

What is a Development Contribution?

The Local Government Act 2002 allows Papakura District Council to collect development contributions.

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

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.

This leaflet is intended as a guide only and is designed to answer some frequently asked questions. If you don't find the answer here, you can refer to the Council's website at www.papakura.govt.nz or contact Council on 295 1300.

For advice on assessment of contributions, please telephone the Council's Customer Centre on 295 1300 to make an appointment with the Development Engineering section, or visit the Council offices at 35 Coles Crescent, Papakura between the hours of 8.00am to 5.00pm Monday to Friday.

Information Guides are also available on:

- Building Consents
- Complaints and Feedback
- Dogs
- Land Information Memoranda
- Liquor Licensing
- Project Information Memoranda
- Resource Consents (Land Use)
- Subdivision
- Swimming Pools
- Treated Timber



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A GUIDE TO DEVELOPMENT CONTRIBUTIONS IN PAPA KURA

Why has the Council changed the way it funds new infrastructure?

Previously ratepayers funded a high proportion of the costs of the infrastructure required to meet the growth of the district. Development contributions are a fairer way of charging the costs of growth.

Development contributions are contributions provided by those who create the need for additional infrastructure in our district. They are used to create new or additional assets, or to increase existing assets, needed as a result of growth.

In general, they contribute to the funding of roading and public transport, stormwater collection and treatment, and community infrastructure, such as libraries and community centres.

The 2003/2004 Annual Plan adopted by Council from 1 July 2003 provided a policy for assessing and collecting development contributions.

The Development Contributions Policy was reviewed in the Council's Long Term Community Plan (LTCCP) 2006 - 2016, the programme of work updated to 2026, and the level of contributions adjusted accordingly.

If you would like to view a copy of the Development Contributions Policy, you can request one from the Council's Customer Service Centre, or download a copy from the Council's website at www.papakura.govt.nz.

When does it apply?

Development contributions will apply to any application for resource consent, building consent or service connection lodged after 1 July 2003.

What rate of contribution is required?

The contribution rate for one unit of demand is set in the Council's Long Term Council Community Plan (refer to pages 18 to 41).

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

You can request a property plan from the Council's GIS system which will show the levy applying for each additional unit of demand for the property.

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 2026.

This cost has been spread uniformly over the total demand from all developments benefiting from each project. The contributions for all relevant projects are aggregated for a particular site.

When do I have to pay?

For Subdivision Resource Consents:

The development contribution must be paid to the Papakura District Council before requesting a Certificate under Section 224(c) of the Resource Management Act 1991 for the relevant consent.

For Land Use Resource Consents:

The development contribution must be paid to the Papakura District Council 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 the development contributions have been paid.

For Building Consents:

The development contribution must be paid to the Papakura District Council within 21 days of the relevant Building Consent being granted.

Can I appeal?

Yes, you can. The Development Contributions Policy (in the LTCCP) provides applicants with the opportunity to make a written request to the Council that the development contribution be considered for review or remission.

This request must be made within 15 working days after notification of the development contribution.

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.

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

Yes, there may be. 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 services are supplied and managed by United Water and a Certificate may be required to demonstrate that those services are available to the development. United Water may require a contribution for connection to the water and wastewater network.