

An Example of where Development Contributions are payable when they span over several financial years: DC over several Financial Years

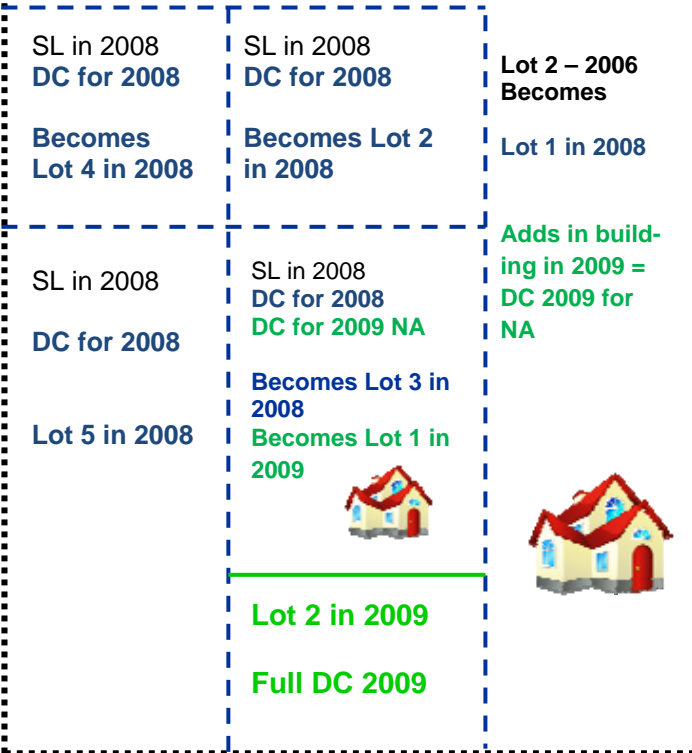
Original Parent Lot
No DC



Add a building in 2009 = Full DC for 2009

Block Becomes Lot 1 in 2006

Subdivided Lot = DC 2006



..... Black 2006 = Block 1 into 2 Lots
- - - - - Blue 2008 = Lot 2 into 5 Lots
_____ Green 2009 = Lot 3 into 2 Lots

NA = New Activity ie Adding a House

SL = Subdivided Lot

Community Outcomes, Section 101(3) (a) (i) of the Local Government Act 2002 (LGA)

Capital expenditure is undertaken for renewal, improving levels of service and development. Expenditure for renewal and increasing levels of service benefits the whole District and hence it is funded via loans and rates. Community Outcomes 10, 12, and 16 signal the community's desire for a high standard of infrastructure, funded from those who benefit.

Application for Remission or Postponement

A person or persons who have been required to pay a Development Contribution fee may request Council to further consider the amount and timing of the charges required. Council provides for appeal to charges required under the Development Contribution Policy.

Appeal application for remission or postponement of Development Contribution is \$500 and can be done by contacting the Chief Executive in **writing** within 15 days of the fee being advised.

Produced in the
Interest of Better Understanding by the
Ruapehu District Council



Private Bag 1001
Taumarunui 3946
Tel: (07) 895-8188
Fax: (07) 895-3256
Ohakune: (06) 385-8364

Development Contribution Information



Ruapehu

District Council

DEVELOPMENT CONTRIBUTIONS

What Are Development Contributions?

Development Contributions enable Council to provide necessary services to newly subdivided lots and developments. It provides an integrated and comprehensive approach to balancing social, economic, environmental and cultural impacts of development driven by increases in infrastructural capacity.

Development Contributions is an equitable way of charging the cost of growth.

Who Pays Development Contributions?

You could be expected to pay Development Contributions if you intend to:

- Construct a new building/s;
- Extend or change an existing building/s;
- Make a new connection to services;
- Subdivide land.

When Do Development Contributions Become Payable?

You will be advised of any Development Contribution required:

- In a Project Information Memoranda in the case of a Building—Development Contribution Notice (Form 3)
- In the Resource Consent Decision in the case of a Subdivision

This payment must be made before the issue of:

- A Certificate of Compliance for Building
- A 224 Certificate for Subdivisions

Frequently asked Questions:

Does Everybody Pay The Same Amount?

All parts of the Ruapehu District experience different growth.

Therefore there is a differing need for Council to expand infrastructure in different parts of the District.

The following table sets out the amount of Development Contributions payable for each area, inclusive of GST.

Catchments as per Maps (available on www.ruapehudc.govt.nz or at Council Offices)	Land Transport \$	Water Supply \$	Sewerage \$	Stormwater \$	Solid Waste \$	Recreation and Community Facilities \$	Total Development Contribution \$
Rural (all area not below)	1,477	0	0	458	275	45	2,255
Ohura	1,477	0	0	458	275	45	2,255
Taumarunui and Manunui	1,477	2,601	2,364	458	275	45	7,220
Owhango	1,477	4,202	0	458	275	45	6,457
Kakahi	1,477	0	0	458	275	45	2,255
National Park	1,477	675	1,688	458	275	45	4,618
Raurimu	1,477	0	0	458	275	45	2,255
Horopito	1,477	0	0	458	275	45	2,255
Ohakune	1,477	1,063	3,959	458	275	45	7,277
Raetihi	1,477	2,200	1,508	458	275	45	5,963
Pipiriki	1,477	0	0	458	275	45	2,255
Rangataua	1,477	0	2,364	458	275	45	4,618
Waiouru	1,477	1,182	2,954	458	275	45	6,391

Can my Development Contribution amount change during the process?

Building

Yes - The Development Contribution you are given at time of PIM is an assessment of the Development Contribution amounts calculated for that financial year. On application for Code of Compliance Certificate the Development Contribution amount will be calculated for that financial year.

Subdivision

Yes - If an assessment has been requested on decision of a subdivision this will re-assessed on application of your 224 certificate and the development Contribution amount will be calculated for that financial year.

Justification for Charging Development Contributions

Section 106(2)(c) of the LGA requires Council to justify charging developers for the cost of development-driven increases in infrastructural capacity for Land Transport, Recreation and Community Facilities, Solid Waste, Water Supply, Sewerage and Stormwater activities. This justification must be based on a consideration of Section 101(3) of the LGA.