

You may be able to make alternative payment arrangements with the Council. Contact the Duty Planner for more information.

What happens if I don't pay?

Development Contributions are statutory charges and you are obliged to pay them. If you do not, the Council can take a range of enforcement action against you to recover the unpaid Development Contributions and/or to prevent the completion of the development.

For example, section 208 of the Local Government Act 2002 specifically allows the Council to take the following action if Development Contributions are not paid:

- For Resource Consents for subdivision, withhold the section 224(c) Certificate
- For Resource Consents for land-use activities, prevent the commencement of the Resource Consent
- For Building Consents, withhold a Code Compliance Certificate
- United Water issue a Compliance Certificate to Council once any required works have been completed and payment of any assessed Water and Wastewater Developer Contributions has been received. United Water may withhold the connection and issue of the Compliance Certificate until payment has been received.

What happens if the development does not go ahead?

Generally, the Development Contribution will not need to be paid until the point in time the development has commenced (ie when commencing the activity or requesting a section 224(c) Certificate). However, in any case where the Development Contribution has been paid prior to commencing the development and the development does not proceed, then section 209 of the Local Government Act 2002 provides for a refund of the Development Contribution less the Council's costs.

Can I appeal?

Yes, you can. The Development Contributions Policy provides applicants with the opportunity to make a written request to the Council that the Development Contribution be considered for review or remission.

Under the policy, the Council may remit or review a contribution, in accordance with the grounds set out in Section A4 and A5 of the Policy on a case by case basis.

This request must be made within 15 working days after notification of the Development Contribution. Once the objection has been determined by the Council under this procedure, there is no further statutory right of appeal from that decision.

Who can I speak to?

Advice on the rate of contributions for any property or advice on the assessment of contribution may be obtained from our duty planner:

Email: customerservices@papakura.govt.nz and mark for the attention of the duty planner

Phone: 09 295 2317

In person: visit the Council's office, 35 Coles Crescent, Papakura, between 8.00am - 5.00pm, Monday to Friday.



Telephone: 09-295 1300 Facsimile: 09-298 1906

Email: customerservices@papakura.govt.nz

Website: www.papakura.govt.nz

Physical address

35 Coles Crescent, Papakura 2110

Office hours 8.00am to 5.00pm, Monday to Friday

Postal address

Papakura District Council
Private Bag 7, Papakura 2244

A GUIDE TO Development Contributions



Issue date: 1 December 2009

What is a Development Contribution?

Development Contributions are contributions of money (or land), paid to the Council when a development is undertaken or when changes are made to an existing property.

Development Contributions contribute to the Council's capital expenditure for growth and generally fund roading infrastructure, stormwater collection and management, reserves and community infrastructure, such as libraries and community centres.

The Local Government Act 2002 allows the Council to collect Development Contributions. Previously, the Council paid for new infrastructure development and Development Contributions are a fairer way of charging for the cost of growth.

Water and Wastewater

Development Contributions

United Water International (UWI) manages Council's water and wastewater assets and the delivery of services to the District's consumers under a long term Franchise Agreement. From January 2009, UWI acts as the Council's agent for the assessment and collection of Water and Wastewater Developer Contributions which they use to fund growth related water and wastewater infrastructure.

When does it apply?

Development Contributions apply to any application for resource consent, building consent or service connection lodged after 1 July 2003. (For water and wastewater, Developer Contributions apply from 1 January 2009.)

What rate of contribution is required?

The contribution rate for one unit of demand is set in the Long Term Council Community Plan (LTCCP). You can view a copy of the Development Contributions Policy in the LTCCP, or contact Customer Services to request a copy. You may also obtain a property plan from the Council's GIS system that will show the rate of Development Contribution payable for the property.

The unit of demand is based on a single residential development or a new water/wastewater connection. For industrial and commercial developments, the Development Contributions Policy provides an equivalent method.

A development may have several different Development Contributions required for different stages of the development (eg on a subdivision, when applying for a land-use consent, when applying for a Building Consent). The Council's increased demand-based assessment methodology takes this into account and gives credit for previous Development Contributions to ensure you are not charged twice. However, credit is only given for Development Contributions once they have actually been paid.

How is it calculated?

The capital cost of the infrastructure required to meet the increased demands from additional development is shown in the LTCCP and extends to 2025. This cost has been spread over the period 2009 to 2025. The total cost of all development benefits from 2009 to 2025 is \$100 million.

The contributions for all relevant projects are summarised for a physical address

35 Coles Crescent, Papakura 2110

Are there any other contributions that are payable to the Council?

Yes, there are likely to be other contributions payable to the Council.

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Papakura District Council
Private Bag 7, Papakura 2244

Development Contributions provide a contribution towards the Council's capital expenditure for infrastructure, which is generally away from the site.

Financial Contributions and Reserve Contributions may also be required to provide for local effects from the development and are levied under the Council's District Plan. Typically these may include upgrading of adjacent roads, such as kerb and channel footpaths, streetlights or traffic migration measures.

Water and wastewater Developer Contributions will be invoiced separately as they are administered by United Water under delegation of Council.

When does it apply?

The time by which a Development Contribution must be paid will be set as part of the decision to require a contribution. However, usually the following times will apply:

- For Resource Consents for a subdivision, payment must be made prior to requesting the Certificate under section 224(c) of the Resource Management Act 1991 for the subdivision
- For Resource Consents for a land-use activity, payment must be made within 21 days of the relevant building consent being granted or, if no building consent is required for the land use activity, before commencing the activity.

The Resource Consent will not commence until Development Contributions have been paid.

- For Building Consents, payment must be made within 21 days of the relevant building consent being granted
- For new water / wastewater connections the invoice will be issued following completion of any works required by United Water to enable the new connection and prior to the issue by United Water of the compliance certificate.

