Kaipara District Council Development Contributions Policy

Development Contributions Assessment Notice

Date assessment issued:	15-May-2025
Consent number:	250144
Description:	New commercial gym
Owner's Name:	St Lambert Limited c/-Chris Warren
Address:	7 Eagle Ray Road Mangawhai Lot 12 DP 579625 only
Valuation Number:	0122013041
Application date:	11-Apr-2025
Date application accepted:	14-Apr-2025
Applicable DC Policy:	DCP 2021-2031

	Existing Units of Demand (UoD)	Total UoD after development	Additional UoD after development	Contribution per UoD	**Development contribution (Excl GST**
Roading	1.00	1.12	0.12	$ 3,405.00	**$ 394.98**
Water supply	0.00	0.00	0.00	$ -	**$ -**
Wastewater treatment	0.00	2.49	2.49	$ 24,797.00	**$ 61,711.80**
Stormwater	1.00	3.07	2.07	$ 426.00	**$ 883.78**
Community infrastructure	1.00	1.00	0.00	$ 496.00	**$ -**
Total assessed development contribution (Excluding GST)					**$ 62,990.56**
GST					**$ 9,448.58**
Total assessed development contribution (Including GST)					**$ 72,439.14**

Notes:

1. The assessed development contribution amounts exclude GST
2. This is an assessment only and may be and may be altered if the application for consent or authorisation is varied in any way
3. This assessment may be varied if another consent or authorisation for the same development is invoiced before this assessment can be invoiced
4. An applicant can ask the Council to formally review this assessment on grounds set out in the Policy and Council may remit, reduce or postpone the payment of the development contribution. A request for review must be received by Council in writing, no later than 14 working days after the date on which Council issues this assessment. A fee may be charged by the Council to carry out the review
5. The Council will invoice the assessed development contributions, in the case of:
   a) a resource consent for land use, an authorisation for service connection or a certificate of acceptance, 14 working days after granting the consent, authorisation or certificate

   b) a subdivison consent, at the time of receiving an application for a certificate under section 224(c) of the Resource Management Act 1991
   c) a building consent under the Building Act 2004, at the time the first building inspection is carried out.
6. This assessment has attracted a "Temporary Activity Factor Discount" which has taken into account the limited use of the premises