

ARMADALE REDEVELOPMENT SCHEME 2004

SCHEME AMENDMENT NO. 13



ARMADALE REDEVELOPMENT ACT 2001

AMENDMENT TO ARMADALE REDEVELOPMENT SCHEME 2004

AMENDMENT NO. 13 REPORT

JANUARY 2008

ARMADALE REDEVELOPMENT ACT 2001:

ARMADALE REDEVELOPMENT SCHEME 2004 - AMENDMENT NO. 13

Amendment to the Armadale Redevelopment Scheme - Scheme Amendment Report

The ARA has prepared *Amendment No. 13* (the “Amendment”) to the *Armadale Redevelopment Scheme 2004* (the “Scheme”), which proposes to delete Clause 8.10 (7) which states as follows;

“An owner may, if an owner chooses, pay to the Authority the owner’s contribution area redevelopment costs contribution at any time prior to the contribution becoming due and payable”.

Current Scheme provisions allow developers to pay their contribution costs for infrastructure works prior to the costs becoming due (in advance of a subdivision application). Contribution Scheme costs are reviewed periodically to reflect the current actual costs of infrastructure works and land acquisition. However, clause 8.10(7) provides for payment of contribution costs at any time after the initial cost estimate has been established. The application of this clause enables land owners to avoid future revisions of the Contribution Scheme and cost rises. The current situation is inequitable for owners who have yet to pay their cost contributions since they will either be left with a disproportionate cost contribution or the scheme works will be incomplete. These scheme provisions allow developers to avoid these cost rises by paying their costs as soon as the initial estimates are established.

The proposed scheme amendment will delete clause 8.10(7) and ensure the Contribution Scheme is not under funded in the future.