



PROPOSED

DEVELOPMENT

CONTRIBUTIONS POLICY

2025

CONSULTATION





PROPOSED DEVELOPMENT CONTRIBUTIONS POLICY 2025

CONSULTATION

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Council is now consulting with the community on the Proposed Development Contributions Policy 2025.

It is fair that those driving development pay a proportionate share towards the cost. The ratepayers of the district are facing a significant increase in investment to meet the servicing demands from development. Development contributions (DCs) will help to reduce reliance on ratepayers and other funding sources.

This is your chance to provide feedback on the proposed values of development contributions. You will find all the information in this consultation document, as well as the submission form so you can have your say.

For additional information you can find the Proposed Development Contributions Policy 2025 online or at our offices. See below for details on how to get in touch with us.

HAVE YOUR SAY



GET IN TOUCH FOR A CHAT

Come and see us at our offices or call us if you would like more information before making your submission.



ONLINE SUBMISSIONS

Simply visit our website and complete an online submission.

www.consultations.nz/wdc



WRITTEN SUBMISSIONS

Use the submission form on page 10 and drop it off at the WDC office or send it to

[P.O. Box 54, Wairoa 4160](mailto:feedback@wairoadc.govt.nz)



SPEAK AT A HEARING

If you make a submission you have the option to speak at a Council hearing. Please let us know in your submission if you want to speak.

GET IN TOUCH


feedback@wairoadc.govt.nz


 (06) 838 7309


 97-103 Queen Street,
 Wairoa 4108

Wairoa District Council plays a significant role in facilitating and coordinating development and providing infrastructure in a timely and affordable manner. This means our infrastructure is required to meet service demands related to growth and to meet the forecast Levels Of Service as stated in the Long Term Plan.

Our mission, vision and community outcomes guide us to deliver these Levels of Service in a sustainable way in support of the wellbeing of our people and district.

The effects of growth require Council to incur capital expenditure, acting on behalf of the wider community to provide new or additional network or community infrastructure. Population and business growth create the need for new subdivisions and developments, and these place increasing demands on the assets and services provided by WDC. As a result, significant investment in new or upgraded assets and services is required to meet the demands of growth.

OUR MISSION	To support the Wairoa Community through decision-making that promotes the cultural, social, economic and environmental well-being of the district now and in the future.	
OUR VISION	Desirable Lifestyles, Thriving Economy, Treasured Environments, Connected Communities	
COMMUNITY OUTCOMES	Cultural Wellbeing <i>Valued and cherished community</i>	Social Wellbeing <i>Safe, supported and well-led community</i>
	Economic Wellbeing <i>Strong and prosperous economy</i>	Environmental Wellbeing <i>Protected and healthy environment</i>



Ahurea Cultural



Ōhanga Economic



Oranga Social



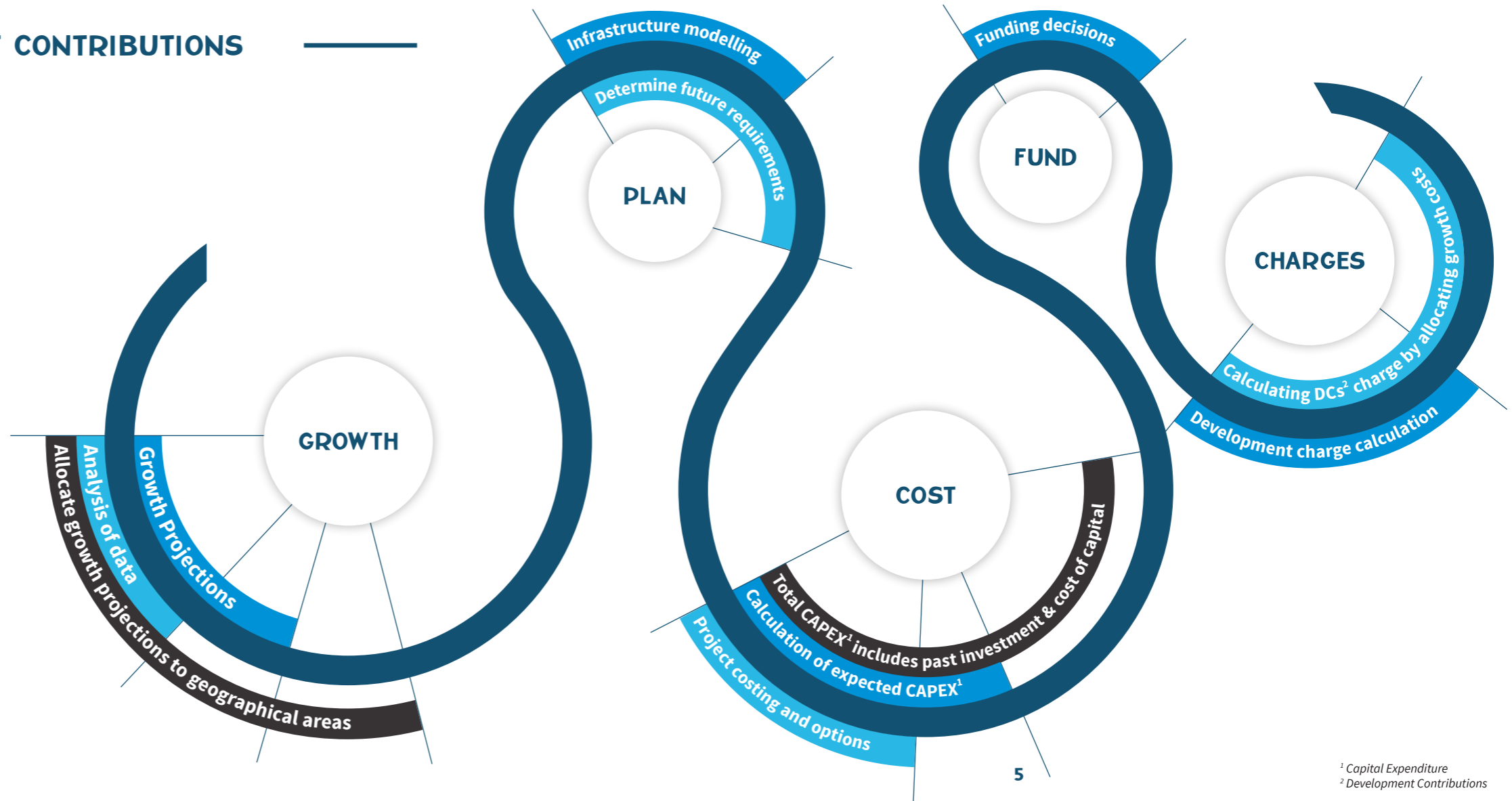
Taiao Environmental

WHAT ARE DEVELOPMENT CONTRIBUTIONS

Development Contributions are the fees payable to Council for capital expenditure planned to be provided, or already constructed, for additional community assets (such as new piping, roads, reserves and public facilities) required to service growth. These contributions may be required on resource consents (subdivision and land use) and/or building consents or service connections in situations where the development will have additional impact on infrastructure.

Development Contributions apply when you subdivide land, build, alter, or expand a non-residential building, or may apply when you change the use of an existing building. The extent of the Development Contribution required will depend on the type, size, and location of the development.

Council will apply development contributions only where new or additional assets or assets of increased capacity are required. WDC has ageing infrastructure that is in many cases at or near full capacity so growth that results from development will drive the need for new or expanded assets. Development Contributions will only be sought in geographical areas that the infrastructure will serve. The nature and extent of the infrastructure and its associated anticipated costs are detailed throughout the Proposed Development Contributions Policy.



¹ Capital Expenditure
² Development Contributions

PROPOSED DEVELOPMENT CONTRIBUTIONS POLICY

THE PURPOSE OF THE POLICY	
Enable Council to provide infrastructure and facilities to cater for growth, in a timely fashion and which is affordable to ratepayers.	Provide predictability and certainty to stakeholders on how infrastructure for growth is to be funded, and establishing a transparent, consistent, and equitable basis for recovering DC from developers.
To provide the framework for Council to charge DCs for residential and non-residential development in the district to fund capital expenditure for network infrastructure, reserve land and other community infrastructure.	To recover from developers a fair, equitable and proportionate portion of the total costs of the capital expenditure to service growth over the longer term.

The policy sets out the Development Contributions payable by developers and property owners, how and when they are to be calculated and paid, and a summary of the methodology and the rationale used in calculating the level of contribution required.

The policy has been developed to be consistent with the purpose of the Development Contributions provisions as stated in section






197 AA of the Local Government Act 2002 (LGA). In preparing the policy Council has considered the principles in section 197AB of the LGA. These have been used by Council to ensure the Development Contributions charged are fair and reasonable, as well as lawful.

The chart below shows the flow process in the development of the Development Contributions Policy.

Activities for which Development Contributions are Assessed

Planned investment over the next 10-year period includes significant work in three waters infrastructure (water supply, wastewater, and stormwater). For the purposes of the policy all areas with these services are identified as needing capital expenditure for growth related infrastructure, with the exception of wastewater in Tuai, as such those areas that have the service with be charged the applicable Development Contributions rate. Land Transport and Community Facilities & Reserves are charged district wide to reflect the benefits and access for these activities across the district.

Wairoa District Council will charge Development Contributions for five major activity groups (see table on the right), with the majority of cost focused on the three waters.

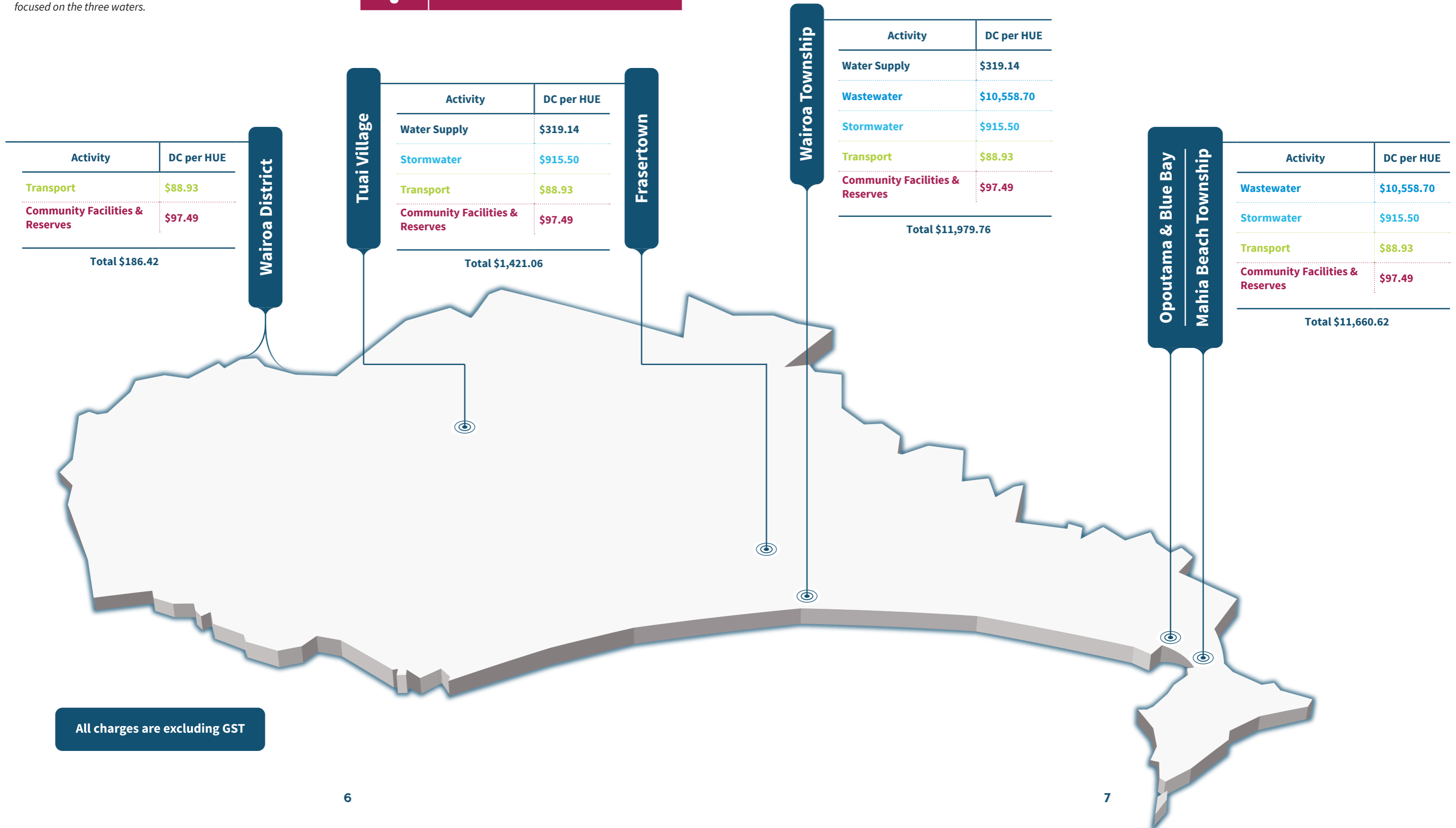
ACTIVITY GROUPS	
	WATER SUPPLY
	WASTEWATER
	STORMWATER
	TRANSPORT
	COMMUNITY FACILITIES & RESERVES

DEVELOPMENT CONTRIBUTIONS PAYABLE

The Development Contributions payable for Water Supply, Wastewater, Stormwater, Transport, and Community Facilities & Reserves per Household Equivalent Unit (HUE) for each geographical area are set out below.

Please note that you will find the Development Contributions charges per activity for each geographical area as well as the totals.

All charges are excluding GST.



All charges are excluding GST

COMPARISON BETWEEN NEIGHBOURING COUNCILS

In the table below you will find a comparison of Development Contributions charges between the Wairoa District Council and our neighbouring Councils.

Activity	Wairoa District Council	Central Hawke's Bay District Council	Gisborne District Council	Hastings District Council
Water Supply	\$319.14	\$11,603	\$1,695	\$5,349
Wastewater	\$10,558.70	\$4,328	\$5,471	\$15,940
Stormwater	\$915.50	\$1,882	\$1,820	\$1,313
Transport/Roading	\$88.93	\$2,662	\$1,415	\$5,196
Community Facilities & Reserves/ Community Infrastructure	\$97.49	\$1,243	-	\$172
Reserves	-	\$3,832	\$446	\$1,569
Total (excl. GST)	\$11,979.76	\$25,550	\$10,847	\$29,539
Total (incl. GST)	\$13,776.72	\$29,382.50	\$12,474.05	\$33,969.85

Notes

- Wairoa District Council's proposed costings are based on the Proposed Development Contributions Policy 2025, specifically that of a residential subdivision in the Wairoa Township as per Example 1 in Appendix III of this proposed policy.
- Central Hawke's Bay District Council's costings are based on the Central Hawke's Bay District Council Development Contributions Policy 2024 for a residential subdivision in Waipukurau, as per section 8.3 of that policy respectively.
- Gisborne District Council's costings are based on He Taura Kaupapa Here Pūtea Whakawhanake Development Contributions Policy 2024 for a residential subdivision that creates an additional lot within the Gisborne Urban Area, as per Example 1 of Appendix 3 respectively.
- Hastings District Council's costings are based on the 2024/2025 Development Contributions Policy for a residential subdivision in a medium density area as per example 3 in Appendix B of this policy respectively.

HAVE YOUR SAY



GET IN TOUCH FOR A CHAT

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P.O. Box 54, Wairoa 4160



SPEAK AT A HEARING

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OUR SUPPORTING DOCUMENTS ARE AVAILABLE FROM:



OUR WEBSITE

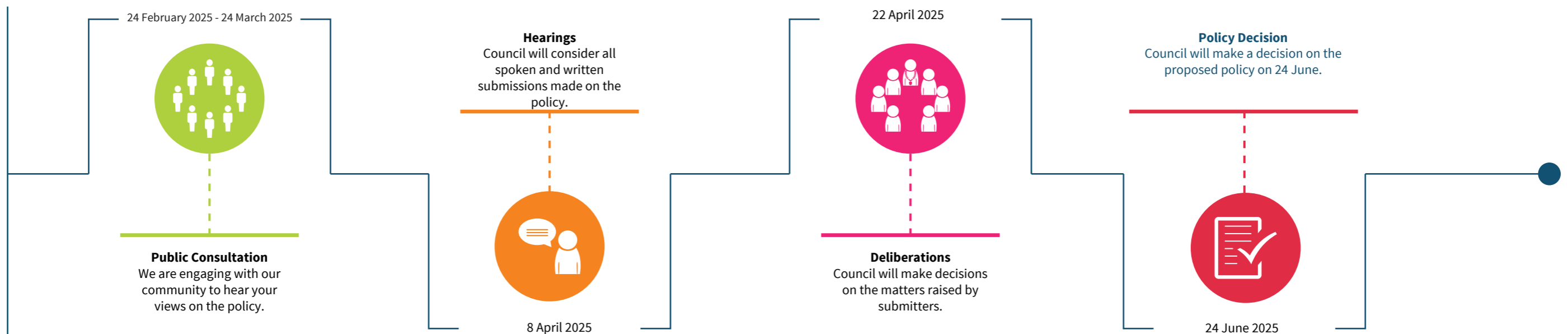
www.consultations.nz/wdc



OUR OFFICE

Coronation Square,
Queen Street, Wairoa

WHAT HAPPENS NEXT?



SUBMISSION FORM

Full Name _____
Address _____
 _____ **Post Code** _____
Email _____
Phone Number _____

ORAL SUBMISSION

Do you wish to speak to your submission? Āe/Yes Kāo/No
Will you require a New Zealand Sign Language interpreter? Āe/Yes Kāo/No

PROPOSAL QUESTIONS

Do you agree with the Proposed Development Contributions Policy? Āe/Yes Kāo/No Don't Know

Please clarify below why Āe/Yes, Kāo/No or Don't Know

Need more room? Please attach extra pages, but make sure they are A4 in size and also include your contact information.

FREQUENTLY ASKED QUESTIONS

1. What are Development Contributions?

Development Contributions are a fee that Council charges for new building developments. The fee contributes to the costs of building the infrastructure that supports them.

2. Why do we need a Development Contributions Policy?

The purpose of the Proposed Development Contributions Policy is to ensure a fair allocation in how we charge for catering to growth - i.e. 'growth pays for growth'.

3. What is the legal basis for charging Development Contributions?

The charge is made under the Development Contributions Policy, which is made under the Local Government Act 2002.

4. How does Council intent to charge Development Contributions?

Development Contributions are charged at three instances.

- **Subdivision Resource consent** on application for s224c signoff

- **Building consent** on application for a code of compliance certificate
- **Service Connection** on application for service connection

As a general rule, Development Contributions will be assessed, and any requirement for payment of contributions advised, at the earliest opportunity. This is generally at the subdivision consent stage.

5. What do my Development Contributions pay for?

The fees contribute to the costs of building the infrastructure that supports the property. To be more precise, it pays for part of the Capital Cost of that infrastructure. It does NOT pay for Operating Costs.

6. How do the dollar values of our Development Contributions compare with other councils?

We have included a comparison between us and our neighbouring Councils on **page 8** of this document. This table shows the comparison of values per activity area as well as the totals.

EXAMPLES

1. Residential Subdivision (Wairoa Township)

Proposal: Subdividing to create an additional lot (Lot 2) located within the Wairoa Township, with access to all services.

Assessment: One set of contributions for the additional lot created.

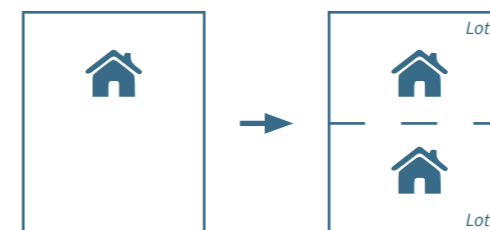
Activity	No. of Additional HUE's Created	Cost per HUE (excl. GST)	Total Cost (incl. GST)
Water Supply	1	\$319.14	\$367.01
Wastewater	1	\$10,558.70	\$12,142.51
Stormwater	1	\$915.50	\$1,052.83
Transport	1	\$88.93	\$102.27
Community Facilities & Reserves	1	\$97.49	\$112.11
Total DC Payable		\$11,979.76	\$13,776.72

2. Residential Subdivision (Mahia Township, Opoutama or Blue Bay)

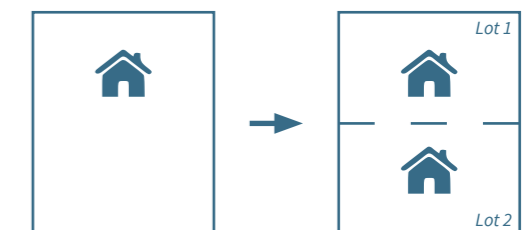
Proposal: Subdividing to create an additional lot (Lot 2) located within the Mahia Township, Opoutama or Blue Bay, access to all services minus water service.

Assessment: One set of applicable contributions for the additional lot created.

Activity	No. of Additional HUE's Created	Cost per HUE (excl. GST)	Total Cost (incl. GST)
Water Supply	-	-	-
Wastewater	1	\$10,558.70	\$12,142.51
Stormwater	1	\$915.50	\$1,052.83
Transport	1	\$88.93	\$102.27
Community Facilities & Reserves	1	\$97.49	\$112.11
Total DC Payable		\$11,660.62	13,409.71



Visual Examples



GET IN TOUCH



www.wairoadc.govt.nz



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info@wairoadc.govt.nz



(06) 838 7309



97-103 Queen Street,
Wairoa 4108



Wairoa District Council,
P.O. Box 54, Wairoa 4160

We are keen to hear from you,
and welcome your ideas and
comments.

