

Development Contribution Notice

Section 36, Building Act 2004

Form 3 – Building (Forms) Regulations 2004

Project number	BCN/2017/2013	Date issued	27 March 2017
The building			
Street address	80 Byron Street Sydenham		
Legal description	Lot 1 DP 449853		
Building work	Alterations and Additions to Existing Commercial Building - New Office/Meeting and Store Room		

To:

Name of owner	Spaghetti Junction Limited
Mailing address	29 Frankleigh Street, Christchurch 8024

This notice is valid for 24 months from the date of assessment, at which time the contributions may be reassessed.

A code compliance certificate for the building work referred to in the attached project information memorandum or building consent will not be issued until the development contribution of \$5,597.90 including GST is paid. The development contribution must be paid to the Christchurch City Council.

Reconsideration and/or objection

A request for reconsideration of development contributions or an objection to development contributions may be made if you have grounds to believe:

- a) the development contribution was incorrectly calculated or assessed under the territorial authority's development contributions policy; or
- (b) the territorial authority incorrectly applied its development contributions policy; or
- (c) the information used to assess the person's development against the development contributions policy, or the way the territorial authority has recorded or used it when requiring a development contribution, was incomplete or contained errors.

A Request for Reconsideration Form must be lodged with Council within 10 working days of receiving this notice. A Request for Reconsideration form can be found at www.ccc.govt.nz.

An Objection to Development Contributions form must be lodged with Council within 15 working days of receiving this notice. An Objection to Development Contributions form can be found at www.ccc.govt.nz.

Instructions for payment

An invoice needs to be generated for payment to be receipted. Please contact one of the Council's development contributions assessors by phone on (03) 941-8999 or by email to developmentcontributions@ccc.govt.nz if you wish to pay your contribution prior to issue of the code compliance certificate. You will need to quote the above project number with all correspondence. Payment can be made at the Civic Offices 53 Hereford St Christchurch or via internet banking.

If the development contribution is not paid:

- (a) the Council may, under section 208(b) of the Local Government Act 2002, withhold the code compliance certificate that would be issued under section 95 of the Building Act 2004;
- (b) the building consent authority, under section 94(4) of the Building Act 2004, must refuse to issue a code compliance certificate for the building work until it has received —
 - (i) evidence that the development contribution has been paid or made by the owner to the Council; or
 - (ii) a copy of a written agreement between the owner and the Council that the code compliance certificate may be issued
- (c) the Council may, under section 208(d) of the Local Government Act 2002, register the development contribution under the Statutory Land Charges Registration Act 1928 as a charge on the title of the land in respect of which the development contribution was required.

Notes

- The invoice for the contribution will be raised at the time of application for a code compliance certificate, or earlier on request.
- Any consent applied for or requiring reassessment will be assessed under the provisions of the current policy at the time of reassessment, or prior to the invoice being raised.

Development contribution assessment summary

DEVELOPMENT CONTRIBUTIONS SUMMARY				PIM or Consent Ref:		BCN/2017/2013		
Customer Name	Spaghetti Junction Limited			ASSESSMENT				
Project Address	80 Byron Street							
Assessment Date	27/03/2017							
Assessment Summary								
Location: Sydenham		HUE Credits						
		Current	Assessed	Discounts	Assessed HUE After Discount	Change	DC Rate (incl GST)	DC Charge (incl GST)
<u>Activity</u>	<u>Catchment</u>	HUE A	HUE B	C	HUE D	HUE E	G	F= E x G
Network Infrastructure								
Water supply	District-wide	0.00	0.36	0%	0.36	0.36	\$2,395.45	\$858.05
Wastewater collection	District-wide	0.00	0.36	0%	0.36	0.36	\$6,349.15	\$2,274.27
Wastewater treatment and disposal	District-wide	0.00	0.41	0%	0.41	0.41	\$2,904.90	\$1,185.05
Stormwater & flood protection	Heathcote	0.00	0.00	0%	0.00	0.00	\$1,981.45	\$0.00
Road network	Inner City	0.00	0.62	0%	0.62	0.62	\$932.65	\$575.35
Active travel	District-wide	0.00	0.62	0%	0.62	0.62	\$425.50	\$262.49
Public transport	District-wide	0.00	0.62	0%	0.62	0.62	\$717.60	\$442.69
Total Community and Network Infrastructure								\$5,597.90
Reserves								
Regional parks	District-wide							\$0.00
Garden and heritage parks	District-wide							\$0.00
Sports parks	District-wide							\$0.00
Neighbourhood parks	Inner City							\$0.00
							15.00%	\$730.16
Total Development Contribution								\$5,597.90

Development contribution assessment

This proposal has been assessed for development contributions under the provisions of the CCC Development Contributions Policy applicable at the time of application. The proposal has been found to create additional demand on either network and community infrastructure and reserves.

Civic Offices, 53 Hereford Street, Christchurch 8011
PO Box 73013, Christchurch 8154
Phone: (03) 941-8999, Fax: (03) 941-8792

www.ccc.govt.nz

The requirements are as defined in Council's Development Contributions Policy, which has been established under the Local Government Act 2002, and is included in the Long Term Council Community Plan (LTCCP). Full details are available at <http://www.ccc.govt.nz/consents-and-licences/development-contributions/>.

Signed for and on behalf of the Christchurch City Council:

A handwritten signature in blue ink, appearing to read 'R. Ruri'.

Rosa Ruri
Development Contributions Assessor
Development Support Team
Resources Consents Unit