

Financial contributions

Financial contributions may be collected under the provisions of the Resource Management Act 1991. The main type of financial contribution is a reserves contribution.

The Consumer Price Index is used to update these contributions periodically.

Where non-rural land is subdivided, reserve contributions (+GST) are set at a percentage of the market value of each additional lot created, with land value capped at \$150,000 per lot. These percentages are 7.5% for residential/open space zones and 10% for other zones. For rural land, reserves contributions are set at \$2,532.50 per lot.

For second or subsequent dwelling units on a lot, where no contribution has been made as part of the subdivision creating that lot, the reserves contribution will be \$5,065 per unit. There is no reserves contribution for family flats.

For commercial or industrial buildings on a lot, where no contribution has been made at the time of subdivision creating that lot, the reserves contribution is \$13.50 per square metre of gross floor area.

New provisions relating to reserves contributions were notified in November 2012 as part of Chapter 12 of the Proposed District Plan, but these will not come into effect until after hearings in 2016 and the settlement of any appeals.

INFORMATION:

Phone: 04 296 4700 or 0800 486 486

Website: www.kapiticoast.govt.nz

Remissions, reconsideration & objections (development contributions only)

Remissions

Applications for the remission or waiver of a development contribution must be made to the council in writing before any payment of the contribution. Officers considering the application will have regard to matters set out in the Development Contributions Policy (paragraph 145).

Reconsideration

Applications for reconsideration are required to be made within ten working days of receiving a notice of liability for a development contribution where a person believes the calculation is incorrect, the policy has not been applied correctly or the information supplied for the assessment was incomplete or erroneous. Applications for reconsideration may not be made if an objection (see below) has already been made.

Applications may be made via hard copy using the Reconsideration Form available from council service centres, or emailed to www.kapiticoast.govt.nz. A decision will be issued within fifteen working days of all necessary information being received.

Objections

Objections are a formal legal procedure. They may only be made on the grounds set out in the Local Government Act 2002 and will be determined by independent commissioners appointed by the Minister of Local Government. A hearing may be convened but is not mandatory.

DEVELOPMENT IMPACT FEES

2015/2016

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Kāpiti is a growing district. The current population of 49,850 is projected to increase to 56,800 in 2035. Growth is welcomed in the district, provided it does not interfere with the natural environment.

Our population growth is occurring at the same time as higher environmental standards are being set by the Regional Council. These standards are matched by expectations from within the community for a high quality environment.

We have in place a system of development impact fees to ensure developers pay a fair and equitable share of the cost of providing new infrastructure and community facilities needed to service new development in the district.

Development impact fees consist of a combination of development contributions and financial contributions.

The Local Government Act 2002 precludes councils from taking both contributions for the same purpose and we have measures in place to ensure this does not happen.

Development impact fees are calculated at the time of granting resource consents, building consents, certificates of acceptance, and service connections.

For subdivisions, development impact fees are invoiced at the time a developer applies for Section 224 certification. Payment is required prior to final certification.

For building consents, payment of development impact fees is required prior to Code Compliance certification. The council is entitled to withhold final certification of any development until payment is made.

Who pays the fees

Development impact fees are payable by those subdividing land, building new residential buildings, building (and in some cases expanding) commercial or industrial buildings, or obtaining new service connections in the district.

All fees in this brochure include GST.

Development contributions

We collect development contributions under the provisions of the Local Government Act 2002 and our own Development Contributions Policy (updated in July 2015).

The fees apply to:

- each additional lot created by a subdivision (residential or non-residential)
- each additional dwelling, except the first on a lot if the fees have been paid at the time of the subdivision
- commercial/industrial sites: each square metre of a building's gross floor area (except for the first 500m² per site if development impact fees have been paid at the time of subdivision)
- new service connections.

Proposed dwellings under 65m² will pay 70% of the development contribution and a further 30% if they subsequently develop to over 65m².

One bedroom dwellings will pay 50% of the development contribution and a further 50% if further bedrooms are added.

Family flats (up to 50m²) will pay 50% of the development contribution.

Indicative development contribution fees (residential)

These fees are calculated on a site-specific basis and depend on a variety of factors including credits for any previous payments made. They are made up of contributions to specific infrastructure that the council has or is planning to provide to maintain current levels of service while providing for growth.

→ Ōtaki	\$3,730
→ Peka Peka	\$9,817
→ Waikanae	\$12,395
→ Paraparaumu	\$10,302
→ Paekākāriki	\$3,560
→ Raumati	\$10,302

Indicative development contribution fees (non-residential)

New or expanded non-residential buildings will be charged at a rate of 0.002 x the per unit development contribution for each m² of gross floor area that exceeds 500m² per lot, or for each m² of gross floor area, where no contribution has been paid at subdivision stage.

For financial contributions, see overleaf.