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Development Contributions Policy 2018

Purpose and Objectives

- The purpose of this policy is to ensure new development contributes fairly to Taupō District's infrastructure and service requirements.
- 2. The objective is to:
 - enable Council to provide the necessary services where related to growth demand
 - provide an integrated approach to balance impacts of development on infrastructure capacity
 - provide a transparent method of calculating development contributions
 - provide a consistent application of development contribution charges.

Revocations

 The Taupō District Council Development Contributions Policy 2015 is revoked at the time of the Taupō District Council Policy 2018 comes into force.

Definitions

4. Any words, phrases or expressions used in this policy which have meanings assigned to them by the Local Government Act 2002 (LGA) and shall have the meaning in the LGA, unless inconsistent with the context in which such words occur. The following definitions are used throughout the policy:

| the LGA | The Local Government Act 2002 |
|------------|--|
| Backlog | The portion of a project that is the historical catch-up that meets the required level of service |
| CBD | The Central Business District as defined in the 2004 Taupō Town Centre Structure Plan |
| Commercial | Land use associated with: a. communication services b. finance c. insurance d. services to finance and investment e. real estate f. business services g. central government administration h. defence i. public order and safety services j. local government administration services and civil defence k. commercial offices |

| Community Infrastructure on Reserves | Provision of infrastructure on reserve land, both new and existing, including playgrounds, community centres and public toilets |
|--|--|
| Cost Allocation | The allocation of the capital costs of a project, including renewal, catch-up backlog, and additional capacity to provide for growth |
| Council | Taupō District Council |
| Development Contribution Area | Any areas existing for each asset category, e.g. district wide for transportation. For water and wastewater, areas are based upon existing 'constituted service catchment' areas as identified on the attached maps |
| District Parks | The premier parks such as Owen Delany Park and lakefront reserves, which are focal points for the whole district and visitors |
| ETA | East Taupō Arterial |
| Funding Model | The funding model ensuring an equitable assessment of the funding requirements to support the development contributions regime. The primary output of the funding model is an accurate assessment of the required development contribution charges |
| GFA | Gross Floor Area |
| Growth | The portion of a planned (or completed) capital project providing capacity in excess of existing community demand at the current agreed levels of service. |
| Growth Model | The anticipated area expansion and associated increases in HUEs |
| Household unit equivalent (HUE) | The unit of demand that creates an equivalency factor between a type of development and one detached dwelling unit (household unit) |
| Industrial | Activities, including associated land, infrastructure and buildings, used for manufacturing, fabricating, processing, packing or storage of goods, substances, energy or vehicles, and the servicing and repair of goods and vehicles whether by machinery or hand |
| Industrial Environment | Those areas zoned Industrial Environment in the Taupō District Plan |
| Infill Subdivision | Subdivision occurring within a serviced catchment where a single residential lot is subdivided into no more than 3 new lots |
| Lot | Has the same meaning as 'allotment' under s218(2) of the Resource Management Act 1991 |
| LTP | Long Term Plan 2018-28 |
| Non-Residential lot | An allotment that is not being used for residential purposes |
| Reserve Land | The cost of purchasing land and improvements necessary to enable the land to function as a local reserve. |
| Retirement Homes – Care | Rest homes providing full 24 hour care with residents requiring high levels of help and high staff ratios due to the level of care required |

| Retirement Homes – Village | Fenced retirement villages where residents occupy dwellings. These dwellings are generally self-contained with 2.5 or fewer bedrooms and provision for car parking |
|-------------------------------|---|
| Renewal | The portion of project expenditure that has already been funded through depreciation of the existing asset |
| Residential Unit | A detached building (with the exception of apartments or flats) having a bathroom and kitchen. If a residential extension includes all these facilities but is attached to the house, it must be accessed from inside the house (garage not included) for it not to be considered a second or subsequent dwelling |
| Retail | Land use associated with: a. retail trade b. restaurants and bars c. cultural and recreational services d. personal and other community services |
| Rural | Those areas zoned Rural Environment in the Taupō District Plan |
| Service Connection | A physical connection to a service provided by or on behalf of Council |
| Subdivision | The same as 's218(1) of the Resource Management Act 1991 |

Policy

Background

- 6. The LGA requires Council to adopt a policy on development contributions.
- The LGA contains provisions for funding capital expenditure for reserves or infrastructure by means of development contributions where capital expenditure is required due to new development.

What is a Development Contribution?

- 8. A development contribution is a contribution made by a developer to Council, according to the methodology set out in this policy, and can be either: money, land or a combination of both.
- 9. Council may, under s198 of the LGA, require development contributions to be made. When officers are determining whether a development contribution is payable they will consider the following:
 - Is the project in accordance with s197 the LGA?
 - Does the project either alone or in combination with another development have the effect of requiring expenditure on infrastructure, s199 the LGA?
 - Is the development provided for in s198(2) the LGA?
- 10. The funding period of a development contribution can be an asset's capacity life, an asset's useful life, or 25 years, whichever is the lesser period.

Explanation/Justification

- 11. Section 106(2)(c) of the LGA requires Council to justify charging developers for the cost of development-driven increases in infrastructure capacity for community facilities. This justification must be based on Section 101(3) considerations of the LGA.
- 12. The effects of growth, particularly the cumulative effects of development, require council to incur capital expenditure, on behalf of the community, to provide new or additional services, including anticipating future growth. Funding tools such as development contributions, along with others, are essential in meeting these needs.

- 13. Development contributions enhance equity now and in the future. Referred to as intergenerational equity, the development contributions assist Council to assign the costs of growth to the time frame in which that demand was generated.
- 14. Ratepayers have traditionally borne the burden of paying for network infrastructure required for growth. Development contributions place a responsibility of funding on those that create and benefit from it rather than the ratepayer.
- 15. Council's decision-making framework identifies the strategies and plans that guide its decisions for the community. Council has made an assessment regarding the funding of activities following consideration of the requirements of s101(3) of the LGA. Council's Revenue and Financing Policy sets out how each activity will be funded with one source being development contributions.
- 16. This policy identifies those activities to be funded by development contributions ensuring a fair distribution of funding of infrastructure having regard to existing and future populations. The existing population has already made considerable investment in services and enjoys the benefit of using those services. Those undertaking new development benefit from: using; connecting to; extending existing services; or supplying new services; and must pay their fair share of the capital expenditure for this.

Significant Assumptions

17. The significant assumptions underlying this policy's calculation is as follows:

| Significant Assumption | Effects | Level of Uncertainty |
|---|---|---|
| The level of growth occurs as forecast in the growth model | Lower than forecast – may need to review growth forecasts | Significant – revenue streams are lower than anticipated |
| | Higher than forecast – may need to review growth forecasts | Minor – revenue streams are higher than anticipated |
| No significant natural disasters e.g. earthquakes, volcanic eruptions occur | Any significant natural disaster may require a review of growth forecasts | Significant |
| The levels of service agreed are maintained | Significant changes may require Council to re- evaluate capital expenditure projects and the schedules contained within the policy | Significant – revenue streams are likely to change |
| Funding levels agreed within the LTP are maintained across the life of the policy | Lower than forecast | Minor – revenue streams may be higher than anticipated |
| | Higher than forecast | Significant – revenue streams may be lower than anticipated |
| The estimated capital expenditure costs come in on | Lower than forecast | • Minor |
| budget. This is based on best available knowledge at the time of preparation. | Higher than forecast | Significant – revenue streams unlikely to meet the costs required |

18.

| The wider economy remains stable | Major changes to the economy may require Council to re-evaluate capital expenditure projects and the schedules contained within the policy | Significant – revenue streams may be lower |
|--|---|---|
| All government agency subsidies will continue at current levels | Major change in government policy that changes eligibility criteria that leads to a reduction in current levels may require Council to re-evaluate capital expenditure projects and the schedules contained within the policy | Significant – revenue streams may be lower |
| All development contributions are paid in accordance clause 18 | Payment is required in accordance with the LGA and flexibility is built into Council processes | Minor – revenue streams are unlikely to be greatly affected |
| The legislative and regional policy requirements remain the same | Major changes may change funding requirements which increase compliance costs. This may require Council to re-evaluate capital expenditure projects and the schedules contained within the policy | Medium – may require changes |

Activities

- 19. Council has identified a number of activities that require funding through development contributions (refer Schedule 1: Activities to be funded). These are required to enable new development to proceed.
- 20. Council is committed to play its part in delivering and funding these activities adequately and in good time.
- 21. Council has determined that within these activities it is appropriate to use development contributions as a funding source for capital expenditure related to activities listed Schedule 1: Activities to be funded.
- 22. Within these activities, development contributions will not be required to fund:
 - a. operating and maintenance costs
 - b. any part of a capital expenditure project that is funded from another source
 - c. costs incurred by Council to fund renewal and/or to increase existing levels of service that are below the stated service standard.

Funding Areas

- 23. Development contributions will be required from those areas outlined in Schedule 3: Funding Areas (refer to the maps in Schedule 3).
- 24. Capital expenditure projects Schedule 1: Activities to be funded.

Units of Demand

25. Council determines the appropriate share of the gross costs of growth-related infrastructure to be paid by developers by having regard to the factors set out in section 101(3) of the LGA.

- 26. Every new residential lot as per the growth model outlined in Schedule 5: Taupō District Growth Model 2018-2050 is presented as a HUE.
- 27. A HUE represents the demand created by one household unit of 2.6 persons (the district wide average occupancy rate).
- 28. The development contribution will be assessed for each service type in each catchment area and will be charged on the number of HUE. For the calculation of the HUE see Schedule 2: Methodology/Calculation.
- 29. For each area of Council activity, the development contribution capital charge payable for a HUE is assessed by determining the cost of growth-related infrastructure to be paid divided by the estimated number of HUEs in accordance with the growth model.
- 30. For a commercial conversion see Schedule 2: Methodology/Calculation.

Allotments/Land Assessments

31. In attributing units of demand as required by Schedule 13 of the LGA, Council will take account of the demand generated by existing allotments or land use on the development site. No credit will be given to lots not already connected to the services.

Calculating Development Contributions

- 32. Development contributions will be calculated using the cost of development driven expansion of infrastructure as described in the LTP.
- 33. The residential development contributions calculation is set out in Schedule 2: Methodology/Calculation. The commercial development contributions calculation is also set out in Schedule 2: Methodology/Calculation.
- 34. The schedules of this policy summarise and explain the cost of the development driven infrastructure capacity increases Council is planning over the next ten years.

Limits

- 35. Council cannot require a development contribution for a reserve, network infrastructure, or community infrastructure if:
 - a. it has, under section 108(2)(a) of the Resource Management Act 1991, imposed a condition on a resource consent in relation to the same development for the same purpose; or
 - b. the developer will fund or otherwise provide for the same reserve, network infrastructure, or community infrastructure; or
 - c. has received or will receive funding from a third party.

Development Agreements

- 36. Council may enter into private development agreement where there is a need to allocate responsibility between developers and Council for the construction and funding of public works in order to support Council strategies and plans.
- 37. Private development agreements will not be used to reduce the amount of contribution charge calculated under this policy.
- 38. Any private development agreement must show how costs payable for public works will be funded.

Credits

- 39. Credits can exist on a site which can be offset against the demand being created by a development. Situations where there are historical credits:
 - (i) Credit will be given for the pre-existing status of properties even if no previous financial or development contributions have been paid. Where service connections do not exist a development contribution will be payable upon connection.
 - (ii) A residential lot will be assessed as having 1 HUE for all service activities for which they have a lawful connection;
 - (iii) For vacant sites created after 1 July 2004, credits are also taken into account where DCs or Financial contributions (FCs) have previously been assessed and paid. In other words,

- where the developer has already paid a DC or FC for the infrastructure necessary for that development, the developer receives a credit as if it had been built.
- (iv) On sites where a dwelling was established after 1 July 2004 but subdivision did not occur at that stage, a credit will be given for the 20m2 reserves contribution that would have been paid at the time of the Code of Compliance certificate being issued. Should this dwelling be subdivided off within a 2 year period, a contribution will be payable for the difference between the DC payable for the subdivision and that already paid at the time of building or landuse consent.
- (v) For existing non-residential buildings that are demolished and rebuilt to the same or higher intensity, the historical credit will be based on the Gross Floor Area (GFA) prior to demolition.
- (vi) Any lot within the commercial environment or industrial environment use which was created by a subdivision resource consent granted prior to 1 July 2004 (and where that consent has not lapsed or been uplifted) will have an historical credit equal to 23% site coverage (GFA) for industrial areas and 63% site coverage (GFA) for commercial areas. The historical credit on commercial or industrial sites does not contain a reserves or community infrastructure component. Any residential development of these sites may incur development contributions for these activities.
- 40. Situations where there are no historical credits:
 - (i) If the property is not in a service catchment as defined by the areas in maps in Schedule 3, it is not deemed to have any credit for that service. For example, a vacant residential lot which was outside the wastewater service catchment area when it was granted a S224(c) certificate would not receive a credit for wastewater should it connect to the Council network in the future.
 - (ii) Vacant lots which are within the areas shown on service catchment maps in Schedule 3 but which do not have service connections will not have credit. Where water and wastewater service connections cannot be established to an allotment, credit will not exist for these activities.
 - (iii) Any previous building or resource consent which has been granted but where the DC or FC was not paid does not receive a credit. For example, a site for which a resource consent was granted to subdivide a lot into 2 but was never granted a s224c certificate under the RMA 1991 (therefore did not pay a financial or development contribution) does not receive a credit.

Reconsideration Process/Objections

- 41. Under s199A of the LGA, any applicant may request a reconsideration of their development contribution charges calculation.
- 42. Applications for reconsideration must be in writing and should include at least:
 - the address of the development site;
 - the consent reference the development relates to;
 - what part of the development contribution charge its applying to; and
 - the reason why.
- 43. Under s199C of the LGA, any applicant may object to their development contribution assessment.
- 44. Under s150A of the LGA, Council may recover from an objector any actual and reasonable costs associated with the objection, including:
 - selection, engagement and employment of development contribution Commissioners;
 - · secretarial and administrative support; and
 - preparation and organisation of hearings.

Payment/Invoicing

- 45. Development contributions may be paid in the form of cash, land, works, services or any combination of these.
- 46. An applicant can request an invoice be generated at any time.

- 47. If an invoice is not generated within 12 months of the issue of an assessment, then a new assessment will be calculated before an invoice can be generated.
- 48. Unless earlier requested, the invoice will be issued at the time of an application for a certificate under s224(c) of the Resource Management Act 1991, the time of application for a Code Compliance Certificate under s92 of the Building Act 2004, or prior to a request for service connection, whichever occurs sooner.
- 49. Future Development Units created through subdivision will be invoiced at the time of an application for a certificate under s224(c) of the Resource Management Act 1991 for the other development units.
- 50. For land use consent applications where, after 12 months, there has been no subsequent application for resource consent, building consent or a service connection, an invoice will be generated.
- 51. Where an application for non-residential subdivision or landuse consent is lodged with accurate information on the proposed gross floor area (GFA) or demand (in HUEs) for council services, a development contribution assessment and invoice will be calculated using the processes described above for residential applications.
- 52. It is difficult and impractical to calculate the demand created by a non-residential development when an application for non-residential subdivision consent is lodged in the absence of a landuse consent, or where no information on the GFA proposed for each site is provided. In this circumstance Council will make an estimate of the likely GFA for calculation purposes, based on the average building coverage rates for that area. The developer will pay 25% of the estimated average building coverage for invoicing purposes.
- 53. The remaining portion, or balance, of the development contribution charge will then be included in the assessment provided at the time of application for building consent, or during subsequent landuse consent applications.

Remissions/Postponements/Refunds

Remissions

54. There are no remissions on development contributions.

Postponements

55. There are no postponements on payment of development contributions.

Refunds

56. Council will refund development contributions in accordance with s209 and s210 of the LGA.

Enforcement Powers

- 57. **Council** may use powers under s208 of the LGA if development contributions have not been paid or made.
- 58. Council may:
 - a. in the case of a development contribution required under section 198(1)(a), -
 - (i) withhold a certificate under section 224(c) of the Resource Management Act 1991
 - (ii) prevent the commencement of a resource consent under the Resource Management Act 1991
 - b. in the case of a development contribution required under section 198(1)(b), withhold a code of compliance certificate under section 95 of the Building Act 2004
 - c. in the case of development contribution required under section 198(1)(c), withhold a service connection to the development
 - d. in each case, register the development contribution under the Statutory Land Charges Registration Act 1928, as a charge on the title of the land in respect of which the development contribution was required.

Public Inspection

59. This policy, and any supporting information, is available for public inspection.



Schedule 1: Activities to be funded

| Activity | Activity description | Fee Type | | |
|---------------------------|--|--|--|--|
| Transportation | Development and improvement to the roading network. | District wide | | |
| Water | Development and upgrading the water supply system | Separate development contribution apply for each developmen contribution area (refer Schedule 3 | | |
| Wastewater | Development and upgrading the wastewater disposal system | Separate development contributions apply for each development contribution area (refer Schedule 3) | | |
| Reserve land | To purchase land for local parks and improvements to ensure the land can function as a local reserve | Separate development contributions apply for each development contribution area (refer Schedule 3) | | |
| | Greenfield developments | | | |
| | Infill residential development of more than 3 additional lots or houses. Note for infill residential development of more than 3 additional houses or lots, the DC charge will commence from the fourth lot or house onwards. | | | |
| Reserve Infrastructure | To enable the land to function as an area of usable green open space, such as playgrounds, community centres and public toilets | Nii | | |
| District parks | For land purchase of future district parks, and infrastructure (playgrounds and public toilets) on both existing and new district parks. | A fixed fee for subdivision developments. | | |

Table 1 - Activities to be funded

| Activity | Funding area | Project name | Expenditure already | Funded from development | Funded from other |
|--------------------------------|----------------------|---|---------------------|-------------------------|-------------------|
| | | | incurred | contributions | sources |
| Transport | District Wide | East Taupo Arterial | 104,753,311 | 7,792,367 | 96,960,944 |
| Transport | District Wide | Wakeman Road extension | 2,507,019 | 1,675,073 | 831,946 |
| Transport | District Wide | Poihipi Road seal widening | 508,218 | 119,051 | 389,167 |
| Transport | District Wide | Downers Point upgrade | 246,820 | 176,698 | 70,121 |
| Transport | District Wide | Rural sealing / safety works | 3,271,400 | 2,768,694 | 502,706 |
| Water | Taupo | Taupo water treatment plant building and reticulation | 25,481,889 | 3,702,519 | 21,779,371 |
| Water | Taupo | Cherry Lane Reservoir | 1,400,287 | 431,289 | 968,999 |
| Water | Kinloch | Kinloch water reticulation and upgrade | 1,149,488 | 346,215 | 803,273 |
| Water | Mapara | Relocation of Mapara pump station | 847,457 | 313,559 | 533,897 |
| Wastewater | Omori/Kurutau/Pukawa | WW Treatment & Disposal System | 14,359 | 4,451 | 9,907 |
| Wastewater | Taupo | PCP upgrade | 705,063 | 414,672 | 290,392 |
| Wastewater | Taupo | View Road land disposal site development | 20,880,943 | 4,549,022 | 16,331,921 |
| Wastewater | Taupo | Main Trunk - Matuku St to Richmond Ave | 940,703 | 165,282 | 775,421 |
| Wastewater | Taupo | Taupo wastewater treatment plant | 13,892,546 | 4,113,378 | 9,779,168 |
| Wastewater | Turangi | Turangi wastewater scheme | 220,724 | 44,034 | 176,690 |
| Wastewater | Kinloch | Kinloch wastewater infrastructure development | 1,122,689 | 67,585 | 1,055,104 |
| Wastewater | Kinloch | Kinloch wastewater treatment plant upgrade | 19,354 | 3,532 | 15,822 |
| Wastewater | Mangakino | Mangakino wastewater infrastructure development | 2,087,986 | 1,901,788 | 186,198 |
| Reserve Land | District Wide | Kinloch wastewater infrastructure development | 1,841,482 | 918,000 | 923,482 |
| Reserve Land | District Wide | Kuratau reserve acquisition | 869,534 | 67,456 | 802,078 |
| Reserve Land | District Wide | Lakeshore reserves development | 12,913 | 12,913 | - |
| District Parks | District Wide | 181 Lake Terrace | 377,655 | 377,655 | - |
| District Parks | District Wide | 183 Lake Terrace | 273,782 | 273,782 | - |
| District Parks | District Wide | Tongariro Domain redevelopment | 1,397,428 | 240,604 | 1,156,823 |
| District Parks | District Wide | Lakeshore reserves development | 603,913 | 118,722 | 485,191 |
| District Parks | District Wide | Spa Park | 60,590 | 17,571 | 43,019 |
| District Parks | District Wide | Whangaroa reserve boating facilities | 26,132 | 3,617 | 22,515 |
| Community Infrastructure | District Wide | Playground Besley Park | 81,006 | 2,738 | 78,268 |
| Community Infrastructure | District Wide | Wharewaka Footpath | 372,414 | 147,700 | 224,714 |
| Community Infrastructure | District Wide | New playground & park assets | 11,822 | 5,911 | 5,911 |
| Total historic capital expendi | 30,775,877 | 155,203,047 | | | |

Table 2: Historical Capital Expenditure Related to Growth – Schedule of Assets

| Activity | Funding area | Project name | Planned capital | Planned capital expenditure | Planned caital |
|-------------------------|----------------------|---|-----------------|-----------------------------|-------------------------|
| | | | expenditure | funded from development | expenditure funded from |
| | | | | contributions | other sources |
| Transport | District Wide | Poihipi Seal widening | 905,000 | 507,876 | 397,124 |
| Transport | District Wide | Second Bridge Crossing | 12,000,000 | 5,823,666 | 6,176,334 |
| Transport | District Wide | Oakdale Drive Extension | 100,000 | 2,635 | 97,365 |
| Transport | District Wide | Mapara Road Footpath | 50,000 | 2,446 | 47,554 |
| Transport | District Wide | Kinloch Footpath | 350,000 | 10,210 | 339,790 |
| Transport | District Wide | 518 Lake Terrace Footpath | 150,000 | 113,333 | 36,667 |
| Transport | District Wide | Huka Falls Road Footpath | 300,000 | 13,587 | 286,413 |
| Water | Kinloch | Kinloch WTP upgrade | 7,390,000 | 2,198,454 | 5,191,546 |
| Water | Mapara | Mapara water pump station capacity increase | 15,000 | 9,729 | 5,271 |
| Water | Mapara | Mapara water upgrade Blue Ridge rising main | 200,000 | 90,977 | 109,023 |
| Water | Taupo | Taupo WTP Capacity Upgrade | 1,750,000 | 1,049,711 | 700,289 |
| Water | Taupo | Poihipi Reservoir Land | 500,000 | 165,000 | 335,000 |
| Water | Taupo | Poihipi Reservoir | 4,100,000 | 1,353,000 | 2,747,000 |
| Water | Taupo | Tauhara Ridge Reservoir Land | 500,000 | 500,000 | - |
| Water | Taupo | Tauhara Ridge Reservoir | 1,800,000 | 1,800,000 | - |
| Water | Pukawa/Omori/Kuratau | Omori water DWSNZ upgrade | 3,200,000 | 167,665 | 3,032,335 |
| Wastewater | Kinloch | Effluent Disposal Field | 2,200,000 | 605,926 | 1,594,074 |
| Wastewater | Kinloch | Kinloch Wastewater TP Balance Tank | 1,800,000 | 492,225 | 1,307,775 |
| Wastewater | Kinloch | WWTP Upgrade | 2,750,000 | 2,241,362 | 508,638 |
| Wastewater | Taupo | Control Gates Bridge Siphon | 650,000 | 650,000 | - |
| Wastewater | Taupo | Eastern trunk main capacity upgrade | 1,800,000 | 1,194,683 | 605,317 |
| Wastewater | Taupo | Southern trunk main upgrade | 2,180,000 | 1,741,162 | 438,838 |
| Reserve Land | Kinloch | Reserve Purchase Programme | 612,500 | 612,500 | = |
| Reserve Land | Taupo | Reserve Purchase Programme | 1,837,500 | 1,837,500 | - |
| District Parks | District Wide | Great Lake Walkway upgrade | 1,750,000 | 1,750,000 | - |
| Total planned capital e | expenditure | 48,890,000 | 24,933,647 | 23,956,353 | |

Table 3: Planned Capital Expenditure Related to Growth - Schedule of Assets

Schedule 2: Methodology/Calculation

- 60. A development contribution is payable for each new HUE created by development in accordance with the Schedule 4: Development Contributions Schedule of Fees and Charges.
- 61. Residential HUE Calculation:

| Type of development | Unit of demand | Transportation | Water (if connecting to Council services) | Wastewater (if connecting to Council services) | Reserve Infrastructure | District Parks | Reserve land |
|--|-----------------------|-----------------|---|--|---------------------------|-------------------|-----------------|
| | | HUE per Unit of | Demand | | | | |
| Subdivision | Allotment | 1 | 1 | 1 | 1 | 1 | 1 |
| Land use or building consent | Dwelling | 1 | 1 | 1 | 1 | 0 | 1 |
| Commercial Accommodation | Accommodation Unit | 0.44 | 0.5 | 0.5 | 0.5 | 0 | 0.5 |
| Commercial Accommodation – Unit Title | Accommodation Unit | 1 | 1 | 1 | 1 | 1 | 1 |
| Commercial Accommodation – Manager's Unit | Manager Unit | 1 | 1 | 1 | 1 | 0 | 1 |
| Retirement Home – Care | Unit | 0.5 | 0.5 | 0.5 | 0 | 0 | 0 |
| Retirement Home – Village | Unit | 0.5 | 0.5 | 0.5 | 0.5 | 0 | 0.5 |

Table 4: Residential conversion factors from units of demand to HUE

62. For properties with restricted water flows, 1.2 l/min is the equivalent of one HUE. Additional l/min required will be charged as a ratio of 1.2 l/min to the water HUE charge.

Commercial Conversions

63. District Subdivision Code of Practice Design Standard: 700l/household/day (0.7m³/lot/day).

| Land use Description | District Design Std (L/Day) | Units | HUEs |
|----------------------|-----------------------------|-----------|------|
| Commercial | 200 | 100m² GFA | 0.29 |
| Industrial (dry) | 200 | 100m² GFA | 0.29 |
| Retail | 266 | 100m² GFA | 0.38 |

Table 5: Wastewater Non-Residential HUE Conversions

Note: Wet Industry to be treated as a 'special' case.

64. District Subdivision Code of Practice Design Standard: 1500l/household/day-1.5m³/lot/day.

| Land use Description | District Design Std (L/Day) | Units | HUEs |
|----------------------|-----------------------------|-----------|------|
| Commercial | 210 | 100m² GFA | 0.14 |
| Industrial (dry) | 210 | 100m² GFA | 0.14 |
| Retail | 280 | 100m² GFA | 0.19 |

Table 6: Water Non-Residential HUE Conversions

Note: Wet Industry to be treated as a 'special' case.

Vehicle Movements

| Vehicle | Movements | Explanation |
|-------------------|-----------|---|
| Staff member | 4 | Assume travel to and from work and have a lunch break |
| Customer | 2 | Assume travel to and from the business |
| Truck | 4 | Assume travel to and from the business but have a greater effect on wear and tear of road |
| Truck and trailer | 8 | Assume travel to and from the business but have a greater effect on wear and tear of road |

Table 7: Converting to Equivalent Vehicle Movements

65. 1HEU = 10 equivalent vehicle movements (EVM's) for non-residential developments.

| Land use | Movements | Classif | ication | | Net Movements | Equivalence | Averages Used | HUE per |
|---|-----------|---------|---------|-----|------------------|--------------------|------------------|------------|
| | | 1 | 2 | 3 | Wovements | HUE/unit | Oseu | 100m |
| | VPD | 50% | 20% | 5% | VPD | HUE/m ² | | |
| Business | | | | | | | | |
| Commercial | | | | | | | | |
| Offices | 20 | 50% | 30% | 20% | 6.4 | 0.0041 | 0.0041 | 0.41 |
| Retail | | | | | | | | |
| FMCG / Centres < 10,000m ² | 160 | 30% | 50% | 20% | 41.6 | 0.0268 | | |
| Centres > 10,000m ² | 87 | 30% | 50% | 20% | 22.6 | 0.0146 | 0.0164 | 1.64 |
| Bulk Goods | 40 | 60% | 30% | 10% | 14.6 | 0.0094 | | |
| Restaurant | 66 | 60% | 20% | 20% | 23.1 | 0.0149 | | |
| Industry | | | | | | | | |
| Warehousing | 5 | 70% | 20% | 10% | 2 | 0.0013 | 0.0028 | 0.28 |
| Manufacturing | 18 | 60% | 30% | 10% | 6.6 | 0.0042 | 0.0028 | 0.20 |

Table 8: Transportation Non-Residential HUE Conversions

Notes:

- VPD Vehicles per day
- The end destination and sole purpose of the trip is to that activity e.g. home to work not stopping at school or any other destination
- · Trip is made as one of a number of linked trips
- Trip is made but only because the route goes past that location
- 66. If subdividing commercial or industrial land and the future demand or GFA (of the future buildings) of the sites is not known, then an estimated GFA is used. The GFA is estimated by multiplying the land area by:
 - 63% if the land is in the Taupo CBD, Retail or Commercial Outside CBD
 - 23% if the land is industrial.

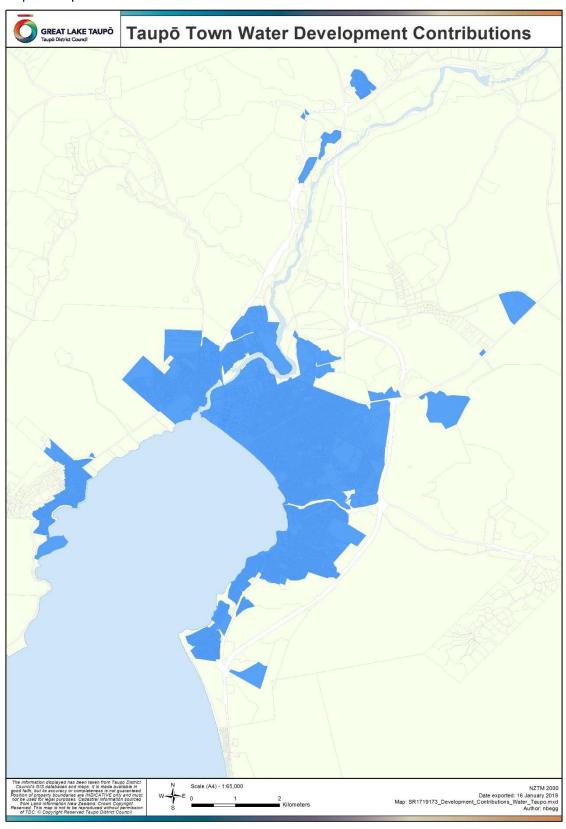
67. The following flow diagram indicates the process for converting a project with growth related costs to a DC charge.

Process

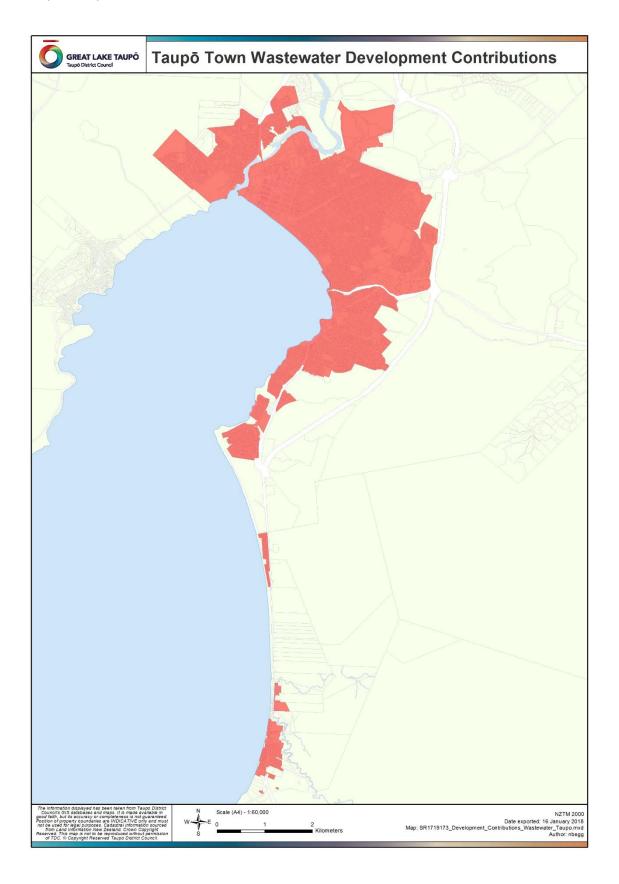
- 1. Project
- 2. Inflation is included based on the BERL estimates
- 3. Remove other funding, e.g. NZTA
- 4. A stand alone project is estimated (Renewal) that is the cost of constructing the assets renewed by the project without consideration of any other aspect of the project
- 5. A stand alone project is estimated (New Work) that is the cost of achieving the capacity requirements of the project without consideration of the renewal component.
- 6. The renewal component of the project is determined and removed from the analysis
- 7. Identify outcomes/impacts arising from implementing the project. e.g. capacity, amenity, safety etc.
- 8. Either identify the stand alone cost of achieving the outcome/impact or assign a % of the project to each outcome/impact based on engineering knowledge
- 9. Allocate a proportion of each-outcome/impact between backlog and growth taking into account growth model predictions, existing and proposed capacities of plant, s101(3) requirements etc. The following process then takes place for each outcome/impact
- 10. The growth proportion of the project is checked to ensure that the cost to the growth community is no more than what it would have cost to do it themselves.
- 11. A summary then indicates per outcome/impact percentage splits between renewal, backlog, growth and unallocated. At this stage a funding source is defined for each of these, e.g. backlog rates, growth DC, renewal rates, unallocated rates
- 12. The funding model completes a DC calculation calculates non growth charge, growth charge and removes backcharges. Generally speaking, the growth component of the cost is divided amongst the HUE growth as identified in the growth model. Backcharge relates to the amount the growth community will be paying in rates in the future. This amount is removed to avoid double dipping in the future.
- 13. DC charge (the growth cost is divided amongst the HUE in the area)
- 14. Elected members stand back and consider the overall DC charge and confirm the charge is reasonable in terms of s101(3)
- 68. Development contributions are not a tool to fund maintenance or changing levels of service for existing users. Therefore, backlog and renewal portions of Capital Expenditure budgets are funded from other sources and not by development contributions. A project cannot be considered for development contributions unless it is contained within the LTP.

SCHEDULE 3: Funding Areas

Map 1: Taupo Town Water Service Catchment



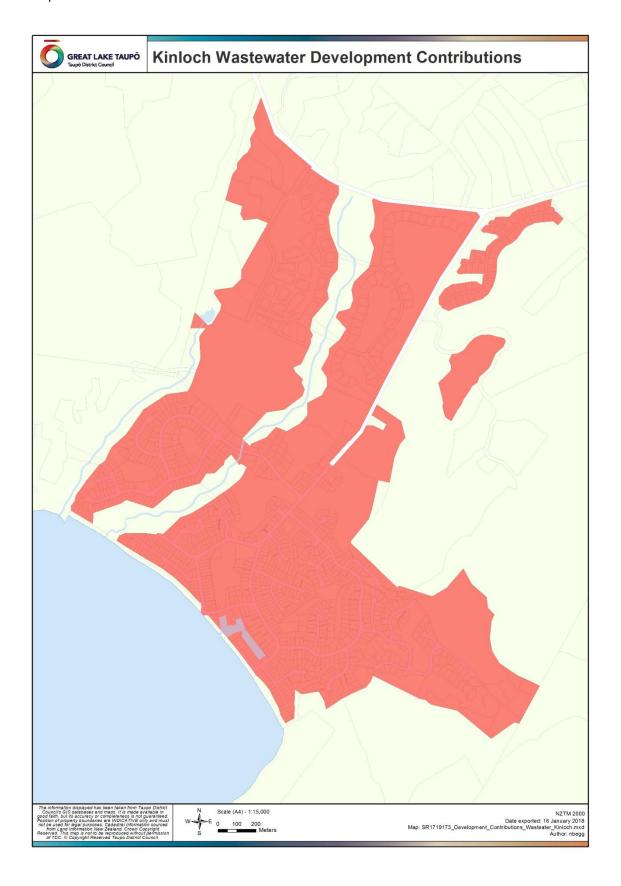
Map 2: Taupo Town Wastewater Service Catchment



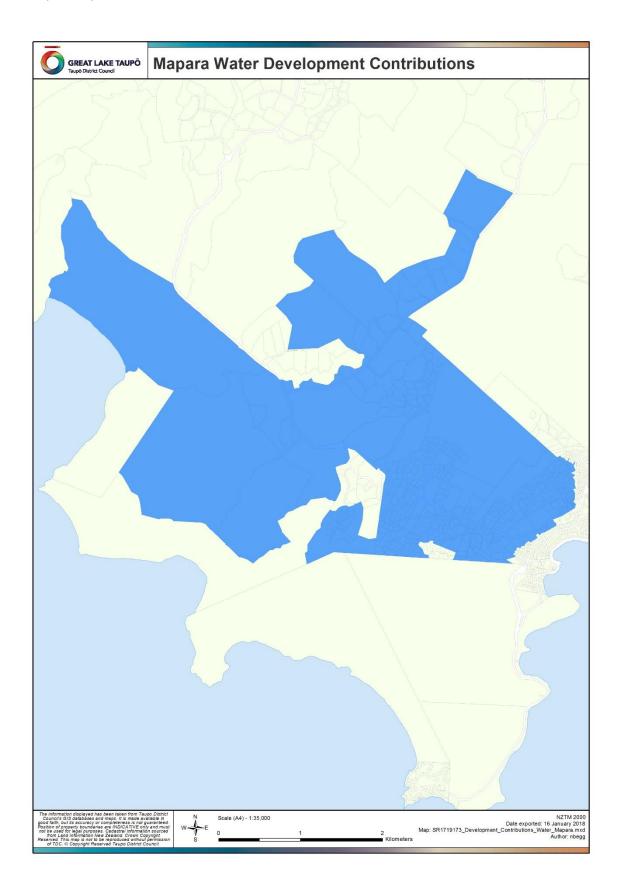
Map 3: Kinloch Water Service Catchment



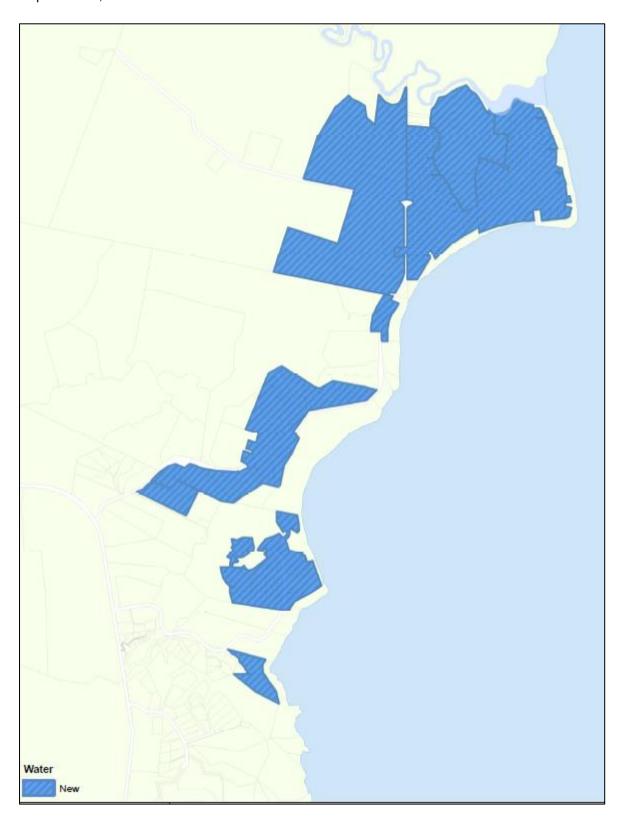
Map 4: Kinloch Wastewater Service Catchment



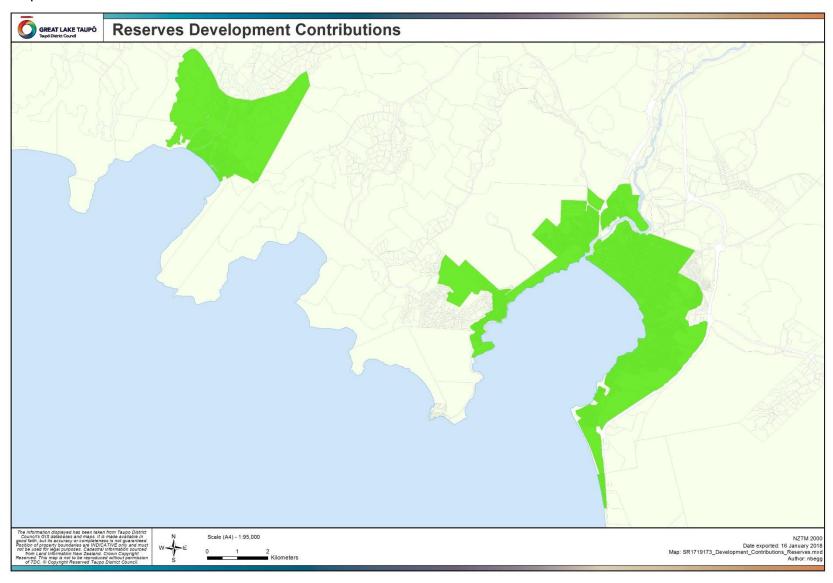
Map 5: Mapara Water Service Catchment



Map 6: Omori, Kuratau and Pukawa Water Service Catchment



Map 7: Reserves Collection Area



SCHEDULE 4: Development Contributions Schedule of Fees and Charges

Transportation Development Contributions Charge

69. Development contributions specified are exclusive of GST.

| Area | Development Contribution (HUE) excl GST | per |
|---------------|---|-----|
| District Wide | \$4,256 | |

Table 9: External Transportation District Wide

Note

• For non-residential developments HUE is 10 VPD.

Water and Wastewater Development Contributions Charges

| Development Contribution Areas | Water Contribution (per HUE) excl GST | Wastewater Contribution (per HUE) excl GST |
|-----------------------------------|---------------------------------------|--|
| Taupo Town | \$5,360 | \$7,446 |
| Kinloch | \$3,423 | \$8,028 |
| Mapara | \$5,951 | NPP |
| Pukawa/Omori/Kuratau | \$1,874 | NPP |

Table 10: Water and Wastewater

Notes

- Figures above cover development contributions only, and do not include normal connection charges.
- NPP No Projects Proposed
- LG Low Growth projected

Reserve Development Contributions Charges

| Type of development | Reserve Land (refer to map 7 for included areas) | District Parks | Infrastructure on Reserves land (per HUE) (refer to map 7 for included areas) |
|------------------------------|---|----------------|--|
| Subdivision | A fixed charge of \$1,264 for Taupo Town or \$1,928 for Kinloch per additional lot up to a maximum of 5% of the value of the underlying lot | | A fixed charge of \$118 per HEU created |
| Land use or building consent | Fixed charge of \$1,264 for Taupo Town or \$1,928 for Kinloch per additional HUE up to a | Nil | A fixed charge of \$118 per HEU created |

| | maximum value of 20m² land | | |
|---|--|---|---|
| Commercial Accommodation | Fixed charge of \$632 for Taupo Town or \$964 for Kinloch per additional HUE up to a maximum value of $10m^2$ land | Nil | A fixed charge of \$118 per HEU created |
| Commercial Accommodation – Unit Title | Fixed charge of \$1,264 for Taupo Town or \$1,928 for Kinloch per additional unit title up to a maximum of 5% of the land value content of each additional unit title | A fixed charge of \$971 up to a combined total (including Reserve Land) of 7.5% of the land value content per additional unit title | A fixed charge of \$118 per HEU created |
| Commercial Accommodation – Manager's Unit | Fixed charge of \$1,264 for Taupo Town or \$1,928 for Kinloch per additional HUE up to a maximum value of 20m² land | Nil | A fixed charge of \$118 per HEU created |
| Retirement Home - Care | Nil | Nil | A fixed charge of \$118 per HEU created |
| Retirement Home – Village | Fixed charge of \$632 for Taupo Town or \$964 for Kinloch per additional HUE up to a maximum value of 10m² land | Nil | A fixed charge of \$118 per HEU created |

Table 11: Reserve Land, Infrastructure and District Parks

Notes:

- The value of each allotment will be assessed up to the following maximum site areas:
- Rural: 40,000m2
- Low Density Residential: (as defined by the Low Density Residential Environment Area as set out in the Taupō District Plan): 4000m2
- Where a development is changing the underlying environment (e.g. subdividing existing rural land into residential) then the contribution will be assessed based upon the proposed development, not the underlying environment.

Schedule 5: Taupō District Growth Model 2018-2050

| | 009/17 ctuals | | | | Ta | upo | Dist | trict | Grov | vth M | odel | 2018 | 3 - 20 | 50 | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|------------------------|-------------|----------|-------------|--------------------|-------|-----------------|--------------------|------------|------------|----------------|------------|----------------------------|------------|------------|----------------------------|------------|-------------|----------|----------|--------------|------------------------------|----------------|----------|---------------------------|------------|------------|-----------------------------|---------------|--------------|------------------|---------------------------|------------|------------|------------|------------|------------|--------------------------------------|-------------------|-----------------|
| Total Residential properties per year Running Total for LTP | 2009/2010 88 168 | 10/11 76 | 37 | 12/13 76 | 77 | | 4/15 81 | 15/16 97 265 | 230 | 341 | 135 135 | 161 296 | 20/21 162 458 162 | 151 609 | 122 731 | 23/24 126 857 126 | 122 979 | 134 1113 | 97 | 94 | 66 1370 1 | 9/30 30/ 66 66 436 156 | 6 91 02 159 | 66 | 33/34 66 1725 66 | 66 1791 | 81 1872 | 36/37 37 66 6 1938 20 | 66 66 | 66 0 2136 | 66 2202 | 41/42 66 2268 66 | 66 2334 | 66 2400 | 66 2466 | 66 2532 | 66 2598 | 47/48 48/ 66 6 2664 27 66 6 | 66 66 730 2796 | |
| Building Consents Cumulative | | 76 | 113 | 189 | 266 | 3 | 347 | 444 | 674 | 1015 | 1150 | 1311 | 1473 | 1624 | 1746 | 1872 | 1994 | 2128 | 2225 | 2319 | 2385 2 | 451 251 | 17 260 | 3 2674 | 2740 | 2806 | 2887 | 2953 30 | 119 308 | 5 3151 | 3217 | 3283 | 3349 | 3415 | 3481 | 3547 | 3613 | 3679 37 | 66 66 745 3811 | |
| RESIDENTIAL AREA | | | | 2012- | -2022 L | TP Pe | eriod | 2015-20 | 025 LTP | Period | | | | 2 | 018-202 | 28 LTP | | | | | | | | | | | | | | | | | | | | | | | | Totals |
| Taupo South | 0 | 18 | 1 | 9 | 13 | | 0 | 1 | 26 | 116 | 25 | 55 | 55 | 55 | 55 | 55 | 55 | 55 | 30 | 30 | 0 | 20 0 | 20 | 0 | 20 | 0 | 20 | 0 2 | 0 0 | 20 | 0 | 20 | 0 | 20 | 0 | 20 | 0 | 20 | 0 20 | |
| Taupo North West Taupo Town | 2 55 | 2 14 | 12 12 | 24 25 | 16 22 | | 12 29 | 17 59 | 121 14 | 117 20 | 25 20 | 35 20 | 55 20 | 35 20 | 30 20 | 30 20 | 30 20 | 30 20 | 30 20 | 30 20 | 23 17 | 0 23 20 17 | 3 0 7 20 | 23 17 | 0 20 | 23 17 | 0 20 | 23 17 2 | 0 23 20 17 | 0 20 | 23 17 | 0 20 | 23 17 | 0 20 | 23 17 | 0 20 | 23 17 | 0 2 20 1 | 23 0 17 20 | |
| Total Lots Created Building Consents Issued | 57 78 | 34 58 | 25 56 | 58 55 | 51 52 | | 41 67 | 77 102 | 161 157 | 253 253 | 70 70 | 110 110 | 130 130 | 110 110 | 105 105 | 105 105 | 105 105 | 105 105 | 80 80 | 80 80 | 40 40 | 40 40 40 40 | 0 40 0 40 | 40 40 | 40 40 | 40 40 | 40 40 | 40 4 40 4 | 0 40 0 40 | 40 40 | 40 40 | 40 40 | 40 40 | 40 40 | 40 40 | 40 40 | 40 40 | 40 4 | 40 40 40 40 | 2,580 2,680 |
| Acacia Bay (including lower Mapara Rd) Total Lots Created | 0 | 1 | 0 | 1 | 0 | | 2 | 1 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 2 | . 2 | 2 | 2 | 2 | 2 | 2 | 2 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 2 | 73 |
| Building Consents Issued Kinloch Area | 9 | 3 | 1 | 3 | 2 | | 9 | 1 | 6 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 2 | 2 | 91 |
| Total Lots Created Building Consents Issued | 3 22 | 0 18 | 4 21 | 2 25 | 7 42 | | 19 44 | 6 66 | 38 59 | 68 68 | 10 10 | 22 22 | 0 | 12 12 | 0 | 7 | 0 | 0 | 0 | 0 | 10 10 | 10 10 10 10 | 0 10 | 10 10 | 10 10 | 10 10 | 10 10 | 10 1 10 1 | 0 10 | 10 | 10 10 | 10 10 | 10 10 | 10 10 | 10 10 | 10 10 | 10 10 | 10 1 | 0 10 | 415 614 |
| Total Lots Created Building Consents Issued | 3 | 16 | 3 7 | 7 | 5 | | 1 | 8 | 4 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 2 | 2 2 | . 2 | 2 | 2 | 2 | 2 | 2 | 2 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 2 | 143 184 |
| Five Mile Bay/Waitahanui Total Lots Created | 12 | 9 | , | 0 | | | 13 | 24 | 19 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 2 | 2 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 2 | 2 | 164 |
| Building Consents Issued | 0 | 0 | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | 0 |
| Total Lots Created Building Consents Issued | 2 | 7 2 | 1 | 1 | 0 | | 0 | 3 2 | 0 | 8 8 | 2 2 | 2 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 : | 2 2 | 84 92 |
| Hatepe Total Lots Created | 0 | - | | 0 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | | 0 | 0 | 0 | 0 | 0 | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | 0 |
| Motuoapa Total Lots Created | 0 | 0 | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | 23 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | . 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | 23 |
| Building Consents Issued Pukawa/Omori/Kuratau | 6 | 8 | 1 | 7 | 3 | | 2 | 16 | 11 | 0 | 23 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | ō | 0 | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | <u> </u> | 71 |
| Total Lots Created Building Consents Issued | 0 8 | 0 11 | 1 5 | 1 2 | 7 5 | | 2 | 0 5 | 20 3 | 0 | 18 18 | 15 15 | 18 18 | 0 | 3 | 0 | 3 | 0 | 3 | 0 | 0 | 0 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | 0 0 | 101 105 |
| Whareroa Total Lots Created | 0 | 0 | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 0 | 0 | 0 | 15 | 0 | 0 | 0 | 0 0 | 15 | 0 | 0 | 0 | 15 | 0 | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | 60 |
| Building Consents Issued Rural Other | | 2 | 0 | 1 | 1 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 0 | 0 | 0 | 15 | 0 | 0 | 0 | 0 0 | 15 | 0 | 0 | 0 | 15 | 0 | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 (|) 0 | 64 |
| Total Lots Created Building Consents Issued | 23 25 | 18 17 | 3 19 | 6 14 | 7 23 | | 15 53 | 2 49 | 5 29 | 5 5 | 5 5 | 5 5 | 5 5 | 5 5 | 5 5 | 5 5 | 5 5 | 5 5 | 5 5 | 5 5 | 10 10 | 10 10 10 10 | 0 10 0 10 | 10 10 | 10 10 | 10 10 | 10 10 | 10 1 10 1 | 0 10 0 10 | 10 10 | 10 10 | 10 10 | 10 10 | 10 10 | 10 10 | 10 10 | 10 10 | 10 1 10 1 | 10 10 10 10 | 331 479 |
| Commercial Accommodation HEU | | | | | | | | | | | | | | | 4.6 | 6 4.6 | 4.6 | 4.6 | 4.6 | 4.0 | 4.0 | 4.0 | 4.0 | 4.6 4. | 6 4.6 | 4.0 | 4.0 | 4.0 | 4.6 | 4.0 | 4.6 4. | | 4.6 | 4.6 | 4.6 | 4.6 | 4.6 | 4.6 | 4.6 4.6 | |
| TKMP | | 4.6 | , , | _ | 1.6 4.6 1.0 1.0 | | 4.6 1.0 | 4.0 | , | .6 4 | 6 4.6 0 1.0 | 4.0 | 4.0 | | | | | | 1.0 | 1.0 | 1.0 | | | 1.0 1. | | | 1.0 | 1.0 | | | 4.6 4. 1.0 1. | | | | | | 1.0 | | 1.0 1.0 | .6 184 .0 40 |
| Industrial/ Retail / Commercial (Gross Floor Area - m²) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Industrial | | 233 | 233 | 40 | 05 1,052 | 2 | 836 | 1,354 | 96 | 6 1,49 | 2 1,052 | 1,638 | 1,267 | 1,36 | 1,716 | 1,629 | 1,319 | 3,302 | 2,431 | 2,517 | 2,517 | 2,259 2 | 2,345 2, | 517 2,46 | 6 2,466 | 2,604 | 2,586 | 1,716 | 1,716 1, | 595 1,5 | 95 1,25 | 9 1,259 | 1,336 | 1,336 | 1,457 | 1,457 | 1,595 | 1,595 1 | 1,448 1,448 | 48 65,377 |
| Commercial | | 41 | 41 | _ | 72 187 | | 149 | 241 | | | | | | | | | 235 | 588 | 433 | 448 | 448 | | *** | 448 43 | | 463 | 460 | 305 | | | 84 22 | | | | 259 | 259 | 284 | | 258 25 | , |
| Retail | | 60 | 60 | 10 | 04 269 | 9 | 214 | 347 | 24 | 7 38 | 2 269 | 420 | 325 | 34 | 439 | 417 | 338 | 846 | 623 | 645 | 645 | 578 | 601 | 645 63 | 1 631 | 667 | 662 | 439 | 439 | 408 4 | 08 32 | 2 322 | 342 | 342 | 373 | 373 | 408 | 408 | 371 37 | 71 16,742 |
| Commercial | | - | | | | | - | | | - | | | | | | | | 20 | 20 | 20 | 20 | 20 | 20 | 20 2 | 0 20 | 20 | 20 | 20 | 20 | 20 | 20 2 | 0 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 1 | 20 500 |
| Retail | | - | | | | | - | | | - 2 | 0 14 | 22 | 17 | 11 | 23 | 22 | 18 | 18 | 18 | 18 | 18 | 18 | 18 | 18 1 | 8 18 | 18 | 18 | 18 | 18 | 18 | 18 1 | 8 18 | 18 | 18 | 18 | 18 | 18 | 18 | 18 1 | 18 600 |
| Mapara Valley | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0 |
| Commercial Turangi | | - | | | - | | - | | | - | - | • | | | | | | | - | - | | | • | - | - | | - | - | - | - | • | • | • | | • | - | | - | | U |
| Industrial | | 5 | 5 | 1 | 15 15 | 5 | 15 | 15 | 5 1 | 5 1 | 5 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 1 | 5 15 | 15 | 15 | 15 | 15 | 15 | 15 1 | 5 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 1 | 15 580 |
| Commercial | | 6 | 6 | | 10 10 | | 10 | 10 | | | 0 10 | 10 | 10 | 10 | 10 | 10 | 10 | 78 | 58 | 60 | 60 | 53 | 56 | 60 5 | 8 58 | 62 | 61 | 41 | 41 | 38 | 38 3 | 0 30 | 32 | 32 | 34 | 34 | 38 | 38 | 34 3 | 1,297 |
| Retail | | 6 | 6 | 1 | 10 10 |) | 10 | 10 | 1 | 0 1 | 0 10 | 10 | 10 | 10 | 10 | 10 | 10 | 78 | 58 | 60 | 60 | 53 | 56 | 60 5 | 8 58 | 62 | 61 | 41 | 41 | 38 | 38 3 | 0 30 | 32 | 32 | 34 | 34 | 38 | 38 | 34 3 | 1,292 |

| All Growth | 2009/17 actuals | | | | Tau | po Di | istric | t Wate | er Gro | owth | Mod | el 20 |)18 - | 2050 |) | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--------------------|-----------|-----------|----------|------------|------------|----------|--------------|------------|-----------|----------|----------|----------|----------|--------------|----------------|------------|----------|---------|---------|---------|----------|---------|----------|----------------|---------|---------|---------|---------|---------|---------|---------|----------|---------|--------------|----------|----------|----------|----------------|
| Financial Year Starting | 2009/2010 | 2010/2011 | 2011/2012 | 12/13 | 13/14 | 14/15 | 15/16 | 16/17 230 | 17/18 | 18/19 | 19/20 | 20/21 | 21/22 | 22/23 | 23/24 24 | /25 25/ | /26 26/2 | 7 27/28 | 28/29 | 29/30 | 30/31 | 31/32 | 32/33 3 | 33/34 34 | 1/35 35/3 | 36/37 | 37/38 | 38/39 | 39/40 | 40/41 | 41/42 | 42/43 | 43/44 44 | 4/45 4 | 5/46 46/4 | 7 47/48 | 48/49 | 49/50 | i |
| Total Residential properties per year Running Total for LTP | 65 | 59 | 34 | 70 | 70 | 66 | 97 | | | 130 | 286 | 443 | 589 | 706 | 827 9 | 44 107 | 73 1165 | 1254 | 1310 | 1366 | 1422 | 1503 | 1559 1 | 1615 10 | 671 174 | 2 1798 | 1854 | 1910 | 1966 | 2022 | 2078 | 2134 | 2190 2: | 246 2 | 302 235 | 8 2414 | 2470 | 2526 | i |
| Building Consents Cumulative | 143 | 111 59 | 92 93 | 105 | 113 233 | 141 299 | 216 | 261 | 336 962 | 130 | 156 | 157 | 146 | 117 | 121 1 | 17 12 | 29 92 | 89 | 56 | 56 | 56 | 81 | 56 | 56 5 | 56 71 | 56 | 56 | 56 | 56 | 56 | 56 | 56 | 56 5 | 56 | 56 56 | 56 | 56 | 56 | i |
| RESIDENTIAL AREA | | - 33 | 33 | | | | 390 | | | 1032 | 1240 | 1403 | | | | 20. | 33 2121 | 2210 | 22/2 | 2320 | 2304 | 2403 | 2321 | 2377 | 270 | 4 2700 | 2010 | 2072 | 2320 | 2304 | 3040 | 3030 | 3132 3. | 200 3 | 204 332 | 3370 | 3432 | 3400 | |
| | | | | 2012-2 | 2022 LT | P Period | 2015 | -2025 LTP | Period | | | | 20 | 18-202 | 8 LTP | | | | _ | | | | | | | | | | | | | | | | | | | | Totals |
| Taupo South Taupo North West | 0 2 | 18 2 | 1 12 | 9 24 | 13 16 | 0 12 | 0 17 | 26 121 | 116 117 | 25 25 | 55 35 | 55 55 | 55 35 | 55 30 | 55 5 30 3 | 55 55 80 30 | 5 30 | 30 30 | 0 23 | 20 0 | 0 23 | 20 0 | 0 23 | 20 | 0 20 23 0 | 0 23 | 20 0 | 0 23 | 20 0 | 0 23 | 20 0 | 0 23 | 20 | 0 23 | 20 0 0 23 | 20 | 0 23 | 20 0 | İ |
| Taupo Town Total Lots Create | 55 d 57 | 14 | 12 25 | 25 58 | 22 51 | 29 41 | 60 77 | 14 161 | 20 253 | 20 70 | 20 | 20 | 20 | 20 | 20 2 | 05 10 | 0 20 | 20 80 | 17 | 20 | 17 | 20 | 17 | 20 | 17 20 40 40 | 17 | 20 | 17 | 20 | 17 | 20 | 17 | 20 | 17 | 20 17 | 20 | 17 | 20 40 | 2 580 |
| Building Consents Issue | d 78 | 58 | 56 | 55 | 52 | 67 | 102 | 157 | 253 | 70 | 110 | 130 | 110 | 105 | 105 1 | 05 10 | 05 80 | 80 | 40 | 40 | 40 | 40 | 40 | 40 | 40 40 | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 40 40 | 40 | 40 | 40 | 2,580 2,680 |
| Total Lots Create Building Consents Issue | d 0 d 9 | 1 3 | 0 1 | 1 3 | 0 2 | 2 9 | 1 | 2 | 2 2 | 2 2 | 2 2 | 2 2 | 2 2 | 2 2 | 2 | 2 2 | 2 2 2 2 | 2 2 | 2 2 | 2 2 | 2 2 | 2 2 | 2 2 | 2 | 2 2 2 2 | 2 2 | 2 2 | 2 2 | 2 2 | 2 2 | 2 2 | 2 2 | 2 | 2 2 | 2 2 2 2 | 2 | 2 | 2 | 73 91 |
| Kinloch Area Total Lots Create | d 3 | 0 | 4 | 2 | 7 | 19 | 6 | 38 | 68 | 10 | 22 | 0 | 12 | 0 | 7 | 0 0 | 0 0 | 0 | 10 | 10 | 10 | 10 | 10 | 10 | 10 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 10 | 10 | 10 | 10 | 415 614 |
| Building Consents Issue Mapara/Blue Ridge Area | d 22 | 18 | 21 | 25 | 42 | 44 | 66 | 59 | 68 | 10 | 22 | 0 | 12 | 0 | 7 | 0 0 | 0 | 0 | 10 | 10 | 10 | 10 | 10 | 10 | 10 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 10 | 10 | 10 | 10 | |
| Total Lots Create Building Consents Issue | d 3 d 12 | 16 9 | 3 7 | 7 6 | 5 7 | 1 13 | 8 24 | 4 19 | 5 5 | 5 5 | 5 5 | 5 5 | 5 5 | 5 5 | 5 | 5 5 5 5 | 5 5 5 5 | 5 5 | 2 2 | 2 2 | 2 2 | 2 | 2 2 | 2 | 2 2 2 2 | 2 2 | 2 2 | 2 2 | 2 2 | 2 2 | 2 2 | 2 2 | 2 2 | 2 2 | 2 2 2 | 2 2 | 2 2 | 2 2 | 143 184 |
| Five Mile Bay/Waitahanui Total Lots Create | d 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | 0 | 0 | 0 | 1 |
| Building Consents Issue Turangi | d 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | 0 | 0 | 0 | 0 |
| Total Lots Create Building Consents Issue | d 2 d 8 | 8 2 | 1 | 1 6 | 1 | 0 2 | 3 2 | 0 6 | 8 | 2 2 | 2 2 | 2 2 | 2 2 | 2 2 | 2 | 2 2 2 2 | 2 2 | 2 2 | 2 2 | 2 2 | 2 | 2 | 2 | 2 | 2 2 2 2 | 2 | 2 2 | 2 | 2 2 | 2 | 2 | 2 | 2 | 2 | 2 2 | 2 | 2 | 2 | 85 92 |
| Total Lots Create | d 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | 0 | 0 | 0 | 0 |
| Motuoapa Total Lots Create | d 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 23 | 0 | 0 | 0 | 0 | 0 | 0 0 | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | 0 | 0 | 0 | 23 71 |
| Building Consents Issue Pukawa/Omori/Kuratau Total Lete Create | d 6 | 8 | 1 | 1 | 7 | 2 | 16 | 11 | 0 | 23 | 15 | 10 | 0 | 0 | 0 | 0 0 | 0 0 | 0 | 0 | 0 | 0 | 10 | 0 | 0 | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | 0 | 0 | 0 | |
| Total Lots Create Building Consents Issue | d 8 | 11 | 5 | 2 | 5 | 4 | 5 | 3 | 0 | 18 | 15 | 18 | 0 | 3 | 0 | 3 0 | 3 | 0 | 0 | 0 | 0 | 10 | 0 | 0 | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | 0 | 0 | 0 | 101 105 |
| Total Lots Create Building Consents Issue | d 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15 15 | 0 | 0 | 0 15 | 5 0 | 0 | 0 | 0 | 0 | 15 15 | 0 | 0 | 0 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | 0 | 0 | 0 | 60 |
| Rural Other Total Lots Create | d 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | 0 | 0 | 0 | 0 |
| Building Consents Issue Commercial Accommodation HEU | d 0 | Ö | 0 | 0 | Ō | ō | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | Ö | Ö | Ö | 0 |
| TKMP | | 4.6 | 4. | 6 4.6 | 6 4.6 | | 4.6 | 4.6 4 | 1.6 4. | .6 4.6 | 4.6 | 4.6 | 4.6 | 4.6 | 4.6 | 4.6 | 4.6 | 4.6 4. | .6 4.6 | 4.6 | 4.6 | 4.6 | 4.6 | 4.6 | 4.6 | 4.6 | 1.6 4.6 | 4.6 | 4.6 | 4.6 | 4.6 | 4.6 | 4.6 | 4.6 | 4.6 | 4.6 4 | .6 4.6 | 4.6 | 184 |
| п | | 1.0 | 1.0 | 1.0 | 0 1.0 | | 1.0 | 1.0 1 | 1.0 1. | .0 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 1. | .0 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | .0 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 1 | .0 1.0 | 1.0 | 40 |
| Industrial/ Retail / Commercial (Gross Floor Area - m²) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Taupo | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Industrial | | 233 | 233 | | 1,052 | 8 | | | ., | , , , , , | 1,638 | | 1,362 | | | | 3,302 2,4 | | | 2,259 | 2,345 | 2,517 | 2,400 | 2,466 | 2,604 2 | 586 1,7 | 1,716 | 1,595 | 1,595 | 1,259 | 1,259 | 1,336 | 1,336 | 1,457 | 1,457 1. | 595 1,59 | 95 1,448 | 1,448 | 65,377 |
| Commercial | | 41 | 41 | 72 | | 1 | | 241 17 | | 5 187 | 292 | 226 | 242 | 305 | 290 | 235 | | 133 44 | 8 448 | 402 | 417 | 448 | 439 | 439 | 463 | 460 3 | 05 305 | 284 | 284 | 224 | 224 | 238 | 238 | 259 | 259 | 284 28 | 34 258 | 258 | 11,635 |
| Retail Kinloch | | 60 | 60 | 104 | 269 | 2 | 214 | 347 24 | 47 38: | 2 269 | 420 | 325 | 349 | 439 | 417 | 338 | 846 6 | 523 64 | 5 645 | 578 | 601 | 645 | 631 | 631 | 667 | 662 4 | 39 439 | 408 | 408 | 322 | 322 | 342 | 342 | 373 | 373 | 408 40 | 08 371 | 371 | 16,742 |
| Commercial | | | | | | | | | | | | | | | | | 20 | 20 20 | 0 30 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 . | 20 20 | 20 | 500 |
| Retail | | | | | | | | | . 2 | 0 14 | 22 | 17 | 18 | 23 | 22 | 18 | 18 | 18 1 | 8 18 | 18 | 18 | 18 | 18 | 18 | 18 | 18 | 18 18 | 18 | 18 | 18 | 18 | 18 | 18 | 18 | 18 | 18 | 18 19 | 18 | 600 |
| Mapara Valley | | | | | - | | | | | | | | | | | | - | | 10 | | | | | | | | | | | | | | | | | | | | |
| Commercial | | | - | | | | - | | | | | | | | - | - | | | - | - | - | - | - | - | | - | - | - | - | - | - | - | - | - | | | - | - | 0 |
| Turangi | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Industrial | | 5 | 5 | 15 | 15 | , | 15 | 15 1 | 15 1: | 5 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 1 | 5 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 15 | 15 | 580 |
| Commercial | | 6 | 6 | 10 | 10 | | 10 | | 10 1 | 0 10 | 10 | 10 | 10 | 10 | 10 | 10 | | 58 6 | 0 60 | 53 | 56 | 60 | 58 | 58 | 62 | 61 | 41 41 | 38 | 38 | 30 | 30 | 32 | 32 | 34 | 34 | 38 | 38 34 | 34 | 1,297 |
| Retail | | 6 | 6 | 10 | 10 | | 10 | 10 1 | 10 1 | 0 10 | 10 | 10 | 10 | 10 | 10 | 10 | 78 | 58 6 | 0 60 | 53 | 56 | 60 | 58 | 58 | 62 | 61 | 41 41 | 38 | 38 | 30 | 30 | 32 | 32 | 34 | 34 | 38 | 38 34 | 34 | 1,292 |

| All Growth | 2009/17 actuals | | | | Tauı | po Dis | strict \ | Waste | ewat | er Gr | owtl | h Mo | del 2 | 2018 | - 20 | 50 | | | | | | | | | | | | | | | | | | | | | | | |
|---|--------------------|-----------|-----------------|------------|------------|------------|------------|------------|------------|-------------|-------------|-------------|-------------|-------------|---------------|-----------------|--------------|-----------------|------------|------------|------------|------------|------------|--------------|------------------|----------------|--------------|------------|------------|------------|------------|------------|------------|------------|------------|--------------|-----------------|-----------------|------------------|
| Financial Year Starting | 2009/2010 | | 2011/2012 34 | | | 14/15 | 15/16 | | | 18/19 | | | | | | | | | | | | | 32/33 | | | | 7 37/38 | | | | | | 43/44 | | | 16/47 4 | | | |
| Total Residential properties per year Running Total for LTP | 65 | | | 1 | | 66 | 97 | 230 | 331 | 125 | 276 | 152 428 | 569 | 681 | 797 | 909 1 | 033 11 | 20 1204 | 1260 | 1316 | 56 1372 | 1453 | 56 1509 | 1565 1 | 621 169 | 92 174 | 56 8 1804 | 1860 | 1916 | 1972 | 2028 | 2084 | 2140 | 2196 | 2252 | 2308 2 | 2364 24 | 20 2476 | |
| Building Consents Cumulative | 143 | 111 59 | 92 93 | 105 163 | 113 233 | 141 299 | 216 396 | 261 626 | 331 957 | 125 1082 | 151 1233 | 152 1385 | 141 1526 | 112 1638 | 116 1754 1 | 112 1 1866 1 | 990 20 | 7 84 77 2161 | 56 2217 | 56 2273 | 56 2329 | 81 2410 | 56 2466 | 56 2522 2 | 56 71 578 264 | 1 56 49 270 | 56 5 2761 | 56 2817 | 56 2873 | 56 2929 | 56 2985 | 56 3041 | 56 3097 | 56 3153 | 56 3209 | 56 3265 3 | 56 5 3321 33 | 6 56 77 3433 | |
| RESIDENTIAL AREA | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | 2012-2 | 2022 L11 | P Period | 2015-20 | 25 LTP F | eriod | | | | 20 | 18-202 | BLIP | | | | | | | | | | | | | | | | | | | | | | | | Totals |
| Taupo South Taupo North West | 0 | 18 | 1 | 9 | 13 | 0 | 0 | 26 | 116 | 25 | 55 | 55 | 55 | 55 | 55 | 55 | 55 3 | 0 30 | 0 | 20 | 0 | 20 | 0 | 20 | 0 20 | 0 0 | 20 | 0 | 20 | 0 | 20 | 0 | 20 | 0 | 20 | 0 | 20 0 | 20 | |
| Taupo North West Taupo Town | 2 55 | 14 | 12 12 | 24 25 | 16 22 | 12 29 | 17 60 | 121 14 | 117 20 | 25 20 | 35 20 | 55 20 | 35 20 | 30 20 | 30 20 | 20 | 30 3 20 2 | 0 30 0 20 | 23 17 | 0 20 | 23 17 | 0 20 | 23 17 | 0 20 | 23 0 17 20 |) 23 0 17 | 0 20 | 23 17 | 0 20 | 23 17 | 0 20 | 23 17 | 0 20 | 23 17 | 0 20 | 23 17 | 0 2 2 1 | 3 0 7 20 | |
| Total Lots Created Building Consents Issued | 57 | 34 58 | 25 56 | 58 55 | 51 52 | 41 67 | 77 102 | 161 157 | 253 253 | 70 70 | 110 | 130 | 110 | 105 | 105 | | 105 8 | 0 80 | 40 40 | 40 40 | 40 40 | 40 40 | 40 40 | 40 40 | 40 40 40 40 | 0 40 n 40 | 40 40 | 40 40 | 40 40 | 40 40 | 40 40 | 40 40 | 40 40 | 40 40 | | | 40 4 | | 2,580 2,680 |
| Acacia Bay (including lower Mapara Rd) | 70 | 30 | 30 | 33 | 32 | O, | 102 | 107 | 200 | 70 | 110 | 100 | 110 | 100 | 100 | 100 | .00 | 0 00 | 40 | 40 | 40 | 40 | 40 | 40 | 40 40 | -10 | 40 | 40 | 40 | 40 | 40 | -10 | 40 | 40 | 40 | -10 | | | |
| Total Lots Created Building Consents Issued | 9 | 1 3 | 0 1 | 1 3 | 0 2 | 2 9 | 1 | 2 6 | 2 | 2 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 2 | 2 2 2 | 2 2 | 2 | 2 | 2 | 2 | 2 | 2 2 2 | 2 2 | 2 2 | 2 | 2 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 2 | 2 2 | 73 91 |
| Kinloch Area Total Lots Created | 1 3 | 0 | 4 | 2 | 7 | 19 | 6 | 38 | 68 | 10 | 22 | 0 | 12 | n | 7 | n | 0 (| 0 0 | 10 | 10 | 10 | 10 | 10 | 10 | 10 10 | 0 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 1 | n 10 | 415 |
| Building Consents Issued | 22 | 18 | 21 | 25 | 42 | 44 | 66 | 59 | 68 | 10 | 22 | 0 | 12 | Ö | 7 | Ö | 0 0 | 0 | 10 | 10 | 10 | 10 | 10 | 10 | 10 10 | 0 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 1 | 10 | 415 614 |
| Mapara/Blue Ridge Area Total Lots Created | 3 | 16 | 3 | 7 | 5 | 1 | 8 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 (| 0 | 2 | 2 | 2 | 2 | 2 | 2 | 2 2 | 2 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 2 | 2 2 | 88 129 |
| Building Consents Issued | 12 | 9 | 7 | 6 | 7 | 13 | 24 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 (| 0 | 2 | 2 | 2 | 2 | 2 | 2 | 2 2 | 2 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 2 | 2 | 129 |
| Total Lots Created | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | 0 | 1 |
| Building Consents Issued Turangi | 0 | U | U | U | U | U | U | U | 0 | 0 | 0 | 0 | 0 | U | U | 0 | 0 (| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 (|) 0 | U |
| Total Lots Created Building Consents Issued | 2 8 | 8 2 | 1 | 1 6 | 0 | 0 2 | 3 2 | 0 6 | 8 8 | 2 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 2 | 2 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 2 | 2 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 2 | 2 2 | 85 92 |
| Hatepe | | | | | | | | | _ | | | _ | _ | | _ | _ | | | | | | | | | | | | | | | | | | | | _ | | | |
| Total Lots Created Motuoapa | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 (| 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 (| 0 | 0 |
| Total Lots Created Building Consents Issued | 0 | 0 | 0 | 0 7 | 0 | 0 | 0 16 | 0 11 | 0 0 | 23 23 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | 0 0 | 23 71 |
| Pukawa/Omori/Kuratau | | | | | | - | | 20 | | 40 | 45 | 40 | | 2 | ^ | 2 | ^ / | | | | | 40 | | ^ | 0 0 | | | 0 | | - | - | | | 0 | 0 | | | | 404 |
| Total Lots Created Building Consents Issued | 8 | 11 | 5 | 2 | 5 | 4 | 5 | 3 | 0 | 18 | 15 | 18 | 0 | 3 | 0 | 3 | 0 3 | 3 0 | 0 | 0 | 0 | 10 | 0 | 0 | 0 0 |) 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 |) 0 | 105 |
| Whareroa Total Lots Created | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 0 | 0 | 0 | 15 (| 0 0 | 0 | 0 | 0 | 15 | 0 | 0 | 0 15 | 5 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 (|) 0 | 60 |
| Building Consents Issued | 4 | 2 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 0 | 0 | 0 | 15 (| 0 | 0 | 0 | 0 | 15 | 0 | 0 | 0 15 | 5 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | 0 | 64 |
| Total Lots Created | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 (| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | 0 | 0 |
| Building Consents Issued Commercial Accommodation HEU | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 (| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 (| 0 | 0 |
| TKMP | | 4.6 | 4 6 | 6 46 | 4.6 | 4.6 | 46 | 46 | 4.6 | 4.6 | 4.6 | 4.6 | 4.6 | 4.6 | 4.6 | 4.6 | 4.6 | 4.6 | 4.6 4. | 4.6 | 4.6 | 4.6 | 4.6 | 4.6 | 4.6 | 4.6 | 4.6 4. | 6 4.6 | 6 4.6 | 4.6 | 4.6 | 4.6 | 4.6 | 4.6 | 4.6 | 4.6 | 4.6 | 4.6 4.0 | 6 184 |
| π | | 1.0 | 1.0 | 0 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 1. | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 1. | 0 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 1.0 | 0 40 |
| Industrial/ Retail / Commercial (Gross Floor Area - m ²) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Industrial | | 233 | 233 | 405 | 1.052 | 836 | 1.354 | 966 | 1 492 | 1.052 | 1.638 | 1.267 | 1.362 | 1.716 | 1.629 | 1.319 | 3 302 | 2.431 2.5 | 17 2.51 | 2.259 | 2.345 | 2.517 | 2 466 | 2.466 | 2 604 2 | 586 1 | 716 1.71 | 6 1 505 | 1.595 | 1 250 | 1.259 | 1 226 | 1 226 | 1.457 | 1.457 | 1.595 | 1 595 | .448 1.44 | 8 65.377 |
| Commercial | | 41 | 41 | 405 | 1,052 | 149 | 1,354 | | 265 | 1,052 | 1,638 | 226 | 242 | 305 | 290 | 235 | 588 | 433 4 | 48 44 | 2,259 | | 448 | 439 | 439 | 463 | 460 | 305 30 | 5 284 | 1,395 | 224 | 1,239 | 238 | 238 | 259 | 259 | 284 | 284 | 258 25 | |
| Retail | | 60 | - " | 104 | 101 | 214 | 347 | | 382 | 269 | 420 | 325 | 349 | | 417 | | | 623 | 45 645 | _ | | 645 | 631 | 631 | 667 | 662 | 439 43 | 9 408 | 3 408 | 322 | 322 | 342 | 342 | 373 | 373 | 408 | 408 | 371 37 | |
| Kinloch | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial | | _ | - | - | - | | | - | | | | | | - | - | - | 20 | 20 | 20 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 2 | 0 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 2 | o 500 |
| Retail | | | - | | - | | | | 20 | 14 | 22 | 17 | 18 | 23 | 22 | 18 | 18 | 18 | 18 18 | 18 | 18 | 18 | 18 | 18 | 18 | 18 | 18 1 | 8 18 | 18 | 18 | 18 | 18 | 18 | 18 | 18 | 18 | 18 | 18 1 | 8 600 |
| Mapara Valley | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial | | - | - | - | - | | - | - | - | - | - | - | - | - | - | - | - | | - | - | - | - | - | - | | - | - | - | - | - | - | - | - | - | - | - | - | - | 0 |
| Turangi Industrial | | 5 | - | | 45 | | 15 | | | 45 | 45 | 15 | 15 | 15 | 15 | 15 | 45 | 45 | 45 | | | 45 | 45 | 45 | 45 | 45 | 45 | | .1 | | ,.1 | ,-1 | 45 | 45 | 45 | 45 | 45 | 45 | 5 580 |
| Industrial Commercial | | 5 | 5 | 15 | 15 | 15 | 15 | | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 78 | 15 58 | 60 60 | 15 | 15 | 15 | 15 | 15 | 15 62 | 15 | 15 1 | 1 20 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 1 | 5 580 4 1,297 |
| Retail | | 6 | 6 | 10 | 10 | 10 | 10 | | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 78 | 58 | 60 60 | 53 | 56 | 60 | 58 | 58 | 62 | 61 | 41 4 | 1 38 | 38 | 30 | 30 | 32 | 32 | 34 | 34 | 38 | 38 | 34 3 | 4 1,297 |
| | | · · | 0 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | JO | 00 0 | 53 | ან | υU | 30 | 30 | 02 | UI | 41 4 | 38 | 38 | 30 | 30 | 32 | 32 | 34 | 34 | 30 | 30 | J+ 3 | 1,232 |

| All Growth | 2009/17 actuals | | | | Т | aupo | Distri | ict Tr | ansp | ortat | ion | Grow | /th N | Mode | el 20 | 18 - | 2050 |) | | | | | | | | | | | | | | | | | | | | | | |
|--|--------------------|-----------|-----------|----------|----------|----------|---------|------------|------------|----------|----------|----------|----------|--------|--------|-------|-------|-------|----------|----------|------------|----------|----------|---------|----------------|---------|----------|------------|------------|------------|----------|------------|----------|----------|------------|----------|----------|--------------|---------------------|----------------|
| Financial Year Starting | 2009/2010 88 | 2010/2011 | 2011/2012 | 12/13 | 13/14 | 14/15 | 15/16 | 16/17 | 17/18 | 18/19 | 19/20 | 20/21 | 21/22 | 22/23 | 23/24 | 24/25 | 25/26 | 26/27 | 27/28 | 28/29 | 29/30 | 30/31 3 | 31/32 3 | 2/33 33 | 1/34 34/3 | 35/3 | 36/37 | 37/38 | 38/39 | 39/40 | 40/41 | 41/42 | 42/43 | 43/44 | 44/45 | 45/46 | 46/47 4 | 7/48 48 | 49/50 | \Box |
| Total Residential properties per year Running Total for LTP | 88 | 76 | 37 | 76 | 77 | 81 | 97 | 230 | 341 | 135 | 161 | 162 | 151 | 122 | 126 | 122 | 134 | 97 | 94 | 1370 | 66 1436 | 1502 | 91 | 66 6 | 66 66 | 81 | 1939 | 66 2004 | 66 2070 | 66 2136 | 66 | 66 2268 | 66 | 66 | 66 2466 | 2532 | 2509 2 | 66 6 | 6 66 30 2796 | . |
| Building Consents Cumulative | 168 | 128 | 111 | 119 | 136 | 194 | 265 | 290 674 | 341 | 135 | 161 | 162 | 151 | 122 | 126 | 122 | 134 | 97 | 94 | 66 | 66 | 66 | 91 | 66 6 | 66 66 | 81 | 66 | 66 | 66 | 66 | 66 | 66 | 66 | 66 | 66 | 66 | 66 | 66 6 | 6 66 | |
| Cumulative RESIDENTIAL AREA | | 76 | 113 | 189 | 266 | 347 | 444 | 674 | 1015 | 1150 | 1311 | 1473 | 1624 | 1746 | 1872 | 1994 | 2128 | 2225 | 2319 | 2385 | 2451 | 2517 | 2608 2 | 2674 27 | 740 280 | 6 2887 | 2953 | 3019 | 3085 | 3151 | 3217 | 3283 | 3349 | 3415 | 3481 | 3547 | 3613 3 | 679 37 | 45 3811 | |
| RESIDENTIAL AREA | | | | 2012-2 | 022 LT | P Period | 2015-2 | 025 LTP | Period | | | | 20 | 018-20 | 28 LTP | | | | - | | | | | | | | | | | | | | | | | | | | | Totals |
| Taupo South Taupo North West | 0 | 18 | 1 | 9 | 13 16 | 0 | 0 | 26 121 | 116 117 | 25 25 | 55 35 | 55 55 | 55 35 | 55 | 55 | 55 | 55 | 30 | 30 30 | 0 23 | 20 | 0 | 20 | 0 2 | 20 0 | 20 | 0 | 20 | 0 | 20 | 0 | 20 | 0 | 20 | 0 | 20 | 0 | 20 (| 20 | |
| Taupo Town | 55 | 14 | 12 | 25 | 22 | 29 | 60 | 14 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 17 | 20 | 17 | 20 | 17 2 | 20 17 | 20 | 17 | 20 | 17 | 20 | 17 | 20 | 17 | 20 | 17 | 20 | 17 | 20 1 | 7 20 | 0.500 |
| Total Lots Creater Building Consents Issuer | 78 | 34 58 | 25 56 | 58 55 | 51 52 | 41 67 | 102 | 157 | 253 253 | 70 | 110 | 130 | 110 | 105 | 105 | 105 | 105 | 80 | 80 80 | 40 | 40 | 40 | 40 | 40 4 | 10 40 10 40 | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 40 4 | 0 40 0 40 | |
| Acacia Bay (including lower Mapara Rd) Total Lots Creater | d 0 | 1 | 0 | 1 | 0 | 2 | 1 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 : | 2 2 | 73 |
| Building Consents Issue Kinloch Area | d 9 | 3 | 1 | 3 | 2 | 9 | 1 | 6 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 2 | 91 |
| Total Lots Creater Building Consents Issuer | 3 d 22 | 0 18 | 4 21 | 2 25 | 7 42 | 19 44 | 6 66 | 38 59 | 68 68 | 10 10 | 22 22 | 0 | 12 12 | 0 0 | 7 7 | 0 | 0 | 0 | 0 | 10 10 | 10 10 | 10 10 | 10 10 | 10 1 | 10 10 10 10 | 10 | 10 10 | 10 10 | 10 10 | 10 10 | 10 10 | 10 10 | 10 10 | 10 10 | 10 10 | 10 10 | 10 10 | 10 1 10 1 | 0 10 0 10 | 415 614 |
| Mapara/Blue Ridge Area Total Lots Creater | d 3 | 16 | 3 | 7 | 5 | 1 | 8 | 4 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 2 | 2 | 2 | 2 | 2 | 2 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 : | 2 2 | 143 |
| Building Consents Issuer | 12 | 9 | 7 | 6 | 7 | 13 | 24 | 19 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 2 | 2 | 2 | 2 | 2 | 2 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 2 | 184 |
| Total Lots Creater Building Consents Issuer | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 (| 0 | 1 |
| Turangi | 0 | - | | | - | | 0 | | 0 | 0 | | 0 | | | | 0 | 0 | 0 | | U | U | 0 | U | 0 | 0 0 | U | 0 | U | 0 | 0 | U | 0 | U | U | U | U | U | 0 (| 0 | · · |
| Total Lots Created Building Consents Issued | 2 d 8 | 8 2 | 1 | 1 6 | 0 1 | 0 2 | 3 2 | 0 6 | 8 | 2 | 2 2 | 2 2 | 2 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 2 2 2 | 2 | 2 | 2 | 2 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 : | 2 2 | 85 92 |
| Hatepe Total Lots Creater | d 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 (| 0 0 | 0 |
| Motuoapa Total Lots Creater | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 23 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 (|) 0 | 23 |
| Building Consents Issue | 6 | 8 | 1 | 7 | 3 | 2 | 16 | 11 | 0 | 23 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | 71 |
| Total Lots Creater Building Consents Issue | 0 8 | 0 | 1 | 1 2 | 7 | 2 | 0 | 20 3 | 0 | 18 | 15 15 | 18 18 | 0 | 3 | 0 | 3 | 0 | 3 | 0 | 0 | 0 | 0 | 10 | 0 | 0 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 (| 0 0 | 101 105 |
| Whareroa Total Lots Creater | 0 | - 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 0 | 0 | 15 | 0 | 0 | 0 | 45 | 3 | 0 | ô | 0 | 0 | 10 | 0 | 0 0 | - 45 | | 0 | - 0 | 0 | | 0 | | 0 | 0 | | 0 | 0 | | 60 |
| Building Consents Issue | 4 | 2 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 0 | 0 | 0 | 15 | 0 | 0 | 0 | 0 | 0 | 15 | 0 | 0 0 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 0 | 64 |
| Total Lots Created | 23 | 17 17 | 3 | 6 | 7 | 15 | 2 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 10 | 10 | 10 | 10 | 10 1 | 10 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 1 | | 330 479 |
| Building Consents Issue Commercial Accommodation HEU | 25 | 1/ | 19 | 14 | 23 | 53 | 49 | 29 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 10 | 10 | 10 | 10 | 10 1 | 10 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 1 | 0 10 | 479 |
| ТКМР | | 4.6 | 4.6 | 4.6 | 4.6 | 4. | 6 4. | 6 4.6 | 6 4.6 | 6 4.6 | 4.6 | 4.6 | 4.6 | 4.6 | 4.6 | 4.6 | 4.6 | 4.6 | 4.6 | 4.6 | 4.6 | 4.6 | 4.6 | 4.6 | 4.6 | 4.6 | 4.6 | .6 4.6 | 4.6 | 4.6 | 4.6 | 4.6 | 4.6 | 4.6 | 4.6 | 4.6 | 4.6 | 4.6 | 4.6 | 184 |
| п | | 1.0 | 1.0 | 1.0 | 1.0 | 1. | 0 1. | 0 1.0 | 0 1.0 | 0 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | .0 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | .0 40 |
| Industrial/ Retail / Commercial (Gross Floor Area - m²) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Taupo | | | | <u> </u> | | | | | | | | | | | | | | | | | | | | | | | | _ | | | | | | | , | | | | | |
| Industrial | | 233 | 233 | | 1,052 | 83 | | | | 1,052 | 1,638 | | 1,362 | 1,716 | 1,629 | 1,319 | 3,302 | 2,431 | 2,517 | 2,517 | 2,259 | | 2,517 | 2,466 | | 604 2,5 | 86 1,7 | 6 1,716 | 1,595 | 1,595 | 1,259 | 1,259 | 1,336 | 1,336 | 1,457 | 1,457 | 1,595 | 1,595 | | 65,377 |
| Commercial | | 41 | 41 | 72 | | 14 | 9 24 | | | 5 187 | 292 | 226 | 242 | 305 | 290 | 235 | 588 | 433 | 448 | 448 | 402 | 417 | 448 | 439 | 439 | 463 4 | 60 3 | 05 305 | 284 | 284 | 224 | 224 | 238 | 238 | 259 | 259 | 284 | 284 | 200 | 258 11,635 |
| Retail | | 60 | 60 | 104 | 269 | 21 | 4 347 | 7 247 | 7 382 | 2 269 | 420 | 325 | 349 | 439 | 417 | 338 | 846 | 623 | 645 | 645 | 578 | 601 | 645 | 631 | 631 | 667 6 | 62 43 | 19 439 | 408 | 408 | 322 | 322 | 342 | 342 | 373 | 373 | 408 | 408 | 371 3 | 16,742 |
| Commercial | | | | | | | | | | | | | | | | | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 00 | | 00 | 00 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 500 |
| Detail | | <u> </u> | | | - | | | | | 0 14 | - 22 | 17 | 18 | - 23 | - 22 | - 18 | 18 | 18 | 40 | 20 | 20 | 40 | 40 | 10 | 10 | 10 | 10 | 0 20 | 20 | 20 | 20 | 20 | 10 | 20 | 20 | 20 | 40 | 40 | 10 | 18 600 |
| Mapara Valley | | | • | - | | | 1 | • | - 20 | 14 | 22 | 1/ | 18 | 23 | 22 | 18 | 18 | 18 | 18 | 18 | 18 | 18 | 18 | 18 | 18 | ıd | 10 | 0 18 | 18 | 18 | 18 | 18 | 18 | 18 | 18 | 18 | 18 | 18 | 18 | 10 000 |
| Commercial | | | | _ | - | | - | | | | - | | - | - | - | - | - | | - | | | | - | | | | | | | - | - | - | - | | - | | - | | | 0 |
| Turangi | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Industrial | | 5 | 5 | 15 | 15 | 1: | 5 15 | 5 15 | 5 15 | 5 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 5 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 580 |
| Commercial | | 6 | 6 | 10 | 10 | 1 | 0 10 | 0 10 |) 10 | 0 10 | 10 | 10 | 10 | 10 | 10 | 10 | 78 | 58 | 60 | 60 | 53 | 56 | 60 | 58 | 58 | 62 | 61 | 11 41 | 38 | 38 | 30 | 30 | 32 | 32 | 34 | 34 | 38 | 38 | 34 | 34 1,297 |
| Retail | | 6 | 6 | 10 | 10 | 11 | 0 10 | 0 10 |) 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 78 | 58 | 60 | 60 | 53 | 56 | 60 | 58 | 58 | 62 | 61 | 11 41 | 38 | 38 | 30 | 30 | 32 | 32 | 34 | 34 | 38 | 38 | 34 | 34 1,292 |