

Comparison of DCs - Canterbury & similar sized Councils

This spreadsheet presents a comparison of Ashburton District Council development contributions (DCs) with DCs from other Canterbury councils and from a cohort of councils of similar size to Ashburton District.

The Canterbury cohort includes Ashburton DC, Christchurch City, Hurunui DC, Kaikoura DC, Mackenzie DC, Selwyn DC, Timaru DC, Waimakariri DC, Waimate DC & Waitaki DC. This covers a range of population size from 4,230 to 396,00. It includes Councils that collect DCs and those that don't (Mackenzie, Timaru & Waimate). It includes high-growth Councils like Selwyn & Waimakariri as well as regular-growth Councils.

The cohort of similar sized Councils includes Horowhenua District, Manawatu District, Matamata-Piako District, South Taranaki District, Southland District, Taupo District, Thames-Coromandel District & Whakatane District. This cohort covers a population range from 29,600 to 42,000. Ashburton District has a population of 36,000. South Taranaki does not collect DCs. All the others have a policy for the collection DCs. However Southland District chose to suspend collection of DCs from 2021-2024.

Ashburton District DCs for 2024 are the white rows in the spreadsheet.

Ashburton District DCs for 2021 are the yellow rows in the spreadsheet.

Canterbury cohort DCs are the plum rows in the spreadsheet.

Similar-sized Councils cohort are the turquoise rows in the spreadsheet.

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#	Council	Community	Population	Water DC	Waste water DC	Stormwater DC	Transport DC	Community Infrastructure DC	Total DC	Notes
11	Christchurch CC	Akaroa Harbour	770	12,624	50,786	2,348	619	988	67,365	
43	Taupo DC	Kinloch	850	11,166	13,284	0	7,600	0	32,050	
57	Waimakariri DC	Woodend	4,550	12,060	6,567	0	12,062	0	30,689	See Note 5 & Note 8
46	Taupo DC	Taupo South	26,500	9,838	12,919	0	7,600	0	30,357	See Note 16
51	Thames-Coromandel DC	Whitianga	6,440	8,673	15,541	825	3,595	703	29,337	
45	Taupo DC	Taupo North	26,500	13,203	7,241	0	7,600	0	28,044	See Note 16
56	Waimakariri DC	Rangiora	19,600	7,316	8,445	42	12,062	0	27,865	See Note 5 & Note 6
9	Ashburton DC 2024	Mount Somers 2024	170	21,510	0	0	0	6,179	27,689	
28	Matamata-Piako	Matamata	9,130	6,406	12,844	755	7,534	0	27,539	
54	Waimakariri DC	Oxford	2,380	10,487	4,586	0	12,062	0	27,135	See Note 5 & Note 9
26	Manawatu DC	Fielding Urban	17,750	2,612	6,420	9,955	4,999	0	23,986	See Note 16
19	Horowhenua DC	Tara-Ika	0	4,996	7,926	3,559	4,520	2,603	23,604	See Note 2
53	Waimakariri DC	Kaiapoi	13,600	2,017	8,756	0	12,062	0	22,835	See Note 5 & Note 7
42	Taupo DC	Acacia Bay	1,840	5,087	9,459	0	7,600	0	22,146	
47	Taupo DC	Taupo Town	26,500	5,087	9,459	0	7,600	0	22,146	See Note 16
29	Matamata-Piako	Morrinsville	8,960	6,887	8,903	0	2,574	0	18,364	
44	Taupo DC	Mapara	1,510	9,965	0	0	7,600	0	17,565	
25	Manawatu DC	Fielding Intensification Area	17,750	1,698	4,173	6,471	4,999	0	17,341	See Note 16
34	Selwyn DC	Lincoln	10,250	2,926	5,772	6,821	1,472	0	16,991	See Note 4
14	Christchurch CC	Lyttleton Harbour	3,180	5,900	8,004	752	1,191	988	16,835	See Note 12
50	Thames-Coromandel DC	Whangamata	4,500	4,165	7,018	532	3,706	592	16,013	
17	Horowhenua DC	Levin	19,800	4,372	6,919	1,029	662	2,603	15,585	
13	Christchurch CC	Christchurch	383,750	1,934	3,937	5,651	1,805	988	14,315	See Notes 10, 11, 12 & 13
61	Waitaki DC	Omarama	350	7,379	5,732	0	965	0	14,076	
8	Ashburton DC 2024	Methven 2024	2,010	5,105	1,215	0	0	6,179	12,499	
35	Selwyn DC	Prebbleton	5,280	4,900	5,772	0	1,472	0	12,144	
55	Waimakariri DC	Pegasus	4,180	0	0	0	12,062	0	12,062	See Note 5
12	Christchurch CC	Banks Peninsula	4,870	7,437	297	2,348	619	988	11,689	
64	Whakatane DC	Huna/Shaw Road SPA	NA	4,242	4,830	0	695	791	10,558	
49	Thames-Coromandel DC	Thames	7,630	3,616	0	0	6,235	581	10,432	
48	Thames-Coromandel DC	Coromandel	1,930	2,232	4,318	146	3,338	203	10,237	
6	Ashburton DC 2024	Ashburton 2024	20,800	1,401	2,625	0	0	6,179	10,205	
15	Horowhenua DC	Foxton	3,380	2,762	3,237	579	662	2,603	9,843	
37	Selwyn DC	Rolleston	29,600	2,462	5,772	0	1,472	0	9,706	See Note 3
60	Waitaki DC	Oamaru	14,000	6,316	2,413	0	965	0	9,694	
1	Ashburton DC 2021	Ashburton 2021	20,800	840	3,637	0	0	4,892	9,369	
62	Waitaki DC	Otematata	240	7,264	1,132	0	965	0	9,361	
31	Selwyn DC	Darfield	3,150	8,479	0	0	695	0	9,174	
21	Hurunui DC	Hanmer Springs	1,120	1,630	3,240	330	0	2,570	7,770	
18	Horowhenua DC	Shannon	1,610	2,314	1,523	579	662	2,603	7,681	
7	Ashburton DC 2024	Hinds 2024	340	1,260	0	0	0	6,179	7,439	
66	Whakatane DC	Opihi	NA	2,305	3,608	0	695	791	7,399	
3	Ashburton DC 2021	Methven 2021	2,010	2,182	303	0	0	4,892	7,377	
63	Waitaki DC	Palmerston	1,030	3,430	2,667	0	965	0	7,062	
32	Selwyn DC	Kirwee	1,180	6,256	0	0	695	0	6,951	
20	Hurunui DC	Amberley	2,380	1,630	3,240	1,100	0	660	6,630	
39	Selwyn DC	West Melton	2,450	5,007	0	0	1,472	0	6,479	
16	Horowhenua DC	Foxton Beach	2,170	865	1,590	597	662	2,603	6,317	
2	Ashburton DC 2021	Hinds 2021	340	1,400	0	0	0	4,892	6,292	
33	Selwyn DC	Leeston	2,430	5,573	0	0	695	0	6,268	
10	Ashburton DC 2024	Rakaia 2024	1,580	0	0	0	0	6,179	6,179	See Note 1
67	Whakatane DC	Whakatane - South	16,850	1,179	858	1,818	695	791	5,341	See Note 16
5	Ashburton DC 2021	Rakaia 2021	1,580	0	107	0	0	4,892	4,999	
27	Manawatu DC	Rural and Villages	16,150	0	0	0	4,999	0	4,999	
4	Ashburton DC 2021	Mount Somers 2021	170	0	0	0	0	4,892	4,892	
22	Hurunui DC	Rural Hurunui	11,560	4,490	0	0	0	0	4,490	
28	Selwyn DC	Southbridge	2,720	3,106	0	0	695	0	3,801	
23	Kaikoura DC	Kaikoura Township	2,360	998	1,529	450	615	0	3,592	
68	Whakatane DC	Whakatane - North	16,850	1,179	858	0	695	791	3,523	See Note 16
59	Waitaki DC	Kurow	390	2,094	360	0	965	0	3,419	
30	Matamata-Piako	Te Aroha	4,670	30	1,603	0	1,235	0	2,868	
65	Whakatane DC	Ohope-Maraetotara	3,270	1,179	0	0	695	791	2,665	
36	Selwyn DC	Rest of District	24,240	0	0	0	695	0	695	
24	Mackenzie DC	District	5,690	0	0	0	0	0	0	See Note 14
40	South Taranaki DC	District	29,600	0	0	0	0	0	0	See Note 14
41	Southland DC	District	33,000	0	0	0	0	0	0	See Note 15
52	Timaru DC	District	48,900	0	0	0	0	0	0	See Note 14
58	Waimate DC	District	8,330	0	0	0	0	0	0	See Note 14

General Notes	
Reserves	This information does not include DCs taken for reserves, as some councils still use financial contributions under the Resource Management Act 1991.
Rounding	All DC figures are rounded down to the nearest whole dollar. For example, \$1,000.99 is rounded down to \$1,000.
GST	All DC figures include GST.
Detailed Notes	
Note 1:	As Rakaia has no water/ wastewater DC, this Total DC applies everywhere outside the named townships.
Note 2:	Taraika is a 420 hectare site on the southeast boundary of Levin that is identified as a growth area for Horowhenua.
Note 3:	Development in the Lowes Road ODP areas in Rolleston attract additional roading DCs ranging from \$6,260 to \$27,542. Total DCs for any development in Rolleston will range from \$9,706 to \$37,248
Note 4:	Development in the Lincoln ODP area attract additional roading DCs of \$12,311. Total DCs for any development in Lincoln will range from \$16,991 to \$29,302.
Note 5:	Waimakariri DC reviews the level of DCs annually. DCs quoted are 2023/24.
Note 6:	In Rangiora, in addition to the base DC indicated, there are six areas that attract additional water DCs ranging from \$148 to \$5,767, eight areas that attract extra wastewater DCs ranging from \$2,153 to \$10,565, six areas that attract extra stormwater DCs ranging from \$3,187 to \$8,972, and five areas attracting extra transport DCs varying from \$3,555 to \$7,196. Some DCs are also area based (per hectare or per m2) rather than per HUE.
Note 7:	In Kaiapoi, in addition to the base DC indicated, there are three areas that attract additional water DCs ranging from \$102 to \$3,738, three areas that attract extra wastewater DCs ranging from \$410 to \$2,586, two areas that attract extra stormwater DCs ranging from \$2,166 to \$2,859, and five areas attracting extra transport DCs varying from \$44 to \$10,227.
Note 8:	In Woodend, in addition to the base DC indicated, there is one area that attracts additional water DC of \$6,152, one area that attracts an extra wastewater DC of \$8,390, two areas that attract extra stormwater DCs ranging from \$2,784 to \$10,301, and one area that attracts an extra transport DC of \$7,022.
Note 9:	In Oxford, in addition to the base DC indicated, there are two areas that attract additional water DCs ranging from \$8,168 to \$8,277.
Note 10:	For water supply, Christchurch is divided into 7 areas that attract DCs ranging from \$647 to \$5,469. The median water supply DC is \$1,340 and the average is \$1,934. The average <i>italicised</i> is used to estimate total DCs
Note 11:	For wastewater, there is a set of 10 wastewater collection DCs and 3 wastewater treatment & disposal DCs that cover the city as a whole. There are seven wastewater collection DCs in the former City council area, ranging from \$297 to \$2,862 \$8,038. The median of these seven is \$2,141 and the average is \$2,862. There are three wastewater treatment and disposal DCs covering the former Christchurch city plus Lyttleton Harbour, Banks Peninsula and Akaroa Harbour.
Note 12:	For stormwater and flood protection, there seven DCs for areas that do not correspond to either the waster supply or wastewater DC areas in the former Christchurch City. These seven DCs range from \$211 to \$15,589. The median is \$954 and the average is \$1,805. The Lyttleton stormwater area is larger than the Lyttleton Wastewater DC areas. Akaroa is included in Banks Peninsula.
Note 13:	For roading there are six DC areas. Lyttleton harbour aligns with the Lyttleton harbour wastewater area. Banks Peninsula includes Akaroa. The former Christchurch City is divided into four roughly concentric zones with DCs ranging from \$1,090 to \$3,863. The median of those four areas is \$1,134 and the average is \$1,805.
Note 14:	Mackenzie DC, South Taranaki DC, Timaru DC and Waimate DC do not collect development contributions under their Policies.
Note 15:	Southland DC collects DCs under its policy but suspended collection from 2021-2024.
Note 16:	The urban areas of Fielding, Taupo & Whakatane are divided into sub-areas for the purpose of DCs. In all cases, the population data supplied applies to the whole of the urban area, not the sub-area.

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2	Ashburton DC 2021	Hinds 2021	340	1,400	0	0	0	4,892	6,292	
3	Ashburton DC 2021	Methven 2021	2,010	2,182	303	0	0	4,892	7,377	
4	Ashburton DC 2021	Mount Somers 2021	170	0	0	0	0	4,892	4,892	
5	Ashburton DC 2021	Rakaia 2021	1,580	0	107	0	0	4,892	4,999	
6	Ashburton DC 2024	Ashburton 2024	20,800	1,401	2,625	0	0	6,179	10,205	
7	Ashburton DC 2024	Hinds 2024	340	1,260	0	0	0	6,179	7,439	
8	Ashburton DC 2024	Methven 2024	2,010	5,105	1,215	0	0	6,179	12,499	
9	Ashburton DC 2024	Mount Somers 2024	170	21,510	0	0	0	6,179	27,689	
10	Ashburton DC 2024	Rakaia 2024	1,580	0	0	0	0	6,179	6,179	See Note 1
11	Christchurch CC	Akaroa Harbour	770	12,624	50,786	2,348	619	988	67,365	
12	Christchurch CC	Banks Peninsula	4,870	7,437	297	2,348	619	988	11,689	
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14	Christchurch CC	Lyttleton Harbour	3,180	5,900	8,004	752	1,191	988	16,835	See Note 12
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18	Horowhenua DC	Shannon	1,610	2,314	1,523	579	662	2,603	7,681	
19	Horowhenua DC	Tara-Ika	0	4,996	7,926	3,559	4,520	2,603	23,604	See Note 2
20	Hurunui DC	Amberley	2,380	1,630	3,240	1,100	0	660	6,630	
21	Hurunui DC	Hanmer Springs	1,120	1,630	3,240	330	0	2,570	7,770	
22	Hurunui DC	Rural Hurunui	11,560	4,490	0	0	0	0	4,490	
23	Kaikoura DC	Kaikoura Township	2,360	998	1,529	450	615	0	3,592	
24	Mackenzie DC	District	5,690	0	0	0	0	0	0	See Note 14
25	Manawatu DC	Fielding Intensification Area	17,750	1,698	4,173	6,471	4,999	0	17,341	See Note 16
26	Manawatu DC	Fielding Urban	17,750	2,612	6,420	9,955	4,999	0	23,986	See Note 16
27	Manawatu DC	Rural and Villages	16,150	0	0	0	4,999	0	4,999	
28	Matamata-Piako	Matamata	9,130	6,406	12,844	755	7,534	0	27,539	
29	Matamata-Piako	Morrinsville	8,960	6,887	8,903	0	2,574	0	18,364	
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