

Development Contributions

Development and growth increases the demand on Council services and infrastructure.

On average, each New Zealander uses 227 litres of water each day. Consider the impact on Waimakariri infrastructure if an extra 500 new homes were built. Based on an average of three people living in each home, that's an additional 340,500 litres of water that needs to be supplied as well as associated wastewater and stormwater services every day!

The Council levies charges on developers of new properties and developments that place additional demands on infrastructure in the District. These levies are called Development Contributions. These funds are used to provide additional reserves, roads, community infrastructure, water, sewer and stormwater services needed to meet the demand that these new developments generate.

When would Development Contributions be charged?

Development Contributions are payable when additional demand is created. This can be by way of subdivision or the creation of an additional lot when increased services are required. For example, a larger water connection, or when establishing a second dwelling (e.g. under delineated area).

Development Contributions can be charged against a building consent when a second primary dwelling is proposed on a property that already has a primary dwelling. Refer to the Secondary Dwellings (granny flats) Fact Sheet, to obtain information on what is considered a secondary dwelling. Secondary dwellings (granny flats) are generally not subject to Development Contributions unless additional service connections are required.

What are Development Contributions based on?

For a subdivision, Development Contributions are based on new development that places additional



demand on infrastructure and networks. For example, a 100 lot subdivision will have much higher total Development Contributions than a two lot subdivision based on the amount of additional demand created.

Each financial year Development Contribution charges are reviewed and adjusted as part of the Annual Plan or Long Term Plan process, and are therefore subject to change. More in-depth information about how Development Contributions are charged can be found in our Development Contributions Policy on our website.

Are Development Contributions the same throughout in the District?

No, applicable Development Contributions vary depending on which area of the District you are developing in. This is because projects are paid for by the new development areas that will benefit. For example a new stormwater retention basin in west Rangiora isn't paid for by developers in Oxford. There are, however, some district-wide charges that apply to the entire District. These include roading, community infrastructure, and residential or rural reserves.

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What happens if I want to subdivide and my property already has a water and sewer connection. Do I pay again?

No, all existing demand is recognised and is therefore not charged when development occurs, unless the demand for these services is increasing.

How are Development Contributions calculated per lot in Waimakariri?

Using the standard charges set out in the Annual Plan or Long Term Plan, Development Contributions are applied based on the number of additional lots, additional demand or additional dwellings created/established.

Every activity which increases demand pays a district roading and either a residential or rural development contribution, depending on the area within which the development is proposed. These areas are set by our District Plan.

Water

First a standard charge is applied, based on the wider area of your development (e.g. Rangiora or Kaiapoi water), then if the area is subject to an Outline Development Area (ODA) charge as well (determined by the maps at the back of the Development Contributions Policy), these charges are combined.

Sewer

First an Eastern Districts Sewer contribution is applied for wastewater treatment (except in Oxford), then a township-wide reticulation charge (e.g. Rangiora or Kaiapoi), and lastly if there is an ODA charge applicable this is also applied. The most sewer contributions payable is generally a maximum of three, but in some cases can be two or even one.

Drainage

A wider charge is applied (e.g. Rangiora or Kaiapoi) and then an ODA is also applied, if applicable.

When are Development Contributions payable?

Development Contributions (if applicable) are payable at the time of whichever comes first out of the following: Resource Consent application for a S224c Certificate; the issuing of a Building Consent on one or more of the proposed lots or outside of a new subdivision (e.g. second primary dwelling/delineated area); or an application to connect to a service (water or wastewater).

Can my Development Contributions be reconsidered?

If you do feel that your case meets requirements set out in the Local Government Act 2002 for a reconsideration, this should be formally applied for within 10 days of receipt of advice outlining the amount payable for your development.

A list of current Development Contributions, as well as the Development Contributions Policy, is available on our website.

Find out more at waimakariri.govt.nz, or contact Customer Services on 0800 965 468.