

Development Contributions

INFORMATION SHEET

WHAT IS A DEVELOPMENT CONTRIBUTION?

A development contribution is a levy on new developments collected under the Local Government Act 2002 to ensure that any development that creates additional demand on Council infrastructure contributes a fair, equitable, and proportionate share of the extra cost imposed on the community. Development contributions may be assessed on:

- Water supply
- Wastewater
- Stormwater
- Reserves
- Transport

Development contributions are used for providing new or expanded infrastructure and are only used in the area and for the activity for which they were required. The contribution is a one-off charge. The subsequent operation and maintenance of such infrastructure is covered by Council through rates and other charges.

HOW MUCH WILL MY DEVELOPMENT CONTRIBUTIONS BE?

Council's development contribution charges are set out in Schedule 1 of its Development Contributions Policy which can be accessed by clicking the link below. The contributions are calculated by dividing the cost of actual and planned growth-related capital expenditure in each area by the amount of growth in that area, or across the whole city for citywide growth infrastructure.

WHO PAYS DEVELOPMENT CONTRIBUTIONS?

You may be required to pay development contributions if you do any of the following:

- Subdivide, cross-lease or unit title a section
- Construct or increase floor area of commercial, retail or industrial buildings
- Change business use
- Request a service connection
- Build residential units, including ancillary flats
- Change conditions on a resource consent
- Apply for a Certificate of Acceptance that would have otherwise paid development contributions

WHY DO I HAVE TO PAY?

With population growth comes an increased demand for infrastructure. Growth in the city cannot be sustained unless we fund a portion of growth related infrastructure through development contributions. The existing population has already made a considerable investment in the current infrastructure and those initiating new developments benefit from using it. Growth requires Council to increase the capacity of that infrastructure or build new infrastructure. It is therefore appropriate that developers contribute towards the cost of Council's growth-related capital expenditure.

WHEN DO I NEED TO PAY?

You may be charged development contributions by Council upon application for a:

- **LAND USE CONSENT** - prior to commencement of the consent.
- **SUBDIVISION CONSENT** - prior to uplifting s224 certificates.
- **BUILDING CONSENT or CoA**- prior to issue of a Code of Compliance/CoA.
- **SERVICE CONNECTION** - prior to service connection being actioned.

DEVELOPMENT CONTRIBUTIONS POLICY

Council adopted the 2016/17 Development Contributions Policy effective 1 July 2016. The Policy and supporting information is available on our website.

ESTIMATE YOUR DEVELOPMENT CONTRIBUTIONS

If you're thinking of subdividing or developing a property, our spatial web-based Development Contributions Estimator is available at hamilton.govt.nz/dc and can give you an indication of contribution charges that may apply. The estimate will be based on information available at the feasibility stage of your development, and is purely for your convenience. No information from your estimate is retained by Hamilton City Council. For an estimate of your development contribution please visit our website.

REQUEST FOR REMISSION

At your request, a development contribution may be considered for a remission where you can demonstrate that actual demand for services is significantly less than modelled. All applications for remissions must be supported by evidence from an appropriately qualified professional, and made in writing to the Development Contributions Officer within 30 working days of the charge being advised in writing. For a remission request form please visit Council's website. Reasonable costs incurred by Council in assessing the remission application shall be paid by the applicant.

RECONSIDERATION AND OBJECTION PROCESSES

You may make an application to have a development contribution reconsidered, and/or lodge an objection for consideration by an independent commissioner. The objections process has a number of legislative requirements. Please refer to our website for links and more details.

GROWTH FUNDING POLICY

If you are considering developing, but will need to provide some major infrastructure privately because it is not provided for in Council's 10-Year Plan, then you will need to refer Council's Growth Funding Policy, also on our website.

WHO CAN I CONTACT TO ASK FURTHER QUESTIONS?

For further assistance please contact:

Development Contributions Officer
Hamilton City Council
Private Bag 3010 Hamilton 3240
Phone: (07) 838 6739 Email: DCO@hcc.govt.nz

<http://www.hamilton.govt.nz/dc>

This information sheet is intended as a guide only. For the actual policy provisions please refer to the policy documents.

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