

Table 1: Development Contributions charges 2024 (GST exclusive)

All Figures are Per Household Unit Equivalent (HUE)							
Catchment Area	Water Infrastructure	Wastewater Infrastructure	Transport Network	Improvements to Destination Parks	Improvements to Local Parks ¹	Reserve land for new Local Parks ²	Total Charge (exclusive of Reserve land for new local parks)
Taupō Central	\$1,100	\$2,100	\$12,100	\$1,805	Greenfield areas – Residential: \$2,920 Greenfield areas – Low-density residential: \$1,460 Residential Infill areas: \$2,190	Nil	Greenfield areas – Residential: \$20,025 Greenfield areas – Low-density residential: \$18,565 – Residential Infill areas: \$19,295
Taupō South	\$4,400	\$7,200	\$12,100	\$1,805	Greenfield areas – Residential: \$2,920 Greenfield areas – Low-density residential: \$1,460 Residential Infill areas: \$2,190	Greenfield areas – Residential: 2.5% of land value ³ Greenfield areas – Low-density residential: Nil – Infill areas: Nil	Greenfield areas – Residential: \$28,425 Greenfield areas – Low-density residential: \$26,965 – Residential Infill areas: \$27,695
Taupō North	\$5,500	\$5,900	\$12,100	\$1,805	Greenfield areas – Residential: \$2,920 Greenfield areas – Low-density residential: \$1,460 Residential Infill areas: \$2,190	Greenfield areas – Residential: 2.5% of land value ³ Greenfield areas – Low-density: Nil – Infill areas: Nil	Greenfield areas – Residential: \$28,225 Greenfield areas – Low-density residential: \$26,765 – Residential Infill areas: \$27,495
Acacia Bay	\$1,900	\$9,100	\$12,100	\$1,805	Greenfield areas – Residential: \$2,920 Greenfield areas – Low-density residential: \$1,460 Residential Infill areas:	Nil	Greenfield areas – Residential: \$27,825 Greenfield areas – Low-density residential: \$26,365 – Residential Infill areas:

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					\$2,190		\$27,095
Kinloch	\$14,000	\$15,900	\$12,100	\$1,805	Greenfield areas – Residential: \$2,920 Greenfield areas – Low-density residential: \$1,460 Residential Infill areas: \$2,190	Greenfield areas – Residential: 2.5% of land value ³ Greenfield areas – Low-density: Nil – Infill areas: Nil	Greenfield areas – Residential: \$46,725 Greenfield areas – Low-density residential: \$45,265 – Residential Infill areas: \$45,995
Mapara	\$4,700	Nil	\$12,100	\$1,805	Greenfield areas – Residential: \$2,920 Greenfield areas – Low-density residential: \$1,460 Residential Infill areas: \$2,190	Nil	Greenfield areas – Residential: \$21,525 Greenfield areas – Low-density residential: \$20,065 – Residential Infill areas: \$20,795
Mangakino	Nil	\$8,800	\$2,400	\$1,805	Greenfield areas – Residential: \$2,920 Greenfield areas – Low-density residential: \$1,460 Residential Infill areas: \$2,190	Nil	Greenfield areas – Residential: \$15,925 Greenfield areas – Low-density residential: \$14,465 – Residential Infill areas: \$15,195
Tūrangi	Nil	\$3,000	\$2,400	\$1,805	Greenfield areas – Residential: \$2,920 Greenfield areas – Low-density residential: \$1,460 Residential Infill areas:	Nil	Greenfield areas – Residential: \$10,125 Greenfield areas – Low-density residential: \$8,665 – Residential Infill areas:

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Catchment Area	Water Infrastructure	Wastewater Infrastructure	Transport Network	Improvements to Destination Parks	Improvements to Local Parks ¹	Reserve land for new Local Parks ²	Total Charge (exclusive of Reserve land for new local parks)
					\$2,190		\$9,395
Pukawa/Omori/Kuratau	\$12,000	Nil	\$2,400	\$1,805	Greenfield areas – Residential: \$2,920 Greenfield areas – Low-density residential: \$1,460 Residential Infill areas: \$2,190	Nil	Greenfield areas – Residential: \$19,125 Greenfield areas – Low-density residential: \$17,665 – Residential Infill areas: \$18,395
Whareroa	Nil	Nil	\$2,400	\$1,805	Greenfield areas – Residential: \$2,920 Greenfield areas – Low-density residential: \$1,460 Residential Infill areas: \$2,190	Nil	Greenfield areas – Residential: \$7,125 Greenfield areas – Low-density residential: \$5,665 – Residential Infill areas: \$6,395
Motuoapa	Nil	Nil	\$2,400	\$1,805	Greenfield areas – Residential: \$2,920 Greenfield areas – Low-density residential: \$1,460 Residential Infill areas: \$2,190	Nil	Greenfield areas – Residential: \$7,125 Greenfield areas – Low-density residential: \$5,665 – Residential Infill areas: \$6,395
All Other Areas	Nil	Nil	\$2,400	\$1,805	Greenfield areas – Residential: \$2,920 Greenfield areas – Low-density residential: \$1,460 Residential Infill areas:	Nil	Greenfield areas – Residential: \$7,125 Greenfield areas – Low-density residential: \$5,665 – Residential Infill areas:

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					\$2,190		\$6,395

Notes:

¹The charge for local parks and reserves applies in-full to new residential areas to pay for new parks as set out in the catchment area maps in Part 3. Low-density developments pay 50% of this charge because they are not expected to require a neighbourhood reserve. Infills are expected to pay 75% of the charge because they will contribute towards improvements in both their neighbourhood and community parks. Developments are classified as residential, low-density residential or infill areas based on the size of the land area, as follows:

- Residential developments are lots smaller than 2,500m² per HUE in a residential urban area. This is based on the proposed development not the underlying District Plan environment.
- Low-density developments are lots that are 2,500m² or larger per HUE in a low-density residential urban or rural-residential area. This is based on the proposed development not the underlying District Plan environment.
- Infill areas are existing established residential areas that already have a community or neighbourhood park as set out in the catchment area maps in Part 3.

²The charge applicable to **reserve land for new local parks** is used to purchase land or to develop reserves for neighbourhood or community parks, including community or recreational facilities associated with the use of a reserve, as per s205 and s206 of the LGA. It does not include land that forms, or is to form, part of any road, access way, esplanade strip, gully, local purpose reserve, or is used, or is to be used, for stormwater management purposes – unless council, at its sole discretion, determines that this land is suitable for the intended neighbourhood or community Park.

³ A land valuation shall be provided at time of 224(c) or CCC (or no more than 3 months from the date of application) for an assessment of reserve land charges. The valuation shall be provided by an independent registered valuer with the 2.5% based on the value excluding GST. Council reserves the right to seek an independent review of a valuation.