

PROJECT DELIVERY UNIT

Development Contribution Calculation Guidance

How to calculate a Development Contribution

What you will need:

- Property address
- Development Contribution Policy (available online)
- Development Contribution Schedule (Waimakariri District Council Annual Plan) (available online)
- Waimakariri District Council Annual Plan (available online)
- Development Contribution Factsheet (available online)
- Development Contribution Calculation Guidance (attached).

DC charge types explained:

Reserves: Payable by all additional lots created. Either Residential or Rural/Res 4B.

District Rooding: Payable by all additional lots created.

Water: Payable if a new connection is required, DC's will apply based on area (E.g. Woodend or Oxford Township).

Eastern District Sewer: Payable by all new sewer connections, except in Oxford.

Sewer: Payable if a new sewer connection is required, DC's will apply based on area (E.g. Rangiora or Kaiapoi). This is in addition to Eastern Districts Sewer DC.

Drainage: Payable by all additional lots created in urban areas (except in Oxford).

Water ODA: Refer to Development Contribution Policy maps to see if this DC applies.

Sewer ODA: Refer to Development Contribution Policy maps to see if this DC applies.

Drainage ODA: Refer to Development Contribution Policy maps to see if this DC applies.

Rooding ODA: Refer to Development Contribution Policy maps to see if this DC applies.

Note: Res 4A/4B includes areas such as parts of Ohoka, Mandeville, Fernside and Waikuku; as per Waimakariri District Plan Zones.

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Using the following process, complete each section to obtain a DC estimate.

Please refer to the worked example, also attached.

Development Contribution Calculation Guidance

1. District Roothing

Refer to Annual Plan Development Contribution Schedule for rate.

All additional lots created pay District Roothing.

Amount payable as per Annual Plan: \$ _____

2. Roothing Outline Development Area (ODA)

Is development within Roothing ODA? Refer to maps in Development Contribution Policy:

Yes - DC payable as per Development Contribution Schedule.

No - No DC payable.

Roothing ODA: _____

Amount payable as per Annual Plan: \$ _____ (May not apply)

3. Reserves

All additional lots created pay Reserves. Is the proposed development rural or residential?

Residential or Rural: _____

Amount payable as per Annual Plan: \$ _____

4. Water Scheme

Is reticulated water available?

Yes - If so, which scheme is available?

No - No DC payable.

All schemes - DC payable for available scheme, as per Annual Plan Development Contribution Schedule.

Note: If restricted connection is required, 2 units minimum must service each Rural lot.

Water Scheme: _____

Amount payable as per Annual Plan: \$ _____ (Not applicable if no connection required)

5. Water ODA

Is development within Water ODA? Refer to maps in Development Contribution Policy.

Yes - DC payable as per Annual Plan Development Contribution Schedule.

No - No DC payable.

Water ODA: _____

Amount payable as per Annual Plan: \$ _____ (This is payable in addition to Water Scheme DC)

6. Sewer

Is reticulated sewer available?

Yes - Eastern Districts Ocean Outfall DC is payable by all lots connecting to sewer reticulation (excluding Oxford).

No - No Sewer connection required, no Sewer DC payable.

Amount payable as per Annual Plan: \$ _____

7. Sewer Scheme

Is reticulated sewer available?

Yes - If so, which scheme is available? - All schemes are subject to development contributions upon connection, as per Annual Plan Development Contribution Schedule.

No - No DC payable.

Sewer Scheme: _____ Amount payable as per Annual Plan: \$ _____

8. Sewer ODA

Is development within Sewer ODA? Refer to maps in Development Contribution Policy.

Yes - DC payable as per Annual Plan Development Contribution Schedule.

No - No DC payable.

Sewer ODA: _____ Amount payable as per Annual Plan: \$ _____

9. Drainage Scheme

Is the development within a drainage area where development contributions apply?

Yes - Urban area (excluding Oxford).

No - Other areas - No DC payable.

Drainage Scheme - Rangiora or Kaiapoi Urban: _____

Amount payable as per Annual Plan Development Contribution Schedule: \$ _____

(Most drainage schemes are not subject to DC's)

Check: <https://www.waimakariri.govt.nz/services/water-services/stormwater/drainage-areas>

10. Drainage ODA

Is development within Drainage ODA? Refer to maps in the Development Contribution Policy.

Yes - DC payable as per Annual Plan Development Contribution Schedule.

No - No DC payable.

Drainage ODA: _____

Note: A Drainage ODA DC may apply even if there is no applicable Drainage Scheme DC.

Amount payable as per Annual Plan: \$ _____

Add all DC charges that apply to the proposal to obtain a total estimate.

TOTAL DC Estimate: \$ _____ per Lot (including GST)

WORKED EXAMPLE

Using the following process, complete each section to obtain a DC estimate.

Please refer to the worked example, also attached.

Development Contribution Calculation Guidance

1. District Roding

Refer to Annual Plan Development Contribution Schedule for rate.

All additional lots created pay District Roding.

Amount payable as per Annual Plan: \$ 6,049

**WORKED
EXAMPLE**

2. Roding Outline Development Area (ODA)

Is development within Roding ODA? Refer to maps in Development Contribution Policy:

☒ Yes - DC payable as per Development Contribution Schedule.

☐ No - No DC payable.

Roding ODA: West Rangiora

Amount payable as per Annual Plan: \$ 4,084 (May not apply)

3. Reserves

All additional lots created pay Reserves. Is the proposed development rural or residential?

Residential or Rural: Residential

Amount payable as per Annual Plan: \$ 12,750

4. Water Scheme

Is reticulated water available?

☒ Yes - If so, which scheme is available?

☐ No - No DC payable.

All schemes - DC payable for available scheme, as per Annual Plan Development Contribution Schedule.

Note: If restricted connection is required, 2 units minimum must service each Rural lot.

Water Scheme: Rangiora

Amount payable as per Annual Plan: \$ 7,839 (Not applicable if no connection required)

5. Water ODA

Is development within Water ODA? Refer to maps in Development Contribution Policy.

☒ Yes - DC payable as per Annual Plan Development Contribution Schedule.

☐ No - No DC payable.

Water ODA: West Rangiora

Amount payable as per Annual Plan: \$ 1,126 (This is payable in addition to Water Scheme DC)

6. Sewer

Is reticulated sewer available?

- ☒ Yes - Eastern Districts Ocean Outfall DC is payable by all lots connecting to sewer reticulation (excluding Oxford).
☐ No - No Sewer connection required, no Sewer DC payable.

Amount payable as per Annual Plan: \$ 4,995

7. Sewer Scheme

Is reticulated sewer available?

- ☒ Yes - If so, which scheme is available? - All schemes are subject to development contributions upon connection, as per Annual Plan Development Contribution Schedule.
☐ No - No DC payable.

Sewer Scheme: Rangiora Amount payable as per Annual Plan: \$ 2,105

8. Sewer ODA

Is development within Sewer ODA? Refer to maps in Development Contribution Policy.

- ☒ Yes - DC payable as per Annual Plan Development Contribution Schedule.
☐ No - No DC payable.

Sewer ODA: West Rangiora Amount payable as per Annual Plan: \$ 2,527

9. Drainage Scheme

Is the development within a drainage area where development contributions apply?

- ☒ Yes - Urban area (excluding Oxford).
☐ No - Other areas - No DC payable.

Drainage Scheme - Rangiora or Kaiapoi Urban: Rangiora

Amount payable as per Annual Plan Development Contribution Schedule: \$ 69

(Most drainage schemes are not subject to DC's)

Check: <https://www.waimakariri.govt.nz/services/water-services/stormwater/drainage-areas>

10. Drainage ODA

Is development within Drainage ODA? Refer to maps in the Development Contribution Policy.

- ☐ Yes - DC payable as per Annual Plan Development Contribution Schedule.
☒ No - No DC payable.

Drainage ODA: n/a

Amount payable as per Annual Plan: \$ 0

Note: A Drainage ODA DC may apply even if there is no applicable Drainage Scheme DC.

Add all DC charges that apply to the proposal to obtain a total estimate.

TOTAL DC Estimate: \$ 41,544.00 per Lot (including GST)

Development Contributions Schedule

	Long Term Plan Budget 2019/2020	Annual Plan Budget 2020/2021
	\$	\$
Water		
Cust	4,091	4,182
Fernside	1,362	1,365
Garrymere	-	-
Kaiapoi	1,902	1,806
North East Kaiapoi DCA	718	963
West Kaiapoi DCA	3,152	3,626
Mandeville	1,115	1,141
Ohoka	4,636	4,961
Oxford	7,698	11,874
Oxford 1	5,114	5,129
Oxford 2	7,380	7,474
Poyntz Road	978	1,040
Rangiora	5,413	7,839
East Rangiora DCA	139	139
East Rangiora DCA - Kippenberger Avenue	235	235
North Rangiora Outline Development Plan Area	4,694	4,895
West Rangiora	1,108	1,126
Southbrook (m²)	0.14	0.14
Summerhill	6,533	10,605
Tuahiwi	8,457	8,684
Woodend - Tuahiwi	1,595	1,863
Waikuku Beach	511	504
West Eyreton	1,762	1,596
Woodend	6,254	5,265
Sewer		
Eastern Districts - Ocean Outfall	4,765	4,995
Kaiapoi	2,225	2,475
North East Kaiapoi	479	517

	Long Term Plan Budget 2019/2020	Annual Plan Budget 2020/2021
	\$	\$
West Kaiapoi	2,254	2,368
East North East Kaiapoi Reticulation	932	932
Rangiora	2,515	2,105
Todds Rd Business Zone (per hectare)	166,095	166,095
Southbrook Stage 2 (m²)	2.25	2.25
East Rangiora DCA Other Properties	9,151	9,262
East Rangiora DCA (Gilberthorpes)	2,383	2,383
Inner West Rangiora DCA	1,927	1,990
West Rangiora DCA	3,531	2,527
North Rangiora DCA	6,739	7,220
Fernside	13,325	12,082
Tuahiwi	4,705	4,599
Mandeville, Ohoka, Swannanoa - new properties	13,602	14,638
Mandeville, Ohoka, Swannanoa - existing properties wishing to connect	1,558	1,676
Waikuku Beach	-	-
Woodend	-	-
East Woodend DCA	7,422	7,921
Oxford Sewer	1,866	2,250
Drainage		
Rangiora	308	69
East Rangiora	9,089	9,506
South West Rangiora DCA	5,739	9,252
North Rangiora - Enverton Drive East	6,163	6,595
North Rangiora - Enverton Drive / Ballarat Road	2,700	2,889
Southbrook (m²)	6.49	9.02
Todds Rd Business Zone (per hectare)	57,500	57,500
Coastal Urban	-	-
East Woodend DCA	9,327	9,846

	Long Term Plan Budget 2019/2020	Annual Plan Budget 2020/2021
	\$	\$
Woodend DCA	2,784	2,784
Woodend DCA (Commercial) (m²)	8.65	8.65
Kaiapoi	23	-
North East Kaiapoi	782	782
North East Kaiapoi Commercial (m²)	0.94	0.94
West Kaiapoi	6,325	6,325
Mill Road ODP	21,820	23,463
Roading		
District	5,943	6,049
Southbrook (m²)	0.74	0.74
East Woodend	6,964	7,028
West Rangiora DCA	3,792	4,084
West Kaiapoi DCA	5,931	5,931
West Kaiapoi DCA - new collector road	5,756	4,664
Kaiapoi North	460	313
South West Rangiora (West Belt Extension to Townsend Road)	8,577	8,518
Reserves		
Rural Zones	1,195	1,172
Residential Zones	12,750	12,750

Please refer to the Council website for Development Contributions Area Maps.

All contribution charges are shown inclusive of GST. Council's full Development Contribution Policy should be consulted when determining an assessment.





