

Financial contributions

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

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

The Proposed District Plan Appeals Version 2018 has changed the way Council calculates and applies financial contributions.

Different Zones in the District Plan have different financial contributions based on one Household Unit Equivalent. These fees are adjusted annually as at 1 October by the Consumer Price Index from 29 November 2012 and are currently:

- * For the Living and Working Zone - \$13,649.74
- * For the Living and Working Zone- Ōtaki Urban Area - \$9,099.83
- * For the Rural Zone- \$6,824.87

Financial contributions are payable for:

- * The creation of a new one-bedroom household unit at a rate of 50% [this includes minor flats]
- * Addition of a bedroom to an existing one bedroom household unit, at a rate of 50%
- * Creation of a new household unit
- * Subdivision of land that results in the creation of an additional lot(s).

INFORMATION

Phone: 042964700 or 0800486486

Website: www.kapiticoast.govt.nz

Reconsideration & objections [development contributions only]

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

2018/2019

DEVELOPMENT IMPACT FEES 2018/19

Kapiti is a growing district. The current population of 52,762 in 2018 will grow to 65,950 by 2048. A growth rate of 24%. Growth is welcomed in the district, provided it does not interfere with the natural 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.

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.

Development contributions

We collect development contributions under the provisions of the Local Government Act 2002 and our own Development Contributions Policy (updated in July 2018)

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 450m² per site if development impact fees have been paid at the time of subdivision)
- * new service connections.

Reduced levies will apply to the first dwelling unit on a vacant lot created prior to 30 July 1999, where rates have been paid for water, wastewater and stormwater services.

One-bedroom dwellings that were approved by Council before 1 July 2018 will pay a further 30% if further bedrooms are added.

Minor flats and dwellings less than 60m² in area will pay 70% of the development contribution and a further 30% if they subsequently develop to over 60m².

Retirement accommodation in a complex will pay 70% of the development contribution. Visitor supported living and shared and group accommodation will all pay 43% of the development contribution for each person the accommodation is designed to accommodate.

Indicative development contribution fees (residential)

These fees are calculated on a site – specific basis and dependent 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	\$4,714
➤ Peka Peka	\$10,839
➤ Waikanae	\$13,649
➤ Paraparaumu	\$12,641
➤ Paekākāriki	\$4,294
➤ Raumati	\$12,641

Indicative development contribution fees (non-residential)

New or expanded non-residential buildings will be charged at a rate of 0.0022 x the per unit development contribution for each m² of gross floor area that exceeds 450m² per lot, or for each m² of gross-floor area, where no contribution has been paid at subdivision stage.

All fees in this brochure are inclusive of GST

For financial contributions, see overleaf.