



**WHANGANUI
DISTRICT COUNCIL**
Te Kaunihera a Rohe o Whanganui

Statement of Proposal

Development Contributions Policy

for

Springvale Urban Expansion Area

and

North West Growth Area

1. SUMMARY OF INFORMATION

Whanganui District Council ('the Council') is seeking feedback on changes to the Development Contributions Policy for Springvale Urban Expansion Area and North West Growth Area. The changes to the policy update the capital projects necessary to service growth within the designated areas and the consequential changes to development contributions payable under the policy.

2. INTRODUCTION AND BACKGROUND

Springvale Urban Expansion and North West Growth areas are projected to undergo growth over the next 10 to 15 years with 675 additional residential units in Springvale and 208 residential units in North West.

In 2018, Council adopted the Development Contributions Policy as a way to recover the fair, equitable and proportionate cost of the capital expenditure necessary to service growth over the long term.

Council is proposing to changes to the policy to update the capital projects necessary to service growth within the designated areas and the consequential changed to development contributions payable under the policy.

3. Options

Option 1 – Retain the Current Development Contributions Policy (Status-quo)

Under this option, Council would retain its existing policy with associated planned projects.

Advantages	Disadvantages
<ul style="list-style-type: none"> Lower levels of development contributions required for the development within Whanganui. 	<ul style="list-style-type: none"> Development contributions <u>does not</u> fairly or equitably cover the capital cost of infrastructure for growth within Whanganui.

Option 2 – Amend the Development Contributions Policy (Preferred)

Under this option, Council would amend the Development Contributions Policy to better reflect the capital costs of infrastructure to service growth within Springvale Urban Expansion Area and North West Growth Area.

Advantages	Disadvantages
<ul style="list-style-type: none"> Development contributions fairly or equitably cover the capital cost of infrastructure for growth within Whanganui. 	<ul style="list-style-type: none"> Higher levels of development contributions required for the development within Whanganui.

4. CONSULTATION AND SUBMISSION

In making, amending, or revoking the policy, Council must use the Special Consultative Procedure set out in section 83 of the LGA 2002. Council has prepared and adopted the proposed policy for public consultation. Any person can make a submission on the proposed policy.

A copy of the Statement of Proposal, including the proposed bylaw and information about making a submission can be obtained from the Council website www.whanganui.govt.nz

Submissions can be made online at <http://www.whanganui.govt.nz/have-your-say>, or alternatively, submission forms are available from the Whanganui District Council Customer Service counter at the main municipal building located at 101 Guyton Street, the Davis Central City Library and Gonville Library. Submitters can indicate whether they would like to speak to their submission and include contact details. People who wish to be heard by Council will be given the opportunity to do so. The time and venue for the hearing of submissions is yet to be confirmed.

For any queries please contact Justin Walters, Senior Policy Analyst on (06) 349 0001.

The period for making submissions is from **29 March – 30 April 2021**.

5. ATTACHMENTS

Attachment 1 – Amended Development Contributions Policy (2021) - Springvale Urban Expansion Area and North West Growth Area