

Appendix 1

Proposed changes to the Development Contributions policy, effective 1 July 2014.

Changes and impacts to section 2.4.2

Summarised schedule of development contributions with proposed impacts of policy changes

Policy Map Zone	City Wide (\$ per EHU)		Catchment Specific Infrastructure (\$ per EHU)				Total		Impacts of policy change proposed as part of 2014/15 AP			
	Residential	Non-Residential	Water Supply	Waste Water	Transport	Reserves	Residential	Non-Residential	Residential Levy Excluding Community Infrastructure	% Change	Non-Residential Excluding Reserves	% Change
A Roseneath	\$ 4,377	\$ 2,723	\$ 2,360	\$ 1,185	\$ -	\$ -	\$ 7,921	\$ 6,268	6,438	-19%	5,588	-11%
B Karori	\$ 4,377	\$ 2,723	\$ 1,720	\$ 2,440	\$ -	\$ -	\$ 8,537	\$ 6,884	7,053	-17%	6,204	-10%
C Beacon Hill	\$ 4,377	\$ 2,723	\$ -	\$ 1,185	\$ -	\$ -	\$ 5,562	\$ 3,908	4,078	-27%	3,229	-17%
D Brooklyn -Frobisher	\$ 4,377	\$ 2,723	\$ 1,156	\$ 1,185	\$ -	\$ -	\$ 6,718	\$ 5,064	5,234	-22%	4,385	-13%
E Kelburn	\$ 4,377	\$ 2,723	\$ -	\$ 1,185	\$ -	\$ -	\$ 5,562	\$ 3,908	4,078	-27%	3,229	-17%
F Johnsonville-Onslow	\$ 4,377	\$ 2,723	\$ 1,193	\$ 1,185	\$ -	\$ -	\$ 6,755	\$ 5,101	5,271	-22%	4,422	-13%
G Ngaio	\$ 4,377	\$ 2,723	\$ 850	\$ 1,185	\$ -	\$ -	\$ 6,412	\$ 4,759	4,928	-23%	4,079	-14%
H Maldive	\$ 4,377	\$ 2,723	\$ -	\$ 1,185	\$ -	\$ -	\$ 5,562	\$ 3,908	4,078	-27%	3,229	-17%
I Churton-Stebbing	\$ 3,903	\$ 2,250	\$ 2,939	\$ 722	\$ 3,176	\$ -	\$ 10,740	\$ 9,087	9,257	-14%	8,407	-7%
J Grenada-Lincolnshire	\$ 3,903	\$ 2,250	\$ 4,082	\$ 722	\$ 1,184	\$ 295	\$ 10,186	\$ 8,533	8,703	-15%	7,558	-11%
K Maupuia	\$ 4,377	\$ 2,723	\$ -	\$ 1,185	\$ -	\$ -	\$ 5,562	\$ 3,908	4,078	-27%	3,229	-17%
L Newlands	\$ 4,377	\$ 2,723	\$ 851	\$ 722	\$ -	\$ -	\$ 5,950	\$ 4,297	4,467	-25%	3,617	-16%
M Melrose	\$ 4,377	\$ 2,723	\$ 1,996	\$ 2,440	\$ -	\$ -	\$ 8,813	\$ 7,159	7,329	-17%	6,480	-9%
N Central & Coastal	\$ 4,377	\$ 2,723	\$ 873	\$ 1,185	\$ -	\$ -	\$ 6,435	\$ 4,782	4,951	-23%	4,102	-14%
O Tawa	\$ 4,377	\$ 2,723	\$ -	\$ 722	\$ -	\$ -	\$ 5,099	\$ 3,446	3,616	-29%	2,766	-20%
P Wadestown	\$ 4,377	\$ 2,723	\$ 2,333	\$ 722	\$ -	\$ -	\$ 7,432	\$ 5,778	5,948	-20%	5,099	-12%
Rural	\$ 3,423	\$ 1,770	\$ -	\$ -	\$ -	\$ -	\$ 3,423	\$ 1,770	1,940	-43%	1,090	-38%
Q Inner city Residential	\$ 4,377	N/A	\$ 873	\$ 1,185	\$ -	\$ 1,878	\$ 8,313	N/A	6,829	-18%	N/A	N/A
Q Inner city Non-Residential	N/A	\$ 2,723	\$ 873	\$ 1,185	\$ -	\$ 235	N/A	\$ 5,016	N/A	N/A	4,102	-18%
R Johnsonville	\$ 4,377	\$ 2,723	\$ 1,193	\$ 1,185	\$ 2,108	\$ -	\$ 8,863	\$ 7,209	7,379	-17%	6,530	-9%
S Adelaide Road	\$ 4,377	\$ 2,723	\$ 873	\$ 1,185	\$ 3,856	\$ -	\$ 10,291	\$ 8,638	8,807	-14%	7,958	-8%
T Pipitea Precinct - Residential	\$ 4,377	N/A	\$ 873	\$ 1,185	\$ 2,644	\$ 1,878	\$ 10,956	N/A	9,473	-14%	N/A	N/A
T Pipitea Precinct - Non Residential	N/A	\$ 2,723	\$ 873	\$ 1,185	\$ 2,644	\$ 235	N/A	\$ 7,660	N/A	N/A	6,746	-12%

Delete existing section 2.6 and insert replacement section as follows:

2.6 Remission and postponement

2.6.1 The Council may postpone payment or grant a remission on development contributions at its complete discretion.

2.6.2 Applications made under this part will be considered on their own merits and any previous decisions of the Council will not be regarded as creating precedent or expectations.

2.6.3 An application for remission must be made before any development contributions payment is made to the Council. The Council will not allow remissions retrospectively.

2.6.4 An application must be made in writing and set out the reasons for the request

2.6.5 Green Building Remission

To encourage economic development and recognise the strategic importance of green star rated buildings a standard remission equating to 50% of the total standard assessed levy can be applied for developments that meet the criteria outlined below.

Conditions and criteria for 50% remission to standard assessment of development contributions levies

A remission of the standard development contributions levy calculated may apply under the following conditions and criteria:

- i. If the building is a commercial or mixed development of greater than 10 equivalent household units it must have received a 5 Star Green Star Certified Rating or equivalent or higher.
- ii. the remission must be applied for within 12 months of the Development Contributions being assessed by Council.
- iii. the remission will only apply to the standard DC assessment (hereinafter referred to as “the levy”) made on the property.
- iv. the remission will not be available retrospectively once the Council has invoiced the Development Contributions levy.

The granting of green building remissions is delegated to the Chief Executive Officer.

2.6.6 Other remissions - the Council will only consider exercising its discretion in exceptional circumstances.

Other remissions will only be granted by resolution of the Council (or a Committee or Subcommittee acting under delegated authority).

Insert the following paragraph into section 3 ‘Assessment and Payment’:

Liability should construction not commence within two years

Should construction of a development not commence within two years of being granted building consent, the remission of charges and fees provided under this policy shall no longer apply. At that stage, all fees and charges will be fully payable for the development as per usual. Commencement of construction will be deemed to have occurred when the activity for which a resource and building consent has been issued, has commenced.

Add the text underlined to clause 3.3.2:

Security

The Council may register any development contributions under the Statutory Land Charges Registration Act 1928 as a charge on the title of the land in respect of which the development contributions were required, as provided for in section 208 of the Local Government Act 2002 or it may require other appropriate security as agreed with the developer.

Community Infrastructure

Delete all references and levies relating to 'community infrastructure' from the Development Contributions policy

Reserves Contributions

Delete all references and levies relating to non-residential 'reserves' from the Development Contributions policy

Delete clause 3.2.9 and replace it with the following:

3.2.9 Payment

All development contributions required by the Council must be paid prior to the Council issuing a code of compliance certificate, a section 224(c) certificate, a consent for a service connection or giving effect to a land use consent (as the case may be), unless a payment delay agreement has been approved by the Council.

Consequential amendments

Consequentially amend all other related clauses in the policy to give effect to the changes above.