

Development Contributions

INFORMATION SHEET

What is a Development Contribution?

A Development Contribution is a financial charge levied on new developments. It is assessed and collected under the Local Government Act 2002. It is intended to ensure that any party, who creates additional demand on Council infrastructure, contributes to the extra cost that they impose on the community.

These contributions are related to the provision of the following council services:

- Water supply
- Wastewater supply
- Stormwater supply
- Reserves and Community Facilities
- Transportation (also known as Roading)

When is a Development Contribution triggered?

A Development Contribution is triggered by

- the approval of a Resource Consent or
- the issue of a Building Consent, or
- receipt of an application for a Utility Service Connection

When do I need to pay my Development Contributions?

1. Resource Consent – Land Use

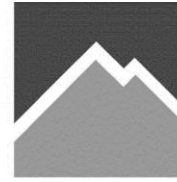
Payment is due prior to commencement of the activity approved by the resource consent. However, where a Building Consent is also required payment is due prior to the issue of the code of compliance certificate or prior to the connection to Council services, whichever comes first.

2. Resource Consent – Subdivision

Payment is due prior to the issue of the 224c certificate or prior to the connection to Council services, whichever comes first

3. Building Consent

Payment is due prior to the issue of the code of compliance certificate or prior to the connection to Council services, whichever comes first.



QUEENSTOWN LAKES DISTRICT COUNCIL

Timing of payment

An invoice will be generated by the Queenstown Lakes District Council either on your request or prior to the due dates stated above. Failure to issue an invoice does not remove the obligation to pay the development contribution.

Council is entitled to withhold the code compliance certificate, 224c and/or connection to Council services under section 208 of the Local Government Act 2001.

How are credits allocated to a development?

There are three types of credits anticipated:

Historic Credits – ‘Deemed’

In assessing development contributions the Council determines whether a site has an historic entitlement as detailed below:

- Sites zoned residential:
Each existing residential lot (whether vacant or developed) will generally be allocated a credit of one “dwelling equivalent”. This credit covers the development of that site with a single residential dwelling.
- Rural zoned sites:
Sites larger than 4000m² are not automatically allocated a credit. Historic entitlement will be recognised and given a ‘deemed’ credit based on the characteristics of the site immediately preceding the proposed development.
- Sites containing non-residential activities: For redevelopment of sites containing or consented for non-residential activities, historical credits will be given based on ‘dwelling equivalents’ assessed in terms of the relevant unit i.e. gross floor area or underlying site area prior to redevelopment.

Historic Credits - Cash

On sites that have been subdivided and contributions paid but which have not been developed prior to a new policy being implemented, developers may request an assessment of 'cash credits' for the site

Actual Credits – Credits accrued under the new policy

Similar to the principles used in assessing historic cash credits (above) Council is able to assess contributions payable at successive stages of the development cycle i.e. Resource Consent (subdivision process), Building consent (physical development of the site).

What are the actual contributions?

The standard contributions payable are set out in the Council's policy on Development Contributions. The current year contributions are attached.

What is the assessment method used?

For residential dwellings one standard 'dwelling equivalent' applies per dwelling on site.

Residential flats, Multi Residential Units, Commercial buildings, Restaurants, Bars and Visitor Accommodation activities are all assessed based on the gross floor area created by the development.

Commonly asked questions regarding development contributions:

What is the Reserve Land Contribution and how is it calculated?

The Reserve Land contribution is used by council to purchase land for reserves. The value is based on a current land valuation of your property. This is obtained by Council **at the applicant's cost** from Council's approved registered valuer. A copy of this valuation can be requested from the DCN Officer at Lakes Environmental LTD.

What triggers a Residential Flat DCN?

Council's policy on Development Contributions means that all residential developments which include a second separate self-contained living area on the plans submitted for building or resource consent will be assessed as a residential flat.

What is a Country Dwelling and how is it different from a standard residential dwelling?

Any new lots or new dwellings on rural zoned sites larger than 4000m² and less than 10 hectares are classed as Country Dwellings under the District Plan. Country Dwellings have a higher 'dwelling equivalent' standard charge for transportation but a lower charge for reserve land.

Can I request remission or postponement?

Council may allow a remission or postponement in the following circumstances;

- The applicant can demonstrate that no additional demand is being created.
- A contribution has already been paid for the same service for this development
- Council may accept a contribution to the equivalent value in the form of land vested in Council as reserve should they meet Council requirements.

If appropriate the Council may allow reserve assets to vest in Council in lieu of the relevant Development Contribution. To apply for this option the applicant is required to discuss the proposal with the QLDC's Parks and Reserves team before Resource Consent is granted.

All applications for postponement or remission should be emailed to the DCN Officer at Lakes Environmental in the first instance, to pass on to Council for consideration.

Who can I contact to ask further questions?

If you are still unsure about your Development Contributions please email the DCN Officer who is listed at the bottom of the notice issued.

Alternatively you can contact Lakes Environmental;

Lakes Environmental Limited
Private Bag 50077
Queenstown 9348
enquiries@lakesenv.co.nz
74 Shotover Street, Queenstown
(03) 450 0300

The Development Contributions Policy can be viewed online on the QLDC website;

- go to www.qldc.govt.nz
- go to "Council Documents" tab
- choose "Policies"
- under D for Development Contributions Policy (and then refer to relevant policy year)

Schedule of Development Contributions per Dwelling Equivalent Required by Contributing Area 2011/12 (Excluding GST)

Contributing Area	Water Supply (\$)	Wastewater (\$)	Stormwater (\$)	Transportation (\$)	Reserve Improvements * (\$)	Community Facilities (\$)	Total Cash Contribution (\$)	Reserve Land Contribution (\$ or Land)
Urban Areas - Including All Land Uses								
Queenstown	3,846	4,529	1,248	2,457	1,529	3,450	17,059	27.5m ²
Arrowtown	3,970	5,748	489	2,457	1,529	3,450	17,643	27.5m ²
Glenorchy	9,905		773	2,457	1,529	3,450	18,114	27.5m ²
Lake Hayes	3,115	4,155	37	2,457	1,529	3,450	14,743	27.5m ²
Arthur's Point	3,397	3,130	74	2,457	1,529	3,450	14,037	27.5m ²
Kingston			132	2,457	1,529	3,450	7,568	27.5m ²
Wanaka	4,881	6,152	1,832	2,593	1,792	2,138	19,388	27.5m ²
Hawea	10,847	8,170	535	2,593	1,792	2,138	26,075	27.5m ²
Albert Town	4,881	6,152	1,254	2,593	1,792	2,138	18,810	27.5m ²
Luggate	1,723		86	2,593	1,792	2,138	8,332	27.5m ²
Other Wakatipu Townships				2,457	1,529	3,450	7,436	27.5m ²
Other Wanaka Townships				2,593	1,792	2,138	6,523	27.5m ²
Rural Areas - Including all Rural Residential/Rural Life Style								
Wakatipu Rural				2,457	1,529	3,450	7,436	27.5m ²
Wanaka Rural				2,593	1,792	2,138	6,523	27.5m ²
Hawea Rural Res.	10,847	8,170	535	2,593	1,792	2,138	26,075	27.5m ²
Aubrey Road Rural Res.	4,881	6,152	1,832	2,593	1,792	2,138	19,388	27.5m ²

Reserve Improvements contribution excludes requirement for 27.5m² reserve land contribution.

Notes:

1. Development Contributions for water supply, wastewater, stormwater, reserves and community facilities have been assessed and will be collected using the LGA 2002 from 1 July 2004.
2. Transportation development contributions have been assessed and will be collected using the LGA 2002 from 1 July 2006.
3. Development contributions are triggered and may become payable on the granting of:
 - a. A Resource Consent.
 - b. A Building Consent.
 - c. An authorisation for a service connection.

As the sequence of development is not always consistent, development contributions shall be required at the first available opportunity. At each and every subsequent opportunity the development will be reviewed and additional contributions required if the units of demand assessed for the development exceed those previously paid for.