

RC SS-2019-9001-00

28 August 2019



Barry Raynes
C/- Kathryn Maguire
Harrison Grierson
PO Box 336
WHAKATĀNE 3130

By Email: k.maguire@harrisingrierson.com

Dear Kathryn,

DEVELOPMENT CONTRIBUTION (SUBDIVISION)

APPLICANT:	BARRY RAYNES
DETAILS:	RESIDENTIAL SUBDIVISION - ONE ADDITIONAL LOT
ADDRESS:	60 POHUTU STREET, WHAKATANE
LEGAL DESCRIPTION:	LOT 25 DPS 3057, RT: SA2A/235

You have recently lodged an application with Council for the above subdivision consent. The Council has now considered whether your proposal requires a Development Contribution to be paid.

The Policy on Development Contributions was formulated by the Council under the Local Government Act 2002. Its main purpose is to ensure that new developments and subdivisions make a fair and equitable financial contribution to the future infrastructure of the District.

In accordance with Council's policy, the Whakatāne District Council, has on 7 November 2019 resolved as follows;

THAT pursuant to Section 198 of the Local Government Act 2002 and the Development Contributions Policy of the adopted Long Term Plan 2018-2028, a development contribution of \$3,689.20 (inclusive of GST), shall be paid to the Whakatāne District Council prior to the issue of a Section 224 (Resource Management Act 1991) Certificate for the development.

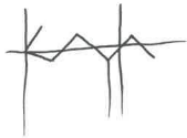
Reasons

This development, either individually or cumulatively with other developments, requires new or additional assets or assets of increased capacity to provide appropriately for infrastructure. The level of contribution is the result of applying the formula in the Development Contributions Policy in the Long-Term Council Community Plan.

I also wish to advise that as an applicant, you may request that Council review the Development Contribution required. A request to review the Development Contribution must be made in writing to the Council within 15 working days after you receive this letter. A deposit of \$400 is required with your request to review the development contribution. The request for a review must set out the reasons for the request. Any request received will be considered by the Hearings Committee of Council, which may determine whether to hold a hearing for the purposes of the review. If so, the Council will give five working days' notice of the commencement date, time and place of that hearing. The Council may, at its discretion, uphold, reduce, postpone or cancel the original amount of Development Contribution required on the development. The decision of the Council shall be communicated to you within 10 working days of any determination or hearing.

If you have any further enquiries, please contact Kayla Manson at this office.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Kayla Manson', with a horizontal line extending to the right.

Kayla Manson
Environmental Planner

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Whakatāne - South of the Whakatāne River	Code	Amount per Unit of Demand	Units of Demand	Cost excl GST	GST 15%	Amount payable incl GST
Water	80 30 10 1701	\$623.00	1	\$623.00	\$93.45	\$716.45
Stormwater	80 30 10 1710	\$1,617.00	1	\$1,617.00	\$242.55	\$1,859.55
Sewerage	80 30 10 1720	\$608.00	1	\$608.00	\$91.20	\$699.20
Roading	80 30 10 1737	\$360.00	1	\$360.00	\$54.00	\$414.00
Total		\$3,208.00		\$3,208.00	\$481.20	\$3,689.20

Advice Notes

If payment is not made within 12 months of the date of the assessment, then the amount of the Development Contribution will be reassessed in accordance with the latest contribution policy.

The Development Contribution needs to be paid before you receive the Section 224 Certificate, which will enable you to obtain the new titles created by your subdivision.

When you are ready to pay the development contribution fee, please contact the Planning Department's Technical Administration Officer at the Council to request that a tax invoice be sent to you.