

Attachment D: Development Contribution Policy Web Content

Development Contribution fees do not offset rates. They are one-off fees paid by people developing their land to help cover the capital costs for new infrastructure needed as the district grows.

QLDC’s Development Contributions Policy guides how these fees are set. It is generally reviewed, consulted on and adopted every three years as part of the Long Term Plan (LTP) process.

The Local Government Act 2002 allows Council to update the policy annually (ahead of the LTP process) to account for annual inflation, in line with the Producers Price Index (PPI) outputs for construction.

The annual change between December 2023 and December 2025 was 3.8%. This has been used as a proxy for two years inflation as it is the latest data available at the time this work was prepared.

The government’s ‘granny flat consent exemption’ came into effect this year, meaning homeowners can build small standalone dwellings without full building consent, if specific conditions are met.

Ahead of the full policy review, the Local Government Act provides transitional arrangements allowing councils to charge development contributions for granny flats to support additional demand on local infrastructure.

Use the links below to find out more:

>> [Table of changes to Development Contributions for 2026-2027](#)

>> [Updated Development Contributions Policy 2026-2027 \(full document\)](#)

[To go onto main QLDC website and be linked from the Annual Plan Let’s Talk page](#)

Contributing Area	2024/25 DC (\$/DE)	Non-interest/financing portion (A)	Interest/financing portion (B)	PPI increase @ 3.77% (C = A x 3.77%)	2026/27 DC (A+ B+C)
Water Supply					
Queenstown	\$5,192	\$3,779	\$1,413	\$143	\$5,335
Arrowtown	\$6,303	\$4,109	\$2,194	\$155	\$6,458
Glenorchy	\$14,494	\$11,463	\$3,031	\$432	\$14,926
Lake Hayes	\$5,192	\$3,779	\$1,413	\$143	\$5,335
Arthurs Point	\$3,568	\$3,568	\$0	\$135	\$3,703
Wānaka	\$8,425	\$6,202	\$2,223	\$234	\$8,659
Hāwea	\$12,992	\$8,120	\$4,872	\$306	\$13,298
Luggate	\$14,476	\$9,940	\$4,536	\$375	\$14,851
Kingston ¹	\$2,265				\$2,380
Cardrona	\$17,486	\$11,540	\$5,946	\$435	\$17,921
Cardrona-MCS	\$24,990	\$16,492	\$8,498	\$622	\$25,611
Ladies Mile	\$10,958	\$7,977	\$2,981	\$301	\$11,259

Contributing Area	2024/25 DC (\$/DE)	Non- interest/ financing portion (A)	Interest/ financing portion (B)	PPI increase @ 3.77% (C = A x 3.77%)	2026/27 DC (A+ B+C)
Southern Corridor	\$9,539	\$7,449	\$2,090	\$281	\$9,820
Wastewater					
Queenstown	\$12,326	\$9,186	\$3,140	\$346	\$12,672
Arrowtown	\$5,930	\$5,073	\$857	\$192	\$6,122
Lake Hayes	\$7,252	\$6,333	\$919	\$238	\$7,490
Arthurs Point	\$12,326	\$9,186	\$3,140	\$346	\$12,672
Wānaka	\$13,047	\$8,640	\$4,407	\$326	\$13,373
Hāwea	\$20,395	\$11,455	\$8,940	\$432	\$20,827
Glenorchy					
Shotover Country	\$5,468	\$3,367	\$2,101	\$127	\$5,595
Kingston ¹	\$3,115				\$3,273
Cardrona	\$16,820	\$11,692	\$5,128	\$441	\$17,261
Cardrona-MCS	\$13,180	\$9,162	\$4,018	\$345	\$13,525
Ladies Mile	\$13,323	\$9,536	\$3,787	\$359	\$13,682
Southern Corridor	\$9,721	\$5,003	\$4,718	\$189	\$9,910
Stormwater					
Queenstown	\$4,808	\$2,889	\$1,919	\$109	\$4,917
Frankton Flats	\$5,130	\$3,935	\$1,195	\$148	\$5,278
Arrowtown	\$266	\$162	\$104	\$6	\$272
Glenorchy	\$258	\$157	\$100	\$6	\$263
Ladies Mile	\$15,642	\$9,350	\$6,292	\$352	\$15,994
Kingston ¹	\$1,590			\$0	\$1,670
Wānaka	\$5,641	\$3,432	\$2,209	\$129	\$5,770
Hāwea	\$238	\$147	\$91	\$5	\$243
Albert Town	\$236	\$146	\$90	\$5	\$241
Luggate	\$224	\$139	\$85	\$5	\$229
Reserves Improvements					
Wakatipu	\$1,182	\$778	\$404	\$30	\$1,212
Wanaka	\$2,232	\$1,700	\$532	\$64	\$2,296
Community Infrastructure					
Wakatipu	\$3,604	\$3,149	\$455	\$118	\$3,722
Wanaka	\$3,106	\$3,080	\$26	\$116	\$3,222
Transportation					
Wakatipu	\$5,339	\$3,280	\$2,059	\$123	\$5,462
Wanaka	\$2,444	\$1,918	\$526	\$72	\$2,516
EAR	\$960	\$701	\$259	\$26	\$986