

21 December 2021



SCHULTZ, PAUL JOSEPH
379 PIKOWAI ROAD
RD 4
WHAKATANE 3194

Dear applicant,

Resource Consent Application RC28840 (26 BALMORAL TERRACE)

This letter is to advise you that the works proposed in the above consent trigger the requirement to pay a development contribution to the Council.

The attached document sets out the total amount to be paid, the basis for the calculation and the terms of payment. **Please note that this is not an invoice.** These fees are required to be paid before Council will issue the Certificate of 224 (c) that is required in accordance with the Resource Management Act 1991. A GST invoice will be sent to you once Council has received the application for the 224 (c).

Please review this assessment and if you have any questions contact the Development Contributions team via the Tauranga City Council call centre on (07) 577 7000. If you disagree with the development contributions assessment you have 10 days in which to request a formal reconsideration of the calculation and/or lodge an objection to the contribution amount.

If you would like to know more about what development contributions are, or why you are required to pay this fee you can find more information, including a copy of Council's Development Contributions Policy on Council's website www.tauranga.govt.nz.

Kind regards,

Murray Ramage

Development Contributions Advisor
Development Services, Regulatory & Compliance

Development Contribution Assessment Notice

Local Government Act 2002



THIS IS NOT AN INVOICE.
A GST INVOICE WILL BE ISSUED WHEN PAYMENT IS REQUIRED

Consent details

Application type: Resource Consent - subdivision
Consent reference: RC28840
Applicant: SCHULTZ, PAUL JOSEPH
Consent lodged: 22 Nov 2021
Site address: 26 BALMORAL TERRACE
Consent description: s88 - 2 Lot Residential Infill Subdivision

Assessment details

Assessment date: 21 Dec. 2021
Operative development contributions policy: 2021/22
Urban growth area: Tauranga
Development type: Residential

Basis of development contribution calculation: A local development contribution is payable for each additional allotment created via subdivision. The number of additional lots for which a contribution is payable are calculated as below:

Proposed residential 2
lots:
Underlying lots: $\frac{1}{1}$
Additional lots: $\frac{1}{1}$

Amount payable is set out in the table below

Table 1. Amount of development contributions required to be paid

	Service	\$ per lot excl. GST	Additional lots	Total payable excl. GST	Total payable incl. GST
	Water	0.00	1	0.00	0.00
	Wastewater	3,676.00	1	3,676.00	4,227.40
	Stormwater	0.00	1	0.00	0.00
	Roading	0.00	1	0.00	0.00
	Reserves	0.00	1	0.00	0.00
	Total	\$3,676.00		\$3,676.00	\$4,227.40

When is this payment required?

A development contribution required in respect of subdivision consent is payable immediately prior to the issue of a certificate under section 224(c) of the Resource Management Act 1991. An invoice will be issued once the application for 224(c) has been lodged with Council. If a subdivision is completed in multiple stages, then the amount payable at the time the 224 application is lodged will only relate to the allotments associated with that particular section 224 certificate. The remainder will be payable when further certificates are granted.

Can this contribution amount change? Development contributions are calculated in accordance with the Development Contributions Policy that is operative at the date a **consent is lodged** with Council. This means that even if a new policy is operative when the payment is due, that the amount payable should not change. The only change to the invoiced amount would be if the consented development changes (e.g. you develop more or less lots than was originally consented) or slight adjustments as a result of rounding or GST. If an amendment is made to a consent, then Council may reassess the development contributions based on the date that the amendment was lodged with Council. If this happens Council will issue a revised development contributions notice.

What if I disagree with the assessment?

If you disagree with the assessment or even just have questions about the calculation, then in the first instance you should contact the Council's Development Contributions team to discuss. If you are still not satisfied, then you can lodge a formal application for reconsideration and/or an objection to the development contribution notice. The development contributions policy sets out the grounds on which these can be based and the process you need to follow. **The request needs to be in writing and provided to Council within 10 days of receiving this notice.**

What if this contribution is not paid?

If a development contribution is not paid, the Local Government Act 2002 gives Council the power to:

- Withhold a certificate under section 224(c) of the Resource Management Act 1991 or;
- Prevent the commencement of the resource consent under the Resource Management Act 1991 or;
- 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.

Will any additional development contributions be required?

Further development on an allotment will trigger the requirement to pay additional development contributions in a number of circumstances. Some examples of development that will trigger further development contributions include:

- Further subdivision on the allotment
- Construction of a new dwelling/ building or relocating an existing building onto the site
- Changing the use of an existing building
- Connecting to Council's water and/or wastewater networks

The development contributions policy outlines all circumstances in which a contribution is required. If you are not sure then please contact Council staff to discuss.

What are development contributions?

Development contributions are fees charged by Council to fund the provision of growth-related capital expenditure. These fees may be charged on any resource consent, building consent or service connection if the development (for which the consent relates) creates or contributes to demand for new infrastructure. Development contributions are levied in accordance with legislation set out in the Local Government Act 2002 and Council's operative Development Contributions Policy. You can find more information regarding development contributions including a copy of the Council's Development Contributions Policy on Council's website www.tauranga.govt.nz.