



Development Contribution Assessment Notice

Local Government Act 2002

08 Jul 2020

Creamer, Paul Colin
51 Te Wharo Drive
Papamoa 3118

This notice is to advise you that the proposed development at 1 TE WHARO DRIVE (Council reference 301286) triggers the requirement to pay a Development Contribution to Tauranga City Council. The information below sets out the contribution amount and details regarding payment.

This is NOT an invoice

DEVELOPMENT DETAILS

Building Consent No: 301286

Date consent lodged: 26 Jun 2020

Assessment date: 08 JUL 2020

Street address: 1 TE WHARO DRIVE

Legal description: LOT 444 DP530967

Project description: Erect single level, three bedroom dwelling with attached single garage.

ASSESSMENT DETAILS

Operative development contribution policy: 2019/20

Assessment based on: Fees for 1 household unit equivalent (HUE)

Credits applied: none

Amount required to be paid: Set out within the table below

Code	Contribution type	Activity	\$ Per HUE Excl.GST	HUE	Total Excl.GST	\$ Per HUE Incl.GST
BIWS	Citywide	Water	3,413.42	1	3,413.42	3,925.43
BIFW	Citywide	Wastewater	3,870.60	1	3,870.60	4,451.19
BIRD	Citywide	Transportation	180.21	1	180.21	207.24
BIRC	Citywide	Reserves	536.95	1	536.95	617.49
BICI	Citywide	Community Infrastructure	536.72	1	536.72	617.23
	Total		\$8,537.90		\$8,537.90	\$9,818.58

When is payment required?

Development contributions will be invoiced along with other fees relating to the consent and are to be paid immediately prior to the issue of the consent. The invoice should be considered formal notice of the requirement to pay development contributions in accordance with Section 198(1) of the Local Government Act 2002.

What if payment is not made?

Council will pursue an overdue development contribution through its normal debt collection processes. In addition the Local Government Act 2002 gives Council the power to:

- Withhold a code of compliance certificate under section 95 of the Building Act 2004 and;
- Register the development contribution under the Statutory Land Charges Registration Act 1928 as a charge on the title of the land

How has the contribution amount been calculated?

The contributions are calculated in accordance with the information set out within the building consent application and with the criteria set in Council's operative development contributions policy. By law, the fees are based on the amounts published within the operative policy at the date that the building consent was lodged.

The final development contribution that is invoiced may change if any alterations, revised plans or further information are provided during the processing that affect the development contribution assessment.

Additional development contributions

Further development on the allotment may result in a requirement to pay additional development contributions. Types of development that may trigger development contributions can include:

- Alterations or extensions to existing buildings
- Change in use of the land or buildings
- New or additional buildings
- Subdivision

What if I disagree with the development contribution charge or the assessment criteria?

If you have any queries regarding the development contribution charge then in the first instance you should contact Council's Development Contributions Advisor. If the advisor considers that any error was made or the policy was applied incorrectly then a revised development contribution notice will be issued. If you are still unhappy with the charge then you can request that the Council's development contributions panel review the development contributions required. Under Section 199A of the Local Government Act 2002 an application for reconsideration may be on the grounds that:

- (a) The development contribution was incorrectly calculated or assessed under the Council's Development Contributions Policy; or
- (b) The Council incorrectly applied its Development Contributions Policy; or
- (c) The information used to assess the development against the Development Contributions Policy, or the way the Council has recorded or used it when requiring a development contribution, was incomplete or contained errors.

All applications should be addressed to:

Development Contribution Waiver Panel
General Manager: Strategy & Growth
Tauranga City Council

Post: Private Bag 12022, Tauranga, 3143

Email: info@tauranga.govt.nz

You also have the right to object to a development contribution charge under section 199C of the Local Government Act 2002. The grounds on which this objection may be based are set out within Section 199D the Local Government Act 2002 and within Council's Development Contributions Policy.