



Development Contributions Information Sheet (July 2010 to June 2011)

Introduction

The Local Government Act 2002 (LGA-2002), under section 102, directs councils to adopt a policy on financial contributions or development contributions. Opotiki District Council adopted a Development Contribution Policy with effect from 1 July 2005. The policy is part of the Opotiki District Council Community Plan (LTCCP) and is intended to ensure that new development contributes fairly to the funding of future recreational and roading facilities throughout the District.

The development contributions policy is available for viewing at the Opotiki District Council.

Applications Assessed

Section 198(1) of the LGA-2002 allows Council to require payment of contributions for developments to be made:

- a) when a resource consent is granted under the Resource Management Act 1991.
- b) when a building consent is granted under the Building Act 2004 for building work.
- c) when an authorisation for a service connection is granted.

At this stage Opotiki District Council has only applied its policy to a) & b) above.

Opotiki District Council assesses the following types of applications to determine whether development contributions are required under its policy:

- Subdivision (resource) consent applications where the subdivision would create the potential for additional allotments
- Landuse (resource) consent applications that are associated with dwellings
- Building consent applications for a dwelling/s. A development contribution will also be charged for any addition that increases the gross floor area of an existing building by 50% or more
- Applications for land use (resource) consent or building consent associated with the construction of new buildings or the extension to buildings for industrial, commercial and visitor accommodation
- Applications for landuse (resource) consent or building consent associated with a change of use from residential to non-residential use, or to change the type of non-residential use.

Applications are assessed for two different types of contributions: Recreation and Roothing.

The policy **will not apply** to garages, fireplaces, most alterations, building accessory to farming, forestry, Marae, Urupa, cemeteries, Council reserves or temporary activities (less than 12 months duration).

Amount of Contributions

As at 1st July 2010 to 30 September 2010 the Development Contributions are as follows:

ACTIVITY	CATCHMENT	CONTRIBUTION (\$) 1.0 unit
Recreation	District Wide	\$2678.63
Roothing	District Wide	\$1310.63

As at 1st October 2010 to 30 June 2011 the Development Contributions are as follows:

ACTIVITY	CATCHMENT	CONTRIBUTION (\$) 1.0 unit
Recreation	District Wide	\$2738.16
Roading	District Wide	\$1339.76

Council has determined that units of demand for different activity types shall be as follows:

ACTIVITY	DEMAND FACTORS
Subdivision	
One residential site	1.0 unit of demand
Development	
One household unit	1.0 unit of demand
One visitor accommodation unit	0.6 unit of demand
Industrial development	1.0 unit of demand for each 500m ² of site area developed
Commercial development or mixed-use development	0.8 units of demand for each 185m ² of Gross Floor area developed

Enforcement

Pursuant to section 208 of the LGA-2002, until a development contribution required in relation to a development, Council may, -

- a) in the case of a development contribution required when granting a resource consent under the Resource Management Act 1991, prevent the commencement of a resource consent under the Resource Management Act 1991 and withhold a certificate under Section 224(c) of the Resource Management Act 1991,
- b) in the case of a development contributions required when granting a building consent under the Building Act 2004, withhold a code of compliance certificate to be issued under section 95 of the Building Act 2004,
- c) 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.

Review

You have a right to seek a review of the development contribution and may formally request the Council to consider whether or not to reduce, postpone or cancel the development contributions. Any such request for a review shall be made in writing to the Council within 15 working days after the Council has advised in writing that development contributions are required on the development, setting out the reasons for the request.

It should be noted that Financial Contributions under the District Plan will continue to be collected for certain developments when Resource Consents are granted. However the same contributions will not be charged for the same development twice.