



Papakainga and **Development Contributions**

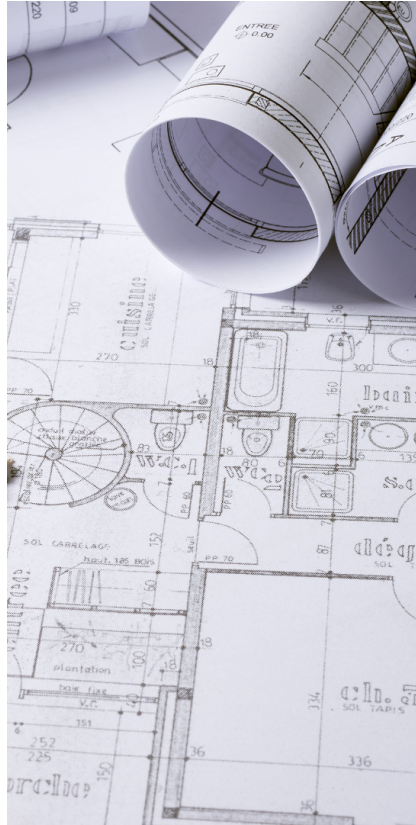
What are Development Contributions?

Development Contributions (DCs) are a fee that is charged by Council for new activities and buildings and to help fund new infrastructure.

Council is responsible for providing and maintaining infrastructure like roading, footpaths, parks and playgrounds, libraries, halls, swimming pools, along with water, wastewater and stormwater networks and treatment systems.

New and expanded infrastructure is required as the population of our district grows. Council funds new infrastructure in a number of ways including using rates, government subsidies and also Development Contributions.





Aren't Development Contributions just for big land developers?

All additional dwellings pay DCs whether it is on Maaori land or on general title.

DCs are charged on all types of residential units including Papakainga, kaumatua flats and retirement villages.

Non-residential buildings are also charged DCs, this includes commercial developments as well as new or expanded buildings at marae.

Whether you are building one whare or 100 whare, DCs will apply.

Why do some parts of the district pay more development contributions than others?

The amount of development contributions depends on the amount of new or expanded infrastructure that council is investing in.

Urban (town) areas generally have higher DCs as properties connect to Council's three waters infrastructure – water, stormwater and wastewater.

Rural properties have lower DCs as owners must install their own onsite services, such as water tanks and wastewater systems.





If I'm demolishing one house and building another, do I still have to pay DCs?

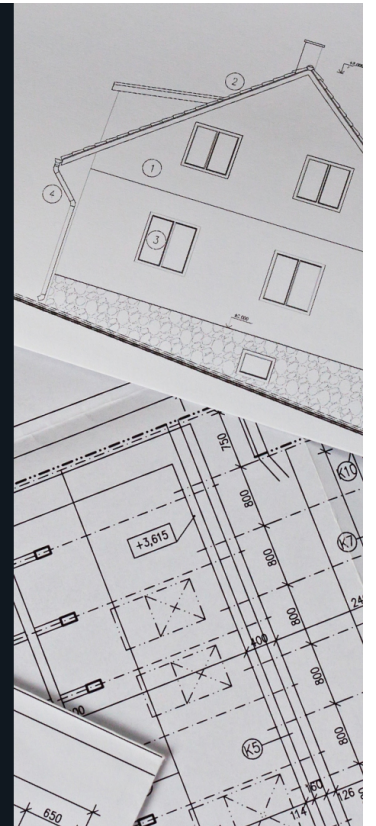
In general, if you are replacing like-for-like, you will not be charged DCs on the new build

How do I know how much the DCs will be?

You can investigate through our website waikatodistrict.govt.nz/development-contributions or give us a call on 0800 492 452 and we can talk you through it.

DCs do change over time, including when council reviews its infrastructure planning.

DCs are also inflation-adjusted every year so even without a change in the infrastructure planning, they do increase slightly every year on 1 July.





When do DCs have to be paid?

You can pay DCs any time after your consent has been granted but they must be paid prior to the code compliance certificate (CCC) being issued. CCC is the final signoff of the building consent.

If you choose to pay your DCs earlier, it means you won't pay any future inflation-adjusted fees.

When can we talk to Council about DCs?

You can talk to Council at any stage – you will need a general idea of what your development might look like, such as the number of whare.

Council can provide an official estimate of DCs to help with your feasibility and budgeting.

Give Council staff a call on **0800 492 452** and ask for Development Contributions – we can chat over the phone or meet with you to discuss your development aspirations and what development contributions might be applicable.

The DCs team can also be contacted by email developmentcontributions@waidc.govt.nz



To recap...

Development contributions (DCs) are a fee charged by the council when you do new development on your property, such as building a new whare. Everyone who develops their land is charged DCs.

The money from your DCs goes towards supporting growth of infrastructure, which supports growth of your property. Infrastructure council cares for includes roads, footpaths, pools, libraries, halls, rubbish and recycling, water services.

You will need to pay for your DCs before a building inspector or building official signs off your new development and gives you your Code Compliance Certificate (CCC). Your CCC is your final signoff of the building consent.



To recap...

You may not need to pay DCs if you are demolishing a building and replacing it with a new building that is like-for-like.

DC charges are inflation adjusted on 1 July every year.

The DC fee may be lower or higher depending on whether you live in town or rurally.

You can visit www.waikatodistrict.govt.nz/your-council/development-contributions to learn more abouts DCs.

You can call us on **0800 492 452** or email our team on developmentcontributions@waidc.govt.nz and we can talk you through the process.

