

Introduction

The Kāpiti Coast is a fast-growing district with current projections predicting an increase in the population to 58,300 by 2031. Growth is welcomed in the district, provided it does not interfere with the natural environment.

This population growth is occurring at the same time as higher environmental standards are being set by the Regional Council. These standards are matched by expectations from within the community for a high quality environment.

To ensure that the infrastructure and services can match this growth, the Kāpiti Coast District Council has introduced a system of Development Impact Fees. Developers are required to pay a share of the cost of providing the new infrastructure and community facilities needed to service new development in the district.

This policy aims to ensure that costs are distributed fairly between existing and new residents. Development Impact Fees will be payable by those subdividing land, building new homes, or building (and in some cases expanding) commercial or industrial buildings in the District.

The fees were last updated in July 2011.

The Fees and Who Pays What

The fees apply to all subdivisions and new residential dwellings, as well as new or expanded non-residential buildings in all zones shown in the Kāpiti Coast District Plan.

The fees generally apply to:

- Each additional lot created by subdivision.
- Each additional dwelling (except the first on a lot if fees have been paid at the time of the subdivision).
- For Commercial/Industrial sites, each square metre of additional building gross floor area (except for the first 500m² per site if fees have been paid at the time of subdivision).

Family Flats (as defined in the District Plan) will be charged at 50% of the development contributions charges.

Exceptions to these rules apply to Reserves Contributions; see Notes on the next page.

For titles issued prior to July 1999 the first house built on the lot is eligible for reduced Development Impact Fees. A separate schedule of these fees is available from Council.

Sub-dividers are required to pay the new fees prior to the finalisation of the subdivision certification process. Fees due for buildings must be paid before building can commence.



DEVELOPMENT IMPACT FEES

2011/2012

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1 July 2011

Current Fees

PAEKĀKĀRIKI URBAN	
Financial Contributions	
Water Supply	825.45
Community Facilities	530.76
Reserves ** Example based on \$150,000 Land Valuation	12,937.50
TOTAL	14,293.71
PARAPARAUMU/RAUMATI URBAN SERVICES AREA	
Development Contributions	
Water Supply	4,422.90
Sewage	2,106.80
Community Facilities	4,467.75
Roads / CWB	1,909.00
Flood Mitigation Works	2,410.40
Sub Total	15,316.85
Reserves Contributions ** Example based on \$150,000 Land Valuation	12,937.50
TOTAL	28,254.35
WAIKANAE URBAN SERVICES AREA	
Development Contributions	
Water Supply (includes Peka Peka)	2,784.15
Sewage	1,237.40
Community Facilities	4,693.15
Roads / CWB	1,909.00
Flood Mitigation Works	794.65
Sub Total	11,418.35
Reserves Contributions ** Example based on \$150,000 Land Valuation	12,937.50
TOTAL	24,355.85

ŌTAKI URBAN SERVICES AREA	
Development Contributions	
Water Supply	1,227.05
Sewage	112.70
Community Facilities	3,401.70
Flood Mitigation	1,873.35
Roads / CWB	1,909.00
Sub Total	8,523.80
Reserves Contributions ** Example based on \$100,000 Land Valuation	8,625.00
TOTAL	17,148.80
RURAL NORTH	
Development Contributions	
Community Facilities	3,401.70
Roads / CWB	1,909.00
Reserves Contributions **	2,434.69
TOTAL	7,745.39
RURAL SOUTH	
Development Contributions	
Community Facilities	4,464.30
Roads / CWB	1,909.00
Reserves Contributions **	2,434.69
TOTAL	8,807.99

Where Council services are available and will be used in the rural area, the Development Impact Fee relating to that Council service will apply.

Notes on non-residential buildings:

For Development Contributions (not Reserves Contributions), in addition to the fees payable at subdivision stage, new or expanded non-residential buildings will be charged at a rate of .002 times the per-unit Development Contributions listed in this table for each m² of gross floor area that exceeds 500m² per lot, or for each m² of gross floor area where no contribution has been paid at subdivision stage.

** Notes on reserves contributions:

Where non-rural land is subdivided, reserve contributions are set at a percentage of the market value of each additional lot created + GST, with land value capped at \$150,000 per lot. These percentages are 7.5% for residential and open space zones and 10% for other zones.

For second or subsequent dwelling units on a lot where no contribution has been made as part of the subdivision creating that lot, the reserves contribution will be \$4,869.38 per unit (\$2,434.69 per unit in rural areas). There is no reserves contribution for family flats.

For commercial or industrial buildings on a lot where no contribution has been made as part of the subdivision creating that lot, the reserves contribution is \$12.99 per square metre of gross floor area.

Lots created prior to 30 July 1999

These fees (Financial Contributions from the District Plan) apply at the time of building consent application for the first house on a lot where the property to be built on had a separate title prior to 30 July 1999 or was subject to a subdivision application received by Council prior to 30 July 1999.

Separate fees apply where a title was issued on or after 30 July 1999 or where the house to be built is a second or subsequent dwelling on the lot (for these fees, refer to the Development Impact Fees schedule)

\$ PER DWELLING/BUILDING	
Paekākāriki Urban	
Water Supply	825.45
Sewage	-
Community Facilities	530.76
Total	1,356.21
Paraparaumu/Raumati Urban	
Water Supply *	456.57
Sewage +	741.93
Community Facilities	530.76
Total	1,729.26
Waikanae Urban	
Water Supply	456.57
Sewage	491.37
Community Facilities	530.76
Total	1,478.70
Ōtaki Urban	
Water Supply	217.15
Sewage	434.30
Community Facilities	530.76
Total	1,182.21

Rural #	
Community Facilities	530.76
Total	530.76

Notes:

* The Paraparaumu/Raumati Urban Water Supply fee is not applicable where an upgrading contribution for the Paraparaumu/Waikanae Water Supply was paid at the time of subdivision approval (From 20 August 1996 to 29 July 1999).

+ The Paraparaumu/Raumati Urban Sewage fee is not applicable where an upgrading contribution for the Paraparaumu Sewage was paid at the time of subdivision approval (From 16 March 1995 to 29 July 1999).

Where Council services are available and will be used in the rural area then the Development Impact Fee relating to that Council service will apply