

Notice of Meeting:

I hereby give notice that an ordinary meeting of the Hearings Committee will be held on:

Date: Friday 30 August 2024
Time: 9.30 am
Venue: Council Chambers, Dunedin Public Art Gallery, The Octagon,
Dunedin

Sandy Graham
Chief Executive Officer

Hearings Committee

Request for Remission of Development Contributions

MEMBERSHIP

Chairperson	Commissioner Ros Day-Cleavin	
	Cr David Benson-Pope	Cr Cherry Lucas

Senior Officer	Carolyn Allan, Chief Financial Officer
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Governance Support Officer	Wendy Collard
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Wendy Collard
Governance Support Officer

Telephone: 03 477 4000
Wendy.Collard@dcc.govt.nz
www.dunedin.govt.nz

Note: Reports and recommendations contained in this agenda are not to be considered as Council policy until adopted.

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DECLARATION OF INTERESTS

EXECUTIVE SUMMARY

1. Members are reminded of the need to stand aside from decision-making when a conflict arises between their role as an elected representative and any private or other external interest they might have.
2. Elected members are reminded to update their register of interests as soon as practicable, including amending the register at this meeting if necessary.

RECOMMENDATIONS

That the Committee:

- a) **Notes/Amends** if necessary the Elected Members' Interest Register attached as Attachment A; and
- b) **Confirms/Amends** the proposed management plan for Elected Members' Interests.

Attachments

	Title	Page
↓A	Elected Members' Register of Interests	5

Hearings Committee Councillor Register of Interest - Current as at 21 August 2024				
Name	Responsibility (i.e. Chairperson etc)	Declaration of Interests	Nature of Potential Interest	Member's Proposed Management Plan
Cr David Benson-Pope	Owner	Residential Property Ownership in Dunedin	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Trustee and Beneficiary	Blind Investment Trusts	Duty to Trust may conflict with duties of Council Office	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Yellow-eyed Penguin Trust	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	New Zealand Labour Party	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Dunedin Heritage Fund (Council Appointment)	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Dunedin Public Art Gallery Acquisitions Committee (Council Appointment)	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Otago Museum Trust Board (Council Appointment)	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
Cr Cherry Lucas	Trustee	Otago Farmers Market	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Otago A & P Society	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Trustee	Henderson Lucas Family Trust - Residential Dunedin Property	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	NZ Institute of Chartered Accountants	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Otago Museum Trust Board (Council Appointment)	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Dunedin Chinese Garden Advisory Board (Council Appointment)	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Toitū Otago Settlers Museum Board (Council Appointment)	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Local Government New Zealand (Zone 6 Committee) (Council Appointment)	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member (alternate)	Grow Dunedin Partnership (Council Appointment)	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Taieri Airport Trust (Council Appointment)	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Mosgiel Taieri Community Board (Council Appointment)	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Te Poāri a Pukekura Partnership (Council Appointment)	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.

PART A REPORTS

DEVELOPMENT CONTRIBUTIONS REMISSION

Department: Planning

EXECUTIVE SUMMARY

- 1 This report considers a request to the Dunedin City Council (the Council) for a full remission of the development contributions levied for the change in use of the site at 70A and 70B North Taieri Road into a commercial activity.
- 2 The application has been considered under the six assessment matters for remissions in the Development Contributions Policy (the Policy).
- 3 The applicant, Ōtepoti Dunedin Whanau Refuge, was charged a development contribution of \$36,520.00 (excluding GST).
- 4 The Hearings Committee (the Committee) is asked to consider whether a remission should be granted and, if so, to authorise the Chief Financial Officer to remit a specified maximum amount.
- 5 The applicant and the applicant's agent, Terramark Limited, wish to be heard by the Committee.

RECOMMENDATIONS

That the Committee:

- a) **Considers** the request for a remission of development contributions levied to Ōtepoti Dunedin Whanau Refuge for the change in use of the site at 70A and 70B North Taieri Road to a commercial activity.
- b) **Decides** whether to decline the remission request, grant a partial remission or grant a full remission.
- c) **Authorises** the Chief Financial Officer to give the applicant a development contribution remission of a maximum of \$36,520.00 (excluding GST), should the Committee decide to grant the request.

BACKGROUND

Purpose of Development Contributions

- 6 The purpose of development contributions is to enable the Council to recover from those persons undertaking development a fair and equitable portion of the costs of capital expenditure necessary to service growth over the long term (section 197AA Local Government Act 2002). If development contributions are not collected, then the growth has to be funded from other sources including rates and/or debt.

- 7 Under Clause 20 of the Committee delegations, the Committee has the power “to consider and determine applications for remission of a development contribution for an unusual development where the contribution is greater than \$10,000”.

Assessments of Development Contributions for 70A and 70B North Taieri Road

- 8 The subject property at 70A and 70B North Taieri Road (held in Record of Title 1071633 and 1071634) is 2,216 m² in land area.
- 9 The site at 70A North Taieri Road contains an existing dwelling, garage, and ancillary residential unit. The dwelling contains more than three habitable rooms, and the ancillary residential unit contains one habitable room. The buildings have a gross floor area (GFA) of 528 m² and an impermeable surface area (ISA) of 313 m².
- 10 The site at 70B North Taieri Road is currently vacant.
- 11 The applicant applied for building consent for the conversion of the existing buildings to offices. The development will result in a change of use of the site from residential to commercial activity.
- 12 The Policy assesses residential activities on a per unit basis, whilst non-residential activities (such as commercial) are assessed on the GFA and the ISA.
- 13 The development has been originally assessed with the garage included in the assessment. The initial assessment was \$45,971.20 (excluding GST).
- 14 Upon receipt of the remission request, the Council have sought external advice from Rationale Limited (Tom Lucas) in relation to application of the Policy. The advice is attached for the Committee’s reference.
- 15 Following the advice, the development has been reassessed, with the garage now excluded from the assessment. The reassessment has resulted in a lower development contribution being calculated.
- 16 The development is assessed under the Policy as creating an additional demand (over and above the previous residential activity) of 20.75 Equivalent Household Units (EHUs) on the transportation network.
- 17 The development contribution is payable for the additional demand being created over and above the previous land use. The development contribution was calculated as follows:

Water Supply	\$0.00
Wastewater	\$0.00
Stormwater	\$0.00
Transportation	\$36,520.00
Reserves	\$0.00
Community Infrastructure	\$0.00
Total Development Contribution excluding GST	\$36,520.00

- 18 This amount has not yet been invoiced.

Remission Request Summary

- 19 The applicant has requested a full remission of the development contributions charged for the change of use of the site at 70A and 70B North Taieri Road into a commercial activity.
- 20 A full copy of the remission application is attached for the Committee's reference.
- 21 The remission request is summarised as follows:
- The transportation development contributions should not be charged, as the proposal will not generate greater vehicle movements when compared to a typical residential household.
 - Development contributions should not be charged, as Otepoti Dunedin Whanau Refuge is a charitable organisation providing support to the community affected by family violence.
- 22 The applicant and applicant's agent wishes to be heard in support of the remission request. A copy of this report will be forwarded to the applicant before the scheduled hearing.

DISCUSSION

- 23 The Policy states that six assessment matters are to be considered when considering a request for remission:
- The Development Contributions Policy;
 - The DCC's Funding and Financial Policy;
 - The extent to which the value and nature of works proposed by the applicant reduces the need for works proposed by the DCC in its capital works programme;
 - The level of existing development on the site. Where multiple existing and pre-existing uses can be established the DCC may have regard to the most intensive use(s) and the extent of time that has elapsed since those pre-existing uses existed;
 - Development contributions paid and/or works undertaken and/or land set aside as a result of:
 - i) Development Contributions
 - ii) Agreements with the DCC
 - iii) Financial Contributions under the Resource Management Act, and;
 - Any other matters the DCC considers relevant.
- 24 Each of these is considered below.

The Development Contributions Policy

- 25 It is considered that the development contributions have been levied correctly in accordance with the Policy. The existing and proposed activities have been calculated using the details provided with the building consent application.
- 26 The remission request states that the transportation demands generated by this proposal are, in fact, nil or negligible, as the proposed commercial activity will not generate greater vehicle movements when compared to a typical residential household.
- 27 The building consent issued by the Council on 26 June 2024 authorised the conversion of the existing residential buildings to offices. Offices are activities that are included in the commercial land use category.
- 28 The definition of the commercial land use under the Policy is as follows:
- *'Use of land or buildings that includes the display, offering, provision, sale or hire of goods, equipment or service. Includes administrative or professional offices, offices and depots for trade services, childcare facilities, restaurants, service stations, rural retail sales activity, rural tourist activity, self-storage units, panel beaters, internet-based sales, repair stores and garden supply stores.'*
- 29 As the proposed activity falls under the commercial land use category, the commercial land use category is therefore deemed appropriate.
- 30 In terms of whether the transportation demand calculated for the proposal is fair, the Policy is based on averages for typical developments throughout the city. Development contributions pay off growth-related debt (previously incurred by the Council for capital works to service this site or the wider area generally) or pay for growth-related capital works now or in the future (for this site or the wider catchment). Even if no specific works are required to service a particular site, this does not mean that the levying of development contributions is inappropriate.
- 31 In this case, the additional demand of 20.75 EHUs on the transportation network is being created with the change in use from residential to commercial. The Policy calculates the transportation demand differently for residential and commercial uses. In the Dunedin Metropolitan area, the typical residential activity (three or more habitable rooms) generates 1 EHU per unit, whereas the typical commercial activity generates 5.42 EHUs per 100m² GFA.
- 32 Furthermore, the Policy does not take into account the specific nature of the business, the number of employees that may operate within that site, or how those people travel to an activity. However, in the majority of cases, employees and visitors will travel using the Council's transportation network. Therefore, commercial properties do typically result in much higher trip generation. On that basis, with the introduction of the commercial activity on the site, the Policy deems an increase in potential demand in terms of transportation.
- 33 The Policy is based on theoretical demand because it is not practicable to calculate the actual demand of every single development. The Policy does provide for unusual developments to be individually assessed, but only where the development creates a significantly different demand on infrastructure. In principle, the remission process could be used in a similar way to reduce the development contributions based on the known actual demand of a development. However, the Committee would need to be satisfied that the actual demand was going to be less.

- 34 It is considered that the assessment of the proposed land use has been correctly made in accordance with the Policy. There are no known changes to the capital projects being funded by development contributions that could change the amount payable.
- 35 Consideration will need to be given as to whether the granting of a remission in this case would undermine the integrity of the Policy.

The Council's Funding and Financial Policy

- 36 The role of development contributions is to fund the growth portion of capital projects. Should a remission of development contributions be granted for this development then the Council will require funding from rates or other sources for any shortfall in development contributions.

Contribution to Capital Works

- 37 The applicant has not proposed any capital works as part of this development that would replace the Council's own capital works.

Demand Prior to Development

- 38 A remission could be considered if the Policy did not adequately recognise the previous land use on the site in terms of demand. The applicant has not explicitly disputed the level of credits given to the existing site as part of their remission request.

Previous Historical Contributions

- 39 Historical contributions on a site potentially could be used to offset a current development contribution assessment. No historical contributions on this site have been identified. Rates paid in the past are not considered relevant to this matter.

Other Matters

- 40 This criteria is broad and allows the Committee to consider any other matters relevant to the development and/or remission application. It is a catch-all and can be used to consider "other matters" raised by the applicant, evidence, submissions, and staff reports and/or comments. This could include items not previously considered under the other criteria above.
- 41 It should be noted that any decision under this criteria (or any of the other criteria for that matter) must not be arbitrary and needs to be justified.
- 42 The remission request argues that no development contributions should be charged in recognition of support Otepoti Dunedin Whanau Refuge provides to the community affected by family violence.
- 43 It is acknowledged that the applicant provides invaluable benefits to the community. However, the sole purpose of the Policy is to recover from those undertaking development (including charitable organisations) a fair, equitable, and proportionate portion of the costs of capital expenditure necessary to service growth, rather than being a tool for promoting and encouraging economic or community development.
- 44 Consideration will need to be given as to whether the granting of remission in this case would undermine the integrity and consistent administration of the Policy.

OPTIONS

- 45 The Committee has three options. They could decline the remission request, grant a partial remission or grant a full remission. The advantages and disadvantages of each option are outlined in the body of this report.
- 46 The Committee now needs to decide which option it prefers.

NEXT STEPS

- 47 The decision of the Hearing Committee will be communicated to the applicant, and staff will act upon the decision made.

Signatories

Author:	Galina Reinhardt - Development Contributions Officer
Authoriser:	Nic Jepson - Senior Planner - Monitoring and Compliance Carolyn Allan - Chief Financial Officer

Attachments

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↓B	Attachment B - Remission Request	15
↓C	Attachment C - Development Contributions Assessment	17
↓D	Attachment D - Advice from Rationale Ltd	22

SUMMARY OF CONSIDERATIONS

Fit with purpose of Local Government

This report relates to providing local services and infrastructure that it is considered good-quality and cost-effective.

Fit with strategic framework

	Contributes	Detracts	Not applicable
Social Wellbeing Strategy	<input type="checkbox"/>	<input type="checkbox"/>	✓
Economic Development Strategy	✓	<input type="checkbox"/>	<input type="checkbox"/>
Environment Strategy	✓	<input type="checkbox"/>	<input type="checkbox"/>
Arts and Culture Strategy	<input type="checkbox"/>	<input type="checkbox"/>	✓
3 Waters Strategy	✓	<input type="checkbox"/>	<input type="checkbox"/>
Future Development Strategy	✓	<input type="checkbox"/>	<input type="checkbox"/>
Integrated Transport Strategy	✓	<input type="checkbox"/>	<input type="checkbox"/>
Parks and Recreation Strategy	<input type="checkbox"/>	<input type="checkbox"/>	✓
Other strategic projects/policies/plans	✓	<input type="checkbox"/>	<input type="checkbox"/>

Within the Council's financial strategy, the role of development contributions is to fund the growth portion of capital projects.

Māori Impact Statement

There are no known impacts for tangata whenua.

Sustainability

Long term consequences of undermining the integrity of the Development Contributions Policy from not recouping fully from developers the cost of those developments.

LTP/Annual Plan / Financial Strategy /Infrastructure Strategy

The collection of development contributions is included as a revenue line item in the Long Term Plan and forms part of the overall financial strategy.

Financial considerations

The collection of development contributions is included as a revenue line item in the Long Term Plan and forms part of the overall financial strategy.

Significance

The decision is assessed as low under the Council's Significance and Engagement Policy.

Engagement – external

There has been external engagement with Rationale Limited (Tom Lucas) in relation to application of the Policy.

Engagement - internal

There has been no internal engagement.

Risks: Legal / Health and Safety etc.

The decision could be challenged by judicial review.

SUMMARY OF CONSIDERATIONS

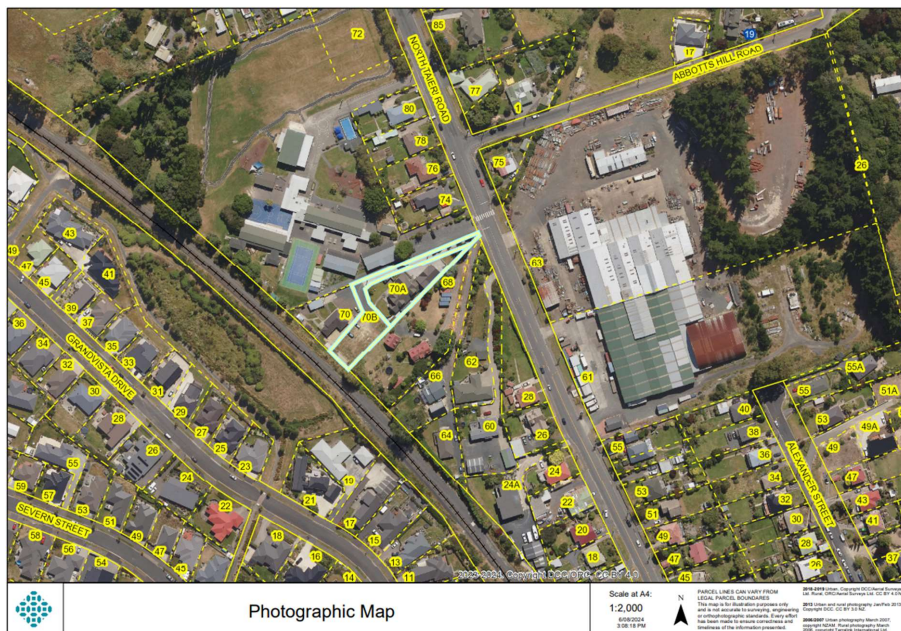
Conflict of Interest

There are no known conflicts of interest.

Community Boards

There are no known implications for Community Boards.

AERIAL PHOTO AND 2D VIEW



REMISSION REQUEST



Request for Remission of Development Contributions

50 The Octagon, PO Box 5045, Moray Place
Dunedin 9058, New Zealand
Ph 03 477 4000 | www.dunedin.govt.nz

Applicant Details

Full Name: Otepoti-Dunedin Whanau Refuge (formally known as Women's Refuge)

Mailing Address: _____

Postcode: _____

Telephone (Day): 0211255554

Mobile: 0272123711

Email: manager@odwr.nz and darryl@terramark.co.nz

Development Details

Development Address: 70A North Taieri Road, Abbotsford

Consent Number: ABA-2024-297

Assessment Amount: \$52,866.88

Assessment Date: 26 June 2024

Assessment Received: _____

Grounds for Remission

Are you seeking a partial or full remission?

☐ Partial

☒ Full

Please tick which of these grounds that you are seeking a remission under:

- ☐ The actual cost of the capital project to be funded by development contributions, or a revised estimate, is lower than the cost used as the basis for the contributions indicated in the policy.
- ☐ You will fund or otherwise provide for the same reserve, network infrastructure, or community infrastructure.
- ☐ The capital projects indicated in this policy to be funded by development contributions are no longer to be undertaken.
- ☒ Other

Explanation of Request

Please provide a detailed explanation of your request. For each of the grounds you have ticked above, detail why a remission in whole or in part should be made. Attach any relevant information that supports your request. The development contributions policy can be found on our website.

The ODWR (known to most as the Women's Refuge) is a voluntary New Zealand organisation providing an after hours crisis response team, raising donations, or fundraising to support our mission of advocating for those in our community affected by family violence.

This organisation is run by volunteers and is supported by donations from the community. This organisation is funded by the people on the streets shaking buckets and relying on the generosity of the community. Raising donations is more challenging during the cost of living crisis families and communities are currently living in.

Fifty two thousand eight hundred dollars is a lot of 'bucket shaking' and there is an expectation the Council do not port community organisations. Terramark has an association with the ODWR and provide gifts to give families in need during Christmas when domestic violence hurts families and children the greatest. This is an issue we believe in supporting and cannot reconcile the approach of Council nor the optics of this in the eye of the public.

It is beyond comprehension that the alteration of a dwelling to use as an office for the ODWR will result in Development Contribution costs of \$52,866.88 to the transportation network. NZTA Research Report 453 states a typical household generates 9.5 vehicle movements (in and out) on average per day. This will be little different to that of how the proposed ODWR offices will operation so it cannot be reconciled how this extraordinary levy on a community organisation has been calculated.

Explanation of Request continued

We request that Council re-evaluate their approach to this levy and provide a full remission of it. Your Council can be 100% assured the ODWR will make better use of \$52,866 than the Council will. We also seek the \$500 deposit fee for considering this remission application is waived.

If we need to be heard on this request, Terramark and ODWR staff are prepared to attend a hearing to speak to our remission request. We do however remain hopeful that common sense can be applied to avoid the need to attend a hearing.

Do you wish to be heard on your request? ☒ Yes ☐ No

Declaration

I certify that, to the best of my knowledge and belief, the information given in this request is true and correct.

Signature of Applicant/Agent:  Date: 07-07-2024

Privacy – Local Government Official Information and Meetings Act 1987

Under this Act, any person can request applications lodged with the Council. The Council is obliged to make available the information requested unless there are grounds under the above Act that justify withholding it. While you may request that it be withheld, the Council will make a decision, following consultation with you. If the Council decides to withhold an application, or part of it, that decision can be reviewed by the Office of the Ombudsmen.

Please advise if you consider it necessary to withhold your application, or parts of it, from any persons (including the media) to (tick those that apply):

- ☐ Avoid unreasonably prejudicing your commercial position.
- ☐ Protect information you have supplied to Council in confidence.
- ☐ Avoid serious offence to tikanga Māori or disclosing location of waahi tapu.

Lodging your Request

Your request for a reconsideration must be made within 10 working days after the date on which you received notice from the Council of the level of development contributions required.

You can lodge your request:

- In person:** Customer Services Centre, Ground Floor, Civic Centre, 50 The Octagon
- By mail:** Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058
- By email:** development.contributions@dcc.govt.nz

There is also information on our website at www.dunedin.govt.nz.

DEVELOPMENT CONTRIBUTION ASSESSMENT

From: Galina Reinhardt
Sent: Friday, 16 August 2024 12:24 p.m.
To: 'Darryl Sycamore'
Cc: Nic Jepson
Subject: Revised Development Contribution - Remission Request for the Otepoti-Dunedin Whanau Refuge - ABA-2024-297 - 70A & 70B North Taieri Road
Attachments: DC ReAssessment.pdf

Good afternoon Darryl,

In preparation for the remission hearing, we sought third-party advice on the assessment of development contributions.

During our discussions, it was recommended that the development contribution issued by the Council be revised. As a result, the development has been reassessed, with the garage now excluded from the assessment. The revised development contribution figure is \$41,998.00 (including GST). This represents a reduction of \$10,868.88 from the original amount. A revised development contribution assessment table has been attached for your reference.

Please advise your client of the revised figure, and advise whether they wish to proceed with the application for remission. If your client does wish to continue with the remission, please let me know if the request is to be updated.

Kind Regards

[Galina Reinhardt](#)

DEVELOPMENT CONTRIBUTIONS OFFICER

RESOURCE CONSENTS ●●●●●

P 03 477 4000 | **E** Galina.Reinhardt@dcc.govt.nz

Dunedin City Council, 50 The Octagon, Dunedin

PO Box 5045, Dunedin 9054

New Zealand

www.dunedin.govt.nz

 Please consider the environment before printing this e-mail

Development Contributions
Assessment Tool

Results: Development Contributions Summary Table

Area of Benefit: Dunedin Central Brownfields

Activity	Existing Demand - Credits (EHU)	Proposed Future Demand (EHU)	Additional Demand (EHU)	Standard Development Contribution - \$/EHU (Ex GST)	Development Contribution (Ex GST)	GST	Development Contribution (Inc GST)
Water Supply (DCB-1)	2.50	1.76	0.00	\$3,160.00	\$0.00	\$0.00	\$0.00
Wastewater (DCB-2)	2.50	1.33	0.00	\$3,980.00	\$0.00	\$0.00	\$0.00
Stormwater (DCB-3)	2.50	1.06	0.00	\$2,620.00	\$0.00	\$0.00	\$0.00
Transportation (DCB-4)	2.50	23.25	20.75	\$1,760.00	\$36,520.00	\$5,478.00	\$41,998.00
Reserves (DCB-5)	2.50	0.00	0.00	\$1,010.00	\$0.00	\$0.00	\$0.00
Community Infrastructure (DCB-6)	2.50	0.21	0.00	\$1,130.00	\$0.00	\$0.00	\$0.00
Total Development Contribution					\$36,520.00	\$5,478.00	\$41,998.00

Disclaimer: It should also be noted that the results do not apply if the development is in one of the Mosgiel Plan Change Areas.

This tool was built for simple single land use developments. More complicated developments with multiple land use categories must be assessed in stages.

Development contributions are required for the additional demand on reserves, network infrastructure, and/or community infrastructure created by a proposal over and above the demand from the existing land use. The additional demand is calculated by subtracting the existing demand from the proposed future demand. Refer Table 3 of the Development Contributions Policy to see how Equivalent Household Units are determined for each Land Use Category.

The existing demand from the current land use has been calculated using the following:

- Existing Land Use Category: Residential Units (Existing Use)
- Number of Residential Units - 3 or more habitable rooms/Number of Lots: 2
- Number of Residential Units - 1 habitable room: 1

The proposed future demand resulting from the development has been calculated using the following:

- Service Connections: Water - Connecting; Wastewater - Connecting
- Proposed Land Use Category: Commercial
- Gross Floor Area: 429m²
- Impermeable Surface Area: 313m²



1 May 2024

Te Whare Pounamu Dunedin Womens Refuge Inc
C/O Simone Claire
70a North Taieri Road,
Dunedin 9018

Dear Sir/Madam

DEVELOPMENT CONTRIBUTION PAYABLE: ABA-2024-297 & PCON-2024-130
70A & 70B North Taieri Road, Abbotsford

On 1 July 2006 the Dunedin City Council implemented a policy on development contributions in accordance with the Local Government Act 2002. Applications for resource consent, building consent, certificate of acceptance or service connections lodged after 1 July 2006 are assessed for development contributions.

Please be advised that your building consent application has been assessed for development contributions in accordance with the Council's Development Contributions Policy contained within the 10 Year Plan 2021-31. A contribution of **\$52,866.88** (including GST) will be payable on this development.

The attachment to this letter explains how the development contribution has been calculated.

The development contribution must be paid:

- Building Consent – Prior to the issue of the Code Compliance Certificate.

In the event that the development contribution is not paid, the Council may, pursuant to section 208 of the Local Government Act 2002:

- Building Consent – Withhold the Code Compliance Certificate under section 95 of the Building Act 2004;
- Register the development contribution under subpart 5 of Part 3 of the Land Transfer Act 2017 as a charge (Statutory Land Charge) on the title of the land in respect of which the development contribution is required. This means that you cannot sell your property unless the Council consents to the transfer or the development contribution has been paid. If a Statutory Land Charge is registered on the title to your land and you decide to sell the land, please ensure that the development contribution is paid before the settlement date. Once the development contribution has been paid, please notify the Council and we will arrange for the release of the Statutory Land Charge from the title of the land as soon as reasonably practicable. We note that you will need to pay all costs and fees payable to the Land Information New Zealand and the Council's legal fees in relation to the registration and release of a Statutory Land Charge.

50 The Octagon | PO Box 5045 | Dunedin 9054, New Zealand | T 03 477 4000
www.dunedin.govt.nz  DunedinCityCouncil  @DnCityCouncil

In accordance with sections 199A and 199C of the Local Government Act 2002, and the Council's Development Contributions Policy, you have the right to:

- Challenge the accuracy of the development contributions assessment. This can be done by:
 - Lodging a reconsideration application, for the Council to reconsider the requirement for the development contribution, or
 - Lodging an objection, for an independent commissioner to decide the correct requirement for development contribution.
- Ask that the Council reduce or waive the required development contribution, by lodging an application for remission.
- Ask that the Council allow the development contribution to be paid at a later date, by lodging an application for deferral.
- Ask that a specific evaluation be made of the proposal's actual demand on reserves and infrastructure, by lodging an application for the proposal to be assessed as an unusual development.

These are described in more detail on the attached sheet. Any request for reconsideration must be made within ten working days after the date on which you received this notice. Any objection must be made within 15 working days after the date on which you received this notice. Applications for remission, unusual development and deferral of payment must be applied for before a development contribution payment is made. Each request needs to be in writing and must set out the reasons for the request. Please note that fees and charges may apply to some or all of these processes.

If you have any further queries regarding the assessment or payment of this development contribution, please feel free to contact me on telephone 474-3771 or send an email to development.contributions@dcc.govt.nz.

Yours sincerely



Galina Reinhardt
Development Contributions Officer

Development Contributions Assessment Tool

Results: Development Contributions Summary Table

Area of Benefit: Dunedin Central Brownfields

Activity	Existing Demand - Credits (EHU)	Proposed Future Demand (EHU)	Additional Demand (EHU)	Standard Development Contribution -\$/EHU (Ex GST)	Development Contribution (Ex GST)	GST	Development Contribution (Inc GST)
Water Supply (DCB-1)	2.50	1.94	0.00	\$3,160.00	\$0.00	\$0.00	\$0.00
Wastewater (DCB-2)	2.50	1.64	0.00	\$3,980.00	\$0.00	\$0.00	\$0.00
Stormwater (DCB-3)	2.50	1.06	0.00	\$2,620.00	\$0.00	\$0.00	\$0.00
Transportation (DCB-4)	2.50	28.62	26.12	\$1,760.00	\$45,971.20	\$6,895.68	\$52,866.88
Reserves (DCB-5)	2.50	0.00	0.00	\$1,010.00	\$0.00	\$0.00	\$0.00
Community Infrastructure (DCB-6)	2.50	0.26	0.00	\$1,130.00	\$0.00	\$0.00	\$0.00
Total Development Contribution					\$45,971.20	\$6,895.68	\$52,866.88

Disclaimer: It should also be noted that the results do not apply if the development is in one of the Mosgiel Plan Change Areas.

This tool was built for simple single land use developments. More complicated developments with multiple land use categories must be assessed in stages.

Development contributions are required for the additional demand on reserves, network infrastructure, and/or community infrastructure created by a proposal over and above the demand from the existing land use. The additional demand is calculated by subtracting the existing demand from the proposed future demand. Refer Table 3 of the Development Contributions Policy to see how Equivalent Household Units are determined for each Land Use Category.

The existing demand from the current land use has been calculated using the following:

- Existing Land Use Category: Residential Units (Existing Use)
- Number of Residential Units - 3 or more habitable rooms/Number of Lots: 2
- Number of Residential Units - 1 habitable room: 1

The proposed future demand resulting from the development has been calculated using the following:

- Service Connections: Water - Connecting; Wastewater - Connecting
- Proposed Land Use Category: Commercial
- Gross Floor Area: 528m²
- Impermeable Surface Area: 313m²

ADVICE FROM RATIONALE LTD

From: Tom Lucas <tlucas@rationale.co.nz>
Sent: Friday, 16 August 2024 11:06 a.m.
To: Galina Reinhardt
Subject: Re: DC Remission - 70A & 70B North Taieri Road

Hi Galina,

Our advice on the following points is outlined below.

1. Garage removal – Notes to Table 3 of the DCP state:
"GFA means gross floor area, and is defined, as 'the sum of the gross area of the several floors of all buildings on a site, measured from the exterior faces of the exterior walls, or from the centre lines of walls separating two buildings'. For the purpose of this policy this definition of gross floor area, excluding car parking areas, will be used."
Therefore, the removal of the garage from the assessment is consistent with the policy and supported.
2. Change in use – based on the trip generation rates provided by Gabites Porter and used in the policy development, commercial properties do typically result in much higher trip generation. See the table below from the Detailed Supporting Document. These are however averages and individual cases such as this will vary. In this instance the actual trip generation may be much lower, but the property could change to another commercial occupant that has significantly higher trip generation. This could occur without triggering a future development contribution assessment, hence it is advised to collect contributions at the earliest point available.

Table 14: Estimation of Vehicle Activity for the Typical Property

Land Use Category	Typical Property Size	Unit of Measure	Daily Vehicle Trip Generation (trips / day / unit)
Residential	1	dwelling	8.90
Rural Residential	1	dwelling	9.50
Visitor Accommodation	755	m ² GFA	0.05
Commercial	370	m ² GFA	0.57
Farming	100	ha	8.50
Industrial	520	m ² GFA	0.12
Otago University / Polytechnic – Accommodation	255	m ² GFA	0.18
Otago University / Polytechnic – Other	705	m ² GFA	0.57

Please let me know if you would like any further advice on this matter.

Regards,
Tom Lucas

Table 14: Estimation of Vehicle Activity for the Typical Property

Land Use Category	Typical Property Size	Unit of Measure	Daily Vehicle Trip Generation (trips / day / unit)	Average Trip Length (km)	% Light Vehicles	% Heavy Vehicles	Average Daily Distance (km)
Residential	1	dwelling	8.90	6.6	98.6%	1.40%	59
Rural Residential	1	dwelling	9.50	11.1	98.6%	1.4%	105
Visitor Accommodation	755	m ² GFA	0.05	4.7	99.02%	0.98%	164
Commercial	370	m ² GFA	0.57	6.82	99.02%	0.98%	1,595
Farming	100	ha	8.50	17.4	92.5%	7.5%	148
Industrial	520	m ² GFA	0.12	6.3	89.3%	10.7%	393
Otago University / Polytechnic – Accommodation	255	m ² GFA	0.18	2.67	98.90%	1.10%	124
Otago University / Polytechnic – Other	705	m ² GFA	0.57	2.67	99.10%	0.90%	1,080