

DEVELOPMENT IMPACT FEES 2025/2026

Kāpiti is a growing district. The population of 57,422 in 2021 will grow to 80,924 by 2054. A growth rate of 41% over 33 years. Growth is welcomed in the district, provided it is planned for and does not degrade our natural environment.

We have in place a system of development impact fees to ensure developers pay a fair and equitable share of the cost of providing new infrastructure and community facilities needed to support new developments in the district.

Development impact fees consist of a combination of development contributions and financial contributions.

Development impact fees are calculated at the time of granting a resource consent, building consent, certificate of acceptance or a new service connection.

For subdivisions, development impact fees are invoiced at the time a developer applies for the final certification from the Council. Payment must be made within 10 working days from the date of the Council invoice and prior to the issue of the certificate under s.224(c) of the Resource Management Act.

For building consents and land use resource consents, development impact fees are invoiced at the consent stage and payment must be made within 60 days from the date of the Council invoice.

For resource consents that require a financial contribution, the amount will be specified as a condition of the approved resource consent. Payment will be required before construction commences.

Who pays the fees?

Development contributions are paid by anyone who proposes new developments (for example, a new house or subdivision). They are used for roading, water supply and wastewater treatment facilities and reticulation, stormwater management and community infrastructure.

Development contributions – Residential

We collect development contributions under the provisions of the Local Government Act 2002 and our own Development Contributions Policy (July 2024).

The fees apply to:

- each allotment created by a subdivision (residential or non-residential);
- each additional standard residential unit (3 bedrooms or more);
- each additional one-bedroom residential unit charged at 50% of the standard residential unit rate;
- each additional two-bedroom unit will be charged at 75% of the standard residential unit rate; and
- new service connections where consents have not been required.

Should additional bedrooms be proposed to existing one- or two-bedroom residential units then additional development contributions will be required, proportional to the number of resulting bedrooms.

Visitor, supported living, and shared and group accommodation will be calculated as each person being an equivalent to 45% of a standard residential unit

Retirement units in a retirement accommodation complex will pay 60% of the standard residential unit rate.

Residential units located in the rural area are treated the same as the urban environment. Farm sheds and buildings used for rural activity will not incur a development contribution.

Development contributions fees - non-residential

Every 450m² of gross floor area of a non-residential development is assessed the same as one standard unit of demand.

Indicative development contribution fees by area

These fees are calculated on a site-specific basis and depend on a variety of factors including credits for any previous payments made.

They are made up of contributions towards specific infrastructure outlined in the Council's 2024-34 Long Term Plan and 30-year Infrastructure Strategy.

Indicative fees per unit of demand are:

| | |
|---------------|----------|
| > Ōtaki | \$17,535 |
| > Peka Peka | \$19,292 |
| > Waikanae | \$21,475 |
| > Paraparaumu | \$17,239 |
| > Paekākāriki | \$4,991 |
| > Raumati | \$17,239 |

All fees in this brochure are inclusive of GST.

Reconsiderations of development contributions

If you disagree with your development contribution fee calculation, then you may apply for a reconsideration of the development contribution fee.

Applications for a reconsideration are required to be made to the Council within 10 working days of receiving a notice of liability for a development contribution.

Reasons for a reconsideration are if you consider that:

- the policy has been applied incorrectly, or
- the information supplied for the assessment was incomplete or erroneous.

Applications for reconsideration may not be made if an objection to the development contribution fee has already been made.

Applications may be made using the Council's [reconsideration application form](#) and be emailed to resource.consents@kapiticoast.govt.nz

A decision will be issued within 15 working days of all necessary information being received.

Objections to development contributions

An objection to a development contribution calculation is a formal legal procedure. Objections may only be made on the grounds set out in the Local Government Act 2002 and will be determined by independent commissioners appointed by the Minister of Local Government.

A hearing may be convened but is not mandatory. Council may on-charge costs to the applicant.

Financial contributions

Financial contributions may be collected under the provisions of the Resource Management Act 1991.

The main type of financial contribution the Council takes is a reserves contribution.

Different zones in the District Plan have different financial contribution rates. These fees are adjusted annually by the consumer price index and are currently:

- For the Residential and Working Zone \$17,462.44
- For the Residential and Working Zones - Ōtaki Urban Area \$11,641.63
- For the Rural Zone \$8,731.23

Financial contributions are payable for:

- The creation of a new one-bedroom residential unit at a rate of 50%
- Addition of a bedroom to an existing one-bedroom residential unit, at an additional rate of 50%
- Creation of a new residential unit is calculated at 100%
- Subdivision of land that results in the creation of an additional lot(s) will be charged 100% of the relevant financial contribution rate per additional allotment.

FOR MORE INFORMATION

Phone: 04 296 4700 or 0800 486 486

Website: www.kapiticoast.govt.nz

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