
Consultation Document

Proposed new Development Contributions Policy

Kaipara District Council would like to hear your views on a proposal to replace the **Development Contributions Policy 2024** with a new policy.

This further consultation follows significant changes made to the draft Policy in response to public submissions. If you have already made a submission on this Policy, your points have been considered by the Development Contributions Review Panel.

You only need to submit if you have new points to raise on the revised Policy.

Key dates:

Submission period	18-31 August 2025
Hearings	4 September 2025
Deliberations	9 September 2025
Decision of Council	24 September 2025

Proposal

This Consultation Document includes:

Introduction	1
Reasons for the proposal and how we got here	2
What we are proposing and what are the impacts?	3
Comparison tables	4
Tell us what you think	5
Submission form	6

Introduction

Growth

The population of Kaipara is forecast to continue to grow, with a further net 2,747 new residents expected by 2034 and a further 7,297 by 2054. Providing infrastructure such as water and wastewater services, community facilities, stormwater systems, and transport networks to support this growth is a key function of Council.

Rapid growth is creating substantial demand for infrastructure investment in Mangawhai and other areas in the district. This includes private plan changes outside the scope of the current Operative District Plan and Council's Infrastructure Strategy. Significant investment in infrastructure is required to cope with the cumulative impacts of growth expected over the next 30 years.

The infrastructure Council provides not only enables development to occur (through the provision of services such as transport and stormwater) but also ensures communities have access to services and other community facilities that Kaipara people expect.

Funding growth infrastructure

Development contributions (DCs) are charges that recover from new developments an appropriate share of the cost of this investment in infrastructure. The amount to be paid by new development is determined by our Development Contributions Policy (the Policy). This Policy ensures the cost of a new infrastructure is fairly shared between developers and ratepayers based on who causes the need for and who benefits from the investments.

Council funds this infrastructure investment through a mix of rates, central government grants and development contributions paid by developers.

The Council's financing and funding capacity to support growth with infrastructure is limited and we need to prioritise our investment.

Reasons for the proposal and how we got here

S102 of the Local Government Act 2002 (LGA) allows Council to have a range of financial policies, including a 'Development Contributions Policy' (Policy) to charge developers a proportion of the infrastructure projects required to service or provide for the new developments. These can include increasing capacity of already existing infrastructure or new infrastructure projects.

Section 106 of the LGA provides for specific matters and contents in the Policy, including compliance with the matters set out in section 201 to 202A.

Due to the level of developments our District has been experiencing, in late 2024 Council requested a comprehensive review of the current Policy.

The Findings Report provided to the [February 2025 Council](#) meeting found:

- The Policy is underperforming and struggling to achieve its statutory purpose or objectives.
- The methodology requires review and updating to ensure that the Policy is equitable, transparent and predictable.
- The Policy form is impeding useability, application and implementation of the Policy.
- The Policy's current schedule of assets is outdated and without updating, may jeopardise the predictability of funding and legal compliance.
- There are equity issues with the current Policy.

At the [March 2025 Council meeting](#), Council considered a range of reasonably practicable options and determined to replace the existing Policy with a new Policy due to the range and scale of proposed changes required to address the identified issues. The draft Policy was publicly consulted during June and based on feedback; significant changes were made to the charging regime through the deliberations process. The Development Contributions Review Panel directed that the policy be re-consulted on with the public. This decision was approved by Council at the [14 August 2025 Council meeting](#).

Before finalising this new Policy in September, we want to know your views.

What we are proposing

The key changes from the original Development Contributions consultation document are:

- Minor wording changes to the Development Contribution Policy have been made for accuracy.
- Changes to the project list have resulted in changes to the Development Contributions charges, these are clearly indicated in the tables section below.
- All projects have been checked for accuracy and some budgets have been revised since the documentation previously provided.

What are the key impacts of these proposed changes?

The proposed new Policy wording will have a slightly different “look and feel” compared to the current DC Policy. Most importantly, the document and will result in DC price decreases for some areas, which may have been signaled for an increase previously. Some of the proposed charges are also reduced from the current 2024 policy.

DC funding is intended to ensure all developers, over the entire development period, pay a fair share towards the cost of the infrastructure required to support growth in these areas. The revenue raised will ensure ratepayers are only asked to meet their fair share of the costs and provide greater certainty that key infrastructure is delivered. Without this funding the burden of providing such infrastructure and risk of undesirable outcomes will fall on the remainder of the district’s ratepayers and future residents.

The following tables set out the current DC charge, the revised proposed DC charges and a comparison table showing the differences between the current and revised proposed charges.

Comparison tables

Current DC charges

Location	Community	Roading	Stormwater	Wastewater	Water Supply	Total \$
Baylys Beach	1,239	139	27,183	0	0	28,561
Dargaville	1,239	139	1,064	8,119	1,389	11,950
Kaiwaka	1,239	12,739	3,490	1,698	0	19,166
Maungatūroto	1,239	139	9,237	7,347	4,133	22,095
Mangawhai	1,239	12,739	1,827	41,897	0	57,702
Te Kopuru	1,239	139	0	0	0	1,378
Glinks Gully	1,239	139	0	0	0	1,378
Ruawai	1,239	139	0	0	0	1,378

Revised DC Charges (since deliberations)

Location	Community	Roading	Stormwater	Wastewater	Water Supply	Total \$
Baylys Beach		307	12,476	0	9,802	22,585
Dargaville		307	436	14,522	9,802	25,067
Kaiwaka	4,222	10,913	3,227	21,416	0	39,778
Maungatūroto		307	0	223	3,772	4,302
Mangawhai	4,222	10,913	1,989	51,656	0	68,780
Te Kopuru		307	0	0	0	307
Glinks Gully		307	0	0	0	307
Ruawai		307	0	0	0	307

Comparison between current and proposed DC Charges

Location	Total \$ Draft DC	Total \$ current DC	Difference \$	Impact
Baylys Beach	22,585	28,561	-5,976	decrease
Dargaville	25,067	11,950	13,117	increase
Kaiwaka	39,778	19,166	20,612	increase
Maungatūroto	4,302	22,095	-17,793	decrease
Mangawhai	68,780	57,702	11,078	increase
Te Kopuru	307	1,378	-1,071	decrease
Glinks Gully	307	1,378	-1,071	decrease
Ruawai	307	1,378	-1,071	decrease

Tell us what you think

How to give us your feedback

You can submit your feedback in writing before 5pm Sunday 31 August 2025 and select to speak to your feedback at the proposed hearing on 4 September 2025. Staff will be in touch to arrange this with you if you indicate you'd like to speak.

Written submissions

You can provide us with a written submission. There are a few options for how you can do this:

- Online** Complete this form online: www.kaipara.govt.nz/haveyoursay
- In person** Drop your submission form to either Council office - 32 Hokianga Road, Dargaville or The Hub, 6 Molesworth Drive, Mangawhai
- By mail** Send your submission to:
Submission for the Development Contributions Policy
Kaipara District Council, Private Bag 1001, Dargaville 0340
- Email** Email us at: haveyoursay@kaipara.govt.nz

What will happen with your feedback?

All feedback received on the revised policy will be provided to the Development Contributions Review Panel. Staff will also review and analyse the feedback received and provide this analysis to the Panel. You will have an opportunity to present your feedback to the panel at the hearing in September.

Council will then deliberate on all the information provided and make a final decision on the proposed policy, which will then be presented to Council for adoption in September.

SUBMISSION FORM – Development Contributions Policy

Thank you for taking this opportunity to comment, we welcome your feedback.

Please enter your details below

First name(s): _____ Last name: _____.

Postal address: _____

Mobile: _____ Other phone: _____

Email: _____

I am writing this submission: ☐ as an individual ☐ on behalf of an organisation

Organisation name: _____

Tell us in writing

Be sure to get your written comments to us by **5pm Sunday 31 August 2025**. You can provide your comments on the next page and follow the instructions below on how to get them to us or choose one of the ways listed below to make your submission.

How to get your feedback to us

Online Complete this form online: www.kaipara.govt.nz/haveyoursay

In person Drop your submission form to either Council office - 32 Hokianga Road, Dargaville or The Hub, 6 Molesworth Drive, Mangawhai

By mail Submission for the Development Contributions Policy
Kaipara District Council, Private Bag 1001, Dargaville 0340

Email Email us at: haveyoursay@kaipara.govt.nz

Would you like to speak to your feedback at a hearing? ☐ Yes ☐ No

Hearings will be held 4 September 2025.

Join Kaipara District People's Panel!

As a member you will be asked periodically to complete short surveys, as well as to participate in other consultations Council is undertaking in the future.

I would like to join the People's Panel: ☐ Yes ☐ No

