

# Submission: Development Contributions Policy



WHANGANUI  
DISTRICT COUNCIL  
Te Kaunihera a Rohe o Whanganui

Submissions close at 5.00pm on Thursday, 2 May 2024

## How to submit

You can complete this submission online at [www.whanganui.govt.nz/have-your-say](http://www.whanganui.govt.nz/have-your-say)

Alternatively, please return this form to:  
*The Policy Team*  
*Whanganui District Council*  
*101 Guyton Street*  
*Whanganui 4500*

Or email your submission to:  
[polycy submissions@whanganui.govt.nz](mailto:polycy submissions@whanganui.govt.nz)

## Privacy statement

Your submission and your name will be made publically available. Your contact details may be used to contact you, and to administer the consultation and decision-making process. They will not be made publically available. Demographic information may be reported in combination with other submitters without identifying you individually. All information will be held by Whanganui District Council, 101 Guyton Street, and submitters have the right to access and correct their personal information.

## Your details (please print your details clearly)

\*Name:

\*Email:

\*required (email or address)

\*Postal address:

Best daytime  
contact number:

Organisation

If you are completing this submission on behalf of an organisation, please name the organisation

## Presentation of submissions

Would you like to speak in support of your submission at a hearing?

**Yes**

(Please ensure you have completed the details above, including your contact number)

**No**

If you would be interested in being involved in further consultation opportunities with the council please tick the box below and ensure your contact details have been completed.

**Yes, I would like to be involved in future consultation**

### Note:

Hearings are planned for **14-15 May 2024**. If you have indicated that you wish to speak to your submission we will contact you to arrange a time for you to speak.

Over the next 10 years the population of Whanganui is expected to grow, resulting in approximately 1160 additional residential dwellings across the district. This growth will occur within both greenfield development in urban expansion areas and infill development within existing suburbs.

To support this growth, Council needs to provide infrastructure including new pipes, roads and community facilities. Council has three main sources of funding available to provide infrastructure for growth:

- rates
- development contributions
- third-party funding (such as central government funding for roads).

The Development Contributions Policy is a way for Council to collect revenue to pay for growth-related infrastructure in a fair and equitable manner from developers, future residents and those who benefit from growth.

Council is proposing to increase the amount of development contributions collected to pay for growth related infrastructure and offset the burden on rates.

### Off-setting Rates

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**Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?**

Agree

Neutral / don't know

Disagree

Please indicate your level of agreement with the following:

Do you have any comments?

## Extension of Areas

When the Development Contributions Policy was developed in 2018, growth within Whanganui was primarily occurring in the Springvale and Northwest urban expansion area.

Since then our district has seen more widespread development, and as a result Council is proposing to extend the Development Contribution Policy to the whole of the Whanganui District – this includes all existing suburbs and the Mill Road Industrial Area.

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**Do you agree with the extension of the Development Contributions Policy to the whole of Whanganui District - this includes all existing suburbs and the Mill Road Industrial Area?**

Agree

Neutral / don't know

Disagree

Please indicate your level of agreement with the following:

Do you have any comments?

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## Residential Development

For residential development, Council is proposing to move from a 'site-based demand' measure to an 'occupancy-based demand' measure. The occupancy-based measure reflects the demand a new dwelling places on Council's infrastructure. In brief, this will mean that larger dwellings (which are able to accommodate more people) will be paying higher levels of development contributions.

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**Do you agree with a change from a site-based to an occupancy-based assessment for residential development, with larger dwellings paying higher levels of development contributions?**

Agree

Neutral / don't know

Disagree

Please indicate your level of agreement with the following:

Do you have any comments?

## Remissions

Remissions allow Council to reduce the amount of development contributions for specific types of activities. Council is proposing to include a remission within the Development Contributions Policy for community groups, trusts and social housing where there is a community benefit.

**Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy?**

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### Community groups and trusts

Agree

Neutral / don't know

Disagree

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### Social housing

Agree

Neutral / don't know

Disagree

Do you have any comments?

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## SUPPORTING DOCUMENTS

If you wish to include any documents in support of your submission on the Parking Bylaw and Controls 2024, please attach to this form.

## ADDITIONAL INFORMATION

These questions are not required, but help us better understand the community and how best to engage.

### Demographics

#### Gender

Female

Male

Another gender

Specify if you feel comfortable

#### Age

Under 18 years

18-29 years

30-39 years

40-49 years

50-59 years

60-69 years

70-79 years

80+ years

#### Ethnicity

Tick all that apply

NZ European

Māori

Asian

Pacific Peoples

Middle Eastern / Latin American / African

Other

please specify

#### Location

Tick one

Aramoho (Lower Aramoho, Upper Aramoho)

Bastia Hill / Durie Hill

Blueskin / Pākaraka

Castlecliff (Castlecliff North, Castlecliff South, Mosston)

Fordell / Kakatahi

Gonville (Balgownie, Tawhero, Gonville South, Gonville East, Gonville West)

Marybank / Gordon Park

Putiki

St John's Hill / Otamatea

Springvale (Springvale West, Springvale East, Mosston)

Whanganui Central (Laird Park, Whanganui Central, Whanganui Collegiate)

Whanganui East (Williams Domain, Wembley Park, Kowhai Park)

Other

please specify