

19 December 2018

[REDACTED]

Dear [REDACTED]

Local Government Official Information and Meetings Act (LGOIMA) request – Dunedin City Council Development Contributions

I am writing in response to your LGOIMA request of 17 December 2018, requesting the level of Dunedin City Council Development Contributions that an “affordable housing” subdivision developer is levied per section and if any reduction to the Development Contributions is made to ensure section affordability to the consumer market.

Please find below the answer to the above request:

The Councils Development Contributions Policy (the Policy) calculates the demand of a residential activity on a “per unit” basis as per the following:

Residential 3+ (to max of 9) habitable rooms:	1.00 EHU*
Residential 2 habitable rooms:	0.75 EHU*
Residential 1 habitable room	0.50 EHU*

EHU* = Equivalent Household Unit

The cost for establishing a residential dwelling in the Dunedin Central Area of Benefit (including Mosgiel) is:

Residential 3+ habitable rooms:	\$8,490.00 exc. GST
Residential 2 habitable rooms	\$6,367.50 exc. GST
Residential 1 habitable room:	\$4,245.00 exc. GST

Outer Dunedin areas range (all exc. GST):

Outram:	\$2,040.00 - \$4,692.00 (no wastewater development contribution in this area)
Waikouaiti:	\$3,345.00 - \$6,690.00
Warrington:	\$3,870.00 - \$7,740.00
Seacliff	\$3,870.00 - \$7,740.00
Karitane	\$3,045.00 - \$6,090.00
Middlemarch:	\$770.50 - \$1,541.00 (no water supply development contribution in this area)
Waitati	\$1,370.00 - \$2,740.00 (no wastewater development contribution in this area)

Merton:

\$1,370.00 - \$2,740.00 (no wastewater
development contribution in this area)

Note: all are figures above are calculated on the assumption that a connection will be made to Councils Water and Waste network (unless specified).

Affordable housing is not a recognised land use category in the Policy, and no discount is applied. However, once a fee has been levied (consent issued), the applicant does have the opportunity to apply for a remission of development contributions, or unusual development, should they wish to seek a reduction or waiver of development contributions. These processes are outlined on the Dunedin City Council website <https://www.dunedin.govt.nz/your-council/10-year-plan/section-5-policies/5.4-development-contributions-policy/reconsiderations-and-objections>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Wendy Collard', written in a cursive style.

Wendy Collard
Governance Support Officer