

Schedule 1 – Part 2

Units of Demand

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Growth Projections

1.0 Introduction

To calculate development contributions growth projections (location, quantity, type and timing) are required. These growth projections are set out in this section of Council's Development Contributions Policy. As per Council's approach to development contributions (BIFs and SIFs) growth projections are required for each urban growth area (including the infill areas) and for the city as a whole.

2.0 Urban Growth Area Yields

Each Urban Growth Area has been assessed as to its potential for dwelling units in residential areas on a yield per hectare basis. In assessing each area, factors such as contour, accessibility and previous density patterns were taken into account. As a result, the following dwelling unit densities have been allowed for:

Bethlehem	- 10 per hectare
Pyes Pa	- 10 per hectare
Ohauiti	- 10 per hectare
Welcome Bay	- 9 per hectare
Papamoa	- 11 per hectare
West Bethlehem	- 12 per hectare
Pyes Pa West	- 15 per hectare
Wairakei	- 23 per hectare

In all Rural Residential areas a density of 1.6 dwellings per hectare has been allowed.

The yields above include land associated with neighbourhood reserves and roads in their calculation but not land associated with stormwater reserves or active reserves.

For Commercial/Industrial areas the equivalent number of dwelling units required per hectare to create the same demand on the services has been calculated.

3.0 Catchment Areas

Each of the urban growth areas have been broken down into sanitary sewer catchments and assessments made as to existing and future dwelling units for each catchment.

In the Papamoa area the residential areas existing at the time of Change No.1 to the District Plan (1992) were declared to be serviced areas with the result being that Subdivision Impact Fees (SIFs) were not charged for either wastewater or water within those areas whenever any infill subdivision took place. All other SIFs (transportation, reserves and stormwater) however, did apply to infill subdivisions. This same approach is still used.

Business Zones have been developed in Papamoa. Impact fees for these zones have been calculated on the basis of each lot being 900m² and therefore will be charged on the equivalent number of 900m² lots in each subdivision.

For the Tauriko Business Estate and the Wairakei and Pyes Pa West Business land, a household unit equivalent per hectare of net developable land has been determined.

4.0 Rural Residential

As no wastewater reticulation is required for Rural Residential areas, no development contribution for wastewater is charged within these zones unless Council makes a special allowance for connection to occur.

As each Rural Residential lot is required to contain its own stormwater, there is no requirement for stormwater systems and therefore no stormwater impact fees are charged in these zones.

In accordance with the planning policies that these areas are to remain as Rural Residential, no allowance has been made for any future wastewater extensions into these areas when considering catchment and pipe sizes.

5.0 Subdivision Impact Fee Scaling Factors – Business Land

The Harrison and Grierson report – “Business Sites – Papamoa” (1995) suggested some scaling factors that should apply to the Commercial Business sites in Papamoa. Subsequent negotiations between Council and other interested parties during the District Plan hearing process refined these factors still further. These factors are as follows and have been applied to the Papamoa commercial and future business zones:

Reserves	1
Transportation	1
Wastewater	1.2
Water Supply	1.8
Stormwater	2.2

Work carried out subsequent to this for Pyes Pa West, Wairakei and Tauriko has modified these factors and these are shown as follows:

Household unit equivalent calculation (Scaling Factors):

Using Code of Practice criteria and a household occupancy of 2.5 persons, the household unit equivalents for each service is calculated as follows:

Water:

Peak residential hourly flow based on 50 persons per ha At 15 lots/ha (15 x 2.5 = 37.5 persons per hectare)	=	1.07 L/s/ha
Peak flow for 15 lots/ha apply (37.5 ÷ 50) ratio to 1.07	=	0.8025 L/s/ha
Peak flow per household unit (0.8025 ÷ 15)	=	0.0535 L/s/ha
Peak design flow for com/ind use	=	1.0 L/s/ha
	$1.0 / 0.0535$	= 19
Household unit equivalent for water/ha for com/ind land	=	19

Wastewater:

Peak design flow for Residential 200L per person per day x 5(PF)	=	1,000 L/day
Peak design flow per household unit 1,000L x 2.5 persons per household	=	2,500 L/day
Convert to L/sec/ha [2,500 ÷ (24x60x60)]	=	0.0289 L/sec/ha

Peak design flow for com/ind	=	0.55 L/sec/ha
Light		0.4 L/sec/ha
Medium		0.7 L/sec/ha
Average		0.55 L/sec/ha
0.55 / 0.0289	=	19

Household unit equivalent for Wastewater/ha Comm/Ind land = 19

Transportation:

From Tauranga City Council surveys (Maleme St. & Birch Ave.)
Vehicle movements per ha (gross area) were = 350 v/H/d

If the household equivalent vehicle movements/day = 10

Then each hectare is the equivalent of = 35 houses

Household unit equivalent for transportation/ha of com/ind land = 35

Stormwater:

Average residential runoff coefficient = 0.65

Average industrial runoff coefficient = 0.95

Therefore the industrial runoff is 0.95/0.65 = 1.46 times greater

If there are 15 res lots/ha then this must equate to 15 x 1.46 = 22 lots/Ha

Household unit equivalent for stormwater/ha of com/ind land = 22

6.0 Calculation of SIF Divisors (Dwelling Unit Assessment)

UGA/ Infill Area	Household Density	Transportation Divisor	Water Divisor	Waste-water Divisor	Storm-water Divisor	Reserve & Community Infrastructure Divisor
Original UGAs						
Bethlehem						
Residential	2.48	2,850	2,850	2,850	2,850	411
Rural Residential		249	249			
Remove Growth 1992-2001						
Total		3,099	3,099	2850	2,850	411
Pyes Pa						
Residential	2.38	1,754	1,754	1,754	1,754	573
Rural Residential		65	65			
Residential Devpmnt 1992-1995		84	84	84	84	
Rural Res Devpmnt 1995-1995		23	23			
Remove Growth 1992-2001						
Total		1,926	1,926	1,838	1,838	573
Welcome Bay						
Residential	2.55	1,221	1,221	1,221	1,221	66
Rural Residential		159	159			
Residential Devpmnt 1992-1995		39	39	39	39	
Rural Res Devpmnt 1995-1995		10	10			
Remove Growth 1992-2001						
Total		1,429	1,429	1,260	1,260	66
Ohauti						
Residential	2.42	1,293	1,293	1,293	1,293	394
Residential Devpmnt 1992-1995		3	3	3	3	
Rural Res Devpmnt 1995-1995		74	74			
Remove Growth 1992-2001						
Total		1,370	1,370	1,296	1,296	394
Papamoa						
New Residential	2.37	5,540	5,540	5,540	5,540	2,464
Serviced Infill		1,045			1,045	
Res Devpt 1992-1995 Serviced		116	116	116	116	
Res Devpt 1992-1995 Un-serviced		383	383	383	383	
Remove Growth 1992-2001						
<i>Subtotal Residential</i>		<i>7,084</i>	<i>6,039</i>	<i>6,039</i>	<i>7,084</i>	<i>2,464</i>
Commercial Lots		439	439	439	439	439
Commercial Multiplier		1.0	1.8	1.2	2.2	0.0
<i>Subtotal Commercial</i>		<i>439</i>	<i>790</i>	<i>527</i>	<i>966</i>	<i>0</i>
Total		7,523	6,829	6,566	8,050	2,464

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UGA/ Infill Area	Household Density*	Transportation Divisor	Water Divisor	Waste water Divisor	Storm water Divisor	Reserves & Community Infrastructure Divisor
New UGAs						
West Bethlehem						
Residential	2.37	442	442	442	442	442
Service Existing Lots			33	33		33
Remove Block D and existing development						(106)
Total		442	475	475	442	369
Pyes Pa West						
Residential	2.25	2,962	2,962	2,962	2,962	825
Remove Growth 1992-2001						
<i>Subtotal Residential</i>		<u>2,962</u>	<u>2,962</u>	<u>2,962</u>	<u>2,962</u>	<u>825</u>
Commercial Area		2	2	2	2	2
Commercial Scaling Factor		35	19	19	22	0
<i>Subtotal Commercial</i>		<u>70</u>	<u>38</u>	<u>38</u>	<u>44</u>	<u>0</u>
Total		3,032	3,000	3,000	3,006	825
Wairakei						
Residential	2.00	6,694	6,694	6,694	6,694	0
Commercial Area		119.77	119.77	119.77	119.77	119.77
Commercial Scaling Factor		35	19	19	22	0
<i>Subtotal Commercial</i>		<u>4,192</u>	<u>2,275</u>	<u>2,275</u>	<u>2,635</u>	<u>0</u>
Total		10,886	8,970	8,970	9,329	0
Tauriko						
Residential	N/A	0	0	0	0	0
Commercial Area		236.5	236.5	236.5	236.5	236.5
Commercial Scaling Factor		35	19	19	22	0
<i>Subtotal Commercial</i>		<u>8,277</u>	<u>4,493</u>	<u>4,493</u>	<u>5,203</u>	<u>0</u>
Total		8,277	4,493	4,493	5,203	0
Infill Area						
Tauranga						
Residential	2.15	4,392	4,392	4,392	4,392	4,234
Non-residential		220	220	220	220	0
Total		4,612	4,612	4,612	4,612	4,234
Mt Maunganui						
Residential	2.00	2,927	2,927	2,927	2,927	3,398
Non-residential		146	146	146	146	0
Total		3,073	3,073	3,073	3,073	3,398

* Household Density varies across growth areas, but is the same for each service and is amended for 10% percent unoccupied dwellings.

* Note: Catchment Numbers 34 and 36 do not pay reserve SIFs

The totals for each urban growth area have been used to calculate the SIF costs per lot for each urban growth area.

The reserve and community infrastructure divisors (for reserve development only) are significantly different from the other divisors because they only include growth from 1 July 2009 to 30 June 2026. In addition, the divisors in the Bethlehem, West Bethlehem and Tauranga infill areas have been

revised downward to remove development on multiple-owned Maori land which is not covered by Council's level of service for reserves. The Pyes Pa West divisor only includes the non-Grasshopper land in Hastings Rd and Kennedy Rd as local reserves and the development of these in the Grasshopper land is being done directly by the developer. The Wairakei divisor for local reserves and the development of them is 0 because the developers in this area are required to provide and develop the reserves themselves.

7.0 Addition of North Bethlehem (Variation No.1)

Note: The correction applied to the existing Rural/Residential count is due to an actual subdivision design being available at the time of this revision. Therefore the actual number of lots rather than the theoretical 1.6 per hectare was used, thus decreasing the count by 29 lots.

8.0 Carmichael Farm Settlement

As part of the negotiations for the Carmichael Farm purchase, some of the land that had been zoned "Rural", was rezoned to "Residential". This resulted in an increase in total residential lots for Bethlehem and hence an amendment to the divisor.

9.0 West Bethlehem

The potential yield for future dwelling units is based on a minimum yield of 20 lots per hectare for area A, 15 lots per hectare for areas B and C and 12 lots per hectare for area D.

10.0 Pyes Pa West

The development of the urban growth area will follow the provision of zoned land. Plan Change 32 provided for the rezoning and development of the Grasshopper development area for residential activities with associated Industrial and Commercial Business zoning to support the live/work/play principles. It is expected that the area will constitute about a 10 year supply of land and that the urban growth area as a whole will provide 15–20 years supply. The staged development of the area anticipates the development of approximately 200 lots per year developed progressively from SH29 towards the south.

A staged development plan including District Plan rules intend to manage the development of the area to ensure that an average development intensity of 15 dwelling units per hectare is achieved.

The rezoning of other land in the urban growth area is contingent on the availability of services.

The potential for future development in these areas is based on the following:

Residential:

Average dwelling unit density	15 per hectare
Number of occupants per dwelling	2.5

Large Lot Residential:

Actual subdivision yield, assumed total development in Large Lot Residential area	77 total units
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Number of occupants per dwelling	2.5
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Catchment Areas

The urban growth area has been broken down into four catchment areas:

1. Grasshopper development area
2. Hastings Rd development area
3. Kennedy Rd development area
4. Business development area

Large Lot Residential zoning in the Pyes Pa West Urban Growth area indicates an area of constraint to development on the basis of foundation conditions and topography. Specific measures are taken to limit the number of dwellings in these areas. In many areas, such as along the plateau escarpments, no development is permitted and residential development is provided for in the adjoining residential zone, whereas in the low-lying areas specific building sites will be identified with suitable foundations provided. These sites will be fully serviced including sewer reticulation. The payment of development contributions will be required for all services provided to the site including stormwater and wastewater SIFs.

These Large Lot areas are not the same as other Rural-Residential areas in the Tauranga District where reticulated sewer services are not available and stormwater is able to be disposed of on-site. Because the nature of the land it is inappropriate for on-site effluent treatment systems to be installed and stormwater disposal is provided as part of a wider sub-catchment system.

Future Yield Assessment

The future yield assessment includes the existing dwellings in the UGA, while the SIF divisors below refer to additional lots/dwellings provided for in the area.

Residential	No. of dwelling units
Grasshopper Development Area	2007
Hastings Rd	200
Kennedy Rd	<u>677</u>
	2884
Large Lot Residential	No. of dwelling units
Grasshopper Development Area	51
Hastings Rd.	10
Kennedy Rd.	<u>17</u>
	78
TOTAL Dwellings (excluding commercial area)	2962

11.0 Wairakei

The development of the Wairakei area has been enabled by Plan Change No. 44. This is an area consisting of four different residential densities (averaging 23 dwellings per hectare), mixed commercial/residential development, and employment zones. These areas along with their relative dwelling densities are identified on the following schedule.

**PAPAMOA EAST STRUCTURE PLAN
Wairakei - Papamoia East Stage One
Urban Design Structure Plan**

Block	RESIDENTIAL												OTHER											
	T6 - Urban Core			T5 - Urban Centre			T4 - Urban General			T3 - Sub Urban			Total			Employment				Storm-water	Reserves	Road-ing	Total Area (ha)	
	Units	Area (ha)	Popu-lation	Units	Area (ha)	Popu-lation	Units	Area (ha)	Popu-lation	Units	Area (ha)	Popu-lation	Units	Area (ha)	Popu-lation	T6 Com-mercial	T5 Com-mercial	Industrial (ha)	Total	Area (ha)	Area (ha)	Area (ha)		
1	1148.0	8.21	2066	132.0	2.77	277	92.0	2.94	193				1372.0	13.99	2537	8.12	2.84		11.05		1.71	3.51	19.21	
2	375.0	2.70	675										375.0	2.70	675	2.70	0.00	12.45	15.15	0.50	0.39	6.51	22.55	
3	820.0	5.89	1476	181.0	3.81	380	98.0	3.13	206	7.0	0.47	18	1106.0	13.30	2079	5.89	3.81	5.64	15.34		1.49	6.97	27.40	
4				71.0	1.53	149	170.0	5.42	357	116.0	7.63	290	357.0	14.58	796		1.53		1.53	2.56	0.53	7.66	25.33	
5				91.0	1.95	191	126.0	4.02	265	39.0	2.55	98	256.0	8.52	553		1.95		1.95		0.83	3.46	12.81	
6				43.0	0.93	90	149.0	4.76	313	110.0	6.90	275	302.0	12.59	678		0.93		0.93	1.15	0.57	6.30	20.61	
7				65.0	1.41	137	184.0	5.87	386	58.0	3.68	145	307.0	10.96	668		1.41		1.41		0.20	4.57	15.73	
8	768.0	5.52	1382	72.0	1.54	151	129.0	4.12	271	52.0	3.30	130	1021.0	14.48	1935	5.52	1.54	11.24	18.30	3.18	1.66	8.93	39.49	
9				115.0	2.47	242	160.0	5.10	336	42.0	2.68	105	317.0	10.25	683		2.47		2.47	1.51	3.68	6.13	21.57	
10				83.0	1.78	174	133.0	4.25	279	11.0	0.74	28	227.0	6.77	481		1.78		1.78		1.17	3.63	11.57	
11				60.0	1.30	126	43.0	1.40	90	20.0	1.35	50	123.0	4.05	266		1.30		1.30		2.09	2.42	8.56	
12				42.0	0.91	88	189.0	6.06	397	32.0	2.06	80	263.0	9.03	565		0.91		0.91	2.37	3.37	5.71	20.48	
13				114.0	2.46	239	50.0	1.60	105	53.0	3.45	133	217.0	7.51	477		2.46		2.46	2.74	4.04	6.08	20.37	
14				55.0	1.19	116	260.0	8.23	546	76.0	4.89	190	391.0	14.31	852		1.19	5.39	6.58	1.96	1.27	5.34	28.27	
15				59.0	1.27	124	1.0	0.02	2				60.0	1.29	126		1.27	21.21	22.48	0.90	0.73	601	30.14	
16																		16.13	16.13			2.37	18.50	
Act. Res.																					21.50		21.50	
TOTAL	3091.0	22.32	5600	1183.0	25.39	2484	1784.0	56.92	3746	616.0	39.70	1540	6694.0	144.33	13371	22.32	25.39	72.06	119.77	16.87	45.23	87.60	364.09	
	T6 = 1.8 People/Unit			T5 = 2.1 People/Unit			T4 = 2.1 People/Unit			T3 = 2.5 People/Unit														

12.0 Tauriko Business Estate

This area was created by Plan Change 41 and consists of an area of approximately 256 hectares bounded by the Kopurererua Stream to the north and east, SH29 to the west and Belk Rd to the south. The net industrial land area is approximately 195 hectares. No residential activities are envisaged in this area.

The Subdivision Impact Fees are payable on a per (gross) hectare basis and are calculated by dividing the total costs for each activity by the number of (gross) hectares.

13.0 City Growth Projections

Growth Projections: Residential

The growth projections used are based on the figures produced by the SmartGrowth project in January 2004 which were reviewed and amended in 2007. They are based on work by the University of Waikato which carried out an in-depth study of the demographics of the area, taking into account such issues as births, deaths, age and gains and losses due to national and international migration. The University figures were city-wide and the SmartGrowth Environmental Project Team broke these down into an area unit projection for within the Tauranga City.

The University of Waikato report produced a population projection and a projection of the number of dwellings required to house these people; and called this the HOUSEHOLD PROJECTION. However this did not take into account the average of 10 percent of houses that are unoccupied at the time of the census. The calculations for development contributions need to take into account the total number of houses built in the city, therefore the SmartGrowth HOUSEHOLD PROJECTIONS have been modified by adding 10 percent to them to produce the DWELLING UNIT projection. This is shown in the following table.

The calculations for City-wide and Local Infrastructure, Reserves and Community Infrastructure are based on these projections:

Total and Occupied Dwelling Projections, and Population per Occupied Dwelling Ratios

	2001	2006	2011	2016	2021	2026
Population						
Population increase		12,741	12,670	13,100	12,890	12,840
Usually resident population	90,825	103,566	116,236	129,336	142,226	155,066
Households						
Occupied dwellings increase		5,148	5,324	5,874	5,780	5,917
Total dwellings increases (Occupied dwellings increase + 10%)		5,663	5,856	6,461	6,358	6,509
Ratio (Population increase / Occupied dwellings increase)		2.47	2.38	2.23	2.23	2.17
Occupied dwellings	35,433	40,581	45,905	51,779	57,559	63,476
Total dwellings	39,036	44,699	50,555	57,016	63,374	69,883
Ratio (Usually resident population / occupied dwellings)	2.56	2.55	2.53	2.50	2.47	2.44

Growth Projections: Non-residential

Growth projections for business activities are 38.8m² of gross floor area per additional person. The number of additional people is based on the SmartGrowth population projections shown above. Of the 38.8m² of gross floor area per additional person it is assumed that 20 percent of the floor area will be low demand business activities.

Growth projections for community organisations are 1.59m² of gross floor area per additional person. The number of additional people is based on the SmartGrowth population projections shown above.

The gross floor area per person projections for both business activities and community organisation activities is based on actual building consent data for Tauranga City from 1991 to 2008.

14.0 Assumptions

The urban growth areas that this policy refers to are:

- Bethlehem
- Pyes Pa
- Ohauti
- Welcome Bay
- Papamoa
- West Bethlehem
- Pyes Pa West
- Tauranga Infill
- Mt. Maunganui Infill
- Wairakei
- Tauriko

14.1 Planning Periods

The planning periods for development of Urban Growth Areas have been identified and the cost of capital and projected development contribution revenue has been calculated on these assumptions. These planning periods are:

UGA	PLANNING PERIOD
Bethlehem	1991 – 2026
Pyes Pa	1991 – 2021
Ohauti	1991 – 2026
Welcome Bay	1991 – 2021
Papamoa	1991 – 2021
West Bethlehem	2001 – 2026
Pyes Pa West	2001 – 2026
Tauranga Infill	2001 – 2021
Mt. Maunganui Infill	2001 – 2021
Wairakei	2006 – 2031
Tauriko	2006 – 2021

It should be noted that the planning periods for local reserves and local reserve development all begin in 2010 (when the revised level of service for open space was adopted) and extend to the shorter of either when the growth area is expected to be full or 2026.

The funding periods for specific projects, especially in the two infill areas, may differ from the planning periods where a project or group of projects will provide for growth for either a materially shorter or materially longer period. For instance the planning period for reserve and reserve development projects in the infill areas is 2010-2026.

14.2 Assumptions

The following assumptions in relation to growth projections have been made to enable Local Network Infrastructure contributions to be calculated:

1. The SmartGrowth population projections accurately represent the future growth of the district.

2. All growth within an Urban Growth Area benefits equally from that development and therefore all lots created within that area pay an equal share of the cost of servicing that development except in some circumstances where:
 - The current network is adequate to accommodate some growth from an urban growth area or areas but, at some point, additional capacity is required to allow for the full development of an urban growth area or areas; and/or
 - An intergenerational equity adjustment alters to fees payable over time.

14.3 Status of Structure Plans

Structure plans for each of the 'greenfield' urban growth areas have been prepared to indicate the location and extent of the projects shown in the project manual. In the case of any discrepancy between the structure plan and the Project Costings Manual, the Project Costings Manual will take precedence.

15.0 One and Two Bedroom Dwellings

One bedroom dwellings and two bedroom dwellings attract lower building impact fees than other residential dwellings due to their, on average, relatively low demand generating characteristics. The assumptions used to incorporate one and two bedroom dwellings into the Policy are:

- At a city-wide level 6.47 percent of dwellings are expected to be one bedroom dwellings and 8.97 percent are expected to be two bedroom dwellings;
- One bedroom dwellings to pay 50 percent of the full residential building impact fees and two bedroom dwellings to pay 65 percent of these same fees;
- One and two bedroom dwellings pay the full subdivision impact fee for water, wastewater, stormwater, transportation, reserves and community infrastructure.

The projections for the number of one and two bedroom dwellings are based on data from the 2001 and 2006 census periods which showed that of the total increase in occupied dwellings in Tauranga City, 6.2% was one bedroom dwellings and 7.5% was two bedroom dwellings.

The reduced contribution amounts paid by one and two bedroom dwellings are recovered through higher contributions for other residential dwellings and do not effect the amount of contributions payable from business development. The building impact fees for all activities have increased by 6.81%.

The table below shows how the impact on residential building impact fees was calculated.

Calculation of the low demand dwelling adjustment

	Dwellings	Non-adjusted unit rate (A)	Revenue from 100 dwellings (assuming no low demand dwelling reductions) (B)	Adjusted revenue (assuming low demand reductions) (C)	Unit rate increase required for full recovery of contributions (D)	Unit rate revised for impact of low demand dwellings (E)	Revised revenue from 100 dwellings (F)
Building impact fee	100	\$11,933.49	\$1,193,349.00	\$1,112,081.90	\$812.67	\$12,746.17	\$1,193,349.00

Notes:

- The calculation is based on the development of 100 residential dwellings
- The *non adjusted unit rate* is the sum of the residential BIFs for each activity (excl. gst) before the low demand dwelling adjustment has been made.
- The *revenue from 100 dwellings* is calculated by multiplying the previous column by 100
- The *adjusted revenue with impact of low demand dwellings* is the revenue that would be collected from the 100 dwellings based on (A) and the projections about the number of one and two bedroom dwellings to be built
- The *unit rate increase required for full recovery of contributions* is the difference between (B) and (C) as a percentage of (B)
- The revised unit rate is (A) multiplied by (1 + D)
- The *revised revenue from 100 dwellings* is the revenue that would be collected from 100 dwellings based on (E) and the projections about the number of one and two bedroom dwellings to be built
- (B) and (F) being equal shows that the low demand dwelling adjustment is revenue neutral i.e. it should not increase or decrease development contribution revenue collected by Council

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