

DEVELOPMENT IMPACT FEES 2023/2024

Kāpiti is a growing district. The current population of 55,987 in 2021 will grow to 73,809 by 2040. A growth rate of 33% over 20 years. Growth is welcomed in the district, provided it does not interfere with the 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 service 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 service connection.

For subdivisions, development impact fees are invoiced at the time a developer applies for the section 224 certification. Payment must be made within 10 working days from the date of the Council invoice and prior to the issue of the S224.

For building consents, development impact fees are invoiced at building consent stage and payment must be made within 6 months from the date of the Council invoice or prior to the issue of a Code Compliance Certificate (CCC).

Who pays the fees?

Development impact fees are payable by those subdividing land, building new residential buildings, building or expanding commercial or industrial buildings, or obtaining new service connections within the district.

Development contributions

We collect development contributions under the provisions of the Local Government Act 2002 and our own Development Contributions Policy (updated in July 2021).

The fees apply to:

- each additional lot created by a subdivision (residential or non-residential);
- each additional residential unit, except the first on a lot if the fees have been paid at the time of the subdivision;
- commercial/industrial sites: each square metre of a building's gross floor area (except for the first 500m² per site if the development impact fees have been paid at the time of the subdivision); and
- new service connections.

Reduced charges will apply to the first dwelling unit on a vacant lot created prior to 30 July 1999, where rates have been paid for water, wastewater or stormwater services.

One-bedroom residential units that were approved by council before 1 July 2018 will pay a further 50% if further bedrooms are added.

Minor and small residential units 60m² or less in area will pay 70% of the development contribution and a further 30% if they subsequently develop to over 60m².

Retirement accommodation in a complex will pay 60% of the development contribution.

Visitor, supported living, and shared and group accommodation will all pay 40% of the development contribution for each person the accommodation is designed to accommodate.

Development contributions fees (residential)

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 to specific infrastructure that the council has or is planning to provide over the long term.

> Ōtaki	\$14,394
> Peka Peka	\$13,026
> Waikanae	\$16,600
> Paraparaumu	\$14,063
> Paekākāriki	\$4,397
> Raumati	\$14,063

Development contributions fees (non-residential)

New or expanded non-residential buildings will be charged at a rate of 0.002 x the per unit development contribution for each m² of the 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.

All fees in this brochure are inclusive of GST.

For financial contributions, see overleaf.

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 contributions based on the Residential Unit Equivalent (RUE). These fees are adjusted annually by the consumer price index from 29 November 2012 and are currently:

- For the living and working zone \$17,082.53
- For the living and working zone-Ōtaki Urban Area \$11,388.36
- For the rural zone \$8,541.27

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 a rate of 50%
- Creation of a new residential unit
- Subdivision of land that results in the creation of an additional lot(s)

INFORMATION

Phone: 04 296 4700 or 0800 486 486

Website: www.kapiticoast.govt.nz

Reconsiderations

Applications for reconsideration are required to be made within 10 working days of receiving a notice of liability for a development contribution where a person believes the calculation is incorrect, the policy has not been applied correctly or the information supplied for the assessment was incomplete or erroneous. Applications for reconsideration may not be made if an objection (see below) has already been made.

Applications may be made via hard copy using the Reconsideration form available from the Council Service Centres, or emailed to resource.consents@kapiticoast.govt.nz

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

Objections

Objections are a formal legal procedure. They 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 not mandatory. Council may on-charge costs to the applicant.

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