



ASHBURTON DISTRICT COUNCIL

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CUSTOMER GUIDE TO DEVELOPMENT CONTRIBUTIONS

What are development contributions?

Development contributions are fees collected for community and network infrastructure to service new developments.

The contributions are collected to ensure the costs to Council of new development are shared by developers rather than funded entirely by ratepayers.

When do they apply?

You will need to pay a development contribution if your project increases the demand on council-provided water or stormwater networks, or increases the demand for community facilities, and is:

- A residential development for a new house, apartment or other residential unit, or
- A non-residential development for a new commercial, retail, or industrial building, or
- A new connection to Council water or wastewater networks, or
- A development which changes the use of the property in ways that increase demand on existing Council water or wastewater networks

When are they charged?

Fees are invoiced at the same time as:

- fees for a building consent
- an application to connect to a Council water or wastewater network, or
- an application for resource consent for change of use

Fees are payable:

- at the time of uplifting a building consent or resource consent
- with the application for a new connection to Council water or wastewater.

You will need to have paid your development contributions before a code of compliance certificate can be issued for your building project, before a connection can be made to a Council water or wastewater network, or before resource consent for change of use will be issued.

How development contributions are calculated?

The amount payable is based on the number of household unit equivalents (HUE) of demand on services the development generates. An HUE is the equivalent of one average residential dwelling. The contribution per HUE is outlined below in table 1.

Residential development: The number of HUEs is based on the number of new dwellings developed.

Non-residential development: For **water and wastewater development contributions** an assessment will be made of the demand the development is expected to generate for each activity. The number of HUEs for a non-residential development is calculated by dividing the development's demand by a standard residential HUE.

This assessment will be made using typical water consumption figures based on examples contained in "On-site Wastewater Systems: Design and Management Manual", Auckland Regional Council Technical Publication No.8, August 2004.

For the **community infrastructure development contribution**, each non-residential development will pay the amount required for one residential HUE, regardless of the size of the development.

Note: In cases where a development is replacing an existing residential or non-residential unit a credit will be given for the former development using the same assessment method used to calculate fees required for a new development.

2011/12 Development Contributions Fees per Household Unit Equivalent

Catchment	Water	Wastewater	Community Infrastructure	Total
Ashburton	\$700	\$3,655	\$1,533	\$5,888
Methven	\$3,177	\$150	\$1,533	\$4,860
Rakaia	\$1,452	-	\$1,533	\$2,985
Hinds	\$2,529	-	\$1,533	\$4,062
Fairton	\$3,100	-	\$1,533	\$4,633
Chertsey	\$1,858	-	\$1,533	\$3,391
All other	-	-	\$1,533	\$1,533

Fees are GST inclusive

Further Information

More detailed information is available in Ashburton District Council's *Policy on Development Contributions and Financial Contributions* contained Council's "Community Plan 2009-19, Volume Two". This document is available from Council's offices or on the Council website www.ashburtondc.govt.nz

A copy of the assessment of typical water consumption is contained in Council's Policy on Development Contributions and Financial Contributions, contained in Ashburton District Council's Community Plan 2009-19 or can be obtained from Council's Water Services department.