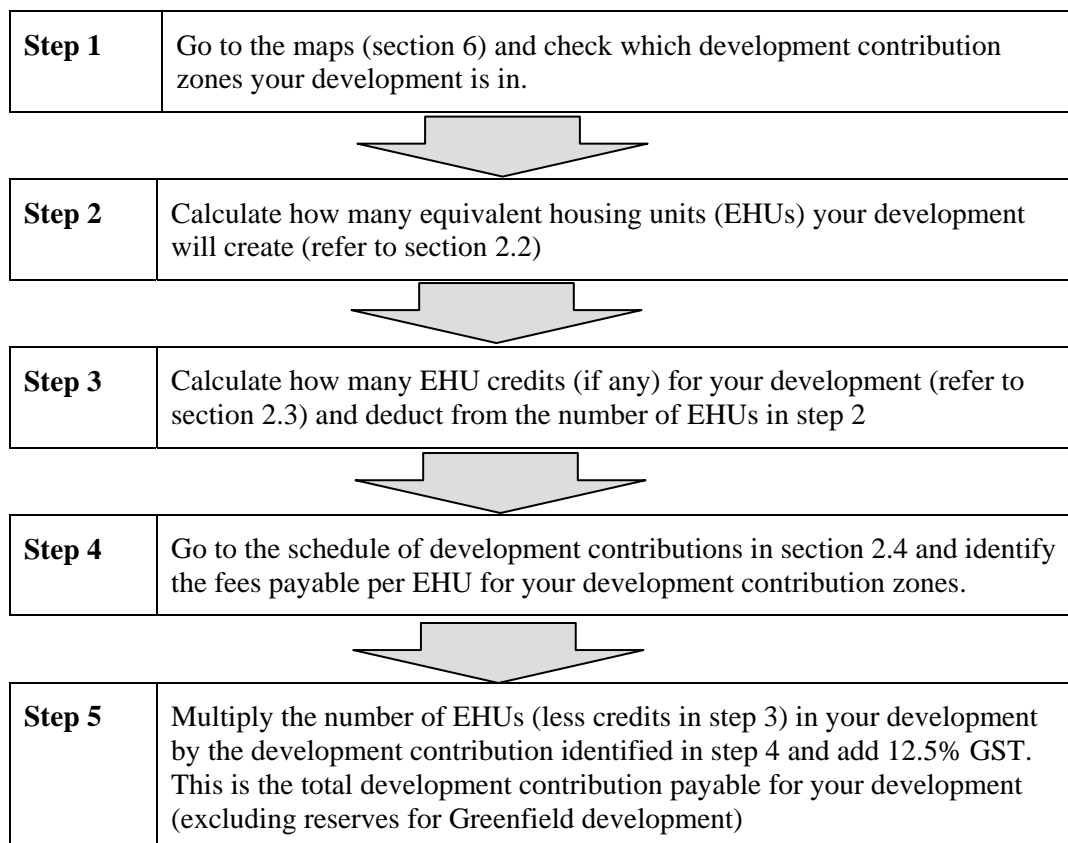


## PART 1: OPERATIONAL POLICY

### 2 Application of this Policy

How to calculate your development contribution (an online development contributions calculator can be accessed on the Council’s website at <http://www.wellington.govt.nz/services/buildserv/development/calculator.php>)

#### 2.1 Step by step process



**Note:** Contact the Council to determine the reserves payable for Greenfield development.

#### 2.2 How to calculate the number of EHUs

2.2.1 Development contributions are payable for the number of EHUs created by each development. EHUs are applied as follows:

<b>Type of development:</b>	<b>EHU assessment based on:</b>
Residential development	<ul style="list-style-type: none"> <li>▪ 1 EHU per household unit</li> <li>▪ 0.7 EHU per one-bedroom household unit</li> </ul>
Fee simple subdivision	<ul style="list-style-type: none"> <li>▪ 1 EHU per allotment</li> </ul>
Non residential development	<ul style="list-style-type: none"> <li>▪ 1 EHU for every 55m<sup>2</sup> of gross floor area (<b>gfa</b>)</li> </ul>

## 2.3 EHU credits for existing development

- 2.3.1 In some cases, credits may be used to reduce the development contribution payable. Credits will be expressed in EHUs. Credits will not be refunded, and can only be used for developments on the same site and for the same activity in respect of which they were granted. Credits cannot be used to reduce the number of units of demand to less than zero.
- 2.3.2 A credit is given for the number of EHUs assessed for the development or use existing at the time the application is assessed for the development contribution payable, to recognise situations where existing structures on the site or uses on the site mean that the development being assessed will not contribute to growth to the extent that the assessed number of units of demand implies.
- 2.3.3 Any self-assessment or special assessment under section 2.5.5 must include a determination of any credits for the development. In other cases the Council will, at the same time as any assessment of development contributions is made, calculate any credits for the development by applying the same criteria for ordinary EHUs under this Policy.
- 2.3.4 Examples where credits will arise are:

Type of existing original development:	Nature of credit:
Infill residential fee simple subdivision of existing allotment into 3 fee simple allotments	<ul style="list-style-type: none"> <li>▪ 1 EHU credit for the original allotment - development contributions payable on 2 EHUs</li> </ul>
Residential development of a CBD site with an existing 550m <sup>2</sup> gfa commercial building into 100 unit title apartments	<ul style="list-style-type: none"> <li>▪ 10 EHU credit (ie 550m<sup>2</sup> /55m<sup>2</sup> gfa) unless an assessment is undertaken</li> </ul>
Additional bedroom added to a one-bedroom household unit	<ul style="list-style-type: none"> <li>▪ 0.7 EHU credit – development contribution payable on 0.3 EHU</li> </ul>
Additional household unit on an existing allotment with one existing house (with or without subdivision)	<ul style="list-style-type: none"> <li>▪ 1 EHU credit for the existing household unit - development contribution payable for the additional household unit</li> </ul>
Development of four fee simple lots in the Northern Growth area for a 10,000m <sup>2</sup> gfa commercial storage facility	<ul style="list-style-type: none"> <li>▪ 4 EHU credits for the existing allotments – development contributions payable for the balance of the facility (10,000 / 55 m<sup>2</sup> gfa)</li> </ul>

## 2.4 Schedule of development contributions

2.4.1 The schedule of development contributions refers to areas A to P (general catchment zones) and Q to T (specific inner city reserves and roading catchments zones that are additional to the general zones) . These refer to geographically defined development contribution areas. Maps of the different development contributions catchment zones are shown in section 6.

2.4.2 All fees in the schedule are GST exclusive.

Map Zone	City Wide (\$ per EHU) *		Catchment Specific Infrastructure (\$ per EHU)				Total	
	Residential	Non-Residential	Water Supply	Waste Water	Roothing	Reserves **	Residential	Non Residential
A Roseneath	\$4,053	\$2,112	\$1,750	\$1,185	\$0	\$0	\$6,988	\$5,047
B Karori	\$4,053	\$2,112	\$1,586	\$2,440	\$0	\$0	\$8,079	\$6,138
C Beacon Hill	\$4,053	\$2,112	\$0	\$1,185	\$0	\$0	\$5,238	\$3,297
D Brooklyn – Frobisher	\$4,053	\$2,112	\$1,158	\$1,185	\$0	\$0	\$6,396	\$4,455
E Kelburn	\$4,053	\$2,112	\$1210	\$1,185	\$0	\$0	\$6,448	\$4,507
F Johnsonville-Onslow	\$4,053	\$2,112	\$1,049	\$1,185	\$0	\$0	\$6,287	\$4,345
G Ngaio	\$4,053	\$2,112	\$1,024	\$1,185	\$0	\$0	\$6,262	\$4,321
H Maldive	\$4,053	\$2,112	\$0	\$1,185	\$0	\$0	\$5,238	\$3,297
I Churton-Stebbing	\$3,734	\$1,793	\$2,939	\$722	\$3,559	\$0	\$10,954	\$9,012
J Grenada-Lincolnshire	\$3,734	\$1,793	\$4,082	\$722	\$1,528	\$295	\$10,361	\$8,420
K Maupuia	\$4,053	\$2,112	\$0	\$1,185	\$0	\$0	\$5,238	\$3,297
L Newlands	\$4,053	\$2,112	\$852	\$722	\$0	\$0	\$5,627	\$3,686
M Melrose	\$4,053	\$2,112	\$1,693	\$1,185	\$0	\$0	\$6,931	\$4,990
N Central & Coastal	\$4,053	\$2,112	\$806	\$1,185	\$0	\$0	\$6,044	\$4,103
O Tawa	\$4,053	\$2,112	\$1,126	\$722	\$0	\$0	\$5,901	\$3,960
P Wadestown	\$4,053	\$2,112	\$1,409	\$1,185	\$0	\$0	\$6,647	\$4,706
Rural***	\$3,374	\$1,434					\$3,374	\$1,434

**Additional fee components for inner city reserves**

Q Inner city Residential (Reserves)					\$1,988	\$1,988	
Q Inner city Non - Residential (Reserves)					\$249		\$249

**Additional fee components for roading and associated infrastructure**

R Johnsonville					\$909	\$909	\$909
S Adelaide Road					\$3,856	\$3,856	\$3,856
T Pipitea Precinct					\$1,396	\$1,396	\$1,396

\* The community infrastructure (\$1,533) and open spaces acquisition (\$408) components of the citywide fee do not apply to non residential developments

The stormwater component of the citywide fee (\$141 per EHU) is only applicable to the greatest number of EHUs on any floor in non residential or multi-unit residential developments. For example, a three storey residential development with three two bedroom units on each floor would be liable for \$423 for stormwater.

\*\* Excluding greenfield development

\*\*\*Only citywide traffic and roading, reserves and community infrastructure are payable. Water, stormwater and wastewater contributions will also apply to rural developments where it is practicable to connect to those services.

**Greenfield development**

\* See paragraph 12.2.12 and Appendix B6.1.2 – B6.1.5 for the development contribution for reserves for any greenfield development.

**2.5 Additional information on assessing the development contribution payable*****When the Council will not require a development contribution***

2.5.1 Under the Local Government Act the Council is unable to require a development contribution for a reserve, network infrastructure or community infrastructure if, and to the extent that:

- It has, under section 108(2)(a) of the Resource Management Act 1991, imposed a condition on a resource consent in relation to the same development for the same purpose; or
- The developer will fund or otherwise provide for the same local reserve, network infrastructure or community infrastructure in agreement with the Council (and citywide fees will still apply); or
- The Council has received or will receive funding from a third party.

### ***Development where there is no practical connection***

2.5.2 For developments where there is no practical connection to water supply or wastewater reticulation systems, the Council will reduce the amount of the contribution payable by the relevant fee (or fees) payable in that catchment as follows:

- Water – citywide and catchment
- Wastewater – citywide and catchment

2.5.3 If a development is subsequently connected to the water and/or wastewater reticulation systems, the following will be payable prior to the connection:

- The applicable additional citywide contribution; and
- The relevant catchment area development contribution.

### ***New connections***

2.5.4 Where an existing development that was not connected to the city water or wastewater network as at 1 July 2005 subsequently does connect, the development contribution that apply to the relevant water supply or wastewater catchment must be paid prior to the service being connected.

### ***Assessment process for non residential development***

2.5.5 The non residential unit of demand (55m<sup>2</sup> gfa per EHU) may be departed from in the following circumstances:

#### Self-assessment

2.5.5.1 An applicant may apply for a self-assessment of the number of EHUs payable for a particular development as follows:

- (a) Application must be made in writing before any development contributions payment in respect of the development becomes due.
- (b) The assessment must relate to all matters for which development contributions are payable under this Policy.
- (c) The onus is on the applicant to prove (on the balance of probabilities) that the actual increased demand created by the development is different from that assessed by applying the non residential unit of demand in paragraph 2.21. Actual increased demand means the demand created by the most intensive non residential use(s) likely to become established in the development within 10 years from the date of application.
- (d) The Council may determine an application made under this section at its discretion. In doing so the Council must take into account everything presented to it by way of the written application, and may take into account any other matter(s) it considers relevant.

- (e) Any application must be accompanied by the fee payable to recover the Council's actual and reasonable costs of determining the application.

Special assessment

2.5.5.2 If the Council believes on reasonable grounds that the increased demand for any matter assessed for a particular development by applying the non residential unit of demand in paragraph 2.2.1 is less than the actual increased demand created by the development, it may require a special assessment to determine the number of EHUs as follows:

- (a) A special assessment must be initiated before any development contributions payment in respect of the development becomes due.
- (b) The assessment must relate to all matters for which development contributions are payable under this Policy.
- (c) The Council may request information from the applicant to establish the actual increased demand.
- (d) The Council must bear its own costs.
- (e) Everything the Council intends to take into account when making a special assessment must be provided to the applicant for a written reply at least 14 days before the assessment is determined.
- (f) The Council may determine a special assessment made under this part at its discretion. In doing so the Council must take into account everything presented to it by way of a written reply, and may take into account any other matter(s) it considers relevant.

Assessment guidelines

2.5.5.3. Without limiting the Council's discretion, when determining an application for either a self-assessment or a special assessment initiated by Council, the Council will be guided by the following:

<b>Infrastructure Type</b>	<b>Usage Measure per EHU</b>
Water supply	780 litres per day excluding storage
Wastewater	390 litres per day
Stormwater	Runoff co-efficient not exceeding 0.7
Traffic and roading	10 private vehicle trips per day
Reserves	600m <sup>2</sup> of allotment area

***Private development agreements***

2.5.6 The Council may enter into a private agreement with a developer. The agreement must clearly record why an agreement is being used, record the basis of the cost sharing when the infrastructure will be provided and, in particular, whether there is any variation from the Council's policy that new development should pay 100 percent of growth related capital expenditure.

2.5.7 Any proposal as part of a private agreement that a new development should pay less than 100 percent of growth related capital expenditure will be dealt with as if it were an application for remission under this Policy.

## **2.6 Remission and postponement**

2.6.1 The Council may remit or postpone payment of development contributions at its complete discretion. The Council will only consider exercising its discretion in exceptional circumstances. Applications made under this part will be considered on their own merits and any previous decisions of the Council will not be regarded as creating precedent or expectations.

2.6.2 Remissions will only be granted by resolution of the Council (or a Committee or Subcommittee acting under delegated authority).

2.6.3 An application for remission must be made before any development contributions payment is made to the Council. The Council will not allow remissions retrospectively.

2.6.4 An application must be made in writing and set out the reasons for the request.

## **2.7 Refunds**

2.7.1 Refunds will be made in accordance with sections 209 and 210 of the Local Government Act 2002, including any amendments made to those provisions at the time of making a refund.