

Development Contributions



What are development contributions?

Development contributions (DCs) are charged to people who are developing property. These payments ensure we can continue to provide assets and services to meet the demand created by growth.

Why does Council have DCs?

DCs ensure that developers contribute to the infrastructure costs of new developments. If Council didn't take DCs then these infrastructure costs would have to be met by ratepayers



When does Council require DCs?

A DC can be required if a development:

- generates demand for infrastructure or reserves
- requires Council to spend money on providing new or additional assets to meet demand created by the development (this applies whether the demand is caused individually, or cumulatively with other developments)

What infrastructure do DCs pay for?

Council will use DCs to partially fund new or additional roads and footpaths, water supply, wastewater and stormwater.

Council also funds parks and reserves as a financial contribution under the District Plan that are triggered by resource consents. If you need to pay a financial contribution, we will let you know at the same time as any DCs are assessed.

What type of development commonly pays a DC?

All developments that require resource consent, building consent or permission to connect to council services are assessed to determine if a DC is required.

The types of development that normally have to pay a DC include:

- residential, industrial or commercial subdivision
- adding a dwelling to an allotment that already has a dwelling on it
- building a new commercial, retail or industrial building, or increasing the floor area of an existing operation



When will I find out whether I'm required to pay a DC?

Your project will be assessed to determine whether a DC is required during the processing of a:

- building consent
- resource consent
- application for service connection.

When do I have to pay my DC?

The type of development will determine when payment of your DC is required:

- building consents – DCs must be paid before a code of compliance certificate can be issued
- subdivision resource consent - DCs must be paid before a 224(c) certificate for a subdivision consent is issued. If the subdivision is staged, the payment at each stage will be equal to the number of lots being created
- service connections - DCs must be paid before you can connect to the service
- landuse resource consent – before commencement of the landuse consent.

What happens if I do not pay my DCs?

Council will:

- withhold the code of compliance certificate under the Building Act 2004
- withhold the section 224(c) certificate under the Resource Management Act 1991
- prevent the commencement of a landuse consent
- withhold consent to a service connection.



If payment is not made, Council may register the DC as a charge against the title of your land. This means that your ability to sell or transfer your land will be restricted until the DC is paid.

How do I know if and how much I will have to pay?

DCs depend on the type of development and the area that it is in. We recommend you contact us to discuss DCs prior to undertaking a development.

While you don't have to have finalised plans, you need to supply some basic details including:

- the number of additional lots you are planning (for a subdivision)
- the number and size of any existing buildings on your site and what they are used for the number and size of any new buildings (including extensions) you plan to build and what they will be used for
- the amount of existing and planned impermeable surface areas (areas that will not absorb water) (other than buildings) on your site - for example car parking or outdoor storage areas.

What if I want to dispute my DC fees?

You can request reconsideration and/or lodge an Objection for any development contributions levied by Council in writing within a set timeframe.

Reconsiderations and/or objections incur a fee.

Where can I get more information?

More information can be found in the Development Contributions Policy at www.mpdc.govt.nz/building.