

# Development Contribution Assessment Policy 2012 - Enabling Investment Growth Remission

This is an assessment, based on the information supplied in the Consent. This Development Contribution has had cross crediting applied where applicable.



TRIM NO: RDC-436032

|           |   |
|-----------|---|
| Applicant | TE RORO O TE RANGI<br>MARAE TRUST                             |
| Address   | C/O S BARAKAT<br>169 STATE HIGHWAY 30<br>RD 4<br>ROTORUA 3074 |

|                      |   |
|----------------------|---|
| Assessment Date      | 11 Feb 2014   |
| Building Consent No  |   |
| Resource Consent No  | 14868   |
| RC File Number       | 6214012   |
| Project Details      | Establish a childhood education centre.   |
| P File No            | P25489, P25490, P33166, P24466  |
| Development Location | 75A POHUTUKAWA DRIVE<br>75B POHUTUKAWA DRIVE<br>77B POHUTUKAWA DRIVE<br>79 POHUTUKAWA DRIVE |
| Your Reference No    | 5375*1  |

|                 |   |
|-----------------|---|
| Project Details | Establish a childhood education centre. |
|-----------------|---|

## Development Contributions REMISSION APPLIED IN ACCORDANCE WITH COUNCIL DECISION 5/12/13 ALLOWING TRANSPORT, PUBLIC AMENITIES, LAND DRAINAGE & STORMWATER TO BE REMITTED.

|   |               |
|---|---------------|
| Development Contribution (excluding GST)              | \$0.00        |
| GST 15%   | \$0.00        |
| <b>Total Development Contribution (including GST)</b> | <b>\$0.00</b> |

This Assessment is **NOT AN INVOICE** and is subject to change due to the following:

- A revision of the Development Contributions policy (section 2.6 - 2012)
- Alterations to GST

**Payments can only be made on an Invoice. To request an invoice contact the  
Rotorua District Council on 07 348 4199**

*For Development Contributions assessment and calculations details see reverse*

## Summary of Charges

Development Charges – Credits = Charge

| Development Charges | Credits     | Charge |
|---------------------|-------------|--------|
| \$2,911.79          | \$55,337.52 | \$0.00 |

Development Charges – ((Residual + Assessment Credits) – Cross Credits) = Charge

| Activity         | Development Charges | Residual + Assessment Credits | *Cross Credits | Charge |
|------------------|---------------------|-------------------------------|----------------|--------|
| Waste Water      | \$1,319.58          | \$15,869.84                   | \$0.00         | \$0.00 |
| Water Supply     | \$1,592.21          | \$12,763.20                   | \$0.00         | \$0.00 |
| Transport        | Remitted            | \$11,623.04                   | \$0.00         | \$0.00 |
| Public Amenities | Remitted            | \$12,495.12                   | \$0.00         | \$0.00 |
| Land Drainage    | Remitted            | \$2,586.32                    | \$0.00         | \$0.00 |

\*Any remaining credits are proportioned across the remaining charges. This cross credit calculation reduces the development contribution payable and where applicable credits will remain with the property for future development

## Activity Charges

2012 Policy

| Activity         | Charge     |
|------------------|------------|
| Waste Water      | \$3,967.46 |
| Water Supply     | \$3,190.80 |
| Transport        | \$2,905.76 |
| Public Amenities | \$3,123.78 |
| Land Drainage    | \$646.58   |

| Residential   |        |
|---|--------|
| Total HUEs/Lots – New Development                         |        |
| Total HUEs/Lots – Existing                                | 4.0000 |
| Land Use  |        |
| Gross Floor Area (GFA) (m2) – New Development             | 308.00 |
| Impervious Surface Area (ISA) (m2) – New Development      | 850.00 |
| Gross Floor Area (GFA) (m2) – Existing Development        |        |
| Impervious Surface Area (ISA) (m2) – Existing Development |        |

## Charges and Credits

(Development – Credits = Charge)

| Activity         | Development | Credits     | Charge       |
|------------------|-------------|-------------|--------------|
| Residential      |             |             |              |
| Waste Water      | \$0.00      | \$15,869.84 | \$-15,869.84 |
| Water Supply     | \$0.00      | \$12,763.20 | \$-12,763.20 |
| Transport        | \$0.00      | \$11,623.04 | \$-11,623.04 |
| Public Amenities | \$0.00      | \$12,495.12 | \$-12,495.12 |
| Land Drainage    | \$0.00      | \$2,586.32  | \$-2,586.32  |
| Land Use         |             |             |              |
| Waste Water      | \$1,319.58  | \$0.00      | \$1,319.58   |
| Water Supply     | \$1,592.21  | \$0.00      | \$1,592.21   |
| Transport        | \$10,471.20 | \$0.00      | \$10,471.20  |
| Public Amenities | \$0.00      | \$0.00      | \$0.00       |
| Land Drainage    | \$1,088.19  | \$0.00      | \$1,088.19   |

Dear Sir or Madam

|                      |   |
|----------------------|---|
| Assessment No        | 5375*1  |
| Building Consent No  |   |
| Resource Consent No  | 14868   |
| Development Location | 75A POHUTUKAWA DRIVE<br>75B POHUTUKAWA DRIVE<br>77B POHUTUKAWA DRIVE<br>79 POHUTUKAWA DRIVE |
| Project Details      | Establish a childhood education centre.   |

**Project:**

Your proposed consent application has been assessed as requiring a development contribution. In accordance with section 102(4)(d) and 106 and subpart 5 of part 8 of the Local Government Act 2002 and Councils adopted Development Contributions Policy adopted by Rotorua District Council on 29 June 2012 and further Council Resolution of 5<sup>th</sup> December 2013 – Enabling Investment Growth Remission.

An assessment summary is attached and provides details of the development contribution calculations and the total amount payable for the above-mentioned consent. The development contribution is calculated based on the published schedule of charges and any credits relating to the property.

**Development Contribution:**

Development Contributions are used to fund the additional demand for Network Infrastructure (transportation, water, wastewater, land drainage/stormwater) and Community Infrastructure (public amenities) created as a result of growth. Development Contributions are in addition to Financial Contributions which are required under the District Plan, and if required will be set out as a condition of consent in your land use or subdivision consent.

A copy of the Development Contribution policy is available on the Council's website (search Development Contribution policy) or from the Council's Customer Service Centre.

**Development Contribution Assessment:**

Any alteration or variation to the approved subdivision consent/land use consent/building consent may result in a revised Development Contribution assessment being issued in accordance with Clause 2.6 of the Development Contribution policy.

**Request for remission, reduction and refunds of Development Contribution:**

You may request a review of this assessment within 20 working days of the Council advising that a Development Contribution is payable in accordance with Appendix G, Section 8 of the Development Contribution Policy (2012)

Please contact Council's Customer Service Centre in the first instance if you wish to discuss the Development Contribution payable or request a review

**Development Contribution Reassessment:**

If more than 12 months has passed since the date of this assessment, you should request a reassessment of the Development Contribution payable prior to the issuing of an invoice for payment.

The amount of the activity charge may be adjusted from time to time in accordance with Section 2.6 of the Development Contributions policy (2012).

Where an adjustment is made and Development Contributions have not been paid Council may reassess the Development Contribution payable using the Development Contribution policy in force at the time.

**Payment due:**

This Development Contribution payment is due:

- before issue of the Section 224 (RMA) completion certificate for subdivision;
- within 180 days of issuance of the Building Consent pertaining to Land Use consent or prior to issuance of the Code of Compliance Certificate under the Building Act for the building consent (whichever is the earliest);
- on granting of a Land Use consent which does not require a Building Consent; before the issue of authority to make a service connection.

As this assessment is valid for 12 months from the date calculated, you are advised to obtain a current assessment at the time of payment.

You are required to obtain an invoice prior to payment. Payment cannot be made on an assessment.

**Where a Development Contribution is attached to a Building Consent:**

A code compliance certificate for the building work referred to in the attached project information memorandum will not be issued until a development contribution of \$0.00 + GST is paid.

The development contribution must be paid to Rotorua District Council, 1061 Haupapa Street Rotorua 3010.

If the development contribution is not paid,-

(a) The Council may, under section 208(b) of the Local Government Act 2002, withhold the code compliance certificate that would be issued under section 95 of the Building Act 2004:

(b) The building consent authority, under section 94(4) of the Building Act 2004, must refuse to issue a code compliance certificate for the building work until it has received:

- evidence that the development contribution has been paid or made by the owner to the Council:
- or a copy of a written agreement between the owner and the Council that the code compliance certificate may be issued:

(c) The Council may, under section 208(d) of the Local Government Act 2002, 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.

Any applicant may request a review of this assessment within 20 working days of the Council advising that the Development Contribution is payable in accordance with Appendix G, Section 8 of the Development Contribution Policy (2012).

If you would like to discuss this assessment further, please contact this department on 07-3484199.