

Draft Policy on Development Contributions and Financial Contributions – Statement of Proposal

Have YOUR say!

Waitaki District Council is making some changes to its Policy on Development Contributions and Financial Contributions and we would like your feedback.

Purpose

The purpose of the Policy on Development Contributions and Financial Contributions is to set out how Council proposes to calculate and levy development contributions. Under current legislation (Local Government Act 2002) Council is required to review this policy at least every 3 years.

What we want you to do

This is your opportunity to have a say on the proposed changes to the Policy on Development Contributions and Financial Contributions.

You can make a submission by completing the submission form (found in this document) or you can go to www.waitaki.govt.nz and complete an online submission.

Submissions close at 12 noon on Friday 21 May 2021.

Submissions can be posted to:

Corporate Planning
Policy on Development Contributions and Financial Contributions Consultation
Waitaki District Council
Private Bag 50058
Oamaru 9444

Alternatively you can email your submission to consult@waitaki.govt.nz

Some more important information

Over the page you will see some information on how the policy was developed and an overview of the proposed changes.

When you are completing your submission feel free to add extra pages if you wish.

Please also clearly state on the submission form if you wish to speak to your submission. Hearings take place on 24 and 25 May 2021.

If you wish to speak to your submission but you are unable to attend in person, a zoom link can be provided to allow you to connect in to the Council meeting.

It should be noted that all Council Meetings are livestreamed for public viewing, and recorded.

Finding information

To view a copy of the draft policy go to www.waitaki.govt.nz.

You can also get this information from:

- ▶ Our offices in Oamaru and Palmerston
- ▶ Waitaki District Libraries

If you have any questions about this policy review please call 03 433 0300 or email consult@waitaki.govt.nz.

Key dates

- ▶ Wednesday 21 April 2021: Consultation opens
- ▶ **Friday 21 May 2021: Consultation closes (midday)**
- ▶ Monday 24 May & Tuesday 25 May 2021: Council hears submissions
- ▶ Monday 31 May and Tuesday 1 June: Council deliberates on submissions
- ▶ No later than Tuesday 29 June 2021: Council adopts the 2021 Policy on Development Contributions and Financial Contributions

How to have your say

You can fill in the attached submission form and either email, post it or drop it off to Council offices in Ōamaru or Palmerston.

Or you can fill in our online submission form available through the 'Public Consultation' page at www.waitaki.govt.nz.

If you indicate that you would like to speak to your submission, we will contact you to arrange a time.

Changes to the Policy

The key changes to the 2021 Policy on Development Contributions and Financial Contributions are:

- ▶ Removal of 50% remission on roading development contributions for residential developments.
- ▶ Developed a model to incentivise residential developments of two or more units on a single site, of less than 80m² per unit, through development contributions.
- ▶ Council may seek to recover all reasonable costs incurred in debt recovery proceedings and interest on the outstanding development contributions.
- ▶ Council may require a fee for considering a request for reconsideration.
- ▶ Council will require a deposit prior to responding to an objection to development contributions.
- ▶ A form has been developed to accompany a request for reconsideration or an objection to development contributions.

Overview of the policy

The Waitaki district continues to experience growth in the population and economic activity. This growth is provided for by development and subdivision activity which places an increased demand on council infrastructure and reserves network.

Council believes development and financial contributions are the most appropriate funding tools to fund the additional costs they incur to provide for this growth. Development Contributions are levied against developers to fund for the increased costs associated with growth. They are an integral part of economic development and are used to fund new or additional infrastructure, or to increase the capacity of existing infrastructure, and contribute to the costs of additional demand placed on the district's infrastructure such as roads, water supply and wastewater disposal. The projects are outlined in Council's Long Term Plan.

Ratepayers in general should not be burdened unnecessarily with the cost of increasing capacity for new developments if they are not receiving any of the benefit.

Assessment of the increased demand is calculated in the fairest way possible. It is a complex model based on individual developments and classes of development.

To view a copy of the draft policy go to www.waitaki.govt.nz.

Draft Policy On Development Contributions And Financial Contributions Submission Form

Have YOUR say!

Submissions close on Friday 21 May 2021 at 12 noon

How to lodge your submission:

Fill in our online submission form: www.waitaki.govt.nz or

- ▶ **Email:** consult@waitaki.govt.nz
- ▶ **Post:** Corporate Planning,
Policy on Development Contributions and Financial Contributions Consultation,
Waitaki District Council, Private Bag 50058, Ōamaru 9444
- ▶ **Deliver:** Council offices at 20 Thames Street, Ōamaru
or Waihemo Service Centre, 54 Tiverton Street Palmerston

Submitter details: (please print clearly)

First Name: _____ Last Name: _____

Organisation (if applicable): _____

Postal Address _____

Email _____ Phone _____

Do you wish to present your submission at a Council hearing? Yes No

If yes, do you wish to attend the Hearing in person, or via a zoom link? In Person / Zoom

What comments would you like to provide on the proposal?



Need more room? You can add extra pages if there is not enough space on this form.

Note:

- Please provide appropriate contact details so that we can respond to your submission.
- All submissions are considered public under the Local Government Official Information and Meetings Act, and may be published and made available to elected members and the public.
- Your submission will not be returned to you once it is lodged with Council. Please keep a copy for your reference.

Phone 03 433 0300
Email service@waitaki.govt.nz
Office 20 Thames Street,
Private Bag 50058, Ōamaru 9444

  
www.waitaki.govt.nz



Waitaki
DISTRICT COUNCIL
TE KAUNIHERA Ā ROHE O WAITAKI