Arterial Improvements	Transport	Infill	50%	Historical	2006	30	2007	91%	5%	0%	4%	13%	9%	1	-	0	9%	0%	92%
AHCR3013-B-Citywide	Naylor/Grey Cap	Minor Arterial Improvements	Transport	Citywide	50%	Historical	2006	30	2007	91%	5%	0%	4%	13%	9%	1	-	0	9%	0%	92%
AHCR3019-A-Infill	Grey Claudelands Intersection	Minor Arterial Improvements	Transport	Infill	50%	Historical	2006	30	2010	91%	5%	0%	4%	13%	9%	43	-	4	9%	0%	92%
AHCR3019-B-Citywide	Grey Claudelands Intersection	Minor Arterial Improvements	Transport	Citywide	50%	Historical	2006	30	2010	91%	5%	0%	4%	13%	9%	43	-	4	9%	0%	92%
AHCR3020	Peachgrove Te Aroha Inters	Major Arterial Improvements	Transport	Citywide	100%	Historical	2006	30	2009	51%	5%	0%	45%	13%	29%	908	1,806	259	10%	67%	24%
AHCR3021-A-Infill	Peachgrove/Hukanui Corridor	Minor Arterial Improvements	Transport	Infill	50%	Historical	2006	30	2011	91%	5%	0%	4%	13%	9%	29	-	3	9%	0%	92%
AHCR3021-B-Citywide	Peachgrove/Hukanui Corridor	Minor Arterial Improvements	Transport	Citywide	50%	Historical	2006	30	2011	91%	5%	0%	4%	13%	9%	29	-	3	9%	0%	92%

* Growth causation = 100% less LOS % less non-DC % less renewals %.
** Average of growth causation % and growth benefit %.
+ To better reflect benefit/causation, some projects are split into catchment and citywide components.

Project information							Recovery Periods			Cost allocations						Total by funding source ($000)			Apportionment of capital costs		
Primary Key	Project Name	Project category	DC Account	Catchment Name	% of costs split to this + catchment	Future / Historical	Recovery Start	Growth Benefit Duration	Loan Start	Band LOS extraction	Non-DC growth	Renewals	Growth Causation*	Growth Benefit	Percent DC Funded**	Total Excl. Subsidies	Third Party funding	DC Capex	% DC funded	% third party funded	% rates funded
AHCR8001	Te Rapa By-pass	New Major Arterial in Greenfield	Transport	Citywide	100%	Historical	2006	30	2010	31%	45%	0%	25%	13%	19%	11,953	-	2,211	19%	0%	82%
C9310142S	Southern Links Designation DCE	New Major Arterial in Built Environment	Transport	Peacocke	100%	Historical	2006	30	2015	10%	10%	0%	80%	13%	46%	471	-	218	46%	0%	54%
C9310143N	New Roading - Rototuna School Collector	New Collector upsize in Greenfield	Transport	Rototuna	100%	Historical	2006	30	2015	10%	10%	0%	80%	88%	84%	1,000	-	838	84%	0%	16%
CDUTADP6	Integrating with New Developme	Development associated transport improvements	Transport	Citywide	100%	Historical	2006	30	2013	10%	5%	0%	85%	88%	86%	511	150	440	67%	23%	11%
CDUTAGP3	New Roading - Rototuna	New Collector upsize in Greenfield	Transport	Rototuna	100%	Historical	2006	30	2015	10%	10%	0%	80%	88%	84%	1,527	-	1,279	84%	0%	16%
CDUTAPP54	Roading Upgrades	New Collector upsize in Greenfield	Transport	Rotokauri	100%	Historical	2006	30	2013	10%	10%	0%	80%	88%	84%	678	98	567	73%	13%	14%
CDUTAPP55	Roading Upgrades	New Collector upsize in Greenfield	Transport	Rototuna	100%	Historical	2006	30	2013	10%	10%	0%	80%	88%	84%	32	-	27	84%	0%	16%
CDUTCP85	The Base Non subsidised	New Major Arterial in Built Environment	Transport	Citywide	100%	Historical	2006	30	2013	51%	5%	0%	45%	13%	29%	426	292	122	17%	41%	42%
CDUTCP86	The Base TGH	New Major Arterial in Built Environment	Transport	Citywide	100%	Historical	2006	30	2013	51%	5%	0%	45%	13%	29%	288	-	82	29%	0%	72%
CDUTCPP20-Citywide	Patton Contract Borman Rd West	New Minor Arterial in Greenfield	Transport	Citywide	50%	Historical	2006	30	2013	10%	10%	0%	80%	88%	84%	858	-	719	84%	0%	16%
CDUTCPP20-Rototuna	Patton Contract Borman Rd West	New Minor Arterial in Greenfield	Transport	Rototuna	50%	Historical	2006	30	2013	10%	10%	0%	80%	88%	84%	858	-	719	84%	0%	16%
CDUTCPP21	Te Rapa Section of Expressway	New Major Arterial in Greenfield	Transport	Citywide	100%	Historical	2006	30	2013	31%	45%	0%	25%	13%	19%	53	-	10	19%	0%	82%
CDUTCPP51	Ruakura/Peachgrove Upgrade	Minor Arterial Improvements	Transport	Citywide	100%	Historical	2006	30	2013	51%	5%	0%	45%	13%	29%	2,385	-	680	29%	0%	72%
CDUTCPP52	Te Awa Cycleway Stage 2	Cycling facilities	Transport	Citywide	100%	Historical	2006	30	2013	51%	50%	0%	0%	13%	6%	438	-	27	6%	0%	94%
CDUTCPP57	CDL Link	New Collector upsize in Greenfield	Transport	Rototuna	100%	Historical	2006	30	2013	10%	0%	0%	90%	88%	89%	6	-	5	89%	0%	11%
CDUTCPP58	Te Rapa Section	New Major Arterial in Greenfield	Transport	Citywide	100%	Historical	2006	30	2013	31%	45%	0%	25%	13%	19%	1,147	-	212	19%	0%	82%
CDUTCPP59	The Base Intersection	New Major Arterial in Built Environment	Transport	Citywide	100%	Historical	2006	30	2013	51%	5%	0%	45%	13%	29%	732	(159)	209	36%	-28%	91%
CDUTCPP95	Upgrade River Rd Culvert	Minor Arterial Improvements	Transport	Citywide	100%	Historical	2006	30	2013	31%	1%	65%	4%	63%	33%	541	605	180	16%	53%	32%
CDUTIGP17-Citywide	Southern Links Designation	New Major Arterial in Greenfield	Transport	Citywide	60%	Historical	2006	30	2013	10%	10%	0%	80%	13%	46%	492	-	228	46%	0%	54%
CDUTIGP17-Peacocke	Southern Links Designation	New Major Arterial in Greenfield	Transport	Peacocke	40%	Historical	2006	30	2013	10%	10%	0%	80%	13%	46%	328	-	152	46%	0%	54%
CDUTIGP49	Ruakura Transport Planning		Transport	Ruakura	100%	Historical	2006	30	2015	10%	2%	0%	88%	88%	88%	85	-	75	88%	0%	12%
CDUTLGP87	256 Rotokauri Road Land	New Collector upsize in Greenfield	Transport	Rotokauri	100%	Historical	2006	30	2013	10%	10%	0%	80%	88%	84%	733	-	614	84%	0%	16%
CDUTLPP18-Citywide	Gilchrest Arterial Road Land	New Major Arterial in Greenfield	Transport	Citywide	60%	Historical	2006	30	2013	10%	10%	0%	80%	13%	46%	1	-	0	46%	0%	54%
CDUTLPP18-Rotokauri	Gilchrest Arterial Road Land	New Major Arterial in Greenfield	Transport	Rotokauri	40%	Historical	2006	30	2013	10%	10%	0%	80%	13%	46%	1	-	0	46%	0%	54%
CDUTLPP19	Collector Road Land Purchase	New Collector upsize in Greenfield	Transport	Rotokauri	100%	Historical	2006	30	2013	10%	10%	0%	80%	88%	84%	948	-	794	84%	0%	16%
CDUTLPP22-Citywide	Land Purchase Gilcrest Arteria	New Major Arterial in Greenfield	Transport	Citywide	60%	Historical	2007	30	2014	10%	10%	0%	80%	13%	46%	353	-	163	46%	0%	54%

* Growth causation = 100% less LOS % less non-DC % less renewals %.
** Average of growth causation % and growth benefit %.
+ To better reflect benefit/causation, some projects are split into catchment and citywide components.

Project information							Recovery Periods			Cost allocations						Total by funding source ($000)			Apportionment of capital costs		
Primary Key	Project Name	Project category	DC Account	Catchment Name	% of costs split to this + catchment	Future / Historical	Recovery Start	Growth Benefit Duration	Loan Start	Band LOS extraction	Non-DC growth	Renewals	Growth Causation*	Growth Benefit	Percent DC Funded**	Total Excl. Subsidies	Third Party funding	DC Capex	% DC funded	% third party funded	% rates funded
CDUTLPP22-Rotokauri	Land Purchase Gilcrest Arteria	New Major Arterial in Greenfield	Transport	Rotokauri	40%	Historical	2006	30	2014	10%	10%	0%	80%	13%	46%	236	-	109	46%	0%	54%
CDUTLPP50	Ring Rd Land Purchase	Minor Arterial Improvements	Transport	Citywide	100%	Historical	2007	30	2014	51%	5%	0%	45%	13%	29%	45	-	13	29%	0%	72%
CDUTLPP53	HJV Te Kowhai Rd Land	New Collector upsize in Greenfield	Transport	Rotokauri	100%	Historical	2006	30	2014	10%	10%	0%	80%	88%	84%	586	-	491	84%	0%	16%
CDUTLPP56	Cumberland Dr Land	New Collector upsize in Greenfield	Transport	Rototuna	100%	Historical	2006	30	2013	10%	10%	0%	80%	88%	84%	106	-	89	84%	0%	16%
CNLDBRY	Brymer Rd Upg (Farn-Bav) Land	Collector Improvements	Transport	Infill	100%	Historical	2006	30	2007	31%	5%	0%	65%	88%	76%	40	-	30	76%	0%	24%
CNLDHOR-A-Rototuna	Horsham Dns (N Rdge-Thom)Land	Minor Arterial Improvements	Transport	Rototuna	60%	Historical	2006	30	2007	31%	10%	0%	60%	88%	74%	19	-	14	74%	0%	27%
CNLDHOR-B-Citywide	Horsham Dns (N Rdge-Thom)Land	Minor Arterial Improvements	Transport	Citywide	40%	Historical	2006	30	2007	31%	10%	0%	60%	88%	74%	8	-	6	74%	0%	27%
CNLDNSA-A-Rotokauri	North South Arterial	Growth cell transport PIFs	Transport	Rotokauri	60%	Historical	2006	30	2009	10%	10%	0%	80%	88%	84%	243	-	203	84%	0%	16%
CNLDNSA-B-Citywide	North South Arterial	Growth cell transport PIFs	Transport	Citywide	40%	Historical	2006	30	2009	10%	10%	0%	80%	88%	84%	108	-	90	84%	0%	16%
CNLDQUAD	Land Purchase Ruffel to SH1	Development associated transport improvements	Transport	Rotokauri	100%	Historical	2006	30	2008	10%	10%	0%	80%	88%	84%	3,376	-	2,827	84%	0%	16%
CNLDRES-A-Rototuna	Resolution Rd Land Purchase	New Major Arterial in Greenfield	Transport	Rototuna	50%	Historical	2006	30	2008	10%	10%	0%	80%	13%	46%	244	-	113	46%	0%	54%
CNLDRES-B-Citywide	Resolution Rd Land Purchase	New Major Arterial in Greenfield	Transport	Citywide	50%	Historical	2006	30	2008	10%	10%	0%	80%	13%	46%	244	-	113	46%	0%	54%
CNLDRIV-A-Rototuna	River Rd (Nth Sylv -1858)Land	Minor Arterial Improvements	Transport	Rototuna	60%	Historical	2006	30	2007	31%	10%	0%	60%	88%	74%	292	-	215	74%	0%	27%
CNLDRIV-B-Citywide	River Rd (Nth Sylv -1858)Land	Minor Arterial Improvements	Transport	Citywide	40%	Historical	2006	30	2007	31%	10%	0%	60%	88%	74%	130	-	95	74%	0%	27%
CNUNTHOM	Undergrounding Thomas Rd	Minor Arterial Improvements	Transport	Rototuna	100%	Historical	2006	30	2004	10%	0%	0%	90%	88%	89%	161	-	143	89%	0%	11%
CNXBOREC-A-Rototuna	Borman (Resolution-Moonlight)	New Minor Arterial in Greenfield	Transport	Rototuna	60%	Historical	2006	30	2005	10%	10%	0%	80%	88%	84%	30	-	25	84%	0%	16%
CNXBOREC-B-Citywide	Borman (Resolution-Moonlight)	New Minor Arterial in Greenfield	Transport	Citywide	40%	Historical	2006	30	2005	10%	10%	0%	80%	88%	84%	13	-	11	84%	0%	16%
CNXBOREX-A-Rototuna	Borman Rd (Res Moonlight)	New Minor Arterial in Greenfield	Transport	Rototuna	60%	Historical	2006	30	2007	10%	10%	0%	80%	88%	84%	1,253	76	1,049	84%	0%	16%
CNXBOREX-B-Citywide	Borman Rd (Res Moonlight)	New Minor Arterial in Greenfield	Transport	Citywide	40%	Historical	2006	30	2007	10%	10%	0%	80%	88%	84%	557	50	466	84%	0%	16%
CNXBORLD-A-Rototuna	Borman Road Land	New Minor Arterial in Greenfield	Transport	Rototuna	60%	Historical	2006	30	2007	10%	10%	0%	80%	88%	84%	1,564	-	1,310	84%	0%	16%
CNXBORLD-B-Citywide	Borman Road Land	New Minor Arterial in Greenfield	Transport	Citywide	40%	Historical	2006	30	2007	10%	10%	0%	80%	88%	84%	695	-	582	84%	0%	16%
CNXBORM-A-Rototuna	Borman Rd - Alignment/Designate	New Minor Arterial in Greenfield	Transport	Rototuna	60%	Historical	2006	30	2009	10%	10%	0%	80%	88%	84%	2	-	1	84%	0%	16%
CNXBORM-B-Citywide	Borman Rd - Alignment/Designate	New Minor Arterial in Greenfield	Transport	Citywide	40%	Historical	2006	30	2009	10%	10%	0%	80%	88%	84%	1	-	1	84%	0%	16%
CNXBORM2-A-Rototuna	Borman Rd (Horsham-Gord) I&R	New Minor Arterial in Greenfield	Transport	Rototuna	60%	Historical	2006	30	2007	10%	10%	0%	80%	88%	84%	35	-	29	84%	0%	16%
CNXBORM2-B-Citywide	Borman Rd (Horsham-Gord) I&R	New Minor Arterial in Greenfield	Transport	Citywide	40%	Historical	2006	30	2007	10%	10%	0%	80%	88%	84%	16	-	13	84%	0%	16%
CNXBORM3-A-Rototuna	RMA (Res-Sylvester) Land & Cou	New Minor Arterial in Greenfield	Transport	Rototuna	60%	Historical	2006	30	2007	10%	10%	0%	80%	88%	84%	686	-	575	84%	0%	16%

* Growth causation = 100% less LOS % less non-DC % less renewals %.
** Average of growth causation % and growth benefit %.
+ To better reflect benefit/causation, some projects are split into catchment and citywide components.

Project information							Recovery Periods			Cost allocations						Total by funding source ($000)			Apportionment of capital costs		
Primary Key	Project Name	Project category	DC Account	Catchment Name	% of costs split to this catchment +	Future / Historical	Recovery Start	Growth Benefit Duration	Loan Start	Band LOS extraction	Non-DC growth	Renewals	Growth Causation*	Growth Benefit	Percent DC Funded**	Total Excl. Subsidies	Third Party funding	DC Capex	% DC funded	% third party funded	% rates funded
CNXBORM3-B-Citywide	RMA (Res-Sylvester) Land & Cou	New Minor Arterial in Greenfield	Transport	Citywide	40%	Historical	2006	30	2007	10%	10%	0%	80%	88%	84%	305	-	256	84%	0%	16%
CNXBORM4-A-Rototuna	Borman (West of Horsham) I&R	New Minor Arterial in Greenfield	Transport	Rototuna	60%	Historical	2006	30	2008	10%	10%	0%	80%	88%	84%	1	-	1	84%	0%	16%
CNXBORM4-B-Citywide	Borman (West of Horsham) I&R	New Minor Arterial in Greenfield	Transport	Citywide	40%	Historical	2006	30	2008	10%	10%	0%	80%	88%	84%	0	-	0	84%	0%	16%
CNXBORM5-A-Rototuna	Borman (West of Sylvester) I&R	New Minor Arterial in Greenfield	Transport	Rototuna	60%	Historical	2006	30	2008	10%	10%	0%	80%	88%	84%	3	-	2	84%	0%	16%
CNXBORM5-B-Citywide	Borman (West of Sylvester) I&R	New Minor Arterial in Greenfield	Transport	Citywide	40%	Historical	2006	30	2008	10%	10%	0%	80%	88%	84%	1	-	1	84%	0%	16%
CNXBORM6-A-Rototuna	Borman Moonlight-Barrington De	New Minor Arterial in Greenfield	Transport	Rototuna	60%	Historical	2006	30	2009	10%	10%	0%	80%	88%	84%	19	-	16	84%	0%	16%
CNXBORM6-B-Citywide	Borman Moonlight-Barrington De	New Minor Arterial in Greenfield	Transport	Citywide	40%	Historical	2006	30	2009	10%	10%	0%	80%	88%	84%	8	-	7	84%	0%	16%
CNXBORMART-A-Rototuna	Borman/Resolution Public Art	New Minor Arterial in Greenfield	Transport	Rototuna	60%	Historical	2006	30	2008	10%	10%	0%	80%	88%	84%	89	-	75	84%	0%	16%
CNXBORMART-B-Citywide	Borman/Resolution Public Art	New Minor Arterial in Greenfield	Transport	Citywide	40%	Historical	2006	30	2008	10%	10%	0%	80%	88%	84%	40	-	33	84%	0%	16%
CNXBORWEST-A-Rototuna	Borman West of Sylvester	New Minor Arterial in Greenfield	Transport	Rototuna	60%	Historical	2006	30	2012	10%	10%	0%	80%	88%	84%	54	-	45	84%	0%	16%
CNXBORWEST-B-Citywide	Borman West of Sylvester	New Minor Arterial in Greenfield	Transport	Citywide	40%	Historical	2006	30	2012	10%	10%	0%	80%	88%	84%	24	-	20	84%	0%	16%
CNXBRY	Brymer Rd (Farn-Bav) Construct	Collector Improvements	Transport	Infill	100%	Historical	2006	30	2007	31%	5%	0%	65%	88%	76%	780	-	593	76%	0%	24%
CNXCDLLINK	CDL Link	Development associated transport improvements	Transport	Rototuna	100%	Historical	2006	30	2012	10%	0%	0%	90%	88%	89%	121	-	108	89%	0%	11%
CNXCHCUL	Church Road Cul-de-Sac	Collector Improvements	Transport	Infill	100%	Historical	2006	30	2010	10%	5%	0%	85%	13%	49%	117	-	57	49%	0%	51%
CNXCHURCH	Church Rd/Maui St Upgrade	Collector Improvements	Transport	Infill	100%	Historical	2006	30	2007	31%	5%	0%	65%	38%	51%	513	-	263	51%	0%	49%
CNXCYCL	Cycleway construction	Cycling facilities	Transport	Citywide	100%	Historical	2006	30	2006	51%	0%	0%	50%	13%	31%	31	-	10	31%	0%	69%
CNXGARN	Garnett Ave Rotary	Collector Improvements	Transport	Infill	100%	Historical	2006	30	2003	31%	5%	0%	65%	13%	39%	75	150	29	39%	0%	62%
CNXGORDES	Gordonton Rd Designation	New Major Arterial in Greenfield	Transport	Citywide	100%	Historical	2006	30	2008	51%	15%	0%	35%	13%	24%	393	-	92	24%	0%	77%
CNXHAMGD	Cob/Ham Grds Entrance	New Major Arterial in Built Environment	Transport	Citywide	100%	Historical	2006	30	2001	51%	20%	0%	30%	13%	21%	1,787	-	375	21%	0%	79%
CNXHOR3-A-Rototuna	Horsham Dns(N Rdge-Thom)Const	Minor Arterial Improvements	Transport	Rototuna	60%	Historical	2006	30	2009	31%	10%	0%	60%	88%	74%	359	5	264	74%	0%	27%
CNXHOR3-B-Citywide	Horsham Dns(N Rdge-Thom)Const	Minor Arterial Improvements	Transport	Citywide	40%	Historical	2006	30	2009	31%	10%	0%	60%	88%	74%	160	3	117	74%	0%	27%
CNXHUK2-A-Rototuna	Hukanui/Horsham Downs construct	Minor Arterial Improvements	Transport	Rototuna	60%	Historical	2006	30	2003	31%	10%	0%	60%	88%	74%	301	77	221	74%	0%	27%
CNXHUK2-B-Citywide	Hukanui/Horsham Downs construct	Minor Arterial Improvements	Transport	Citywide	40%	Historical	2006	30	2003	31%	10%	0%	60%	88%	74%	134	51	98	74%	0%	27%
CNXLAKE	Lake Domain Dr (Innes Com)	Local Road Improvements	Transport	Infill	100%	Historical	2006	30	2005	31%	50%	0%	20%	13%	16%	154	167	25	16%	0%	84%
CNXLAND	Miscellaneous land purchases	Development associated transport improvements	Transport	Infill	100%	Historical	2006	30	2010	10%	5%	0%	85%	88%	86%	107	-	92	86%	0%	14%
CNXLDBOR-A-Rototuna	Land Purchase Borman Rd	New Minor Arterial in Greenfield	Transport	Rototuna	60%	Historical	2006	30	2005	10%	10%	0%	80%	88%	84%	161	-	135	84%	0%	16%

* Growth causation = 100% less LOS % less non-DC % less renewals %.
** Average of growth causation % and growth benefit %.
+ To better reflect benefit/causation, some projects are split into catchment and citywide components.

Project information							Recovery Periods			Cost allocations						Total by funding source ($000)			Apportionment of capital costs		
Primary Key	Project Name	Project category	DC Account	Catchment Name	% of costs split to this catchment +	Future / Historical	Recovery Start	Growth Benefit Duration	Loan Start	Band LOS extraction	Non-DC growth	Renewals	Growth Causation*	Growth Benefit	Percent DC Funded**	Total Excl. Subsidies	Third Party funding	DC Capex	% DC funded	% third party funded	% rates funded
CNXLDBOR-B-Citywide	Land Purchase Borman Rd	New Minor Arterial in Greenfield	Transport	Citywide	40%	Historical	2006	30	2005	10%	10%	0%	80%	88%	84%	71	-	60	84%	0%	16%
CNXLDE1	E1 Land Purchase	New Major Arterial in Built Environment	Transport	Citywide	100%	Historical	2006	30	2002	51%	5%	0%	45%	13%	29%	1,392	10,852	397	27%	4%	69%
CNXLDEAST	Land Purchase East St	New Major Arterial in Built Environment	Transport	Citywide	100%	Historical	2006	30	2005	51%	5%	0%	45%	13%	29%	341	-	97	29%	0%	72%
CNXLDGREY	Grey/Clyde - Eastgate	Development associated transport improvements	Transport	Infill	100%	Historical	2006	30	2011	10%	5%	0%	85%	88%	86%	113	-	98	86%	0%	14%
CNXLDMAUI	Maui St ext land purchase	Development associated transport improvements	Transport	Infill	100%	Historical	2006	30	2004	10%	10%	0%	80%	13%	46%	227	-	105	46%	0%	54%
CNXLDPG	Land Purchase Peachgrove	Major Arterial Improvements	Transport	Citywide	100%	Historical	2006	30	2005	51%	5%	0%	45%	13%	29%	798	-	227	29%	0%	72%
CNXLDRIVL	Riverlea Rd Land	Collector Improvements	Transport	Infill	100%	Historical	2006	30	2005	31%	10%	0%	60%	88%	74%	40	-	29	74%	0%	27%
CNXLDRUA	Land Purchase beside Ruakura	New Major Arterial in Built Environment	Transport	Citywide	100%	Historical	2006	30	2002	51%	5%	0%	45%	13%	29%	76	-	22	29%	0%	72%
CNXLDRUF	Land Purchase Ruffel Rd	Development associated transport improvements	Transport	Rotokauri	100%	Historical	2006	30	2008	10%	10%	0%	80%	88%	84%	30	-	25	84%	0%	16%
CNXLDTHO-A-Rototuna	Thomas Rd Land Purchase	Minor Arterial Improvements	Transport	Rototuna	60%	Historical	2006	30	2003	10%	10%	0%	80%	88%	84%	147	-	123	84%	0%	16%
CNXLDTHO-B-Citywide	Thomas Rd Land Purchase	Minor Arterial Improvements	Transport	Citywide	40%	Historical	2006	30	2003	10%	10%	0%	80%	88%	84%	65	-	55	84%	0%	16%
CNXMAUI	Maui St	Collector Improvements	Transport	Infill	100%	Historical	2006	30	2005	10%	10%	0%	80%	13%	46%	85	-	39	46%	0%	54%
CNXMIDEV	Mill St (Tristram to Hall)	New Major Arterial in Built Environment	Transport	Citywide	100%	Historical	2006	30	2001	51%	5%	0%	45%	13%	29%	279	-	79	29%	0%	72%
CNXN1S2-A-Rototuna	Resolution Dr Stage 2	New Major Arterial in Greenfield	Transport	Rototuna	50%	Historical	2006	30	2001	10%	10%	0%	80%	13%	46%	352	-	163	46%	0%	54%
CNXN1S2-B-Citywide	Resolution Dr Stage 2	New Major Arterial in Greenfield	Transport	Citywide	50%	Historical	2006	30	2001	10%	10%	0%	80%	13%	46%	352	-	163	46%	0%	54%
CNXNBC	Te Totara River Crossing	New Major Arterial in Greenfield	Transport	Citywide	100%	Historical	2006	30	2008	10%	10%	0%	80%	13%	46%	375	-	174	46%	0%	54%
CNXNCITY1	North City(Borman Realign)Cons	Collector Improvements	Transport	Rototuna	100%	Historical	2006	30	2008	10%	10%	0%	80%	88%	84%	361	-	303	84%	0%	16%
CNXOLDF	Old Farm Rd	Collector Improvements	Transport	Infill	100%	Historical	2006	30	2005	31%	10%	0%	60%	13%	36%	200	-	72	36%	0%	64%
CNXPARKW	Parkwood Rndabout Church/Maui	Collector Improvements	Transport	Infill	100%	Historical	2006	30	2004	31%	10%	0%	60%	38%	49%	40	-	20	49%	0%	51%
CNXPEA	Southern Links Designation	Growth cell transport PIFs	Transport	Citywide	100%	Historical	2006	30	2007	10%	10%	0%	80%	13%	46%	515	1,331	238	30%	35%	35%
CNXRES2-A-Rototuna	Resolution Drive	New Major Arterial in Greenfield	Transport	Rototuna	50%	Historical	2006	30	2004	10%	10%	0%	80%	13%	46%	711	112	329	46%	0%	54%
CNXRES2-B-Citywide	Resolution Drive	New Major Arterial in Greenfield	Transport	Citywide	50%	Historical	2006	30	2004	10%	10%	0%	80%	13%	46%	711	112	329	46%	0%	54%
CNXRIVER1-A-Rototuna	River Rd (Nth Syl-1858) Design	Minor Arterial Improvements	Transport	Rototuna	60%	Historical	2006	30	2007	31%	10%	0%	60%	88%	74%	195	-	143	74%	0%	27%
CNXRIVER1-B-Citywide	River Rd (Nth Syl-1858) Design	Minor Arterial Improvements	Transport	Citywide	40%	Historical	2006	30	2007	31%	10%	0%	60%	88%	74%	86	-	64	74%	0%	27%
CNXRIVER2-A-Rototuna	River Rd (Nth Syl-#1858) Const	Minor Arterial Improvements	Transport	Rototuna	60%	Historical	2006	30	2008	31%	10%	0%	60%	88%	74%	908	10	667	74%	0%	27%
CNXRIVER2-B-Citywide	River Rd (Nth Syl-#1858) Const	Minor Arterial Improvements	Transport	Citywide	40%	Historical	2006	30	2008	31%	10%	0%	60%	88%	74%	404	7	297	74%	0%	27%

* Growth causation = 100% less LOS % less non-DC % less renewals %.
** Average of growth causation % and growth benefit %.
+ To better reflect benefit/causation, some projects are split into catchment and citywide components.

Project information							Recovery Periods			Cost allocations						Total by funding source ($000)			Apportionment of capital costs		
Primary Key	Project Name	Project category	DC Account	Catchment Name	% of costs split to this catchment +	Future / Historical	Recovery Start	Growth Benefit Duration	Loan Start	Band LOS extraction	Non-DC growth	Renewals	Growth Causation*	Growth Benefit	Percent DC Funded**	Total Excl. Subsidies	Third Party funding	DC Capex	% DC funded	% third party funded	% rates funded
CNXRIVER3-A-Rototuna	River Rd (#1858-Sth Kay) I&R	Minor Arterial Improvements	Transport	Rototuna	60%	Historical	2006	30	2008	31%	10%	0%	60%	88%	74%	37	-	27	74%	0%	27%
CNXRIVER3-B-Citywide	River Rd (#1858-Sth Kay) I&R	Minor Arterial Improvements	Transport	Citywide	40%	Historical	2006	30	2008	31%	10%	0%	60%	88%	74%	17	-	12	74%	0%	27%
CNXRLEA	Riverlea Rd	Collector Improvements	Transport	Infill	100%	Historical	2006	30	2004	31%	10%	0%	60%	88%	74%	1,386	22	1,019	74%	0%	27%
CNXRUAK	Ruakura Rd	Major Arterial Improvements	Transport	Citywide	100%	Historical	2006	30	2008	10%	15%	0%	75%	13%	44%	47	-	21	44%	0%	56%
CNXRUFFEL	Ruffel Rd Construction	New Collector upsize in Greenfield	Transport	Rotokauri	100%	Historical	2006	30	2009	31%	10%	0%	60%	88%	74%	1,654	-	1,216	74%	0%	27%
CNXSUBD	Subdivision Associated Work	Development associated transport improvements	Transport	Citywide	100%	Historical	2006	30	2006	10%	5%	0%	85%	88%	86%	549	20	474	86%	0%	14%
CNXTEKOWHAI-A-Rotokauri	Te Kowhai (SH1 Boulvd) Des&Cou	New Major Arterial in Built Environment	Transport	Rotokauri	50%	Historical	2006	30	2006	10%	15%	0%	75%	13%	44%	54	-	24	44%	0%	56%
CNXTEKOWHAI-B-Citywide	Te Kowhai (SH1 Boulvd) Des&Cou	New Major Arterial in Built Environment	Transport	Citywide	50%	Historical	2006	30	2006	10%	15%	0%	75%	13%	44%	54	-	24	44%	0%	56%
CNXTHOM2-A-Rototuna	ThomasRd(HorshamDwns-Gordonton	Minor Arterial Improvements	Transport	Rototuna	60%	Historical	2006	30	2003	10%	10%	0%	80%	88%	84%	591	225	495	84%	0%	16%
CNXTHOM2-B-Citywide	ThomasRd(HorshamDwns-Gordonton	Minor Arterial Improvements	Transport	Citywide	40%	Historical	2006	30	2003	10%	10%	0%	80%	88%	84%	263	150	220	84%	0%	16%
CNXTHOMPR-A-Rototuna	Thomas Rd Extension Stage3	New Minor Arterial in Greenfield	Transport	Rototuna	60%	Historical	2006	30	2001	10%	10%	0%	80%	88%	84%	9	-	8	84%	0%	16%
CNXTHOMPR-B-Citywide	Thomas Rd Extension Stage3	New Minor Arterial in Greenfield	Transport	Citywide	40%	Historical	2006	30	2001	10%	10%	0%	80%	88%	84%	4	-	3	84%	0%	16%
CSLDTEK-A-Rotokauri	Te Kowhai (SH1 Boulevard)Land	New Major Arterial in Built Environment	Transport	Rotokauri	50%	Historical	2006	30	2007	10%	15%	0%	75%	13%	44%	123	-	54	44%	0%	56%
CSLDTEK-B-Citywide	Te Kowhai (SH1 Boulevard)Land	New Major Arterial in Built Environment	Transport	Citywide	50%	Historical	2006	30	2007	10%	15%	0%	75%	13%	44%	123	-	54	44%	0%	56%
CSXBAVE1	Baverstock Rd	Collector Improvements	Transport	Rotokauri	100%	Historical	2006	30	2001	31%	5%	0%	65%	38%	51%	455	-	233	51%	0%	49%
CSXCHURCH	Church Rd Subsidised	Collector Improvements	Transport	Infill	100%	Historical	2006	30	2010	31%	5%	0%	65%	38%	51%	19	-	10	51%	0%	49%
CSXMIDEV	Mill St Construction	New Major Arterial in Built Environment	Transport	Citywide	100%	Historical	2006	30	2002	51%	5%	0%	45%	13%	29%	1,240	3,292	353	29%	0%	72%
CSXR1S3	Wairere Dr - Stage3	New Major Arterial in Greenfield	Transport	Citywide	100%	Historical	2006	30	2004	51%	5%	0%	45%	13%	29%	189	-	54	29%	0%	72%
CSXSEDD	Seddon Rd upgrade	Local Road Improvements	Transport	Infill	100%	Historical	2006	30	2002	31%	5%	0%	65%	13%	39%	300	51	116	39%	0%	62%
CSXTHOM-A-Rototuna	Thomas Rd Smoothing	Minor Arterial Improvements	Transport	Rototuna	60%	Historical	2006	8	2002	10%	10%	0%	80%	88%	84%	8	124	7	84%	0%	16%
CSXTHOM-B-Citywide	Thomas Rd Smoothing	Minor Arterial Improvements	Transport	Citywide	40%	Historical	2006	8	2002	10%	10%	0%	80%	88%	84%	4	83	3	84%	0%	16%
CX554ADES-A-Rotokauri	Roads 0807,3100, 3101, 3104	Growth cell transport PIFs	Transport	Rotokauri	60%	Historical	2006	30	2010	10%	10%	0%	80%	88%	84%	194	-	163	84%	0%	16%
CX554ADES-B-Citywide	Roads 0807,3100, 3101, 3104	Growth cell transport PIFs	Transport	Citywide	40%	Historical	2006	30	2010	10%	10%	0%	80%	88%	84%	86	-	72	84%	0%	16%
CX554PTC	Public Transport Centre	Growth cell transport PIFs	Transport	Citywide	100%	Historical	2006	30	2010	51%	10%	0%	40%	13%	26%	71	-	18	26%	0%	74%
CX555LDWE-A-Rototuna	Land Purchase WE Link	New Major Arterial in Greenfield	Transport	Rototuna	50%	Historical	2006	30	2012	31%	10%	0%	60%	13%	36%	84	-	30	36%	0%	64%
CX555LDWE-B-Citywide	Land Purchase WE Link	New Major Arterial in Greenfield	Transport	Citywide	50%	Historical	2006	30	2012	31%	10%	0%	60%	13%	36%	84	-	30	36%	0%	64%

* Growth causation = 100% less LOS % less non-DC % less renewals %.
** Average of growth causation % and growth benefit %.
+ To better reflect benefit/causation, some projects are split into catchment and citywide components.

Project information							Recovery Periods			Cost allocations						Total by funding source ($000)			Apportionment of capital costs		
Primary Key	Project Name	Project category	DC Account	Catchment Name	% of costs split to this catchment +	Future / Historical	Recovery Start	Growth Benefit Duration	Loan Start	Band LOS extraction	Non-DC growth	Renewals	Growth Causation*	Growth Benefit	Percent DC Funded**	Total Excl. Subsidies	Third Party funding	DC Capex	% DC funded	% third party funded	% rates funded
FNXCONS	New footpath construction	Development associated transport improvements	Transport	Infill	100%	Historical	2006	30	2006	10%	0%	0%	90%	13%	51%	97	14	50	51%	0%	49%
HTCBUILD	Transport Centre Upgrade	Public Transport facilities	Transport	Citywide	100%	Historical	2006	30	2001	51%	10%	0%	40%	13%	26%	2,719	656	707	26%	0%	74%
TNXBUSS	Bus Shelter Construction	Public Transport facilities	Transport	Citywide	100%	Historical	2006	30	2003	91%	0%	0%	10%	13%	11%	76	29	8	11%	0%	89%
TNXCALM	Traffic Calming Projects	Local Road Improvements	Transport	Infill	100%	Historical	2006	30	2009	10%	5%	0%	85%	13%	49%	400	889	195	49%	0%	51%
TNXLCBUS	Lynden Ct Bus Bay	Public Transport facilities	Transport	Citywide	100%	Historical	2006	30	2003	71%	0%	0%	30%	13%	21%	27	18	6	21%	0%	79%
C9609004-Quality / Treatment - Otama-ngenge	Rototuna stormwater Infrastructure	SW Quality	Stormwater	SW - Otama-ngenge	100%	10-Year Plan	2006	30	2016	10%	1%	0%	89%	88%	88%	127	-	112	88%	0%	12%
C9609004-Quality / Treatment - Te Awa o	Rototuna stormwater Infrastructure	SW Quality	Stormwater	SW - Te Awa o Katapaki	100%	10-Year Plan	2006	30	2018	10%	1%	0%	89%	88%	88%	1,038	-	916	88%	0%	12%
C9609004-Trunk / Local - Te Awa o Katapaki	Rototuna stormwater Infrastructure	Trunk or Local stormwater infrastructure	Stormwater	SW - Te Awa o Katapaki	100%	10-Year Plan	2006	30	2016	10%	1%	0%	89%	88%	88%	7,276	-	6,421	88%	0%	12%
C9609008-Quality / Treatment -	Peacocke stormwater infrastructure stage 1	SW Quality	Stormwater	SW - Mangakotukutuk	100%	10-Year Plan	2006	30	2016	10%	1%	0%	89%	88%	88%	2,767	-	2,442	88%	0%	12%
C9609006-Trunk / Local - Lake Rotokauri	Rotokauri stormwater infrastructure stage 1	Trunk or Local stormwater infrastructure	Stormwater	SW - Lake Rotokauri	100%	10-Year Plan	2006	30	2022	10%	1%	0%	89%	88%	88%	28,676	-	25,307	88%	0%	12%
C9609009-Quality / Treatment - Peacocke	Peacocke stormwater infrastructure stage 2	SW Quality	Stormwater	SW - Peacocke	100%	10-Year Plan	2006	30	2025	10%	1%	0%	89%	88%	88%	474	-	418	88%	0%	12%
C9609011-SW - Chartwell	Stormwater pipe upgrade - growth	Trunk or Local stormwater infrastructure	Stormwater	SW - Chartwell	6%	10-Year Plan	2006	30	2016	10%	1%	10%	79%	88%	83%	79	-	66	83%	0%	17%
C9609011-SW - City Centre	Stormwater pipe upgrade - growth	Trunk or Local stormwater infrastructure	Stormwater	SW - City Centre	6%	10-Year Plan	2006	30	2016	10%	1%	10%	79%	88%	83%	79	-	66	83%	0%	17%
C9609011-SW - Hamilton East	Stormwater pipe upgrade - growth	Trunk or Local stormwater infrastructure	Stormwater	SW - Hamilton East	6%	10-Year Plan	2006	30	2016	10%	1%	10%	79%	88%	83%	79	-	66	83%	0%	17%
C9609011-SW - Kirikiriroa	Stormwater pipe upgrade - growth	Trunk or Local stormwater infrastructure	Stormwater	SW - Kirikiriroa	6%	10-Year Plan	2006	30	2016	10%	1%	10%	79%	88%	83%	79	-	66	83%	0%	17%
C9609011-SW - Lake Rotokauri	Stormwater pipe upgrade - growth	Trunk or Local stormwater infrastructure	Stormwater	SW - Lake Rotokauri	6%	10-Year Plan	2006	30	2016	10%	1%	10%	79%	88%	83%	79	-	66	83%	0%	17%
C9609011-SW - Mangaheka	Stormwater pipe upgrade - growth	Trunk or Local stormwater infrastructure	Stormwater	SW - Mangaheka	6%	10-Year Plan	2006	30	2016	10%	1%	10%	79%	88%	83%	79	-	66	83%	0%	17%
C9609011-SW - Mangakotukutuku	Stormwater pipe upgrade - growth	Trunk or Local stormwater infrastructure	Stormwater	SW - Mangakotukutuk	6%	10-Year Plan	2006	30	2016	10%	1%	10%	79%	88%	83%	79	-	66	83%	0%	17%
C9609011-SW - Mangaonua	Stormwater pipe upgrade - growth	Trunk or Local stormwater infrastructure	Stormwater	SW - Mangaonua	6%	10-Year Plan	2006	30	2016	10%	1%	10%	79%	88%	83%	79	-	66	83%	0%	17%
C9609011-SW - Ohote	Stormwater pipe upgrade - growth	Trunk or Local stormwater infrastructure	Stormwater	SW - Ohote	6%	10-Year Plan	2006	30	2016	10%	1%	10%	79%	88%	83%	79	-	66	83%	0%	17%
C9609011-SW - Otama-ngenge	Stormwater pipe upgrade - growth	Trunk or Local stormwater infrastructure	Stormwater	SW - Otama-ngenge	6%	10-Year Plan	2006	30	2016	10%	1%	10%	79%	88%	83%	79	-	66	83%	0%	17%
C9609011-SW - Peacocke	Stormwater pipe upgrade - growth	Trunk or Local stormwater infrastructure	Stormwater	SW - Peacocke	6%	10-Year Plan	2006	30	2016	10%	1%	10%	79%	88%	83%	79	-	66	83%	0%	17%
C9609011-SW - River North	Stormwater pipe upgrade - growth	Trunk or Local stormwater infrastructure	Stormwater	SW - River North	6%	10-Year Plan	2006	30	2016	10%	1%	10%	79%	88%	83%	79	-	66	83%	0%	17%
C9609011-SW - Rotokauri West	Stormwater pipe upgrade - growth	Trunk or Local stormwater infrastructure	Stormwater	SW - Rotokauri West	6%	10-Year Plan	2006	30	2016	10%	1%	10%	79%	88%	83%	79	-	66	83%	0%	17%
C9609011-SW - St Andrews	Stormwater pipe upgrade - growth	Trunk or Local stormwater infrastructure	Stormwater	SW - St Andrews	6%	10-Year Plan	2006	30	2016	10%	1%	10%	79%	88%	83%	79	-	66	83%	0%	17%
C9609011-SW - Te Awa o Katapaki	Stormwater pipe upgrade - growth	Trunk or Local stormwater infrastructure	Stormwater	SW - Te Awa o Katapaki	6%	10-Year Plan	2006	30	2016	10%	1%	10%	79%	88%	83%	79	-	66	83%	0%	17%

* Growth causation = 100% less LOS % less non-DC % less renewals %.
** Average of growth causation % and growth benefit %.
+ To better reflect benefit/causation, some projects are split into catchment and citywide components.

Project information							Recovery Periods			Cost allocations						Total by funding source ($000)			Apportionment of capital costs		
Primary Key	Project Name	Project category	DC Account	Catchment Name	% of costs split to this catchment +	Future / Historical	Recovery Start	Growth Benefit Duration	Loan Start	Band LOS extraction	Non-DC growth	Renewals	Growth Causation*	Growth Benefit	Percent DC Funded**	Total Excl. Subsidies	Third Party funding	DC Capex	% DC funded	% third party funded	% rates funded
C9609011-SW - Te Rapa Stream	Stormwater pipe upgrade - growth	Trunk or Local stormwater infrastructure	Stormwater	SW - Te Rapa Stream	6%	10-Year Plan	2006	30	2016	10%	1%	10%	79%	88%	83%	79	-	66	83%	0%	17%
C9609011-SW - Temple View	Stormwater pipe upgrade - growth	Trunk or Local stormwater infrastructure	Stormwater	SW - Temple View	6%	10-Year Plan	2006	30	2016	10%	1%	10%	79%	88%	83%	79	-	66	83%	0%	17%
C9609011-SW - Waitawhiriwhiri	Stormwater pipe upgrade - growth	Trunk or Local stormwater infrastructure	Stormwater	SW - Waitawhiriwhiri	6%	10-Year Plan	2006	30	2016	10%	1%	10%	79%	88%	83%	79	-	66	83%	0%	17%
C9609014-SW - Chartwell	Integrate Stormwater network in new areas with existing network	Trunk or Local stormwater infrastructure	Stormwater	SW - Chartwell	6%	10-Year Plan	2006	30	2016	10%	1%	0%	89%	88%	88%	63	-	56	88%	0%	12%
C9609014-SW - City Centre	Integrate Stormwater network in new areas with existing network	Trunk or Local stormwater infrastructure	Stormwater	SW - City Centre	6%	10-Year Plan	2006	30	2016	10%	1%	0%	89%	88%	88%	63	-	56	88%	0%	12%
C9609014-SW - Hamilton East	Integrate Stormwater network in new areas with existing network	Trunk or Local stormwater infrastructure	Stormwater	SW - Hamilton East	6%	10-Year Plan	2006	30	2016	10%	1%	0%	89%	88%	88%	63	-	56	88%	0%	12%
C9609014-SW - Kirikiriroa	Integrate Stormwater network in new areas with existing network	Trunk or Local stormwater infrastructure	Stormwater	SW - Kirikiriroa	6%	10-Year Plan	2006	30	2016	10%	1%	0%	89%	88%	88%	63	-	56	88%	0%	12%
C9609014-SW - Lake Rotokauri	Integrate Stormwater network in new areas with existing network	Trunk or Local stormwater infrastructure	Stormwater	SW - Lake Rotokauri	6%	10-Year Plan	2006	30	2016	10%	1%	0%	89%	88%	88%	63	-	56	88%	0%	12%
C9609014-SW - Mangaheka	Integrate Stormwater network in new areas with existing network	Trunk or Local stormwater infrastructure	Stormwater	SW - Mangaheka	6%	10-Year Plan	2006	30	2016	10%	1%	0%	89%	88%	88%	63	-	56	88%	0%	12%
C9609014-SW - Mangakotukutuku	Integrate Stormwater network in new areas with existing network	Trunk or Local stormwater infrastructure	Stormwater	SW - Mangakotukutuk	6%	10-Year Plan	2006	30	2016	10%	1%	0%	89%	88%	88%	63	-	56	88%	0%	12%
C9609014-SW - Mangaonua	Integrate Stormwater network in new areas with existing network	Trunk or Local stormwater infrastructure	Stormwater	SW - Mangaonua	6%	10-Year Plan	2006	30	2016	10%	1%	0%	89%	88%	88%	63	-	56	88%	0%	12%
C9609014-SW - Ohote	Integrate Stormwater network in new areas with existing network	Trunk or Local stormwater infrastructure	Stormwater	SW - Ohote	6%	10-Year Plan	2006	30	2016	10%	1%	0%	89%	88%	88%	63	-	56	88%	0%	12%
C9609014-SW - Otama-ngenge	Integrate Stormwater network in new areas with existing network	Trunk or Local stormwater infrastructure	Stormwater	SW - Otama-ngenge	6%	10-Year Plan	2006	30	2016	10%	1%	0%	89%	88%	88%	63	-	56	88%	0%	12%
C9609014-SW - Peacocke	Integrate Stormwater network in new areas with existing network	Trunk or Local stormwater infrastructure	Stormwater	SW - Peacocke	6%	10-Year Plan	2006	30	2016	10%	1%	0%	89%	88%	88%	63	-	56	88%	0%	12%
C9609014-SW - River North	Integrate Stormwater network in new areas with existing network	Trunk or Local stormwater infrastructure	Stormwater	SW - River North	6%	10-Year Plan	2006	30	2016	10%	1%	0%	89%	88%	88%	63	-	56	88%	0%	12%
C9609014-SW - Rotokauri West	Integrate Stormwater network in new areas with existing network	Trunk or Local stormwater infrastructure	Stormwater	SW - Rotokauri West	6%	10-Year Plan	2006	30	2016	10%	1%	0%	89%	88%	88%	63	-	56	88%	0%	12%
C9609014-SW - St Andrews	Integrate Stormwater network in new areas with existing network	Trunk or Local stormwater infrastructure	Stormwater	SW - St Andrews	6%	10-Year Plan	2006	30	2016	10%	1%	0%	89%	88%	88%	63	-	56	88%	0%	12%
C9609014-SW - Te Awa o Katapaki	Integrate Stormwater network in new areas with existing network	Trunk or Local stormwater infrastructure	Stormwater	SW - Te Awa o Katapaki	6%	10-Year Plan	2006	30	2016	10%	1%	0%	89%	88%	88%	63	-	56	88%	0%	12%
C9609014-SW - Te Rapa Stream	Integrate Stormwater network in new areas with existing network	Trunk or Local stormwater infrastructure	Stormwater	SW - Te Rapa Stream	6%	10-Year Plan	2006	30	2016	10%	1%	0%	89%	88%	88%	63	-	56	88%	0%	12%
C9609014-SW - Temple View	Integrate Stormwater network in new areas with existing network	Trunk or Local stormwater infrastructure	Stormwater	SW - Temple View	6%	10-Year Plan	2006	30	2016	10%	1%	0%	89%	88%	88%	63	-	56	88%	0%	12%
C9609014-SW - Waitawhiriwhiri	Integrate Stormwater network in new areas with existing network	Trunk or Local stormwater infrastructure	Stormwater	SW - Waitawhiriwhiri	6%	10-Year Plan	2006	30	2016	0%	1%	0%	99%	88%	93%	63	-	59	93%	0%	7%
C9609017	Comprehensive Stormwater Consent Implementation (compliance)	Strategic Stormwater Infrastructure	Stormwater	SW - Citywide	100%	10-Year Plan	2006	30	2018	71%	1%	30%	0%	13%	6%	1,951	-	122	6%	0%	94%
C9609019-SW - Chartwell	Integrated catchment management plans	Strategic Stormwater Infrastructure	Stormwater	SW - Chartwell	6%	10-Year Plan	2006	30	2016	10%	5%	0%	85%	88%	86%	199	-	172	86%	0%	14%
C9609019-SW - City Centre	Integrated catchment management plans	Strategic Stormwater Infrastructure	Stormwater	SW - City Centre	6%	10-Year Plan	2006	30	2016	10%	5%	0%	85%	88%	86%	199	-	172	86%	0%	14%
C9609019-SW - Hamilton East	Integrated catchment management plans	Strategic Stormwater Infrastructure	Stormwater	SW - Hamilton East	6%	10-Year Plan	2006	30	2016	10%	5%	0%	85%	88%	86%	199	-	172	86%	0%	14%
C9609019-SW - Kirikiriroa	Integrated catchment management plans	Strategic Stormwater Infrastructure	Stormwater	SW - Kirikiriroa	6%	10-Year Plan	2006	30	2016	10%	5%	0%	85%	88%	86%	199	-	172	86%	0%	14%

* Growth causation = 100% less LOS % less non-DC % less renewals %.
** Average of growth causation % and growth benefit %.
+ To better reflect benefit/causation, some projects are split into catchment and citywide components.

Project information							Recovery Periods			Cost allocations						Total by funding source ($000)			Apportionment of capital costs		
Primary Key	Project Name	Project category	DC Account	Catchment Name	% of costs split to this catchment +	Future / Historical	Recovery Start	Growth Benefit Duration	Loan Start	Band LOS extraction	Non-DC growth	Renewals	Growth Causation*	Growth Benefit	Percent DC Funded**	Total Excl. Subsidies	Third Party funding	DC Capex	% DC funded	% third party funded	% rates funded
C9609019-SW - Lake Rotokauri	Integrated catchment management plans	Strategic Stormwater Infrastructure	Stormwater	SW - Lake Rotokauri	6%	10-Year Plan	2006	30	2016	10%	5%	0%	85%	88%	86%	199	-	172	86%	0%	14%
C9609019-SW - Mangaheka	Integrated catchment management plans	Strategic Stormwater Infrastructure	Stormwater	SW - Mangaheka	6%	10-Year Plan	2006	30	2016	10%	5%	0%	85%	88%	86%	199	-	172	86%	0%	14%
C9609019-SW - Mangakotukutuku	Integrated catchment management plans	Strategic Stormwater Infrastructure	Stormwater	SW - Mangakotukutuk	6%	10-Year Plan	2006	30	2016	10%	5%	0%	85%	88%	86%	199	-	172	86%	0%	14%
C9609019-SW - Mangaonua	Integrated catchment management plans	Strategic Stormwater Infrastructure	Stormwater	SW - Mangaonua	6%	10-Year Plan	2006	30	2016	10%	5%	0%	85%	88%	86%	199	-	172	86%	0%	14%
C9609019-SW - Ohote	Integrated catchment management plans	Strategic Stormwater Infrastructure	Stormwater	SW - Ohote	6%	10-Year Plan	2006	30	2016	10%	5%	0%	85%	88%	86%	199	-	172	86%	0%	14%
C9609019-SW - Otama-ngenge	Integrated catchment management plans	Strategic Stormwater Infrastructure	Stormwater	SW - Otama-ngenge	6%	10-Year Plan	2006	30	2016	10%	5%	0%	85%	88%	86%	199	-	172	86%	0%	14%
C9609019-SW - Peacocke	Integrated catchment management plans	Strategic Stormwater Infrastructure	Stormwater	SW - Peacocke	6%	10-Year Plan	2006	30	2016	10%	5%	0%	85%	88%	86%	199	-	172	86%	0%	14%
C9609019-SW - River North	Integrated catchment management plans	Strategic Stormwater Infrastructure	Stormwater	SW - River North	6%	10-Year Plan	2006	30	2016	10%	5%	0%	85%	88%	86%	199	-	172	86%	0%	14%
C9609019-SW - Rotokauri West	Integrated catchment management plans	Strategic Stormwater Infrastructure	Stormwater	SW - Rotokauri West	6%	10-Year Plan	2006	30	2016	10%	5%	0%	85%	88%	86%	199	-	172	86%	0%	14%
C9609019-SW - St Andrews	Integrated catchment management plans	Strategic Stormwater Infrastructure	Stormwater	SW - St Andrews	6%	10-Year Plan	2006	30	2016	10%	5%	0%	85%	88%	86%	199	-	172	86%	0%	14%
C9609019-SW - Te Awa o Katapaki	Integrated catchment management plans	Strategic Stormwater Infrastructure	Stormwater	SW - Te Awa o Katapaki	6%	10-Year Plan	2006	30	2016	10%	5%	0%	85%	88%	86%	199	-	172	86%	0%	14%
C9609019-SW - Te Rapa Stream	Integrated catchment management plans	Strategic Stormwater Infrastructure	Stormwater	SW - Te Rapa Stream	6%	10-Year Plan	2006	30	2016	10%	5%	0%	85%	88%	86%	199	-	172	86%	0%	14%
C9609019-SW - Temple View	Integrated catchment management plans	Strategic Stormwater Infrastructure	Stormwater	SW - Temple View	6%	10-Year Plan	2006	30	2016	10%	5%	0%	85%	88%	86%	199	-	172	86%	0%	14%
C9609019-SW - Waitawhiriwhiri	Integrated catchment management plans	Strategic Stormwater Infrastructure	Stormwater	SW - Waitawhiriwhiri	6%	10-Year Plan	2006	30	2016	10%	5%	0%	85%	88%	86%	199	-	172	86%	0%	14%
ADVSWBOU	Boulevard - Workstore	Trunk or Local stormwater infrastructure	Stormwater	SW - Te Rapa Stream	100%	Historical	2006	30	2004	10%	1%	0%	89%	88%	88%	538	-	475	88%	0%	12%
C9600062	Stormwater Infrastructure DCE	Trunk or Local stormwater infrastructure	Stormwater	SW - Lake Rotokauri	100%	Historical	2006	30	2015	10%	1%	0%	89%	88%	88%	250	-	221	88%	0%	12%
C9600063	Peacockes Growth Impact Works DCE	SW Quality	Stormwater	SW - Mangakotukutuk	100%	Historical	2006	30	2015	10%	1%	0%	89%	88%	88%	373	-	329	88%	0%	12%
CDUSWADP9	Local SW Growth Projects	Trunk or Local stormwater infrastructure	Stormwater	SW - Citywide	100%	Historical	2006	30	2013	10%	1%	0%	89%	88%	88%	167	-	148	88%	0%	12%
CDUSWAGP63	Stormwater Infrastructure	Trunk or Local stormwater infrastructure	Stormwater	SW - Lake Rotokauri	100%	Historical	2006	30	2014	10%	1%	0%	89%	88%	88%	543	-	480	88%	0%	12%
CDUSWAGP71	Ruakura Facilitation	Trunk or Local stormwater infrastructure	Stormwater	SW - Kirikiriroa	100%	Historical	2006	30	2015	10%	1%	0%	89%	88%	88%	10	-	9	88%	0%	12%
CDUSWAGP72	KiriKiriroa Stream Protection	Strategic Stormwater Infrastructure	Stormwater	SW - Kirikiriroa	100%	Historical	2006	30	2015	10%	1%	0%	89%	88%	88%	551	-	486	88%	0%	12%
CDUSWAPP30	Channel Lining Whatawhiriwhiri	Strategic Stormwater Infrastructure	Stormwater	SW - Waitawhiriwhiri	100%	Historical	2006	30	2015	10%	5%	0%	85%	88%	86%	270	-	233	86%	0%	14%
CDUSWAPP31	SW Outfalls Waikato River	Strategic Stormwater Infrastructure	Stormwater	SW - Citywide	100%	Historical	2006	30	2015	10%	5%	0%	85%	88%	86%	164	-	142	86%	0%	14%
CDUSWAPP33	Improve SW Quality	SW Quality	Stormwater	SW - Te Awa o Katapaki	100%	Historical	2006	30	2013	91%	1%	0%	9%	13%	11%	111	-	12	11%	0%	90%
CDUSWCGP23-A-SW - Otama-ngenge	Rototuna SW Infrastructure	Trunk or Local stormwater infrastructure	Stormwater	SW - Otama-ngenge	25%	Historical	2006	30	2013	10%	1%	0%	89%	88%	88%	104	-	92	88%	0%	12%
CDUSWCGP23-B-SW - Te Awa o Katapaki	Rototuna SW Infrastructure	Trunk or Local stormwater infrastructure	Stormwater	SW - Te Awa o Katapaki	75%	Historical	2006	30	2013	10%	1%	0%	89%	88%	88%	313	-	277	88%	0%	12%

* Growth causation = 100% less LOS % less non-DC % less renewals %.
** Average of growth causation % and growth benefit %.
+ To better reflect benefit/causation, some projects are split into catchment and citywide components.

Project information							Recovery Periods			Cost allocations						Total by funding source ($000)			Apportionment of capital costs		
Primary Key	Project Name	Project category	DC Account	Catchment Name	% of costs split to this catchment +	Future / Historical	Recovery Start	Growth Benefit Duration	Loan Start	Band LOS extraction	Non-DC growth	Renewals	Growth Causation*	Growth Benefit	Percent DC Funded**	Total Excl. Subsidies	Third Party funding	DC Capex	% DC funded	% third party funded	% rates funded
CDUSWCGP69	Peacockes Growth Impact Works	SW Quality	Stormwater	SW - Mangakotukutuk	100%	Historical	2006	30	2015	10%	1%	0%	89%	88%	88%	22	-	19	88%	0%	12%
CDUSWDGP61	Resolution Drive	Trunk or Local stormwater infrastructure	Stormwater	SW - Te Awa o Katapaki	100%	Historical	2006	30	2015	10%	1%	0%	89%	88%	88%	35	-	31	88%	0%	12%
KIRIGULLY	Kirikiriroa Gully Dev.	SW Quality	Stormwater	SW - Kirikiriroa	100%	Historical	2006	30	2004	10%	1%	0%	89%	88%	88%	306	-	270	88%	0%	12%
PWWORKS	PW Capital Works	Strategic Stormwater Infrastructure	Stormwater	SW - Kirikiriroa	100%	Historical	2006	30	2015	10%	1%	0%	89%	88%	88%	54	-	48	88%	0%	12%
SW548	Rotokauri Pipe Network	Trunk or Local stormwater infrastructure	Stormwater	SW - Lake Rotokauri	100%	Historical	2006	30	2010	10%	1%	0%	89%	88%	88%	64	-	57	88%	0%	12%
SW554FDES	Floodway Designation	Strategic Stormwater Infrastructure	Stormwater	SW - Lake Rotokauri	100%	Historical	2006	30	2011	10%	1%	0%	89%	88%	88%	4	-	4	88%	0%	12%
SW573	Peacockes Trunks & Flow Paths	Trunk or Local stormwater infrastructure	Stormwater	SW - Mangakotukutuk	100%	Historical	2006	30	2012	10%	1%	0%	89%	88%	88%	10	-	9	88%	0%	12%
SW889	Capacity Upgrades	Trunk or Local stormwater infrastructure	Stormwater	SW - Citywide	100%	Historical	2006	30	2012	10%	1%	0%	89%	88%	88%	22	-	20	88%	0%	12%
SWBORFLOOD	Borman Rd Flooding	Trunk or Local stormwater infrastructure	Stormwater	SW - Te Awa o Katapaki	100%	Historical	2006	30	2011	0%	5%	0%	95%	88%	91%	7	-	6	91%	0%	9%
SWBORMEC	Borman Rd East of Cate	Strategic Stormwater Infrastructure	Stormwater	SW - Te Awa o Katapaki	100%	Historical	2006	30	2007	10%	5%	0%	85%	88%	86%	2,098	-	1,809	86%	0%	14%
SWCAMPBELL	Campbell St	Trunk or Local stormwater infrastructure	Stormwater	SW - Waitawhiriwhiri	100%	Historical	2006	30	2007	10%	1%	0%	89%	88%	88%	89	-	79	88%	0%	12%
SWCARRING	Carrington Ave	Trunk or Local stormwater infrastructure	Stormwater	SW - Mangaonua	100%	Historical	2006	30	2007	10%	1%	0%	89%	88%	88%	13	-	11	88%	0%	12%
SWCHANNEL1	Northern Floodway Channel	Strategic Stormwater Infrastructure	Stormwater	SW - Te Awa o Katapaki	100%	Historical	2006	30	2008	10%	5%	0%	85%	88%	86%	51	-	44	86%	0%	14%
SWDOWDING	Dowding St	Trunk or Local stormwater infrastructure	Stormwater	SW - City Centre	100%	Historical	2006	30	2007	10%	1%	0%	89%	88%	88%	58	-	51	88%	0%	12%
SWDUDLEY	Dudley Tce	Trunk or Local stormwater infrastructure	Stormwater	SW - Waitawhiriwhiri	100%	Historical	2006	30	2007	10%	1%	0%	89%	88%	88%	22	-	20	88%	0%	12%
SWFOW1	Fow St Stormwater Extension	Trunk or Local stormwater infrastructure	Stormwater	SW - City Centre	100%	Historical	2006	30	2007	10%	1%	0%	89%	88%	88%	21	-	18	88%	0%	12%
SWKORIMAK	Korimako St	Trunk or Local stormwater infrastructure	Stormwater	SW - Waitawhiriwhiri	100%	Historical	2006	30	2011	10%	1%	0%	89%	88%	88%	190	-	168	88%	0%	12%
SWLINKEXT	Extend sw pipe at the Link	Trunk or Local stormwater infrastructure	Stormwater	SW - Te Awa o Katapaki	100%	Historical	2006	30	2009	10%	1%	0%	89%	88%	88%	85	-	75	88%	0%	12%
SWLORNE	Lorne St / Beatty St Stage 1	Trunk or Local stormwater infrastructure	Stormwater	SW - City Centre	100%	Historical	2006	30	2007	10%	1%	0%	89%	88%	88%	57	-	50	88%	0%	12%
SWMACFAR	MacFarlane	Trunk or Local stormwater infrastructure	Stormwater	SW - Hamilton East	100%	Historical	2006	30	2008	10%	1%	0%	89%	88%	88%	27	-	24	88%	0%	12%
SWMAITL2	Maitland Street (Sayer to Kill	Trunk or Local stormwater infrastructure	Stormwater	SW - Waitawhiriwhiri	100%	Historical	2006	30	2009	10%	1%	0%	89%	88%	88%	71	-	62	88%	0%	12%
SWMAITLAND	Maitland Street South	Trunk or Local stormwater infrastructure	Stormwater	SW - Waitawhiriwhiri	100%	Historical	2006	30	2009	10%	1%	0%	89%	88%	88%	107	-	95	88%	0%	12%
SWMANATU1	Te Manatu Detention Pond	SW Quality	Stormwater	SW - Kirikiriroa	100%	Historical	2006	30	2006	10%	5%	0%	85%	88%	86%	473	-	408	86%	0%	14%
SWMANATU2	Te Manatu Dr Trunk	Trunk or Local stormwater infrastructure	Stormwater	SW - Kirikiriroa	100%	Historical	2006	30	2006	10%	5%	0%	85%	88%	86%	422	-	364	86%	0%	14%
SWMANNING	Manning St SW extention	Trunk or Local stormwater infrastructure	Stormwater	SW - City Centre	100%	Historical	2006	30	2010	10%	1%	0%	89%	88%	88%	93	-	82	88%	0%	12%
SWMARAMA	Marama Street	Trunk or Local stormwater infrastructure	Stormwater	SW - City Centre	100%	Historical	2006	30	2009	10%	1%	0%	89%	88%	88%	197	-	174	88%	0%	12%

* Growth causation = 100% less LOS % less non-DC % less renewals %.
** Average of growth causation % and growth benefit %.
+ To better reflect benefit/causation, some projects are split into catchment and citywide components.

Project information							Recovery Periods			Cost allocations						Total by funding source ($000)			Apportionment of capital costs		
Primary Key	Project Name	Project category	DC Account	Catchment Name	% of costs split to this catchment +	Future / Historical	Recovery Start	Growth Benefit Duration	Loan Start	Band LOS extraction	Non-DC growth	Renewals	Growth Causation*	Growth Benefit	Percent DC Funded**	Total Excl. Subsidies	Third Party funding	DC Capex	% DC funded	% third party funded	% rates funded
SWMINOR	Minor pipeline extensions	Trunk or Local stormwater infrastructure	Stormwater	SW - Waitawhiriwhiri	100%	Historical	2006	30	2010	10%	1%	0%	89%	88%	88%	13	-	11	88%	0%	12%
SWMITIGATE-SW - Kirikiriroa	Stormwater Impact Mitigation	Trunk or Local stormwater infrastructure	Stormwater	SW - Kirikiriroa	50%	Historical	2006	30	2010	10%	1%	0%	89%	88%	88%	10	0	8	88%	0%	12%
SWMITIGATE-SW - Te Awa o Katapaki	Stormwater Impact Mitigation	Trunk or Local stormwater infrastructure	Stormwater	SW - Te Awa o Katapaki	50%	Historical	2006	30	2010	10%	1%	0%	89%	88%	88%	10	0	8	88%	0%	12%
SWPEA148	Design Peacocke Stage 1	Trunk or Local stormwater infrastructure	Stormwater	SW - Mangakotukutuk	100%	Historical	2006	30	2010	10%	1%	0%	89%	88%	88%	25	-	22	88%	0%	12%
SWPEA167	Investigation & design detention	Strategic Stormwater infrastructure	Stormwater	SW - Mangakotukutuk	100%	Historical	2006	30	2010	10%	1%	0%	89%	88%	88%	36	-	32	88%	0%	12%
SWPEMBROKE	Pembroke St	Trunk or Local stormwater infrastructure	Stormwater	SW - City Centre	100%	Historical	2006	30	2007	10%	1%	0%	89%	88%	88%	14	-	12	88%	0%	12%
SWRBRYM	Dominion/Brymer Rd stormwater	Trunk or Local stormwater infrastructure	Stormwater	SW - Waitawhiriwhiri	100%	Historical	2006	30	2004	10%	1%	0%	89%	88%	88%	100	-	88	88%	0%	12%
SWRCANAL	Tuirangi Canal	Strategic Stormwater Infrastructure	Stormwater	SW - Te Awa o Katapaki	100%	Historical	2006	30	2002	10%	5%	0%	85%	88%	86%	113	-	97	86%	0%	14%
SWRJAMES	St James Park	Trunk or Local stormwater infrastructure	Stormwater	SW - Kirikiriroa	100%	Historical	2006	30	2003	10%	1%	0%	89%	88%	88%	49	-	44	88%	0%	12%
SWROKMP	Rotokauri Management Plan	Trunk or Local stormwater infrastructure	Stormwater	SW - Lake Rotokauri	100%	Historical	2006	30	2005	10%	1%	0%	89%	88%	88%	77	-	68	88%	0%	12%
SWRSUB	Contributions to Sub	Trunk or Local stormwater infrastructure	Stormwater	SW - River North	100%	Historical	2006	30	2008	10%	1%	0%	89%	88%	88%	68	-	60	88%	0%	12%
SWRTHOMA	Thomas Road	Trunk or Local stormwater infrastructure	Stormwater	SW - Kirikiriroa	100%	Historical	2006	30	2004	10%	1%	0%	89%	88%	88%	287	-	253	88%	0%	12%
SWRTRUNKS	Rototuna Trunks	Trunk or Local stormwater infrastructure	Stormwater	SW - Te Awa o Katapaki	100%	Historical	2006	30	2005	10%	1%	0%	89%	88%	88%	24	-	21	88%	0%	12%
SWRUDY	Boulevard Extension	Trunk or Local stormwater infrastructure	Stormwater	SW - Te Rapa Stream	100%	Historical	2006	30	2003	10%	1%	0%	89%	88%	88%	15	-	13	88%	0%	12%
C5819507-Citywide	Rototuna Park Option 1	Sports Parks	Reserves	Citywide	60%	10-Year Plan	2015	30	2022	10%	30%	0%	60%	63%	62%	3,658	-	2,250	62%	0%	39%
C5819507-Rototuna	Rototuna Park Option 1	Sports Parks	Reserves	Rototuna	40%	10-Year Plan	2006	30	2022	10%	30%	0%	60%	88%	74%	2,439	-	1,799	74%	0%	26%
CE15164-Citywide	Rototuna Sports Park Development	Sports Parks	Reserves	Citywide	60%	10-Year Plan	2009	30	2016	10%	30%	0%	60%	63%	62%	210	-	129	62%	0%	39%
CE15164-Rototuna	Rototuna Sports Park Development	Sports Parks	Reserves	Rototuna	40%	10-Year Plan	2006	30	2016	10%	30%	0%	60%	88%	74%	140	-	103	74%	0%	26%
PLANTHOR-Citywide	Waiwhakareke Planting	Destination parks	Reserves	Citywide	90%	10-Year Plan	2006	30	2010	51%	20%	0%	30%	13%	21%	611	-	128	21%	0%	79%
PLANTHOR-Infill	Waiwhakareke Planting	Destination parks	Reserves	Infill	10%	10-Year Plan	2006	30	2010	51%	20%	0%	30%	13%	21%	8	-	2	21%	0%	79%
C5869501	Galloway Park	Sports Parks	Reserves	Citywide	100%	10-Year Plan	2017	10	2024	91%	30%	0%	0%	13%	6%	598	-	37	6%	0%	94%
C5869502	Mahoe Park	Sports Parks	Reserves	Citywide	100%	10-Year Plan	2017	10	2024	91%	30%	0%	0%	13%	6%	747	-	47	6%	0%	94%
C5869503	Porritt Stadium	Sports Parks	Reserves	Citywide	100%	10-Year Plan	2018	10	2025	91%	30%	0%	0%	13%	6%	84	-	5	6%	0%	94%
C5869504	Resthills Park	Sports Parks	Reserves	Citywide	100%	10-Year Plan	2018	10	2025	91%	30%	0%	0%	13%	6%	412	-	26	6%	0%	94%
C5869505	Marist Park	Sports Parks	Reserves	Citywide	100%	10-Year Plan	2018	10	2025	91%	30%	0%	0%	13%	6%	387	-	24	6%	0%	94%
C5869506	Ashurst Park	Sports Parks	Reserves	Citywide	100%	10-Year Plan	2018	10	2025	91%	30%	0%	0%	13%	6%	309	-	19	6%	0%	94%

* Growth causation = 100% less LOS % less non-DC % less renewals %.
** Average of growth causation % and growth benefit %.
+ To better reflect benefit/causation, some projects are split into catchment and citywide components.

Project information							Recovery Periods			Cost allocations						Total by funding source ($000)			Apportionment of capital costs		
Primary Key	Project Name	Project category	DC Account	Catchment Name	% of costs split to this catchment +	Future / Historical	Recovery Start	Growth Benefit Duration	Loan Start	Band LOS extraction	Non-DC growth	Renewals	Growth Causation*	Growth Benefit	Percent DC Funded**	Total Excl. Subsidies	Third Party funding	DC Capex	% DC funded	% third party funded	% rates funded
CE15033-Infill	Land Purchase Future Reserves Infill	Neighbourhood Parks	Reserves	Infill	100%	10-Year Plan	2006	30	2016	31%	5%	0%	65%	13%	39%	335	-	129	39%	0%	62%
CE15033-Peacocke	Land Purchase Future Reserves Peacocke	Neighbourhood Parks	Reserves	Peacocke	100%	10-Year Plan	2006	30	2016	10%	5%	0%	85%	88%	86%	225	-	194	86%	0%	14%
CE15033-Rototuna	Land Purchase Future Reserves Rototuna	Neighbourhood Parks	Reserves	Rototuna	100%	10-Year Plan	2006	30	2016	10%	5%	0%	85%	88%	86%	857	-	739	86%	0%	14%
CE15036-Infill	Playground Development Programme Infill	Neighbourhood Parks	Reserves	Infill	100%	10-Year Plan	2006	30	2016	51%	5%	0%	45%	13%	29%	3,077	-	877	29%	0%	72%
CE15036-Rototuna	Rototuna Playground Development Programme	Neighbourhood Parks	Reserves	Rototuna	100%	10-Year Plan	2006	30	2020	10%	5%	0%	85%	88%	86%	1,186	-	1,023	86%	0%	14%
BRYFARN	124 - Brymer & Farnborough Pks.	Neighbourhood Parks	Reserves	Infill	100%	Historical	2006	5	2005	10%	5%	0%	85%	38%	62%	30	-	18	62%	0%	39%
C5810013-Citywide	Land Acquisition Infill	Neighbourhood Parks	Reserves	Citywide	20%	Historical	2008	30	2015	10%	0%	0%	90%	88%	89%	34	-	30	89%	0%	11%
C5810013-Rototuna	Land Acquisition Infill	Neighbourhood Parks	Reserves	Rototuna	80%	Historical	2006	30	2015	10%	0%	0%	90%	88%	89%	137	-	121	89%	0%	11%
C5810029-LITT-Citywide	Litt Overun	Sports Parks	Reserves	Citywide	60%	Historical	2008	30	2015	10%	5%	0%	85%	88%	86%	92	-	79	86%	0%	14%
C5810029-LITT-Rototuna	Litt Overun	Sports Parks	Reserves	Rototuna	40%	Historical	2006	30	2015	10%	5%	0%	85%	88%	86%	61	-	53	86%	0%	14%
C5810032	Waiwhakareke Park	Destination parks	Reserves	Citywide	100%	Historical	2008	30	2015	91%	10%	0%	0%	13%	6%	54	-	3	6%	0%	94%
C5810067-Infill	Land Purchase - Reserves		Reserves	Infill	71%	Historical	2006	30	2015	31%	5%	0%	65%	13%	39%	455	-	175	39%	0%	62%
C5810067-Peacocke	Land Purchase - Reserves		Reserves	Peacocke	21%	Historical	2006	30	2015	10%	5%	0%	85%	88%	86%	137	-	118	86%	0%	14%
C5810067-Rototuna	Land Purchase - Reserves		Reserves	Rototuna	8%	Historical	2006	30	2015	0%	0%	0%	100%	0%	50%	51	-	26	50%	0%	50%
C5810097	Playgrounds - Hn Domains	Destination parks	Reserves	Citywide	100%	Historical	2008	5	2015	71%	10%	0%	20%	13%	16%	332	-	53	16%	0%	84%
C5810101	Playground Minogue Parks	Neighbourhood Parks	Reserves	Citywide	100%	Historical	2008	15	2015	71%	10%	0%	20%	13%	16%	187	-	30	16%	0%	84%
CHANGEELL-Citywide	Elliot Park Changing Rooms	Sports Parks	Reserves	Citywide	80%	Historical	2006	30	2010	10%	5%	0%	85%	13%	49%	253	-	123	49%	0%	51%
CHANGEELL-Infill	Elliot Park Changing Rooms	Sports Parks	Reserves	Infill	20%	Historical	2006	30	2010	10%	5%	0%	85%	13%	49%	16	-	8	49%	0%	51%
CHANGEGAL-Citywide	Galloway Park - Changing Rooms	Sports Parks	Reserves	Citywide	90%	Historical	2006	30	2012	51%	0%	0%	50%	13%	31%	127	-	39	31%	0%	69%
CHANGEGAL-Infill	Galloway Park - Changing Rooms	Sports Parks	Reserves	Infill	10%	Historical	2006	30	2012	51%	0%	0%	50%	13%	31%	2	-	0	31%	0%	69%
CLAUDEDV-Citywide	131 - Claudelands Reserve	Destination parks	Reserves	Citywide	80%	Historical	2006	20	2002	51%	10%	0%	40%	13%	26%	394	-	103	26%	0%	74%
CLAUDEDV-Infill	131 - Claudelands Reserve	Neighbourhood Parks	Reserves	Infill	20%	Historical	2006	10	2002	51%	10%	0%	40%	13%	26%	25	-	6	26%	0%	74%
CLAUDEPOND	Pond & Open Space Develo	Destination parks	Reserves	Citywide	100%	Historical	2006	10	2007	31%	10%	0%	60%	13%	36%	212	-	76	36%	0%	64%
GLENVIEW-Citywide	Glenview Club Land Purchase	Riverside Reserves	Reserves	Citywide	20%	Historical	2006	25	2006	10%	5%	0%	85%	13%	49%	21	-	10	49%	0%	51%
GLENVIEW-Peacocke	Glenview Club Land Purchase	Riverside Reserves	Reserves	Peacocke	80%	Historical	2006	25	2006	10%	5%	0%	85%	63%	74%	333	-	246	74%	0%	26%
LAKTEA	341.0 Lake Domain Tearooms (341-LAKTEA)	Citywide community facilities	Reserves	Citywide	100%	Historical	2006	5	2007	51%	29%	80%	0%	13%	6%	2,717	-	170	6%	0%	94%

* Growth causation = 100% less LOS % less non-DC % less renewals %.
** Average of growth causation % and growth benefit %.
+ To better reflect benefit/causation, some projects are split into catchment and citywide components.

Project information							Recovery Periods			Cost allocations						Total by funding source ($000)			Apportionment of capital costs		
Primary Key	Project Name	Project category	DC Account	Catchment Name	% of costs split to this catchment +	Future / Historical	Recovery Start	Growth Benefit Duration	Loan Start	Band LOS extraction	Non-DC growth	Renewals	Growth Causation*	Growth Benefit	Percent DC Funded**	Total Excl. Subsidies	Third Party funding	DC Capex	% DC funded	% third party funded	% rates funded
LANDPUR-Entrances	Land Purchase - Reserves	Neighbourhood Parks	Reserves	Citywide	100%	Historical	2006	30	2005	51%	5%	0%	45%	13%	29%	379	-	108	29%	0%	72%
LANDPUR-Infill-Citywide	Land Purchase - Reserves	Sports Parks	Reserves	Citywide	40%	Historical	2006	30	2001	51%	5%	0%	45%	13%	29%	155	-	44	29%	0%	72%
LANDPUR-Infill-Infill	Land Purchase - Reserves	Sports Parks	Reserves	Infill	60%	Historical	2006	30	2001	51%	5%	0%	45%	13%	29%	232	-	66	29%	0%	72%
LANDPUR-Rototuna-Citywide	Land Purchase - Reserves	Sports Parks	Reserves	Citywide	40%	Historical	2006	30	2007	10%	5%	0%	85%	88%	86%	506	-	436	86%	0%	14%
LANDPUR-Rototuna-Rototuna	Land Purchase - Reserves	Sports Parks	Reserves	Rototuna	60%	Historical	2006	30	2007	10%	5%	0%	85%	88%	86%	759	-	655	86%	0%	14%
LANDPUR-TAOK GULLY CUMB-Citywide	LANDPUR - Land Purchase - Reserves	Gully Reserve	Reserves	Citywide	10%	Historical	2007	30	2014	10%	5%	0%	85%	88%	86%	29	-	25	86%	0%	14%
LANDPUR-TAOK GULLY CUMB-Rototuna	LANDPUR - Land Purchase - Reserves	Gully Reserve	Reserves	Rototuna	90%	Historical	2006	30	2014	10%	5%	0%	85%	88%	86%	259	-	223	86%	0%	14%
LANDPUR-TAOKEsplanade	Land Purchase - Reserves	Neighbourhood Parks	Reserves	Rototuna	100%	Historical	2006	30	2009	10%	5%	0%	85%	88%	86%	416	-	359	86%	0%	14%
LANDPUR-TeHikuwai	Land Purchase - Reserves	Neighbourhood Parks	Reserves	Citywide	100%	Historical	2006	10	2003	51%	5%	0%	45%	13%	29%	189	-	54	29%	0%	72%
LANDPUR2	Land Purchases - Reserves 2	Citywide community facilities	Reserves	Citywide	100%	Historical	2006	5	2010	51%	5%	0%	45%	13%	29%	163	-	46	29%	0%	72%
LINKASH	Ashurst Park	Local community facilities	Reserves	Infill	100%	Historical	2006	10	2007	51%	0%	0%	50%	13%	31%	111	-	34	31%	0%	69%
LINKCDL-Citywide	Rototuna Pedestrian Link	Citywide community facilities	Reserves	Citywide	10%	Historical	2006	5	2009	10%	0%	0%	90%	88%	89%	1	-	1	89%	0%	11%
LINKCDL-Rototuna	Rototuna Pedestrian Link	Local community facilities	Reserves	Rototuna	90%	Historical	2006	10	2009	10%	0%	0%	90%	88%	89%	68	-	61	89%	0%	11%
LINKFAN	Farnborough Park Ped. Link	Local community facilities	Reserves	Infill	100%	Historical	2006	10	2011	31%	0%	0%	70%	38%	54%	45	-	24	54%	0%	46%
LINKSEE	A J Seeley Gully Ped. Link	Local community facilities	Reserves	Infill	100%	Historical	2006	10	2012	71%	0%	0%	30%	13%	21%	104	-	22	21%	0%	79%
LINKTAK-Citywide	Ped.Link Te Awa o Katapaki Esp	Citywide community facilities	Reserves	Citywide	10%	Historical	2006	10	2009	10%	0%	0%	90%	88%	89%	1	-	0	89%	0%	11%
LINKTAK-Rototuna	Ped.Link Te Awa o Katapaki Esp	Local community facilities	Reserves	Rototuna	90%	Historical	2006	10	2009	10%	0%	0%	90%	88%	89%	42	-	38	89%	0%	11%
MANGAITI-Citywide	Mangaiti Reserve	Sports Parks	Reserves	Citywide	40%	Historical	2006	30	2002	10%	5%	0%	85%	88%	86%	1,781	-	1,536	86%	0%	14%
MANGAITI-Rototuna	Mangaiti Reserve	Sports Parks	Reserves	Rototuna	60%	Historical	2006	30	2002	10%	5%	0%	85%	88%	86%	2,671	-	2,304	86%	0%	14%
MARIST	157 - Marist Park Development	Sports Parks	Reserves	Citywide	100%	Historical	2006	30	2003	10%	5%	0%	85%	13%	49%	277	-	135	49%	0%	51%
MILLCHGRM	Mill St Changing Room	Sports Parks	Reserves	Citywide	100%	Historical	2006	5	2005	10%	5%	0%	85%	13%	49%	248	15	121	49%	0%	51%
MINOGUE	Minogue Park Development - 107	Neighbourhood Parks	Reserves	Citywide	100%	Historical	2006	10	2002	91%	5%	0%	4%	13%	9%	257	-	22	9%	0%	92%
MOLDEV-Citywide	Moonlight Drive Reserve Dev.	Neighbourhood Parks	Reserves	Citywide	10%	Historical	2006	5	2012	10%	5%	0%	85%	13%	49%	1	2	0	49%	0%	51%
MOLDEV-Rototuna	Moonlight Drive Reserve Dev.	Neighbourhood Parks	Reserves	Rototuna	90%	Historical	2006	5	2012	10%	5%	0%	85%	88%	86%	84	14	72	86%	0%	14%
NSPORT-Citywide	North City - Sports Park (118-NSPORT)	Sports Parks	Reserves	Citywide	60%	Historical	2006	30	2008	10%	30%	0%	60%	63%	62%	586	-	360	62%	0%	39%
NSPORT-Rototuna	North City - Sports Park (118-NSPORT)	Sports Parks	Reserves	Rototuna	40%	Historical	2006	30	2008	10%	30%	0%	60%	88%	74%	3,510	-	2,589	74%	0%	26%

* Growth causation = 100% less LOS % less non-DC % less renewals %.
** Average of growth causation % and growth benefit %.
+ To better reflect benefit/causation, some projects are split into catchment and citywide components.

Project information							Recovery Periods			Cost allocations						Total by funding source ($000)			Apportionment of capital costs		
Primary Key	Project Name	Project category	DC Account	Catchment Name	% of costs split to this catchment +	Future / Historical	Recovery Start	Growth Benefit Duration	Loan Start	Band LOS extraction	Non-DC growth	Renewals	Growth Causation*	Growth Benefit	Percent DC Funded**	Total Excl. Subsidies	Third Party funding	DC Capex	% DC funded	% third party funded	% rates funded
PARKDEV	Passive Park Development	Neighbourhood Parks	Reserves	Rototuna	100%	Historical	2006	10	2005	10%	5%	0%	85%	88%	86%	163	1	141	86%	0%	14%
PGFENCE	Boundary Fencing	Citywide community facilities	Reserves	Citywide	100%	Historical	2006	30	2005	51%	0%	0%	50%	13%	31%	183	-	57	31%	0%	69%
PGINFILL	Land Acquisition Infill	Neighbourhood Parks	Reserves	Infill	100%	Historical	2006	30	2008	10%	0%	0%	90%	88%	89%	322	-	285	89%	0%	11%
PLAYASH	Ashurst Park Playground	Local community facilities	Reserves	Infill	100%	Historical	2006	5	2012	71%	5%	0%	25%	13%	19%	207	-	38	19%	0%	82%
PLAYBOL	Bolmuir Park Playground	Local community facilities	Reserves	Infill	100%	Historical	2006	5	2010	51%	0%	0%	50%	13%	31%	39	-	12	31%	0%	69%
PLAYBRE	Bremworth Park Playground	Local community facilities	Reserves	Infill	100%	Historical	2006	5	2010	51%	0%	0%	50%	13%	31%	36	-	11	31%	0%	69%
PLAYBRG	Playground - Brymer Glen Res.	Local community facilities	Reserves	Infill	100%	Historical	2006	5	2009	51%	0%	0%	50%	13%	31%	44	-	14	31%	0%	69%
PLAYCHE	Chedworth Park Playground	Local community facilities	Reserves	Infill	100%	Historical	2006	5	2011	51%	0%	0%	50%	13%	31%	36	-	11	31%	0%	69%
PLAYCLA	Playground - Claudelands Park	Citywide community facilities	Reserves	Citywide	100%	Historical	2006	5	2010	51%	10%	0%	40%	13%	26%	22	19	6	26%	0%	74%
PLAYCUL	Cullimore Park Playground	Local community facilities	Reserves	Infill	100%	Historical	2006	5	2010	51%	0%	0%	50%	13%	31%	39	-	12	31%	0%	69%
PLAYINN	Innes Common Playground	Citywide community facilities	Reserves	Citywide	100%	Historical	2006	5	2011	51%	0%	0%	50%	13%	31%	55	-	17	31%	0%	69%
PLAYMEL	Pine Avenue Playground	Local community facilities	Reserves	Infill	100%	Historical	2006	2	2011	51%	5%	0%	45%	13%	29%	76	-	22	29%	0%	72%
PLAYPAR2	Parana Park Playground	Citywide community facilities	Reserves	Citywide	100%	Historical	2006	5	2012	51%	10%	0%	40%	13%	26%	180	255	47	26%	0%	74%
PLAYSWP	Swarbrick Park Playground	Citywide community facilities	Reserves	Citywide	100%	Historical	2006	5	2010	51%	0%	0%	50%	13%	31%	40	-	12	31%	0%	69%
PLAYWAKE	Wake Park Playground	Local community facilities	Reserves	Infill	100%	Historical	2006	5	2011	51%	0%	0%	50%	13%	31%	35	-	11	31%	0%	69%
RIVERPATH	481 - Upgrade River Walkways	Riverside Reserves	Reserves	Citywide	100%	Historical	2006	30	2005	71%	10%	0%	20%	13%	16%	200	-	32	16%	0%	84%
ROTOSPORT-Citywide	Rotokauri Sports Park	Sports Parks	Reserves	Citywide	40%	Historical	2006	30	2009	10%	10%	0%	80%	88%	84%	1,413	-	1,184	84%	0%	16%
ROTOSPORT-Rotokauri	Rotokauri Sports Park	Sports Parks	Reserves	Rotokauri	60%	Historical	2006	30	2009	10%	10%	0%	80%	88%	84%	2,120	-	1,775	84%	0%	16%
ROTOTUNA	124 - Rototuna Park	Neighbourhood Parks	Reserves	Rototuna	100%	Historical	2006	5	2004	10%	5%	0%	85%	88%	86%	38	-	33	86%	0%	14%
ROTOWEST-Citywide	Rototuna West Land Purchases	Sports Parks	Reserves	Citywide	40%	Historical	2006	30	2009	10%	5%	0%	85%	88%	86%	2,905	-	2,505	86%	0%	14%
ROTOWEST-Rototuna	Rototuna West Land Purchases	Sports Parks	Reserves	Rototuna	60%	Historical	2006	30	2009	10%	5%	0%	85%	88%	86%	4,426	-	3,817	86%	0%	14%
TAITUADEV	Taitua Development - R80	Citywide Community Facilities	Reserves	Citywide	100%	Historical	2006	15	2004	51%	15%	0%	35%	13%	24%	167	-	39	24%	0%	77%
TEAWADEV-Citywide	Te Awa Park Development	Gully Reserve	Reserves	Citywide	10%	Historical	2006	30	2003	10%	0%	0%	90%	88%	89%	3	-	2	89%	0%	11%
TEAWADEV-Rototuna	Te Awa Park Development	Gully Reserve	Reserves	Rototuna	90%	Historical	2006	30	2003	10%	0%	0%	90%	88%	89%	206	-	183	89%	0%	11%
TEMANATU1-Citywide	Te Manatu Reserve - Land	Sports Parks	Reserves	Citywide	40%	Historical	2006	30	2006	10%	5%	0%	85%	88%	86%	190	-	164	86%	0%	14%
TEMANATU1-Rototuna	Te Manatu Reserve - Land	Sports Parks	Reserves	Rototuna	60%	Historical	2006	30	2006	10%	0%	0%	90%	88%	89%	2,567	-	2,278	89%	0%	11%

* Growth causation = 100% less LOS % less non-DC % less renewals %.
** Average of growth causation % and growth benefit %.
+ To better reflect benefit/causation, some projects are split into catchment and citywide components.

Project information							Recovery Periods			Cost allocations						Total by funding source ($000)			Apportionment of capital costs		
Primary Key	Project Name	Project category	DC Account	Catchment Name	% of costs split to this catchment +	Future / Historical	Recovery Start	Growth Benefit Duration	Loan Start	Band LOS extraction	Non-DC growth	Renewals	Growth Causation*	Growth Benefit	Percent DC Funded**	Total Excl. Subsidies	Third Party funding	DC Capex	% DC funded	% third party funded	% rates funded
TEMANATU2-Citywide	Te Manatu Reserve - Land (H)	Sports Parks	Reserves	Citywide	40%	Historical	2006	30	2006	10%	5%	0%	85%	88%	86%	94	-	81	86%	0%	14%
TEMANATU2-Rototuna	Te Manatu Reserve - Land (H)	Sports Parks	Reserves	Rototuna	60%	Historical	2006	30	2006	10%	5%	0%	85%	88%	86%	565	-	487	86%	0%	14%
TETOETOE	Rototuna Passive Parks	Gully or neighbourhood park	Reserves	Rototuna	100%	Historical	2006	5	2007	10%	5%	0%	85%	88%	86%	93	-	80	86%	0%	14%
TRIDEV	Trinidad Place Reserve Dev.	Neighbourhood Parks	Reserves	Rototuna	100%	Historical	2006	10	2011	10%	5%	0%	85%	88%	86%	122	-	105	86%	0%	14%
WAIWHAKA	Waiwhakareke Natural Heritage Park	Destination parks	Reserves	Citywide	100%	Historical	2006	30	2007	91%	10%	0%	0%	13%	6%	247	55	15	6%	0%	94%
WAIWHAKA-Infill	Waiwhakareke Natural Heritage Park	Destination parks	Reserves	Infill	10%	Historical	2006	30	2007	51%	10%	0%	40%	13%	26%	3	5	1	26%	0%	74%
WOODRIDGE-Citywide	Woodridge Reserve (118-WOODRIDGE)	Neighbourhood Parks	Reserves	Citywide	5%	Historical	2006	10	2010	10%	0%	0%	90%	88%	89%	2	-	2	89%	0%	11%
WOODRIDGE-Rototuna	Woodridge Reserve (118-WOODRIDGE)	Neighbourhood Parks	Reserves	Rototuna	95%	Historical	2006	10	2010	10%	0%	0%	90%	88%	89%	620	-	551	89%	0%	11%
Total																**698,050**	**100,349**	**432,546**	**54%**	**13%**	**33%**

* Growth causation = 100% less LOS % less non-DC % less renewals %.
** Average of growth causation % and growth benefit %.
+ To better reflect benefit/causation, some projects are split into catchment and citywide components.

Draft Terms of Reference:

Development Contributions and Growth Funding Working Group

1. Purpose:

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

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

Phase 1 and 2 outcomes:

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

2. Phase 1 and 2 scope:

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

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

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

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

3. Working Group phases:

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

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

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

4. Working Group membership:

Working Group to have a maximum of 10 members plus the independent facilitator and project manager:

- **Independent Facilitator (1) and Project Manager (1)**
- **Council representatives (5)**
    - 2 Elected members (propose Mayor and Chair of Finance Committee)
    - 2 General managers with relevant portfolios (Growth funding and Infrastructure)
    - DC policy expert analyst
- **Developer representatives (5)**

    15 of 21 submitters to DC Policy review asked for the Working Group either directly or through supporting the Property Council submission.

Developer representatives should be nominated through a process led by the Property Council. Representatives should cover a mix of developer types, locations and scale. In order to adequately cover these interests, non-members of the Property Council should be considered for the Working Group.

It should be noted that while this group will represent a wide range of developer interests, these can not be considered to represent the entire development community.

A Technical support group of advisors should be available to provide advice to the Working Group on an as required basis. It is envisaged that the following advisors could be required:

- Economic
- Legal
- Engineering
- Planning
- Public Finance
- Mathematics / modelling

5. Facilitator:

- Independent of Council or the development community
- It is essential that the facilitator has advanced skills in facilitation and working in governance roles.
- The facilitator
  - should have a demonstrated ability in being outcome focussed
  - Should have a sound knowledge of development economics and growth funding.

6. Project manager:

- A project manager will need to work with the Working Group facilitator to ensure that:
  - Milestones are met and report is prepared and available on time
  - Administrative support is available to support the Working Group
  - Project reporting is provided to all members of the Working Group
  - Technical support group is used to assist in development of robust recommendations and support the Working Group.
- A Council staff member with knowledge of development contributions will perform this role.
- The project manager would attend all of the working group meetings.

7. Risks:

Identified Risk	Potential Mitigation / Control
Development community don't buy-in to Working Group and outcomes are not widely supported.	Ensure a broad cross-section of the development community is represented on the Working Group. Representatives of different location, scale, type, longevity of development practice.
Inability of the Working Group to come to a consensus on outcomes.	Experienced independent facilitator to encourage agreement to achieve outcomes, and if required, to reflect that the group was unable to agree on a preferred recommendation.

Identified Risk	Potential Mitigation / Control
The interests of ratepayers may not be properly represented on the Working Group, leading to an unfair portion of growth costs being allocated to rates.	The LGA requires that Council should have regard to the views of all of its communities.
Council may not have the necessary staff with capacity to support the work of the Working Group.	Plan for consultant resource to assist with Council gaps in staffing, ensure that during organisational restructure that a clear transition plan for management of DCs is developed and implemented, and ensure that timeframes and milestones are realistic for Council staff given current programme and resourcing.
The ability of development community to support the Working Group process with attendance and effort.	Ensure by upfront agreement that timeframes and milestones are realistic for Working Group members.
The scope is too broad to deliver robust outcomes that are of practical use.	Take a phased approach to the Working Group programme with confirmation of scope for each subsequent phase.
The Working Group may increase legal risk to Council.	Ensure that legal advice provided to Working Group is done in a manner that preserves legal privilege for Council.
There is likely to be a practical need to develop new PDAs in a timeframe that may conflict with outcomes from the Working Group	The Working Group includes key staff that would be involved in the development of any PDAs and Council's legal advisors be made aware of this risk.
Outcome of the Working Group process may have a negative impact on Councils and/or developers ability to fund growth infrastructure.	Ensure that Council is provided with a thorough analysis of implications and these are understood prior to any decisions being made on future changes to the DC policy or Growth Funding Policy.

Costs:

- The Development community and Council will meet their own costs (including any advisors used) relating to contributing to the Working Group.
- Council will fund any costs associated with the Working Group facilitator.
- Council will fund all costs of any policy review that may be undertaken and the development and administration of the DC model.
- Council costs will be determined and agreed at the beginning of each phase.

Development contribution Model review

Stakeholder report

Hamilton City Council

24 June 2015

Strictly confidential

Paul Gower
Programme Manager - Assets and Growth
Strategy and Research
Hamilton City Council
Private Bag 3010 | Hamilton 3240

24 June 2015

Stakeholder summary of a review of Hamilton City Council's development contribution model

Dear Paul

We are pleased to provide our report for stakeholders, that provides a summary of our review of Hamilton City Council's (HCC's) development contribution (DC) model.

This report is provided in accordance with the terms of our letter of engagement dated 1 May 2015, and is subject to the restrictions set out in Appendix A of this report.

Please feel free to contact us with any queries.

Yours sincerely

Gareth Stiven
Director
gareth.n.stiven@nz.pwc.com
T: 09 355 8608

Craig Rice
Partner
craig.rice@nz.pwc.com
T: 09 355 8641

Introduction

PwC has been commissioned by HCC to review its DC "Model"[1], to provide comfort to the Council that it is accurate, and applying charges logically and consistent with its policy. In effect we have reviewed the Model's technical accuracy, and its alignment with the economic principles outlined in the Local Government Act and reflected in HCC's policy.

PwC is the New Zealand member firm of the PricewaterhouseCoopers global network comprising 158 countries. We are New Zealand's largest professional services firm, and have significant experience working with local government clients across the country in a range of different areas. We have extensive experience in DC policy development and supporting analysis, having advised over half a dozen different councils in New Zealand.

Key findings

Model accuracy

Given its scale and sophistication, we have assessed the overall accuracy of the Model as high. In conducting the review, we did identify a small number of potential errors and areas where we sought further clarification. These issues have been investigated and addressed by HCC and have led to some minor changes in certain DC charges for certain catchments.

We note that, while we have carried out our planned procedures, due to the complexity of the Model and the use of external data, we cannot guarantee that we have identified every potential issue.

Model design: consistency with LGA requirements and economic principles

Summary

We believe the Model is consistent with both good economic principles and the intent of the Local Government Act. Furthermore, we did not identify any major issues with the logic of the Model and the demand forecasting processes.

Design overview

At a high level, the Model involves assessing expected growth, the capital expenditure needed to service this growth, and determining a charge by spreading this expenditure over the expected new developments. This is similar to models we are familiar with from other jurisdictions used to determine DC charges.

Figure 1. Conceptual framework for calculating DCs

Complexity and sophistication

However, the Model is complex. It includes 28 worksheets and makes significant use of macros, pivot tables, circular calculations, and non-standard Excel tools.

[1] "Hamilton City Council – DC Model – May – With Extra Tables for Calc Sheet.xls"

The development of growth forecasts in particular is highly sophisticated, drawing on raw demographic forecasts, applying multiple layers of demand-side adjustments and supply constraints, and utilising different regression based models to forecast non-residential growth.

This complexity is partly due to the use of 30 different catchments, meaning demand needs to be forecast at highly disaggregated levels.

We note that the extensive data required on over 800 specific historical or planned capital projects, 30 catchments, and different development growth rates, means that high model complexity is somewhat inevitable. In addition, the HCC approach has avoided some of the simplifications and averaging that we often see in other jurisdictions.

Importantly, the Model is complicated because HCC has attempted to respond to the requirements of the Local Government Act and to developers, which argue for a tight nexus between the costs of development and those that cause or benefit from these costs.

In this regard, from an economics perspective, we believe the Model is consistent with both good practice and the intent of the Local Government Act. Furthermore, we did not identify any major issues with the logic of the Model and the demand forecasting processes.

However, we have raised concerns about the complexity of the Model, and the consequences of this in terms of managing updates going forward, and understanding how charges are arrived at. HCC are aware of these issues, and are investigating options to improve on this in future years, in future reviews of the policy.

Other issues

Other than complexity, we note the following specific issue relating to the Model's design:

- The process by which the capacity of assets is allocated over time. The Model uses allocated growth capacity over a fixed period of time, rather than over a set number of HUEs. This is likely to lead to under or over-collection of DCs, depending on the pace of development relative to that forecast.

We understand that HCC is considering this comment further, and may make refinements to the methodology going forward.

Our process

Our approach to the review included the following three steps:

1 ***Model accuracy:*** The first step in our process considered the mechanical accuracy of the Model. This included a detailed review of the Model's:

   a overarching structure

   b key links, interrelationships and dependencies

   c calculations to determine whether they are logical, internally consistent and arithmetically correct

   d sample checks of material outputs to ensure the Model is producing correct information.

2 ***Model design:*** In the second step we considered whether the Model works as intended, and applies the DC policies and legislation in a consistent way. This step in the process focused on the logic and principles underlying the Model, rather than the mechanical calculations themselves.

3 ***Recommendations:*** Finally, we developed some recommendations as to how technical issues could be addressed and how the Model design could be improved going forward.

How the model works

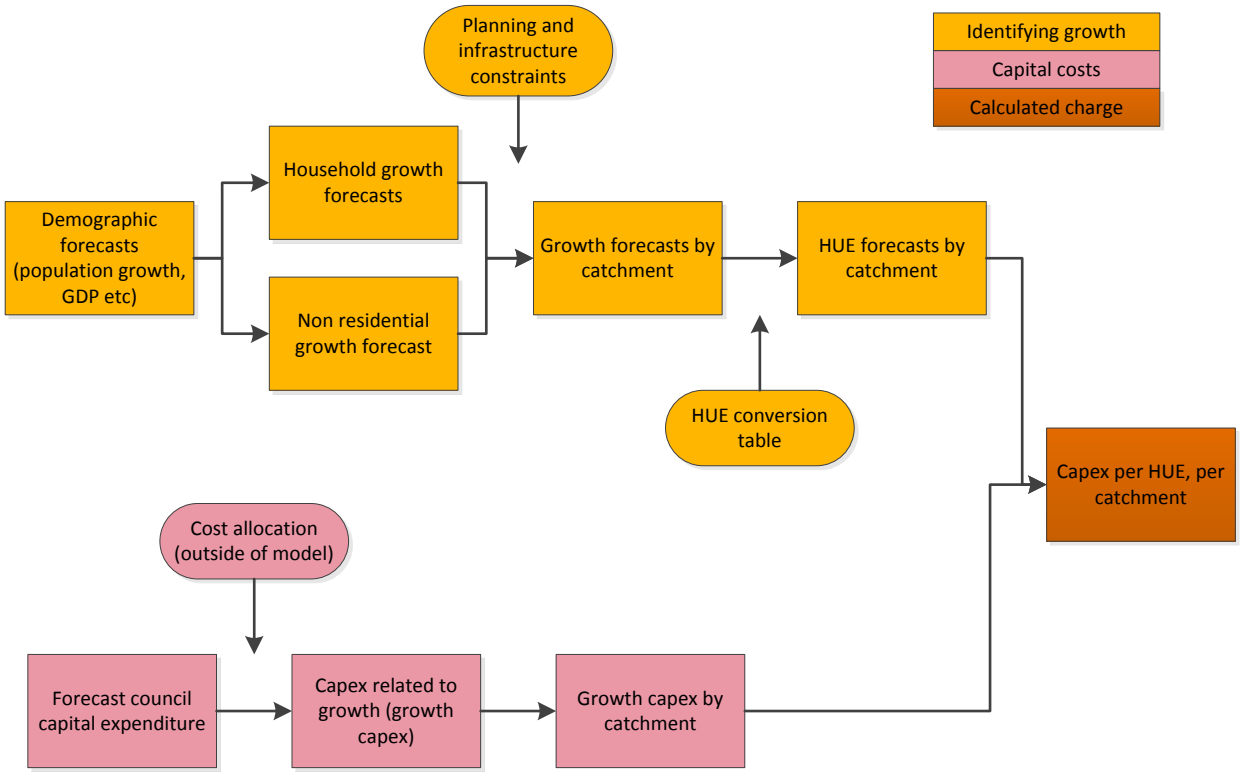
Figure 1 describes the conceptual approach to calculating DCs. There are essentially three steps. The first is to identify what growth is expected. The second is to determine what capital costs will be incurred to support or manage this growth. Finally the costs need to be allocated to the new developments.

In practice this process is quite complicated, as growth and capital costs need to be determined by catchment (there are 30 different catchments in the HCC area).

In addition, growth estimates are needed for both residential and non-residential development (ie separately for retail, other commercial, and wet and dry industrial), where the type of non-residential development has different impacts depending on the activity. For example a 1,000m^2 commercial development will place a larger demand burden on transport infrastructure than an equivalent sized industrial development.

Figure 2 below outlines the overall approach used by HCC.

Figure 2. HCC's approach to determining DC charges per HUE per catchment



This approach to the three steps is described further below.

Identifying expected growth

The most complex step in the HCC calculation is determining the expected growth. Growth forecasts need to be established for both residential and non-residential developments. Furthermore, separate growth forecasts are required for every catchment over which DCs are assessed.

Forecasting growth

Growth forecasts are based on underlying demographics, modified on the basis of information related to existing vacancies and occupancy rates, known supply constraints, and historical consenting activity. The following table summarises HCC's approach.

Unit	Base demand data	Demand adjustments	Supply constraints
Residential	Stats NZ household growth forecasts	Vacancy rates (meaning household estimates – which are people based - will typically be lower than actual dwellings)	Council estimates of infill capacity constraints by section Council estimates of greenfield capacity constraints by section Capacity of stormwater catchments to manage growth Supply constraints, based on recent rates of development (as indicated by building consents)
Retail, commercial and industrial	Macroeconomic model that forecasts employment by Census Area Unit	Some manual adjustments are made which (largely) shift expected growth between different Census Area Units. A regression model (for each of the three non-residential types) has been developed based on the historical relationship between employment and population growth and new floor area (drawn from building consents). This model is then used to estimate future floor area uptake. Further adjustments are made to allow for the impact of vacancies.	Growth is allocated to specific areas on the basis of supply capacity (which in turn is based on land-use and timing constraints). Land-use constraints may be related to asset capacities or planning provisions.

This component of the process provides a detailed forecast of growth by catchment. This growth is then converted into HUEs as discussed below.

HUEs

In each case, growth is defined in terms of HUEs. One HUE represents either one residential household or the amount of a non-residential development with an equivalent infrastructure usage.

For example, for *industrial* development HCC's HUE conversion table is as follows:

	Reserves	Stormwater[2]	Transport	Wastewater	Water
HUEs per 100m² GFA	0.165	0.287	0.900	0.167	0.117

So a 1,000m² industrial development is equivalent to nine households from a transport perspective, and 1.67 households from a wastewater perspective. Schedule 6 of HCC's DC policy provides a complete list of HUE conversion factors.

Based on these conversions, a forecast of total HUEs per catchment (per year) is determined.

[2] Stormwater is based on site size rather than GFA

Capital costs to service growth

The second stage of the process is determining the total capital costs required to support this growth.

The first step in this stage involves consideration of the share of the Council's capital works programme related to growth. This happens outside of the Model and has been subject to a separate review.

Based on this work, over 800 past and planned capital works projects have been identified as having a growth component.

These projects are grouped by relevant catchment and activity type, to provide an annual growth cost by catchment and by activity.

Determining the charge

The final stage is to allocate the capital costs within each catchment to the growth expected. Because of the lumpy nature of capital projects, this also includes an allocation of financing costs, reflecting the fact that capital projects will provide capacity for growth over a number of years.

The charge can be formally described as follows:

$$Charge = \frac{Capex_0 + \frac{Capex_1}{(1+r)^1} + \frac{Capex_2}{(1+r)^2} + \cdots + \frac{Capex_n}{(1+r)^n}}{HUE_0 + \frac{HUE_1}{(1+r)^1} + \frac{HUE_2}{(1+r)^2} + \cdots + \frac{HUE_n}{(1+r)^n}}$$

The approach is shown in the following simple example where a capital project of $100 is recovered over three years, including interest charges at 7%. In this example each of the 30 HUEs pays $3.56.

DC worked example

	Value	Year 1	Year 2	Year 3
Inputs				
Capex		$100.00		
New HUEs		10.0	10.0	10.0
Interest rate	7.0%			
Loan balance calculation				
Opening balance		$0.00	$64.39	$33.28
Capex		$100.00	$0.00	$0.00
Interest		$0.00	$4.51	$2.33
DC revenue		$35.61	$35.61	$35.61
Closing balance		$64.39	$33.28	$0.00
DC charge calculation				
DC charges		$3.56	$3.56	$3.56

Example charges

DC charges are the total of three separate types of catchments across Hamilton as follows:

- General catchments, which include charges for the categories below. This is comprised of a citywide charge and additional charges that relate to the specific general catchment only. Projects that cover the whole Peacocke area are split between Peacocke Stage 1 and Peacocke Stage 2.
  - Reserves
  - Transport
  - Water
  - Wastewater (specific amount for the general catchment in addition to the East/West split below)
- Stormwater catchments, which includes a separate charge for Stormwater infrastructure only
- Wastewater catchments based on an East/West split of the city, which includes a separate charge for Wastewater infrastructure only.

Residential charges are based on each dwelling constructed. Non-residential charges are charged on a per-100m^2 basis (based on site area for stormwater catchments and floor area for other catchments).

Example 1

The DC charge for a residential property in the Peacocke Stage 1 general catchment, Mangakotukutuku stormwater catchment and the West wastewater catchment is $24,331, calculated as follows:

	General catchment			Stormwater catchment	Wastewater catchment	TOTAL
	Citywide	Peacocke 1 specific	Peacocke general			
Reserves	538	0	344			881
Transport	1,844	2,935	137			4,916
Water	3,997	0	925			4,921
Wastewater	3,296	2,752	1,735		4,645	12,427
Stormwater	17			1,168		1,185
Total	**9,674**	**5,687**	**3,140**	**1,168**	**4,645**	**24,331**

Example 2

The DC charge for a commercial property with a floor and site area of 100m^2 in the Ruakura general catchment, Kirikiriroa stormwater catchment and East wastewater catchment is $8,320, calculated as follows:

	General catchment			Stormwater catchment	Wastewater catchment	TOTAL
	Citywide	Ruakura specific	Ruakura General			
Reserves	0	0	Na			0
Transport	3,400	604	Na			4,003
Water	1,453	313	Na			1,765
Wastewater	1,540	226	Na		544	2,310
Stormwater	6		Na	236		242
Total	**6,399**	**1,143**		**236**	**544**	**8,320**

Appendix A Restrictions

This stakeholder report has been prepared for Hamilton City Council to provide a high-level summary of the findings of our review of the Council's Development Contribution's Model, that can be shared with stakeholders. This report has been prepared solely for this purpose and should not be relied upon for any other purpose. We accept no liability to any party should it be used for any purpose other than that for which it was prepared.

To the fullest extent permitted by law, PwC accepts no duty of care to any third party in connection with the provision of this report and/or any related information or explanation (together, the "Information"). Accordingly, regardless of the form of action, whether in contract, tort (including without limitation, negligence) or otherwise, and to the extent permitted by applicable law, PwC accepts no liability of any kind to any third party and disclaims all responsibility for the consequences of any third party acting or refraining to act in reliance on the Information.

We have not independently verified the accuracy of information provided to us, and have not conducted any form of audit in respect of Hamilton City Council. Accordingly, we express no opinion on the reliability, accuracy, or completeness of the information provided to us and upon which we have relied.

The statements and opinions expressed herein have been made in good faith, and on the basis that all information relied upon is true and accurate in all material respects, and not misleading by reason of omission or otherwise.

The statements and opinions expressed in this report are based on information available as at the date of the report.

We reserve the right, but will be under no obligation, to review or amend our report, if any additional information, which was in existence on the date of this report, was not brought to our attention, or subsequently comes to light.

We have relied on forecasts and assumptions prepared by Hamilton City Council about future events which, by their nature, are not able to be independently verified. Inevitably, some assumptions may not materialise and unanticipated events and circumstances are likely to occur. Therefore, actual results in the future will vary from the forecasts upon which we have relied. These variations may be material.

This report is issued pursuant to the terms and conditions set out in our engagement letter with Hamilton City Council dated 1 May 2015.