



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

# **Development Contributions Policy 2024**

**Submissions Received**

# Development Contributions Policy 2024

Submission # 1477

Not Speaking

First name: **Dayle**  
Last name: **Abbottl**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

## Extension of areas

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?

**Submitter Comments:**

## Residential Development

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?

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts
- ii) Social housing

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 34

Not Speaking

First name: Elle  
Last name: Abel

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Neutral

Submitter Comments:

## Extension of areas

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?

Neutral

Submitter Comments:

## Residential Development

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?

Neutral

Submitter Comments:

## Remissions

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

- |     |                             |         |
|-----|-----------------------------|---------|
| i)  | Community groups and trusts | Neutral |
| ii) | Social housing              | Neutral |

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission #926

Not Speaking

First name: **Shelley**  
Last name: **Adams**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Disagree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1020

Not Speaking

First name: **Mike**  
Last name: **Adamson**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Neutral**

**Submitter Comments:** There should be some contribution but I would be encouraging development as then there is more housing and more people coming to the city,.

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Disagree**

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 1631

Speaking

First name: **Femi**  
Last name: **Adesanya**  
Organisation: **The Stylebender Limited**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Agree**

**Submitter Comments:** Whanganui cannot afford to be left behind in the quality of infrastructure we offer. Quality infrastructure will attract more people to Whanganui.

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts
- ii) Social housing

**Disagree**

**Agree**

**Submitter Comments:**





# Proposed Housing

# Development

for

The Stylebender Ltd

at

1 Buxton Road, Westmere, ,

Whanganui, NZ

# B&L Scheme



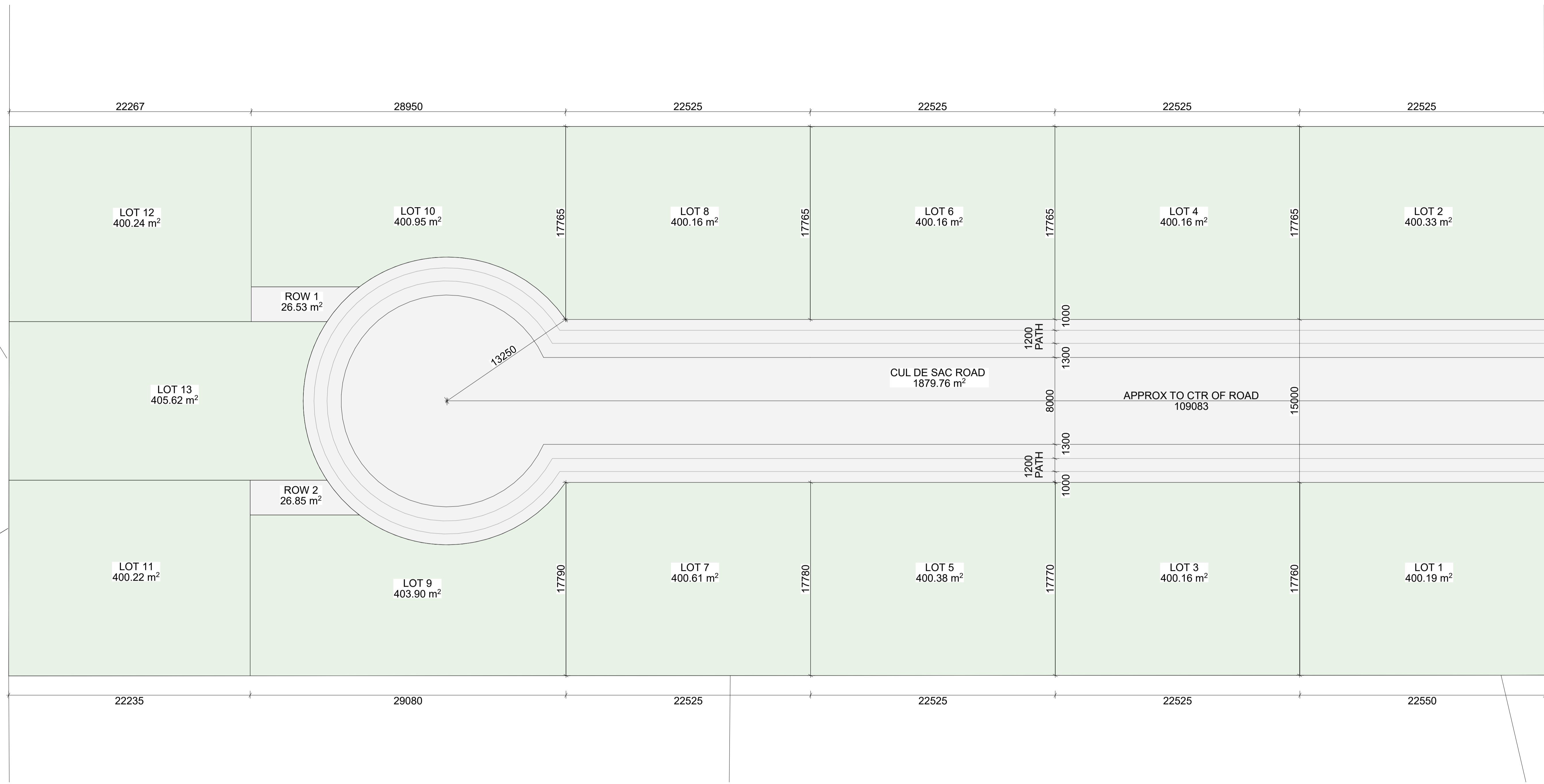
Sheet Index			
Layout ID	Rev ID	Layout Name	Date
01	00	Cover Page	18/07/2022
02	00	Proposed Site Layout	18/07/2022

Rev	Description	Date
00	B&L-WIP	18/07/2022

**LEGAL DESCRIPTION**

LOT: 9  
 DP: 229  
 SITE AREA: 7143 m<sup>2</sup>  
 PLANNING ZONE: #Planning Zone  
 WIND ZONE: High  
 EXPOSURE ZONE: C  
 EARTHQUAKE ZONE: 2

B&L CALCS	
	AREA
LOT 1	400.19
LOT 2	400.33
LOT 3	400.16
LOT 4	400.16
LOT 5	400.38
LOT 6	400.16
LOT 7	400.61
LOT 8	400.16
LOT 9	403.90
LOT 10	400.95
LOT 11	400.22
LOT 12	400.24
LOT 13	405.62
ROAD	1879.76
ROW 1	26.53
ROW 2	26.85
<b>TOTAL</b>	<b>7146.21 m<sup>2</sup></b>



- General notes:**
- Contractor shall verify and be made responsible for all measurements on site.
  - Designer to be notified of any variation between site dimensions and those on the plans.
  - All work to be carried out in accordance with these drawings & accompanying specification. Designer to be notified of any variation.
  - All building work to be carried out in accordance with latest edition of the New Zealand Building Code.
  - All concrete masonry to be constructed in accordance with NZS 4230:2004.
  - All steel to be in accordance with NZS 3404 & AS/NZS 1170.
  - Refer to structural engineers drawings & calculations for all steel & concrete sizing & locations.
  - All timber construction to be in accordance with NZS 3604:2011.

Proposed Housing Development

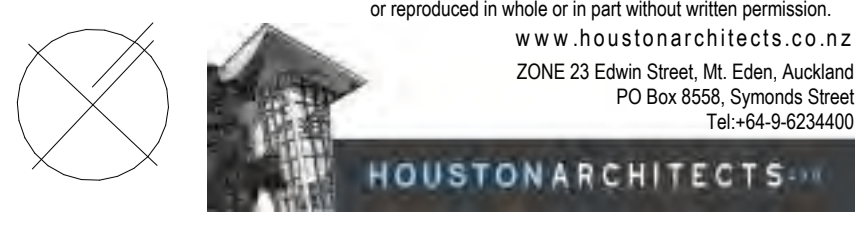
for **The Stylebender Ltd**  
 at 1 Buxton Road, Westmere,  
 Whanganui NZ

**B&L Scheme**  
 Proposed Site Layout

DATE	18/07/2022
SCALE	1:200, 1:1 @A1
PROJECT #	??

Rev	Description	Date
00	B&L-WIP	18/07/2022

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 Tel: +64-9-6234400



# Development Contributions Policy 2024

Submission # 1547

Not Speaking

First name: **Malcolm**  
Last name: **Affleck**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Disagree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 638

Not Speaking

First name: **David**  
Last name: **Alexander**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 756

Not Speaking

First name: **Leanne**  
Last name: **Allan**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- |     |                             |                 |
|-----|-----------------------------|-----------------|
| i)  | Community groups and trusts | <b>Disagree</b> |
| ii) | Social housing              | <b>Disagree</b> |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1595

Not Speaking

First name: Hanne  
Last name: Andersen

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

Submitter Comments:

## Extension of areas

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**

Submitter Comments:

## Residential Development

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**

Submitter Comments:

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 857

Not Speaking

First name: **Brenda**  
Last name: **Anderson**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Disagree**

**Submitter Comments:** We have a housing shortage in this country and this extra financial burden on the developer is unfair. It will increase the cost of housing even more and put developers who are already struggling off. I have heard some already choosing not to proceed with developments because the high costs make it unworkable.

## Extension of areas

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**

**Submitter Comments:** The rules should be equitable.

## Residential Development

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?

**Disagree**

**Submitter Comments:** Occupancy base is not accurate.

## Remissions

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

- i) Community groups and trusts
- ii) Social housing

**Disagree**

**Disagree**

**Submitter Comments:** As social housing is often high density, the demands on infrastructure is going to be much greater than a single dwelling on the same land area.

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Supporting documents



# Development Contributions Policy 2024

Submission # 856

Speaking

First name: **Colin**  
Last name: **Anderson**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Disagree**

**Submitter Comments:** This is an unfair burden on the developer.

## Extension of areas

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**

**Submitter Comments:** A simple rule should apply to all areas.

## Residential Development

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?

**Disagree**

**Submitter Comments:** Occupancy based is subjective and not accurate.

## Remissions

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

- |     |                             |                 |
|-----|-----------------------------|-----------------|
| i)  | Community groups and trusts | <b>Disagree</b> |
| ii) | Social housing              | <b>Disagree</b> |

**Submitter Comments:** High density developments such as social housing place extreme demands on infrastructure far in excess of a large single dwelling on the same Lot size.

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Supporting documents

# Development Contributions Policy 2024

Submission # 222

Not Speaking

First name: Sue  
Last name: Appleton

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

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## Extension of areas

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**

**Submitter Comments:**

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## Residential Development

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? **Neutral**

**Submitter Comments:**

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## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Disagree**

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 273

Speaking

First name: **Steven**  
Last name: **Archer**  
Organisation: **A & C Surveys Limited**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Disagree**

**Submitter Comments:** Targeted rates spread the costs and does not deter development. Similarly, the positive benefits of development are spread within the community.

## Extension of areas

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?

**Disagree**

**Submitter Comments:** It is not conducive to the District Plan which contains objectives and policies to promote infill development and utilizing existing infrastructure. Infill development is already marginal with high development costs. The DC District wide charges tabled will deter small infill development by private individuals.

## Residential Development

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?

**Disagree**

**Submitter Comments:** Too subjective. NZ statistics indicates there is little correlation between size of dwelling/parcel and number of occupants.

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:** I am in favour of this, although it seems to be inconsistent with a policy which is based on demand

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Supporting documents

Submission\_Supportingtxt.pdf

The draft policy is difficult to understand, complicated, and subject to interpretation.

It appears to have been rushed without sufficient consultation

The unit rate is too expensive for rural land and infill subdivision

It is not conducive to the District Plan which contains objectives and policies to promote infill development and utilizing existing infrastructure. Infill development is already marginal with high development costs. The DC District wide charges tabled will deter development by private individuals.

I disagree that Development Contributions be applied at s224 certification of subdivision. Bare land values in Whanganui are not as high as other cities, and developers have to carry a large outlay until sale of the last allotment. HEU demand is not apparent until a building consent is applied for.

# Development Contributions Policy 2024

Submission # 707

Not Speaking

First name: **William**  
Last name: **Arnold**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 226

Speaking

First name: Lance  
Last name: Attrill  
Organisation: Attrill Group

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Agree**

**Submitter Comments:** Please see attached DCs need to go up in price however should be used in the area they are collected - not District wide.

## Extension of areas

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?

**Disagree**

**Submitter Comments:**

## Residential Development

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?

**Disagree**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts
- ii) Social housing

**Disagree**

**Agree**

**Submitter Comments:**





2 May 2024

**RE: NEW DEVELOPMENT CONTRIBUTION POLICY SUBMISSION – Attrill Group**

The proposed new Development Contribution policy is not ready to be accepted for the below reasons;

- The policy is too hard to understand, too ambiguous and has too many loop holes.
- The Whanganui District Council has not been fully transparent with the whole town and how it could affect them. It is currently hidden under the heading of "Development" or "Developers" however it will affect people who want to subdivide their property or construct a new bedroom.
- The policy forces people to try find ways around paying the development contribution instead of accepting them.
- If they are charged at Code of Compliance stage, people will avoid applying for a code of compliance. It needs to be charged at building consent stage.
- The affordability of future developments becomes an issue and it may not be feasible for developers to develop future sections for the town.
- The public, builders and designers have not been clearly made aware of the policy and how it effects them or their potential clients
- Development Contributions should be used in the area that the payment has been collected from, not anywhere in the town.
- It will devalue some peoples properties over night.
- It is pushing the cost of building and sections up which the Government is trying to lower.
- Stormwater calculations on impervious surfaces such as patios and driveways, should **not** be taken into consideration

*Example; When a couple have owned a property and paid rates for 20+ years and they wish to subdivide their backyard to build a house to retire in. They now have to pay up to \$20,000+ for Development contributions. If this back section is smaller than 400m<sup>2</sup>, they will also have to put in a wastewater tank and pump which is another \$10-\$15,000. This is not fair for the couple who are not 'developers' and have just set themselves up well.*

**Builders:** This policy will encourage "bad behaviour" by builders

**Public:** 99% of the public are unaware of this proposed policy

**Attrill Group:** We have existing subdivision consents and Developers Agreements. These are all arranged under the Development Contributions 2018 Policy. This should be the end of Development Contributions on these subdivisions and sections. No further Development Contributions should be applied to any sections or house on these subdivisions.

We do support Development Contributions that are affordable, appropriate and fair.

We **do not** support the new policy that has been proposed. Further consultation, communication and consideration is required before a new policy should be introduced. It would be recommended that

developers work with the WDC to find a solution for a fair and reasonable Development Contribution Policy.

Suggestion;

A committee could be formed of 2 developers, 2 builders, 3 Waters manager, Development Engineer, 2 town planners, 2 WDC Councillors and 2 community representatives, to discuss how to establish an acceptable Development Contribution Policy.

I would like to speak at the hearing relating to this proposed policy

Lance Attrill – Attrill Group (Attrill Properties, Attrill Developments, Attrill Residential, NSK Holdings, ALK Property)

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# Development Contributions Policy 2024

Submission # 1427

Not Speaking

First name: n  
Last name: b

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Agree

Submitter Comments:

## Extension of areas

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

Submitter Comments:

## Residential Development

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?

Submitter Comments:

## Remissions

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

- i) Community groups and trusts
- ii) Social housing

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 283

Not Speaking

First name: **Simon**  
Last name: **Badger**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Disagree**
- ii) Social housing **Disagree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 441

Not Speaking

First name: **Haley**  
Last name: **Baggott**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

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## Extension of areas

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**

**Submitter Comments:**

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## Residential Development

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**

**Submitter Comments:**

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## Remissions

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

- |     |                             |                 |
|-----|-----------------------------|-----------------|
| i)  | Community groups and trusts | <b>Disagree</b> |
| ii) | Social housing              | <b>Disagree</b> |

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission #955

Not Speaking

First name: Jenna  
Last name: Bagshaw

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Submitter Comments:

## Extension of areas

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

Submitter Comments:

## Residential Development

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?

Neutral

Submitter Comments:

## Remissions

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

- i) Community groups and trusts
- ii) Social housing

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 301

Not Speaking

First name: **Tania Aroha**  
Last name: **Bailey**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents



# Development Contributions Policy 2024

Submission # 501

Not Speaking

First name: **Leila**  
Last name: **Bailey-Moore**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

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## Extension of areas

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**

**Submitter Comments:**

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## Residential Development

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**

**Submitter Comments:**

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## Remissions

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

- i) Community groups and trusts
- ii) Social housing **Disagree**

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 1200

Not Speaking

First name: **Virginia**  
Last name: **Baillie**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- |     |                             |                 |
|-----|-----------------------------|-----------------|
| i)  | Community groups and trusts | <b>Disagree</b> |
| ii) | Social housing              | <b>Disagree</b> |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1074

Not Speaking

First name: **Cynda**  
Last name: **Baker**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 345

Not Speaking

First name: **Martin**  
Last name: **Baldwin**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

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## Extension of areas

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?

**Neutral**

**Submitter Comments:**

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## Residential Development

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**

**Submitter Comments:**

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## Remissions

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

- |     |                             |                 |
|-----|-----------------------------|-----------------|
| i)  | Community groups and trusts | <b>Neutral</b>  |
| ii) | Social housing              | <b>Disagree</b> |

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 586

Not Speaking

First name: **Tina**  
Last name: **Baldwin**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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? **Neutral**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:** Keep council flats in council ownership.

Supporting documents

# Development Contributions Policy 2024

Submission # 229

Speaking

First name: **Din**  
Last name: **Bandara**  
Organisation: **First Rung**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Neutral**

**Submitter Comments:** As First Rung Trust, we hope to collaborate with the council on developments. We would appreciate the opportunity to negotiate the contribution if this is to be adopted.

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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?

**Neutral**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:** As First Rung Trust, we hope to collaborate with the council on developments. We would appreciate the opportunity to negotiate the contribution if this is to be adopted.

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Supporting documents

20240502%20First%20Rung%20Trust%20Whanganui  
%20District%20Council%20LTP%20submission.pdf



### **First Rung Trust Whanganui District Council LTP submission**

The First Rung Trust is dedicated to implementing innovative home ownership programs in the Whanganui district, fostering housing-related education, and contributing to the supply of quality homes in the area. Our initiatives encompass a spectrum of activities, including but not limited to land acquisition, property development, rental and sales management, tenant support, and educational outreach on housing matters.

Comprised of professionals from diverse fields such as law, finance, church ministry, and community engagement, our board shares a common commitment to enhancing the housing landscape in Whanganui.

Since September 2022, the First Rung Trust has been collaborating with Homes For People Trust, based in Palmerston North. Inspired by the significant impact achieved by the organisation in Manawatu and Horowhenua, we have been supported by their expertise in our endeavours to address housing challenges in Whanganui.

Over the past few years, Homes For People Trust has successfully constructed 29 homes in the Manawatu and Horowhenua regions, providing housing for numerous families and significantly benefiting the community. Presently, the Trust has an additional 29 properties in various stages of development. With this in mind, there exists a mutual recognition of the benefits of replicating their successful model in our district.

In April 2024, the First Rung Trust joined forces with Homes For People to acquire our inaugural property, located at 7 Gilmour Street, Gonville. Identified as a prime location for addressing various community needs, such as housing for first-time buyers, the elderly, and healthcare workers, this site holds immense potential. Positioned between two council-owned lots, there is an opportunity for collaboration with the Whanganui District Council (WDC) to optimize its usage, aligning with recent Council communication (10 April 2024) on addressing the housing shortage.

Looking ahead, the First Rung Trust and Homes For People envision further community investments across mixed tenure developments. We aim to foster meaningful partnerships with the WDC, leveraging our collective resources to make a positive impact on our community.

First Rung would welcome the opportunity to speak to our submission and elaborate on how our projects will positively impact the Long Term Plan (LTP) and the community as a whole.

Sincerely,

A handwritten signature in blue ink that reads 'Craig Harris'. The signature is fluid and cursive, written in a professional but personal style.

Craig Harris

Board Chair

First Rung Trust

E: [info@firstrung.org.nz](mailto:info@firstrung.org.nz)

M: 027 666 6031



# Development Contributions Policy 2024

Submission #953

Not Speaking

First name: **Jennifer**  
Last name: **Barber**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

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## Extension of areas

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?

**Neutral**

**Submitter Comments:**

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## Residential Development

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**

**Submitter Comments:**

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## Remissions

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

- |     |                             |              |
|-----|-----------------------------|--------------|
| i)  | Community groups and trusts | <b>Agree</b> |
| ii) | Social housing              | <b>Agree</b> |

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 897

Not Speaking

First name: **Ken**  
Last name: **Barber**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

## Extension of areas

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?

**Neutral**

**Submitter Comments:**

## Residential Development

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?

**Neutral**

**Submitter Comments:**

## Remissions

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

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 187

Speaking

First name: **James**  
Last name: **Barron**  
Organisation: **Chair - Progress Castlecliff**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Agree**

**Submitter Comments:**

## Extension of areas

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?

**Disagree**

**Submitter Comments:** We note this would raise more funding from outer suburbs like Castlecliff with sections more likely to have infill subdivision and housing than inner suburbs. This may adversely affect the development of badly needed new housing. We are also concerned on possible implications for Iwi led affordable housing developments intended for Castlecliff. We **DISAGREE STRONGLY** with the extension of development contributions to Castlecliff while Castlecliff continues to pay 8.9% more general rates under Whanganui's LV based calculation. Aramoho

-3.5% Bastia/Durie Hills Putiki

8.0% Castlecliff

-8.9% Gonville

-7.6% Springvale

7.6% St Johns/Otamatea

8.9% Whanganui Central

0.6% Whanganui East

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## Residential Development

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**

**Submitter Comments:** We broadly support this as being equitable and perhaps mildly encouraging of smaller, more affordable homes over “MacMansions” but again note that Council adoption of CV for General Rates would do far more to ensure larger dwellings (which are able to accommodate more people and have higher CV’s) will be paying higher levels of General Rates than this change to development levy policy.

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## Remissions

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

- i) Community groups and trusts
- ii) Social housing

**Agree**

**Submitter Comments:** We agree with extending the rates remission policy to Community Groups and Trusts and social housing but are concerned that this should be available fairly. It should be based on the USE of a property not the Ownership of a property ie - should be available where a property is rented/used for public good - not be given where the property is not in use for public good - should be available to mixed commercial developments there is a mix of uses (examples being the Gonville, Castlecliff, Hakeke St and Aramoho libraries) on condition the rebated rates are pro rata (ie normal rates are paid on the proportion NOT used for public good AND the full amount if any rebate is passed back to the Community Group/Trust or social housing tenant by the landlord as lower OPEX or rental.

# Development Contributions Policy 2024

Submission # 421

Not Speaking

First name: Chris  
Last name: Barry

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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? **Neutral**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 719

Not Speaking

First name: **Kellee**  
Last name: **Bartlett**  
Organisation: **Ngati Tumango Hapu member**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Disagree**

**Submitter Comments:** Financial reform

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## Extension of areas

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?

**Neutral**

**Submitter Comments:** Financial reform

---

## Residential Development

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?

**Disagree**

**Submitter Comments:** Financial reform

---

## Remissions

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

- i) Community groups and trusts
- ii) Social housing

**Submitter Comments:** Financial reform

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Supporting documents

# Development Contributions Policy 2024

Submission # 1630

Not Speaking

First name: **Stephanie**  
Last name: **Battersby**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Agree**

**Submitter Comments:**

## Extension of areas

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?

**Neutral**

**Submitter Comments:**

## Residential Development

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?

**Neutral**

**Submitter Comments:**

## Remissions

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

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Agree</b>   |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 842

Not Speaking

First name: **Damon**  
Last name: **Baxter**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Agree**

**Submitter Comments:**

## Extension of areas

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?

**Disagree**

**Submitter Comments:**

## Residential Development

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?

**Disagree**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents



# Development Contributions Policy 2024

Submission # 1339

Not Speaking

First name: **Mike**  
Last name: **Beck**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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? **Neutral**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1362

Not Speaking

First name: **Greg**  
Last name: **Bell**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

## Extension of areas

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?

**Neutral**

**Submitter Comments:**

## Residential Development

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?

**Neutral**

**Submitter Comments:**

## Remissions

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

- |     |                             |                 |
|-----|-----------------------------|-----------------|
| i)  | Community groups and trusts | <b>Neutral</b>  |
| ii) | Social housing              | <b>Disagree</b> |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1394

Not Speaking

First name: **Maryanne**  
Last name: **Bell**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Submitter Comments:

## Extension of areas

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?

Submitter Comments:

## Residential Development

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?

**Disagree**

Submitter Comments:

## Remissions

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

- i) Community groups and trusts **Disagree**
- ii) Social housing **Disagree**

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 630

Not Speaking

First name: **Russell**  
Last name: **Bell**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- |     |                             |                 |
|-----|-----------------------------|-----------------|
| i)  | Community groups and trusts | <b>Neutral</b>  |
| ii) | Social housing              | <b>Disagree</b> |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 872

Not Speaking

First name: **michelle**  
Last name: **benefield**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:** where ever we can get land for development so be it, whether its used for residential or industrial

## Residential Development

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?

**Neutral**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Neutral**
- ii) Social housing **Neutral**

**Submitter Comments:**



# Development Contributions Policy 2024

Submission # 1406

Not Speaking

First name: **Laura**  
Last name: **Bennett**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

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## Extension of areas

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**

**Submitter Comments:**

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## Residential Development

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? **Neutral**

**Submitter Comments:**

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## Remissions

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

- i) Community groups and trusts **Disagree**
- ii) Social housing **Disagree**

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 366

Not Speaking

First name: **Anne**  
Last name: **Bernard-Bennett**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Neutral**

**Submitter Comments:**

Supporting documents



# Development Contributions Policy 2024

Submission # 1167

Not Speaking

First name: **Simone**  
Last name: **Bettridge**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

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## Extension of areas

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**

**Submitter Comments:**

---

## Residential Development

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**

**Submitter Comments:**

---

## Remissions

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

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 410

Not Speaking

First name: **Haley**  
Last name: **Biggs**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

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## Extension of areas

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?

**Neutral**

**Submitter Comments:**

---

## Residential Development

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**

**Submitter Comments:**

---

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 1587

Not Speaking

First name: Dean  
Last name: Blackwell

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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? **Neutral**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Disagree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 405

Not Speaking

First name: **James**  
Last name: **Bland**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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?

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts
- ii) Social housing

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission #983

Not Speaking

First name: **Glen**  
Last name: **Blythe**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Disagree**
- ii) Social housing **Disagree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 815

Not Speaking

First name: Catherine  
Last name: Bonisch

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

## Extension of areas

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?

**Neutral**

**Submitter Comments:** Mill Rd is often flooded. Not really suitable for healthy housing.

## Residential Development

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?

**Disagree**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Neutral**
- ii) Social housing **Neutral**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1566

Not Speaking

First name: Rochelle  
Last name: Booth

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Neutral

Submitter Comments:

## Extension of areas

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?

Neutral

Submitter Comments:

## Residential Development

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?

Disagree

Submitter Comments: Not true. Many smaller homes have many people living there. Floor area size doesn't directly transfer to more people living in a space.

## Remissions

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

- |     |                             |         |
|-----|-----------------------------|---------|
| i)  | Community groups and trusts | Neutral |
| ii) | Social housing              | Neutral |

Submitter Comments:





# Development Contributions Policy 2024

Submission # 1152

Not Speaking

First name: **Dan**  
Last name: **Bowman**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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? **Disagree**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 773

Not Speaking

First name: Catherine  
Last name: Boyle

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

Agree

Submitter Comments:

## Extension of areas

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

Submitter Comments:

## Residential Development

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

Submitter Comments:

## Remissions

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

- i) Community groups and trusts Agree
- ii) Social housing Agree

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 1122

Not Speaking

First name: sez  
Last name: brad

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 761

Not Speaking

First name: **Jessie**  
Last name: **Braddock**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Disagree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 450

Not Speaking

First name: Paul  
Last name: Brasting

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Neutral

Submitter Comments:

## Extension of areas

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

Submitter Comments:

## Residential Development

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?

Disagree

Submitter Comments:

## Remissions

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

- i) Community groups and trusts Disagree
- ii) Social housing Disagree

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 84

Not Speaking

First name: **Frank**  
Last name: **Bristol**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 722

Not Speaking

First name: Alice  
Last name: Brotherston

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 469

Not Speaking

First name: **Andy**  
Last name: **Brotherton**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Neutral**

**Submitter Comments:**

Supporting documents



# Development Contributions Policy 2024

Submission #986

Not Speaking

First name: **Rob**  
Last name: **Bruning**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 619

Not Speaking

First name: **Sandra**  
Last name: **Brunner**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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?

**Neutral**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Neutral**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1193

Not Speaking

First name: **Ashley**  
Last name: **Buchanan**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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? **Disagree**

**Submitter Comments:**

## Residential Development

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? **Neutral**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts
- ii) Social housing

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1563

Not Speaking

First name: Kerry  
Last name: Buchanan

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Disagree**

**Submitter Comments:** If the fees are relevant to the cost yes but the fees are way to high now

## Extension of areas

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?

**Neutral**

**Submitter Comments:** Really just more revenue gathering

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**



# Development Contributions Policy 2024

Submission # 1231

Not Speaking

First name: **Laura**  
Last name: **Buchanan**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Disagree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 852

Not Speaking

First name: **Tom**  
Last name: **Bullivant**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts
- ii) Social housing

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 383

Not Speaking

First name: **Jodi**  
Last name: **Bunker**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

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## Extension of areas

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**

**Submitter Comments:**

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## Residential Development

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**

**Submitter Comments:**

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## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

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Supporting documents



# Development Contributions Policy 2024

Submission # 1118

Not Speaking

First name: Sarah  
Last name: Burren  
Organisation: The Glow Show Company

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Neutral

Submitter Comments:

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## Extension of areas

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?

Neutral

Submitter Comments:

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## Residential Development

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?

Neutral

Submitter Comments:

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## Remissions

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

- i) Community groups and trusts
- ii) Social housing

Neutral

Submitter Comments:

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Supporting documents

# Development Contributions Policy 2024

Submission # 1086

Not Speaking

First name: Sue  
Last name: Burridge

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Neutral

Submitter Comments:

## Extension of areas

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?

Neutral

Submitter Comments:

## Residential Development

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

Submitter Comments:

## Remissions

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

- |     |                             |         |
|-----|-----------------------------|---------|
| i)  | Community groups and trusts | Neutral |
| ii) | Social housing              | Agree   |

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 1221

Not Speaking

First name: Lachlan  
Last name: Burroughs

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Submitter Comments:

## Extension of areas

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**

Submitter Comments:

## Residential Development

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**

Submitter Comments:

## Remissions

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

- i) Community groups and trusts **Neutral**
- ii) Social housing **Agree**

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 1429

Not Speaking

First name: **Aaron**  
Last name: **Butters**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1349

Not Speaking

First name: **Jessica**  
Last name: **Butters**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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? **Neutral**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1162

Not Speaking

First name: Denise  
Last name: Caltaux

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

Agree

Submitter Comments:

## Extension of areas

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

Submitter Comments:

## Residential Development

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?

Submitter Comments:

## Remissions

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

- i) Community groups and trusts
- ii) Social housing

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 1572

Not Speaking

First name: kurt  
Last name: calver

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission #932

Not Speaking

First name: Emma  
Last name: Campbell

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Submitter Comments:

## Extension of areas

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**

Submitter Comments:

## Residential Development

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**

Submitter Comments:

## Remissions

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

- i) Community groups and trusts **Neutral**
- ii) Social housing **Neutral**

Submitter Comments:

Supporting documents



# Development Contributions Policy 2024

Submission # 800

Not Speaking

First name: **Vaughan**  
Last name: **Campbell**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Neutral**
- ii) Social housing

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 212

Not Speaking

First name: **Victoria**  
Last name: **Campbell**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

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## Extension of areas

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?

**Neutral**

**Submitter Comments:**

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## Residential Development

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**

**Submitter Comments:**

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## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 1156

Not Speaking

First name: Tanya  
Last name: Canning

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Submitter Comments:

## Extension of areas

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**

Submitter Comments:

## Residential Development

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**

Submitter Comments:

## Remissions

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

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 1614

Not Speaking

First name: Alex  
Last name: Caradus

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 422

Not Speaking

First name: Jason  
Last name: Carr

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Neutral

Submitter Comments:

## Extension of areas

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

Submitter Comments:

## Residential Development

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?

Disagree

Submitter Comments:

## Remissions

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

- i) Community groups and trusts Agree
- ii) Social housing Neutral

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 1665

Not Speaking

First name: **Rob**  
Last name: **Carr**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Neutral**

**Submitter Comments:** I agree they should be increased to reflect the true cost of development so that sufficient infrastructure can be built to enable development. They should not be viewed as a tool just to keep rates down however.

## Extension of areas

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**

**Submitter Comments:** The contributions should be required throughout the city but this means the Council also needs to ensure the infrastructure is there to enable development throughout the city.

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 194

Not Speaking

First name: **Steph**  
Last name: **Carr**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Agree**

**Submitter Comments:**

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## Extension of areas

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?

**Submitter Comments:** Why not brownfield developments as well?

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## Residential Development

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**

**Submitter Comments:**

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## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing

**Submitter Comments:**

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Supporting documents



# Development Contributions Policy 2024

Submission # 180

Not Speaking

First name: **John**  
Last name: **Carson**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Agree**

**Submitter Comments:**

## Extension of areas

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?

**Neutral**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts
- ii) Social housing

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1399

Not Speaking

First name: Sarah  
Last name: Carson

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Submitter Comments:

## Extension of areas

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? **Neutral**

Submitter Comments:

## Residential Development

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**

Submitter Comments:

## Remissions

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

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 895

Not Speaking

First name: Gareth  
Last name: Carter

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Agree

Submitter Comments:

## Extension of areas

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

Submitter Comments:

## Residential Development

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

Submitter Comments:

## Remissions

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

- i) Community groups and trusts Agree
- ii) Social housing Disagree

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 1095

Not Speaking

First name: Maree  
Last name: Carter

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

Neutral

Submitter Comments:

## Extension of areas

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?

Neutral

Submitter Comments:

## Residential Development

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?

Neutral

Submitter Comments:

## Remissions

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

- |     |                             |         |
|-----|-----------------------------|---------|
| i)  | Community groups and trusts | Neutral |
| ii) | Social housing              | Neutral |

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 785

Not Speaking

First name: Paula  
Last name: Carter

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Neutral

Submitter Comments:

## Extension of areas

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?

Neutral

Submitter Comments:

## Residential Development

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?

Neutral

Submitter Comments:

## Remissions

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

- |     |                             |          |
|-----|-----------------------------|----------|
| i)  | Community groups and trusts | Neutral  |
| ii) | Social housing              | Disagree |

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 1325

Not Speaking

First name: Lorraine  
Last name: Cave

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Submitter Comments:

## Extension of areas

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**

Submitter Comments:

## Residential Development

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**

Submitter Comments:

## Remissions

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

- i) Community groups and trusts
- ii) Social housing

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission #959

Not Speaking

First name: Patsy  
Last name: Chadwick

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Neutral

Submitter Comments:

## Extension of areas

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?

Neutral

Submitter Comments:

## Residential Development

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

Submitter Comments:

## Remissions

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

- |     |                             |         |
|-----|-----------------------------|---------|
| i)  | Community groups and trusts | Neutral |
| ii) | Social housing              | Neutral |

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 849

Not Speaking

First name: Lisa  
Last name: Chaplow

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Submitter Comments:

## Extension of areas

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**

Submitter Comments:

## Residential Development

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**

Submitter Comments:

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

Submitter Comments:

Supporting documents



# Development Contributions Policy 2024

Submission # 835

Not Speaking

First name: Breianna  
Last name: Chapman

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Neutral

Submitter Comments:

## Extension of areas

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?

Neutral

Submitter Comments:

## Residential Development

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?

Neutral

Submitter Comments:

## Remissions

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

- |     |                             |         |
|-----|-----------------------------|---------|
| i)  | Community groups and trusts | Neutral |
| ii) | Social housing              | Neutral |

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 1672

Not Speaking

First name: Paul  
Last name: Chapman

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Submitter Comments:

## Extension of areas

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? **Disagree**

Submitter Comments:

## Residential Development

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? **Disagree**

Submitter Comments:

## Remissions

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

- i) Community groups and trusts **Disagree**
- ii) Social housing **Disagree**

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 1583

Not Speaking

First name: Hannah  
Last name: Chapman-Searle

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1108

Not Speaking

First name: **Sophie**  
Last name: **Childs**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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? **Neutral**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Disagree**
- ii) Social housing **Disagree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 520

Not Speaking

First name: **Bryan**  
Last name: **Christie**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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? **Disagree**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Neutral**
- ii) Social housing **Disagree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1671

Not Speaking

First name: Robert  
Last name: Cochrane

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Agree

Submitter Comments: I just agree

## Extension of areas

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

Submitter Comments: Yes agree

## Residential Development

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

Submitter Comments: Lots of gin palaces built in Wanganui region in last 20 years, charge them more for sure

## Remissions

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

- |     |                             |       |
|-----|-----------------------------|-------|
| i)  | Community groups and trusts | Agree |
| ii) | Social housing              | Agree |

Submitter Comments: Important to give support



# Development Contributions Policy 2024

Submission # 1293

Not Speaking

First name: Suzanne  
Last name: Cocker

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Neutral

Submitter Comments:

## Extension of areas

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

Submitter Comments:

## Residential Development

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

Submitter Comments:

## Remissions

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

- i) Community groups and trusts Agree
- ii) Social housing Agree

Submitter Comments:

Supporting documents



# Development Contributions Policy 2024

Submission #945

Not Speaking

First name: **Stephen**  
Last name: **Collier**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Agree</b>   |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 569

Not Speaking

First name: **Robert**  
Last name: **Conder**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Disagree**
- ii) Social housing **Disagree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 464

Not Speaking

First name: Mark  
Last name: Cosford

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Disagree**
- ii) Social housing **Disagree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 566

Not Speaking

First name: Lyn  
Last name: Coupet

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts
- ii) Social housing **Agree**

**Submitter Comments:** I agree with community groups getting remission but not trusts because many developers operate under trading or family trusts



# Development Contributions Policy 2024

Submission # 1072

Not Speaking

First name: **Leonie**  
Last name: **Cox**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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?

**Submitter Comments:**

## Residential Development

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?

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts
- ii) Social housing

**Disagree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 427

Not Speaking

First name: Jason  
Last name: Crafar

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1380

Not Speaking

First name: emma  
Last name: crawford

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Neutral

Submitter Comments:

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## Extension of areas

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

Submitter Comments:

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## Residential Development

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

Submitter Comments:

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## Remissions

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

- |     |                             |         |
|-----|-----------------------------|---------|
| i)  | Community groups and trusts | Neutral |
| ii) | Social housing              | Neutral |

Submitter Comments:

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Supporting documents



# Development Contributions Policy 2024

Submission # 1548

Not Speaking

First name: Retihiamatikei Lorraine  
Last name: Cribb

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Neutral**

**Submitter Comments:** Do something about the side streets buildings. These are shameful.

## Extension of areas

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**

**Submitter Comments:** Upgrade the current ugly and empty buildings within the city.

## Residential Development

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?

**Disagree**

**Submitter Comments:** Nil

## Remissions

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

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Agree</b>   |

**Submitter Comments:**



# Development Contributions Policy 2024

Submission # 249

Not Speaking

First name: Lynne  
Last name: Cromarty

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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? **Disagree**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Disagree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 255

Not Speaking

First name: **Sophia**  
Last name: **Cullen Quigley**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Agree**

**Submitter Comments:** I hope the development council is planning for is accessible housing given the draft plan is only going to encourage those who want to retire to move to Whanganui. Not the families that are needed to provide services and care to retirees.

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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?

**Disagree**

**Submitter Comments:** We need family homes to attract families. Many of the big houses that are being developed only have one or two people in them. We need a system that encourages building the right houses for the correct people. Ie not a 4 bed home for a retiree and a tiny home for an extended family.

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:** Community trusts. Not private trusts

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Supporting documents

# Development Contributions Policy 2024

Submission # 251

Speaking

First name: **Graham**  
Last name: **Dack**  
Organisation: **Amdram Theatre - President**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

---

## Extension of areas

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**

**Submitter Comments:**

---

## Residential Development

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? **Disagree**

**Submitter Comments:**

---

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 1323

Not Speaking

First name: **Graham**  
Last name: **Dack**  
Organisation: **AMDRAM Theatre**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

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## Extension of areas

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**

**Submitter Comments:**

---

## Residential Development

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**

**Submitter Comments:**

---

## Remissions

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

- |     |                             |                 |
|-----|-----------------------------|-----------------|
| i)  | Community groups and trusts | <b>Neutral</b>  |
| ii) | Social housing              | <b>Disagree</b> |

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 892

Not Speaking

First name: Rowena  
Last name: Darlington

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

Submitter Comments:

## Extension of areas

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? **Neutral**

Submitter Comments:

## Residential Development

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? **Neutral**

Submitter Comments:

## Remissions

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

- i) Community groups and trusts **Neutral**
- ii) Social housing **Neutral**

Submitter Comments:

Supporting documents



# Development Contributions Policy 2024

Submission # 1432

Not Speaking

First name: **Bryn**  
Last name: **Davies**  
Organisation: **Submitting for YMCA Central, Wanganui Enterprises,**

Wai Ora

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:** None

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## Extension of areas

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? **Neutral**

**Submitter Comments:**

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## Residential Development

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? **Neutral**

**Submitter Comments:**

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## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 1171

Not Speaking

First name: **Jo**  
Last name: **Davies**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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? **Neutral**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Disagree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 483

Not Speaking

First name: **Tiffany**  
Last name: **Davies**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

## Extension of areas

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?

**Neutral**

**Submitter Comments:**

## Residential Development

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?

**Neutral**

**Submitter Comments:**

## Remissions

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

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1524

Not Speaking

First name: **Zara**  
Last name: **Davies**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1044

Not Speaking

First name: **Aaron**  
Last name: **Davis**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Agree**

**Submitter Comments:** In Victoria, Australia often new developers have to develop infrastructure themselves before approval by relevant authorities (including footpaths and roading), which is necessary. No use having new houses that lack infrastructure or who do not link to council services adequately.

## Extension of areas

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**

**Submitter Comments:** User pays

## Residential Development

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**

**Submitter Comments:** User pays, more demand, more pay

## Remissions

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

- i) Community groups and trusts
- ii) Social housing

**Neutral**  
**Disagree**

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 258

Not Speaking

First name: **Amber**  
Last name: **Davis**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

## Extension of areas

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?

**Disagree**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Disagree**
- ii) Social housing **Disagree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 367

Not Speaking

First name: Elizabeth  
Last name: de Vegt

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Agree

Submitter Comments:

## Extension of areas

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

Submitter Comments:

## Residential Development

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

Submitter Comments:

## Remissions

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

- i) Community groups and trusts Agree
- ii) Social housing Agree

Submitter Comments:

Supporting documents



# Development Contributions Policy 2024

Submission # 1164

Not Speaking

First name: **Mel**  
Last name: **Deacon**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

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## Extension of areas

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?

**Neutral**

**Submitter Comments:**

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## Residential Development

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**

**Submitter Comments:**

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## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 1133

Not Speaking

First name: **Kora**  
Last name: **Deverick**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Neutral**

**Submitter Comments:** depends on the contribution that the development would have on the community,

## Extension of areas

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?

**Neutral**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 165

Not Speaking

First name: Lorraine  
Last name: Dixon

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Agree

Submitter Comments:

## Extension of areas

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

Submitter Comments:

## Residential Development

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

Submitter Comments:

## Remissions

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

- i) Community groups and trusts
- ii) Social housing

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 400

Not Speaking

First name: **Cassandra**  
Last name: **Dodds**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1482

Not Speaking

First name: **Coco**  
Last name: **Doehler**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

## Extension of areas

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?

**Submitter Comments:**

## Residential Development

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?

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts
- ii) Social housing

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 184

Not Speaking

First name: **Carla**  
Last name: **Donson**  
Organisation: **Women's Network Whanganui Manager**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

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## Extension of areas

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**

**Submitter Comments:**

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## Residential Development

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**

**Submitter Comments:**

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## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 816

Not Speaking

First name: Terry  
Last name: Dowdeswell

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 85

Not Speaking

First name: **Gaye**  
Last name: **Downing**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:**

Supporting documents



# Development Contributions Policy 2024

Submission # 639

Not Speaking

First name: **John**  
Last name: **Dryden**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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? **Neutral**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Neutral**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1599

Not Speaking

First name: **Nicole**  
Last name: **Dryden**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 832

Not Speaking

First name: **Morgan**  
Last name: **Easton**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

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## Extension of areas

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?

**Neutral**

**Submitter Comments:**

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## Residential Development

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?

**Neutral**

**Submitter Comments:**

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## Remissions

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

- i) Community groups and trusts
- ii) Social housing

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 1534

Not Speaking

First name: Debra  
Last name: Elgar

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Neutral**

**Submitter Comments:** Cannot offer blanket support without further details as to actual cost increases - but any work that makes a financial return to the developer should have a significant contribution to infrastructure costs.

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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?

**Disagree**

**Submitter Comments:** Larger dwellings don't necessarily have higher number of residents - history would suggest the reverse is the case. A better measure may be affordability of the dwelling, or resources to be consumed (eg water consumption, water use, bus ways, etc)

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Neutral**

**Submitter Comments:** Only if the community housing is not delivered by a for profit developer.

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Supporting documents

# Development Contributions Policy 2024

Submission #933

Not Speaking

First name: **Matthew**  
Last name: **Elgar**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

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## Extension of areas

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?

**Neutral**

**Submitter Comments:**

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## Residential Development

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?

**Neutral**

**Submitter Comments:**

---

## Remissions

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

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 291

Not Speaking

First name: Wendy  
Last name: Elleray

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 118

Not Speaking

First name: Karen  
Last name: Ellingham

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Neutral

Submitter Comments:

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## Extension of areas

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

Submitter Comments:

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## Residential Development

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

Submitter Comments:

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## Remissions

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

- i) Community groups and trusts Agree
- ii) Social housing Agree

Submitter Comments:

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Supporting documents



# Development Contributions Policy 2024

Submission # 119

Not Speaking

First name: **Matt**  
Last name: **Ellingham**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 717

Not Speaking

First name: Haylee  
Last name: Ellis

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Submitter Comments:

## Extension of areas

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? **Neutral**

Submitter Comments:

## Residential Development

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**

Submitter Comments:

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 1140

Not Speaking

First name: Sue  
Last name: Ellis

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Neutral

Submitter Comments:

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## Extension of areas

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

Submitter Comments:

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## Residential Development

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

Submitter Comments:

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## Remissions

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

- i) Community groups and trusts Agree
- ii) Social housing Disagree

Submitter Comments:

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Supporting documents

# Development Contributions Policy 2024

Submission # 440

Not Speaking

First name: **Christina**  
Last name: **Emery**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

## Extension of areas

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?

**Submitter Comments:**

## Residential Development

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?

**Submitter Comments:**

## Remissions

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

- |     |                             |              |
|-----|-----------------------------|--------------|
| i)  | Community groups and trusts | <b>Agree</b> |
| ii) | Social housing              | <b>Agree</b> |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1159

Not Speaking

First name: **Orlanda**  
Last name: **Endicott**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:** Yes!!! Be gone 4 bedroom, 3 bathroom developments. We definitely need to disincentivize the ridiculous sq mtr/person ratio or we will get as bad as Australia leading the world in excess.

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 298

Not Speaking

First name: **Lindsay**  
Last name: **English**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Agree**

**Submitter Comments:**

## Extension of areas

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?

**Submitter Comments:**

## Residential Development

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?

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts
- ii) Social housing

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1634

Not Speaking

First name: Dana  
Last name: Ettema

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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? **Neutral**

**Submitter Comments:** If it's actually accommodating more people, I don't think they should be penalized, we should encourage that. But if it's just a massive house for a couple of people, then yeah. Not efficient land use

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**



**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 1033

Not Speaking

First name: **Michelle**  
Last name: **Evans**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

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## Extension of areas

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?

**Neutral**

**Submitter Comments:**

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## Residential Development

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?

**Neutral**

**Submitter Comments:**

---

## Remissions

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

- |     |                             |                 |
|-----|-----------------------------|-----------------|
| i)  | Community groups and trusts | <b>Neutral</b>  |
| ii) | Social housing              | <b>Disagree</b> |

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 1600

Not Speaking

First name: **Robyn**  
Last name: **Evans**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1403

Not Speaking

First name: Rachel  
Last name: Eves

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Disagree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- |     |                             |                 |
|-----|-----------------------------|-----------------|
| i)  | Community groups and trusts | <b>Neutral</b>  |
| ii) | Social housing              | <b>Disagree</b> |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1404

Not Speaking

First name: Amy  
Last name: Fairhurst

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Neutral

Submitter Comments:

## Extension of areas

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

Submitter Comments:

## Residential Development

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?

Disagree

Submitter Comments:

## Remissions

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

- |     |                             |         |
|-----|-----------------------------|---------|
| i)  | Community groups and trusts | Neutral |
| ii) | Social housing              | Neutral |

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 590

Not Speaking

First name: Charlotte  
Last name: Falloon

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Submitter Comments:

## Extension of areas

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**

Submitter Comments:

## Residential Development

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**

Submitter Comments:

## Remissions

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

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 122

Not Speaking

First name: **Melita**  
Last name: **Farley**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:** As long as this doesn't dissuade developers from building high-quality multi-tenanted housing in the central city area.

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**





# Development Contributions Policy 2024

Submission # 307

Not Speaking

First name: M  
Last name: Farmer

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Neutral

Submitter Comments:

## Extension of areas

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

Submitter Comments:

## Residential Development

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?

Neutral

Submitter Comments:

## Remissions

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

- |     |                             |         |
|-----|-----------------------------|---------|
| i)  | Community groups and trusts | Neutral |
| ii) | Social housing              | Neutral |

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 1284

Not Speaking

First name: **Katja**  
Last name: **Feldtmann**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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? **Neutral**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Disagree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 334

Not Speaking

First name: **John**  
Last name: **Ferguson**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Disagree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 350

Not Speaking

First name: **Catriona**  
Last name: **Fisher**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

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## Extension of areas

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**

**Submitter Comments:**

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## Residential Development

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**

**Submitter Comments:**

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## Remissions

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

- i) Community groups and trusts **Disagree**
- ii) Social housing **Disagree**

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 1393

Not Speaking

First name: Caren  
Last name: Fitzgerald

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Disagree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1405

Not Speaking

First name: **Dion**  
Last name: **Floyd**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

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## Extension of areas

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**

**Submitter Comments:**

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## Residential Development

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? **Disagree**

**Submitter Comments:**

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## Remissions

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

- i) Community groups and trusts **Disagree**
- ii) Social housing **Disagree**

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 1435

Not Speaking

First name: Sara  
Last name: Floyd

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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? **Disagree**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Neutral**
- ii) Social housing **Neutral**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1165

Not Speaking

First name: Ngairé  
Last name: Flynn

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Disagree**

**Submitter Comments:** As more properties are be6built Council is collecting more rates, so therefore there is a natural increase of contributions

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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?

**Disagree**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Disagree**
- ii) Social housing **Disagree**

**Submitter Comments:**





# Development Contributions Policy 2024

Submission # 1497

Not Speaking

First name: **Jodi**  
Last name: **Forbes**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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? **Neutral**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1402

Not Speaking

First name: **William**  
Last name: **Ford**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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?

**Disagree**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Disagree**
- ii) Social housing **Disagree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 799

Not Speaking

First name: **Nicci**  
Last name: **Forlong**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

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## Extension of areas

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?

**Neutral**

**Submitter Comments:**

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## Residential Development

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?

**Neutral**

**Submitter Comments:**

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## Remissions

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

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 1476

Not Speaking

First name: **Janine**  
Last name: **Foster**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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? **Neutral**

**Submitter Comments:**

## Residential Development

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? **Neutral**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1390

Not Speaking

First name: Kelvin  
Last name: Francis

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

Neutral

Submitter Comments:

## Extension of areas

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?

Neutral

Submitter Comments:

## Residential Development

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

Submitter Comments:

## Remissions

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

- i) Community groups and trusts Agree
- ii) Social housing Neutral

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission #985

Not Speaking

First name: **Scott**  
Last name: **Francis**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

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## Extension of areas

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?

**Disagree**

**Submitter Comments:**

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## Residential Development

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**

**Submitter Comments:**

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## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Disagree**

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 622

Not Speaking

First name: **Nerrily**  
Last name: **Frith**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents



# Development Contributions Policy 2024

Submission # 74

Not Speaking

First name: L  
Last name: G

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Submitter Comments:

## Extension of areas

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

Submitter Comments:

## Residential Development

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?

Submitter Comments:

## Remissions

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

- i) Community groups and trusts
- ii) Social housing

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 1475

Not Speaking

First name: Paula  
Last name: Gage

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

Neutral

Submitter Comments:

## Extension of areas

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?

Neutral

Submitter Comments:

## Residential Development

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

Submitter Comments:

## Remissions

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

- |     |                             |         |
|-----|-----------------------------|---------|
| i)  | Community groups and trusts | Neutral |
| ii) | Social housing              | Neutral |

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 894

Not Speaking

First name: **Stephanie**  
Last name: **Gailey**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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? **Neutral**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 724

Not Speaking

First name: Maree  
Last name: Gallagher

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

Submitter Comments:

## Extension of areas

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? **Neutral**

Submitter Comments:

## Residential Development

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? **Neutral**

Submitter Comments:

## Remissions

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

- i) Community groups and trusts **Neutral**
- ii) Social housing

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 694

Not Speaking

First name: **Nichole**  
Last name: **Ganley**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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? **Neutral**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Neutral**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1309

Not Speaking

First name: Yvonne  
Last name: Gatland

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Agree**

**Submitter Comments:** Too many houses are being put on one section often creating water drainage problems. Children still need backyards to play on. Too close housing and cramped housing creates health problems.

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:** However, some community groups e.g. church groups, Brethren etc are financially well off and this should not be applied.

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Supporting documents

# Development Contributions Policy 2024

Submission # 1559

Not Speaking

First name: **Soniya**  
Last name: **George**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:** Development brings more ppl and business

## Residential Development

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? **Disagree**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Neutral**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents



# Development Contributions Policy 2024

Submission # 1180

Not Speaking

First name: **Ross**  
Last name: **Gibbs**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

## Extension of areas

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?

**Neutral**

**Submitter Comments:**

## Residential Development

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?

**Neutral**

**Submitter Comments:**

## Remissions

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

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Agree</b>   |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission #970

Not Speaking

First name: **Brittany**  
Last name: **Gibson**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1078

Not Speaking

First name: **Stephen**  
Last name: **Gibson**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Agree**

**Submitter Comments:**

## Extension of areas

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?

**Neutral**

**Submitter Comments:**

## Residential Development

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?

**Neutral**

**Submitter Comments:**

## Remissions

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

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 767

Not Speaking

First name: **Brenda**  
Last name: **GILBERTSON**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

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## Extension of areas

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? **Disagree**

**Submitter Comments:**

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## Residential Development

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**

**Submitter Comments:**

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## Remissions

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

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 774

Not Speaking

First name: **Michael**  
Last name: **Gill**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Disagree**

**Submitter Comments:**

## Extension of areas

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?

**Disagree**

**Submitter Comments:**

## Residential Development

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?

**Disagree**

**Submitter Comments:**

## Remissions

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

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 837

Not Speaking

First name: **Shona**  
Last name: **Girard**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

## Extension of areas

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?

**Neutral**

**Submitter Comments:**

## Residential Development

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?

**Neutral**

**Submitter Comments:**

## Remissions

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

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1276

Not Speaking

First name: **Theresa**  
Last name: **Glenny**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1182

Not Speaking

First name: Peter  
Last name: Goldfinch

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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? **Disagree**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Disagree**
- ii) Social housing **Disagree**

**Submitter Comments:**

Supporting documents



# Development Contributions Policy 2024

Submission # 1283

Not Speaking

First name: **Brian**  
Last name: **Gould**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Disagree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1532

Not Speaking

First name: **Robyn**  
Last name: **Gracie**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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? **Neutral**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Neutral**
- ii) Social housing **Neutral**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 595

Not Speaking

First name: Anne Marie  
Last name: Gray

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Agree

Submitter Comments:

## Extension of areas

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

Submitter Comments:

## Residential Development

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?

Disagree

Submitter Comments: I don't think the pipe sizes will actually be different; nor additional roads and sidewalks needed. Larger houses pay more rates. Potential occupancy is not the same as actual occupancy.

## Remissions

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

- |     |                             |       |
|-----|-----------------------------|-------|
| i)  | Community groups and trusts | Agree |
| ii) | Social housing              | Agree |

**Submitter Comments:**

---

Supporting documents

# Development Contributions Policy 2024

Submission # 1510

Not Speaking

First name: **Barbara**  
Last name: **Gray**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Agree**

**Submitter Comments:** I fully believe in user pays systems. It should not be a burden on ratepayers.

## Extension of areas

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**

**Submitter Comments:** It should encompass all areas of development

## Residential Development

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?

**Disagree**

**Submitter Comments:** That may not be relevant as a large dwelling may only accommodate two people and a smaller one, many more. Its a bit like the old 'loo tax' which meant the more toilets in your home the more you paid. It doesn't necessarily mean people are using the toilets more than a family might in a one toilet home. I think that it is overthinking the whole issue. A big house doesn't mean using more facilities and therefore no more demand on infrastructure than a smaller dwelling...except maybe for stormwater.

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## Remissions

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

- |     |                             |              |
|-----|-----------------------------|--------------|
| i)  | Community groups and trusts | <b>Agree</b> |
| ii) | Social housing              |              |

**Submitter Comments:** If it is good for the community, it is good for all

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Supporting documents

# Development Contributions Policy 2024

Submission # 1192

Not Speaking

First name: Nicole  
Last name: Greensides

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Agree

Submitter Comments:

## Extension of areas

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

Submitter Comments:

## Residential Development

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?

Disagree

Submitter Comments:

## Remissions

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

- i) Community groups and trusts
- ii) Social housing

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 647

Not Speaking

First name: **Jennifer**  
Last name: **Gregg**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Neutral**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents



# Development Contributions Policy 2024

Submission # 359

Not Speaking

First name: **David**  
Last name: **Griffiths**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1480

Not Speaking

First name: Deb  
Last name: Griffiths

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:** User pays

## Extension of areas

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**

**Submitter Comments:** User pays

## Residential Development

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**

**Submitter Comments:** User pays

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Disagree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1388

Not Speaking

First name: **Marjorie**  
Last name: **Griffiths**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

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## Extension of areas

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? **Neutral**

**Submitter Comments:**

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## Residential Development

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**

**Submitter Comments:**

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## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 1232

Not Speaking

First name: David  
Last name: Gurney

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:** People building houses and buildings should contribute to the additional cost on infrastructure.

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**



# Development Contributions Policy 2024

Submission # 1007

Not Speaking

First name: **Justin**  
Last name: **Gush**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1067

Not Speaking

First name: **Jamie**  
Last name: **H**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

## Extension of areas

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?

**Neutral**

**Submitter Comments:**

## Residential Development

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?

**Neutral**

**Submitter Comments:**

## Remissions

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

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 738

Not Speaking

First name: Rosie  
Last name: Hackett

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

Agree

Submitter Comments:

## Extension of areas

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?

Submitter Comments:

## Residential Development

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

Submitter Comments:

## Remissions

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

- i) Community groups and trusts
- ii) Social housing

Submitter Comments:

Supporting documents



# Development Contributions Policy 2024

Submission #938

Not Speaking

First name: **Teresa**  
Last name: **Hague**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Disagree**

**Submitter Comments:** Let's not discourage housing development

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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?

**Disagree**

**Submitter Comments:**

## Remissions

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

- |     |                             |                 |
|-----|-----------------------------|-----------------|
| i)  | Community groups and trusts | <b>Disagree</b> |
| ii) | Social housing              | <b>Agree</b>    |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 879

Not Speaking

First name: **Graham**  
Last name: **Hall**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 887

Not Speaking

First name: **Helene**  
Last name: **Hall**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

## Extension of areas

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?

**Neutral**

**Submitter Comments:**

## Residential Development

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?

**Neutral**

**Submitter Comments:**

## Remissions

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

- |     |                             |              |
|-----|-----------------------------|--------------|
| i)  | Community groups and trusts | <b>Agree</b> |
| ii) | Social housing              | <b>Agree</b> |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1047

Not Speaking

First name: **Richard**  
Last name: **Hamblett**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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?

**Neutral**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 750

Not Speaking

First name: Tessa  
Last name: Hammond

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Disagree

Submitter Comments:

## Extension of areas

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?

Disagree

Submitter Comments:

## Residential Development

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

Submitter Comments:

## Remissions

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

- i) Community groups and trusts Agree
- ii) Social housing Disagree

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 1546

Not Speaking

First name: Elaine  
Last name: Hampton

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Submitter Comments:

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## Extension of areas

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

Submitter Comments:

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## Residential Development

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

Submitter Comments:

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## Remissions

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

- i) Community groups and trusts Agree
- ii) Social housing Agree

Submitter Comments:

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Supporting documents

# Development Contributions Policy 2024

Submission # 1379

Not Speaking

First name: **Nicole**  
Last name: **Hampton**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

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## Extension of areas

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**

**Submitter Comments:**

---

## Residential Development

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**

**Submitter Comments:** If you mean charging more to particular 'organisations' in the community that are largely unaffected by mainstream tax systems and tend to purchase land and build large dwellings for their communities, then yes.

---

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

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Supporting documents



# Development Contributions Policy 2024

Submission # 899

Not Speaking

First name: **Miriama**  
Last name: **Harmer**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1203

Not Speaking

First name: **Andrea**  
Last name: **Harper**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Disagree**

**Submitter Comments:**

## Extension of areas

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?

**Neutral**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 263

Not Speaking

First name: **Meta**  
Last name: **Harrison**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

## Extension of areas

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?

**Neutral**

**Submitter Comments:**

## Residential Development

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?

**Disagree**

**Submitter Comments:**

## Remissions

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

- |     |                             |                 |
|-----|-----------------------------|-----------------|
| i)  | Community groups and trusts | <b>Neutral</b>  |
| ii) | Social housing              | <b>Disagree</b> |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 360

Not Speaking

First name: **Marlene**  
Last name: **Hart**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

## Extension of areas

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?

**Neutral**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 115

Not Speaking

First name: Shirley  
Last name: Hastings

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Neutral

Submitter Comments:

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## Extension of areas

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?

Neutral

Submitter Comments:

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## Residential Development

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

Submitter Comments:

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## Remissions

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

- |     |                             |          |
|-----|-----------------------------|----------|
| i)  | Community groups and trusts | Neutral  |
| ii) | Social housing              | Disagree |

Submitter Comments:

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Supporting documents

# Development Contributions Policy 2024

Submission # 491

Speaking

First name: Paul  
Last name: Hausia

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1507

Not Speaking

First name: **Mitchell**  
Last name: **Hawker**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

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## Extension of areas

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**

**Submitter Comments:**

---

## Residential Development

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**

**Submitter Comments:**

---

## Remissions

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

- i) Community groups and trusts **Disagree**
- ii) Social housing **Disagree**

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 1492

Not Speaking

First name: **Nathan**  
Last name: **Hawtree**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

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## Extension of areas

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**

**Submitter Comments:**

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## Residential Development

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**

**Submitter Comments:**

---

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Neutral**

**Submitter Comments:**

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Supporting documents



# Development Contributions Policy 2024

Submission # 1175

Not Speaking

First name: **Christine**  
Last name: **Haxton**  
Organisation: **N/A**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

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## Extension of areas

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**

**Submitter Comments:**

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## Residential Development

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**

**Submitter Comments:**

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## Remissions

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

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Agree</b>   |

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission #942

Not Speaking

First name: **Melanie**  
Last name: **Haxton**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Neutral**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1163

Not Speaking

First name: **Russell**  
Last name: **Hayes**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Agree**

**Submitter Comments:** The sooner the better and I think your guesstimate on new houses / buildings is on the light side

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Disagree**
- ii) Social housing **Disagree**

**Submitter Comments:**



# Development Contributions Policy 2024

Submission # 869

Not Speaking

First name: **Phill**  
Last name: **Haynes**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 374

Not Speaking

First name: Tanya  
Last name: Hayton

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Neutral

Submitter Comments:

## Extension of areas

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?

Neutral

Submitter Comments:

## Residential Development

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?

Neutral

Submitter Comments:

## Remissions

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

- |     |                             |       |
|-----|-----------------------------|-------|
| i)  | Community groups and trusts | Agree |
| ii) | Social housing              | Agree |

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission #922

Not Speaking

First name: **Cordell**  
Last name: **Hayward**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 417

Not Speaking

First name: Emma  
Last name: Healey

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Submitter Comments:

## Extension of areas

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**

Submitter Comments:

## Residential Development

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? **Disagree**

Submitter Comments:

## Remissions

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

- i) Community groups and trusts **Disagree**
- ii) Social housing **Disagree**

Submitter Comments:

Supporting documents



# Development Contributions Policy 2024

Submission # 371

Not Speaking

First name: Chanel  
Last name: Heather

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

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## Extension of areas

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**

**Submitter Comments:**

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## Residential Development

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? **Disagree**

**Submitter Comments:** I find it dishonest to portray it as an 'occupancy-based' measure and not just a tax on wealth

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## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

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# Development Contributions Policy 2024

Submission # 1130

Not Speaking

First name: **Quinn**  
Last name: **Hemingway**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

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## Extension of areas

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?

**Neutral**

**Submitter Comments:**

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## Residential Development

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?

**Neutral**

**Submitter Comments:**

---

## Remissions

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

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 1347

Not Speaking

First name: Kathleen  
Last name: Henderson

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Submitter Comments:

## Extension of areas

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**

Submitter Comments:

## Residential Development

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? **Neutral**

Submitter Comments:

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 1030

Not Speaking

First name: R. J.  
Last name: Henderson

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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? **Neutral**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Disagree**
- ii) Social housing **Disagree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1642

Not Speaking

First name: **Maya**  
Last name: **Herewini**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Disagree**
- ii) Social housing **Disagree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1301

Not Speaking

First name: **Hector**  
Last name: **Hetherington**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts
- ii) Social housing

**Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1509

Not Speaking

First name: **Matthew**  
Last name: **Hickman**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Agree**

**Submitter Comments:** Developers should pay the full costs of infrastructure for their developments (both its installation and future maintenance).

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts
- ii) Social housing

**Disagree**

**Disagree**

**Submitter Comments:** There should be no remissions; everyone needs to pay their fair share.



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Supporting documents

# Development Contributions Policy 2024

Submission # 215

Not Speaking

First name: **Simone**  
Last name: **Higgie**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 177

Not Speaking

First name: **Deb**  
Last name: **Hill**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 536

Not Speaking

First name: Elayne  
Last name: Hill

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

Agree

Submitter Comments:

## Extension of areas

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

Submitter Comments: Those who live or build there should pay

## Residential Development

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

Submitter Comments:

## Remissions

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

- i) Community groups and trusts Agree
- ii) Social housing Agree

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 1648

Not Speaking

First name: **Geoffrey**  
Last name: **Hipango**  
Organisation: **Te Ao Hou Marae**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts
- ii) Social housing

**Agree**

**Agree**

**Submitter Comments:** The application of remission needs to also factor in beyond just a change of zone but what existing infrastructure is already in place. Our experience is rates increase of 300% on land

zoned residential but no infrastructure and from a QV. This is totally inequitable.

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Supporting documents

# Development Contributions Policy 2024

Submission # 434

Not Speaking

First name: **Carla**  
Last name: **Hitchcox**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1022

Not Speaking

First name: Hayley  
Last name: Hodges

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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? **Disagree**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Disagree**
- ii) Social housing **Disagree**

**Submitter Comments:**

Supporting documents



# Development Contributions Policy 2024

Submission # 497

Speaking

First name: **Graham**  
Last name: **Holloway**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Agree**

**Submitter Comments:** WDC MUST establish the true cost of connecting to WDC infrastructure including the impact of more connections have on it. Absolutely no subsidising or discounts of any kind. e.g. power companies charge what it costs for connection. WDC learn from it please

## Extension of areas

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**

**Submitter Comments:** The rule here, pay your way or stay away. No subsidising. HAS TO STOP

## Residential Development

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**

**Submitter Comments:** As already stated.

## Remissions

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

i) Community groups and trusts **Disagree**

ii) Social housing

**Disagree**

**Submitter Comments:** All the new connections & fees are a true cost, and must be paid no exceptions. Council have been aware of this problem for a long time & David Langford made comment that was in the Whanganui Chronicle 26.8.23, so why the delay. Govt agencies also absolutely no exemption - if they dont pay NO PERMIT

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Supporting documents

Holloway%2C%20Graham%20-%20DCs%20Policy.pdf

28/04/24

Graham Holloway [REDACTED] 5 [REDACTED] 6

[REDACTED] n t

[REDACTED] i t

re SUBMISSION COUNCIL POLICY and BYLAWS

Whanganui District Council has been negligent towards its existing ratepayer base, by carrying on charging LOW DEVELOP FEES, ie like to connections to our infrastructure system at the peril of the existing ratepayers whom then are charged for that shortfall. This is proven by the exorbitant rate increase us seniors are now forced to pay because someone else is getting a good deal. The Whanganui Chronicle on Sat 26/08/23 published an article re this problem, proving WDC have been aware of it for some time, and have NOT ACTIONED THE PROBLEM. Hence being negligent.

There is absolutely no reason why existing ratepayers should be expected to pick up the cost, in any form. There is absolutely no excuse to NOT up the costs significantly to what was in the article. And if YA DONT WANT TO PAY STAY AWAY and pay HIGHER somewhere else. A perfect example of this is the property at 4 Springvale Rd, where it is proposed to build many townhouses. Article was in Whanganui Chronical 27/11/23. Its the same theory that WDC has towards parking. There is NO discount for excuses, JUST PAY THE PARKING TICKET, and if you dont there are consequences.

#### RE UTILITIES

Also with regard to infrastructure, I propose that WDC hold our UTILITIES to count when they dig up WDC areas, and do a shoddy patch up. I had discussion with DAMION WOOD some time ago bout this problem that to expect ratepayers to pay for the reconstruction of WDC assets. My proposal would be that the UTILITIES are responsible for their reinstatement work to carry the same effective lifetime warrenty that WDC would put on the if undisturbed area. A perfect case in point is the crap footpath in Jones st from a Telco job some time ago. And added to the proposal is that if a utility changes ownership, SO DOES THE REPAIR. Damion said that the UTILITIES wont like it, and I replied NOR DO WE. He also said that he thinks it is a great idea because it looks after ratepayers interests. A point is that although the UTILITIES WONT LIKE IT, if they do a proper job from the outset, it wont be an issue. Added to the proposal is that if a UTILITY has work done, and WDC are not informed of it as required, WDC can dig again and find the culprit and FINE THEM ACCORDINGLY.

Uneven surfaces for us seniors to walk on are a big issue, and moreso the likes of me thru an accident in 1976, dont life my feet very far, I just have to have my shoe get caught on a risen edge, and I AM THEN OVER. That then becomes a WDC issue like what happened to me here in NIXON ST last year, and WDC repaired the area with a dash of speed because WDC know it is part of their DUTY OF CARE and when they fail with their duty of care, then the saying THE SMELLY BROWN STUFF HITS THE FAN.as it should.

#### PARKING and GROWTH OVER FOOTPATHS

I propose that WDC have parking a vehicle the WRONG WAY AROUND eg must face the way of driving, A BY LAW VIOLATION, and an immediate fine just like the Police do. I accept that Police dont do it here in Whanganui because of a WDC parking department. So its needs sorting.

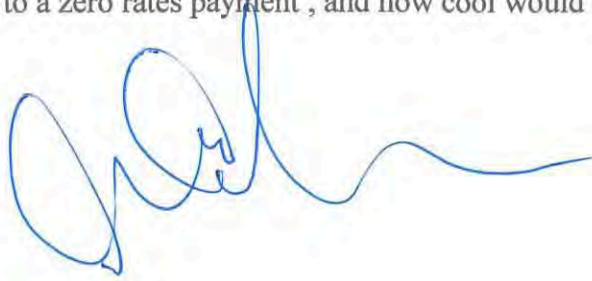
With regards to growth of vegetation from properties over the footpath, that to be made an advertised by law by adjacent property owners of the footpath network to ensure their srubbery and tree growth DOES NOT IMPACT THE FOOTPATH NETWORK. I propose a large FINE for this to be in order, but first a council notice to the culprit with what is required with a short remedy period, and then if NO ACTION THE FINE. No excuses not to, furthermore if the property owner allows it

to happen again, well then the FINE BECOMES INSTANT, with an increase for not complying.

I understand that CENTRAL GOVERNMENT has set fines for LOCAL COUNCIL, however thru their stupidity, the fines that can be obtained are like POCKET MONEY because they are so low and outdated, and it is too expensive for local authorities to administer for what is obtained in the fine, so in escence the culprits dont care.

WDC needs to pressure Central Govt, along with other local authorities, that Central Govt needs and should relinquish ALL LOCAL BODY FINES CONTROL and let the LOCAL BODIES SET FINES THEMSELVES, to their own circumstances. That will also help keep rates down for those whom dont do stupid stuff and behave as good citizens should because it would be like putting a FINES METER ON THE IDIOTS. If someone could design a FINES METER FOR IDIOTS, we might then get to a zero rates payment , and how cool would that be.

Graham Holloway

A handwritten signature in blue ink, appearing to read 'Graham Holloway', with a long horizontal flourish extending to the right.

# Development Contributions Policy 2024

Submission # 864

Not Speaking

First name: **Stephen**  
Last name: **Hormann**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1580

Not Speaking

First name: Alan  
Last name: Hoskin

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Disagree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1054

Not Speaking

First name: Naomi  
Last name: Hoskins

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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? **Neutral**

**Submitter Comments:**

## Remissions

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

- |     |                             |                 |
|-----|-----------------------------|-----------------|
| i)  | Community groups and trusts | <b>Agree</b>    |
| ii) | Social housing              | <b>Disagree</b> |

**Submitter Comments:** Social housing should be support led by national government not local government





# Development Contributions Policy 2024

Submission # 1352

Not Speaking

First name: **Josh**  
Last name: **Houlahan**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Disagree**

**Submitter Comments:** Extra housing is needed and should be accepted/ aided by and government. By raising development contributions you will only be raising the cost of property to those buying not those developing.

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- |     |                             |                 |
|-----|-----------------------------|-----------------|
| i)  | Community groups and trusts | <b>Agree</b>    |
| ii) | Social housing              | <b>Disagree</b> |

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 1291

Not Speaking

First name: Ari  
Last name: Houshangi

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Submitter Comments:

## Extension of areas

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**

Submitter Comments:

## Residential Development

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**

Submitter Comments:

## Remissions

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

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 882

Not Speaking

First name: Diane  
Last name: Howard

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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? **Disagree**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Neutral**
- ii) Social housing **Neutral**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1091

Not Speaking

First name: **Michaela**  
Last name: **Howe**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

## Extension of areas

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?

**Neutral**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1454

Not Speaking

First name: **Simon**  
Last name: **Howe**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1225

Not Speaking

First name: **barbara**  
Last name: **humphrey**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Neutral**
- ii) Social housing **Neutral**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1224

Not Speaking

First name: **Mark**  
Last name: **Humphrey**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:** Whanganui is big enough. I don't want to see it grow as a result of rich refugees coming down from Auckland.

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**





# Development Contributions Policy 2024

Submission # 1574

Not Speaking

First name: **Bridget**  
Last name: **Hurley**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

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## Extension of areas

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**

**Submitter Comments:**

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## Residential Development

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**

**Submitter Comments:**

---

## Remissions

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

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Agree</b>   |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 1392

Not Speaking

First name: **Tamia**  
Last name: **Hurtad**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Disagree**
- ii) Social housing **Agree**

**Submitter Comments:** Community groups - yes, trusts - no.

Supporting documents

# Development Contributions Policy 2024

Submission # 1396

Not Speaking

First name: **Raymi**  
Last name: **Hurtado Stuart**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1071

Not Speaking

First name: **Megan**  
Last name: **James**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:** Not churches

Supporting documents

# Development Contributions Policy 2024

Submission # 454

Not Speaking

First name: Jay  
Last name: Jay

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Submitter Comments:

## Extension of areas

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? **Neutral**

Submitter Comments:

## Residential Development

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**

Submitter Comments:

## Remissions

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

- i) Community groups and trusts **Neutral**
- ii) Social housing **Neutral**

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 88

Not Speaking

First name: **Kaye**  
Last name: **Johnson**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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? **Neutral**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 734

Not Speaking

First name: **Melissa**  
Last name: **Johnston**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

## Extension of areas

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?

**Neutral**

**Submitter Comments:**

## Residential Development

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?

**Neutral**

**Submitter Comments:**

## Remissions

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

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:**

Supporting documents



# Development Contributions Policy 2024

Submission # 355

Not Speaking

First name: **Brendan**  
Last name: **Jones**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

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## Extension of areas

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**

**Submitter Comments:**

---

## Residential Development

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? **Disagree**

**Submitter Comments:**

---

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 1177

Not Speaking

First name: **Claudia**  
Last name: **Jones**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 602

Not Speaking

First name: **Rod**  
Last name: **Jones**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Disagree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 508

Not Speaking

First name: **Shane**  
Last name: **Jones**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Disagree**

**Submitter Comments:**

## Extension of areas

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?

**Disagree**

**Submitter Comments:**

## Residential Development

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?

**Disagree**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts
- ii) Social housing

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1183

Not Speaking

First name: Susi  
Last name: Jones

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1063

Not Speaking

First name: Alice  
Last name: Jonker

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Disagree**

**Submitter Comments:** Increasing the cost will discourage development.

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 108

Not Speaking

First name: Paul  
Last name: Kamau

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

Agree

**Submitter Comments:** A small increase initially won't be sniffed at too much.

## Extension of areas

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

**Submitter Comments:**

## Residential Development

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?

Neutral

**Submitter Comments:** This sounds ok with me but will this encourage development? Or inhibit it.

## Remissions

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

- |     |                             |       |
|-----|-----------------------------|-------|
| i)  | Community groups and trusts | Agree |
| ii) | Social housing              | Agree |

**Submitter Comments:** I would like to see council consider leasing out some council land for the

development of residential parks. That allow for a developer to sub lease out a plot for a unit dwelling to be built on. This would allow for cheaper social housing as home owners need only pay for the dwelling and the cost of a leased plot.

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Supporting documents



# Development Contributions Policy 2024

Submission # 1409

Not Speaking

First name: **Jhonelle**  
Last name: **Kara**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

---

## Extension of areas

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?

**Neutral**

**Submitter Comments:**

---

## Residential Development

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**

**Submitter Comments:**

---

## Remissions

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

- |     |                             |              |
|-----|-----------------------------|--------------|
| i)  | Community groups and trusts | <b>Agree</b> |
| ii) | Social housing              | <b>Agree</b> |

**Submitter Comments:**

---

Supporting documents

# Development Contributions Policy 2024

Submission # 1654

Not Speaking

First name: Diljeet  
Last name: Kaur

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

Neutral

Submitter Comments:

## Extension of areas

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

Submitter Comments:

## Residential Development

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

Submitter Comments:

## Remissions

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

- |     |                             |         |
|-----|-----------------------------|---------|
| i)  | Community groups and trusts | Neutral |
| ii) | Social housing              | Neutral |

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 346

Not Speaking

First name: Kimberly  
Last name: Kawau

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Disagree

Submitter Comments:

## Extension of areas

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

Submitter Comments:

## Residential Development

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

Submitter Comments:

## Remissions

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

- i) Community groups and trusts Agree
- ii) Social housing Agree

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 455

Not Speaking

First name: **Joshia**  
Last name: **Kaweroa**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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? **Neutral**

**Submitter Comments:**

## Residential Development

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? **Neutral**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Neutral**
- ii) Social housing **Neutral**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission #927

Not Speaking

First name: Mere  
Last name: Keating

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Submitter Comments:

## Extension of areas

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? **Neutral**

Submitter Comments:

## Residential Development

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? **Disagree**

Submitter Comments:

## Remissions

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

- i) Community groups and trusts **Neutral**
- ii) Social housing **Neutral**

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 613

Not Speaking

First name: **Daryl**  
Last name: **Keeling**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1489

Not Speaking

First name: Lana  
Last name: Kidd

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Neutral

Submitter Comments:

## Extension of areas

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?

Neutral

Submitter Comments:

## Residential Development

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?

Neutral

Submitter Comments:

## Remissions

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

- |     |                             |          |
|-----|-----------------------------|----------|
| i)  | Community groups and trusts | Neutral  |
| ii) | Social housing              | Disagree |

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 615

Not Speaking

First name: **Reg**  
Last name: **Kidd**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents



# Development Contributions Policy 2024

Submission # 589

Not Speaking

First name: **Melanie**  
Last name: **King**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1416

Not Speaking

First name: Sue  
Last name: King

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1019

Not Speaking

First name: **Joanne**  
Last name: **Knapp**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Disagree**

**Submitter Comments:**

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## Extension of areas

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**

**Submitter Comments:**

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## Residential Development

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?

**Submitter Comments:**

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## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 629

Not Speaking

First name: Cory  
Last name: Kondracki

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Disagree**

**Submitter Comments:** I live rural so why should we be paying higher rates for this

## Extension of areas

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?

**Disagree**

**Submitter Comments:**

## Residential Development

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?

**Neutral**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Neutral**
- ii) Social housing **Neutral**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 379

Not Speaking

First name: **Fabian**  
Last name: **Kopu**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1143

Not Speaking

First name: Philip  
Last name: Kubiak

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Submitter Comments:

## Extension of areas

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**

Submitter Comments:

## Residential Development

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**

Submitter Comments:

## Remissions

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

- |     |                             |                 |
|-----|-----------------------------|-----------------|
| i)  | Community groups and trusts | <b>Neutral</b>  |
| ii) | Social housing              | <b>Disagree</b> |

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 1002

Not Speaking

First name: V  
Last name: L

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Disagree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 812

Speaking

First name: **Stephen**  
Last name: **Lace**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Neutral**

**Submitter Comments:** You have not provided enough information. Also, the incoming GOVT has said that it will require Councils to consent / identify enough land to cater to 30 years of growth. Surely your policies and charges need to take account of changed Government policy and a presumed desirability of making home ownership much more affordable?

---

## Extension of areas

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**

**Submitter Comments:** I agree that the burden on the city occupants should be spread more equitably unless there is good reason to incentivise development in a particular area. However, Councils costs requiring contributions must be well managed.

---

## Residential Development

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**

**Submitter Comments:** I agree that larger homes should pay a higher levy/contribution. However, this also raises the question of whether all properties should at least in part be rated based upon number of occupants.



---

## Remissions

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

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:** You have not provided enough detail on the level of remission.

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Supporting documents

# Development Contributions Policy 2024

Submission # 1605

Not Speaking

First name: Wendy  
Last name: Lane

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Disagree

Submitter Comments:

## Extension of areas

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

Submitter Comments:

## Residential Development

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?

Disagree

Submitter Comments:

## Remissions

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

- |     |                             |          |
|-----|-----------------------------|----------|
| i)  | Community groups and trusts | Disagree |
| ii) | Social housing              | Disagree |

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 1016

Not Speaking

First name: **Kit**  
Last name: **Lawrence**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1079

Not Speaking

First name: **Dani**  
Last name: **Lebo**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:** Of course. And the further from city centre these developments are, the more they should pay. We should be encouraging higher density city developments and discouraging suburban sprawl.

## Residential Development

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?

**Neutral**

**Submitter Comments:** I would like to see policies that encourage higher density development in town and discourage sprawl. This seems to punish high density no matter where it is.

## Remissions

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

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Agree</b>   |

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 1172

Not Speaking

First name: **Kathy**  
Last name: **Lee**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

## Extension of areas

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?

**Neutral**

**Submitter Comments:**

## Residential Development

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?

**Neutral**

**Submitter Comments:**

## Remissions

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

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 696

Not Speaking

First name: Catherine  
Last name: LeSage

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

Agree

Submitter Comments:

## Extension of areas

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

Submitter Comments:

## Residential Development

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

Submitter Comments:

## Remissions

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

- i) Community groups and trusts
- ii) Social housing

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 1464

Not Speaking

First name: **Robert**  
Last name: **Lewis**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents



# Development Contributions Policy 2024

Submission #99

Not Speaking

First name: Lisa  
Last name: Lightband

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

Neutral

Submitter Comments: Not sure but surely user pays?

## Extension of areas

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

Submitter Comments:

## Residential Development

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

Submitter Comments:

## Remissions

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

- |     |                             |         |
|-----|-----------------------------|---------|
| i)  | Community groups and trusts | Neutral |
| ii) | Social housing              | Neutral |

Submitter Comments: I dont know enough to comment

Supporting documents

# Development Contributions Policy 2024

Submission # 664

Not Speaking

First name: Candice  
Last name: Lillington

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

Submitter Comments:

## Extension of areas

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**

Submitter Comments:

## Residential Development

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**

Submitter Comments:

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Disagree**

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 279

Not Speaking

First name: **Maureen**  
Last name: **Little**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

## Extension of areas

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?

**Neutral**

**Submitter Comments:**

## Residential Development

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?

**Neutral**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts
- ii) Social housing

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 456

Not Speaking

First name: **Debra**  
Last name: **Lloyd**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Disagree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1076

Not Speaking

First name: **Riley**  
Last name: **Loader**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1102

Not Speaking

First name: Peter  
Last name: Lock

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

Agree

Submitter Comments:

## Extension of areas

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

Submitter Comments:

## Residential Development

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?

Disagree

Submitter Comments:

## Remissions

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

- i) Community groups and trusts
- ii) Social housing

Agree

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 654

Not Speaking

First name: **Vincent**  
Last name: **Lockwood**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Agree**

**Submitter Comments:** Developers need to contribute to any plans they submit.

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- |     |                             |                 |
|-----|-----------------------------|-----------------|
| i)  | Community groups and trusts | <b>Agree</b>    |
| ii) | Social housing              | <b>Disagree</b> |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 412

Not Speaking

First name: **Joseph**  
Last name: **Logue**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Disagree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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?

**Disagree**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Disagree**
- ii) Social housing **Disagree**

**Submitter Comments:**

Supporting documents



# Development Contributions Policy 2024

Submission # 1606

Not Speaking

First name: **Barbara**  
Last name: **Lougher**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- |     |                             |                 |
|-----|-----------------------------|-----------------|
| i)  | Community groups and trusts | <b>Disagree</b> |
| ii) | Social housing              | <b>Neutral</b>  |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1249

Not Speaking

First name: Sarah  
Last name: Lourie

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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? **Neutral**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Neutral**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 556

Not Speaking

First name: **Nicole**  
Last name: **Lucas**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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?

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission #984

Not Speaking

First name: E  
Last name: M

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Neutral**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission #936

Not Speaking

First name: **Barbara**  
Last name: **Macdonald**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Neutral**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1157

Not Speaking

First name: **Richard**  
Last name: **MacDonald**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 401

Not Speaking

First name: **Jan**  
Last name: **MacGibbon**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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? **Neutral**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Neutral**
- ii) Social housing **Neutral**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1326

Not Speaking

First name: **Ngairé**  
Last name: **Madams**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:**

Supporting documents



# Development Contributions Policy 2024

Submission # 1236

Not Speaking

First name: **Robert**  
Last name: **Maddren**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Submitter Comments: ..

## Extension of areas

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**

Submitter Comments: ..

## Residential Development

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**

Submitter Comments: ..

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

Submitter Comments: ..

Supporting documents

# Development Contributions Policy 2024

Submission # 860

Not Speaking

First name: **John**  
Last name: **Maguire**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 479

Not Speaking

First name: **Stephen**  
Last name: **Mahoney**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Agree**

**Submitter Comments:** All sources of non-rates revenue need to be increased to offset the impact on ratepayers.

## Extension of areas

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**

**Submitter Comments:** It's fair to increase the contribution areas

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- |     |                             |                 |
|-----|-----------------------------|-----------------|
| i)  | Community groups and trusts | <b>Disagree</b> |
| ii) | Social housing              | <b>Disagree</b> |

**Submitter Comments:** All areas must be included  
community groups should not be subsidised by  
general ratepayers.

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Supporting documents

# Development Contributions Policy 2024

Submission # 1305

Not Speaking

First name: **Helen**  
Last name: **Manning**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

## Extension of areas

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?

**Neutral**

**Submitter Comments:**

## Residential Development

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?

**Neutral**

**Submitter Comments:**

## Remissions

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

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 373

Not Speaking

First name: **Dannette**  
Last name: **Marshall**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Agree**

**Submitter Comments:**

## Extension of areas

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?

**Neutral**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- |     |                             |                 |
|-----|-----------------------------|-----------------|
| i)  | Community groups and trusts | <b>Disagree</b> |
| ii) | Social housing              | <b>Neutral</b>  |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 341

Not Speaking

First name: **Dave**  
Last name: **Marshall**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

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## Extension of areas

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? **Neutral**

**Submitter Comments:**

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## Residential Development

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? **Neutral**

**Submitter Comments:**

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## Remissions

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

- i) Community groups and trusts **Disagree**
- ii) Social housing **Disagree**

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 625

Not Speaking

First name: Gary  
Last name: Martin

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Submitter Comments:

## Extension of areas

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**

Submitter Comments:

## Residential Development

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**

Submitter Comments:

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Neutral**

Submitter Comments:

Supporting documents



# Development Contributions Policy 2024

Submission #994

Not Speaking

First name: **Tom**  
Last name: **Martin**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Agree**

**Submitter Comments:** This has been overlooked for many years, developers make a huge amount of money.

## Extension of areas

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?

**Neutral**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- |     |                             |                 |
|-----|-----------------------------|-----------------|
| i)  | Community groups and trusts | <b>Disagree</b> |
| ii) | Social housing              | <b>Disagree</b> |

**Submitter Comments:**



# Development Contributions Policy 2024

Submission # 1005

Not Speaking

First name: **John**  
Last name: **Maslin**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Agree**

**Submitter Comments:** Seems a fair option.

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts
- ii) Social housing

**Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1598

Not Speaking

First name: **Emily**  
Last name: **Mason**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Disagree**
- ii) Social housing **Disagree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 752

Not Speaking

First name: **Samantha**  
Last name: **Mason**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Disagree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission #989

Not Speaking

First name: **Te Manawa**  
Last name: **Mateparae**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

## Extension of areas

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?

**Disagree**

**Submitter Comments:**

## Residential Development

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?

**Neutral**

**Submitter Comments:**

## Remissions

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

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 867

Not Speaking

First name: **Dianne**  
Last name: **Matthews**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

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## Extension of areas

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**

**Submitter Comments:**

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## Residential Development

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? **Neutral**

**Submitter Comments:**

---

## Remissions

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

- i) Community groups and trusts **Disagree**
- ii) Social housing **Agree**

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 1023

Not Speaking

First name: **Charlotte**  
Last name: **Maugham**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

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## Extension of areas

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?

**Neutral**

**Submitter Comments:**

---

## Residential Development

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?

**Disagree**

**Submitter Comments:**

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## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

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Supporting documents



# Development Contributions Policy 2024

Submission # 322

Not Speaking

First name: Sarah  
Last name: Mauvan

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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? **Neutral**

**Submitter Comments:**

## Residential Development

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? **Neutral**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Neutral**
- ii) Social housing **Neutral**

**Submitter Comments:** I don't understand this

Supporting documents

# Development Contributions Policy 2024

Submission # 1558

Not Speaking

First name: **Sandra**  
Last name: **McAvoy**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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? **Neutral**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Disagree**
- ii) Social housing **Disagree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1603

Not Speaking

First name: Pat  
Last name: McCarthy

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Submitter Comments:

## Extension of areas

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**

Submitter Comments:

## Residential Development

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**

Submitter Comments:

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 466

Not Speaking

First name: Avon  
Last name: McDonald

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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? **Neutral**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Neutral**
- ii) Social housing **Neutral**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 266

Not Speaking

First name: Jane  
Last name: McGimpsey

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Submitter Comments:

## Extension of areas

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**

Submitter Comments:

## Residential Development

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**

Submitter Comments:

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 1123

Not Speaking

First name: **Bronwyn**  
Last name: **McGrail**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Neutral**

**Submitter Comments:** neutral until i understand it more.. If i live in WE & C/C is growing.. how is it benefical to me?

## Extension of areas

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?

**Disagree**

**Submitter Comments:** again i am not in an area that is developing.

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- |     |                             |                 |
|-----|-----------------------------|-----------------|
| i)  | Community groups and trusts | <b>Disagree</b> |
| ii) | Social housing              | <b>Disagree</b> |

**Submitter Comments:** are these rate paying groups & trusts.. is social housing contributing towards rates?

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Supporting documents

# Development Contributions Policy 2024

Submission # 106

Not Speaking

First name: **Rob**  
Last name: **McGrail**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

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## Extension of areas

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**

**Submitter Comments:**

---

## Residential Development

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?

**Disagree**

**Submitter Comments:** This seems like an extremely silly and counterproductive model, penalizing effective land use

---

## Remissions

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

- |     |                             |                 |
|-----|-----------------------------|-----------------|
| i)  | Community groups and trusts | <b>Disagree</b> |
| ii) | Social housing              | <b>Disagree</b> |



**Submitter Comments:** The charges are either a necessary offset of infrastructure costs or they're not. Apply them evenly

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Supporting documents

# Development Contributions Policy 2024

Submission #928

Not Speaking

First name: Karen  
Last name: McGregor

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Submitter Comments:

## Extension of areas

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? **Neutral**

Submitter Comments:

## Residential Development

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**

Submitter Comments:

## Remissions

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

- i) Community groups and trusts **Neutral**
- ii) Social housing **Neutral**

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 811

Not Speaking

First name: **Karon**  
Last name: **McIntyre**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

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## Extension of areas

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**

**Submitter Comments:**

---

## Residential Development

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**

**Submitter Comments:**

---

## Remissions

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

- i) Community groups and trusts **Disagree**
- ii) Social housing **Disagree**

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 512

Not Speaking

First name: Daniel  
Last name: McKenzie

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Disagree**

**Submitter Comments:** If you keep using the money from development then no development will happen

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Neutral**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 725

Speaking

First name: **Jessica**  
Last name: **McKenzie**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:** Seeing the Mill Road area expanding is great!

## Residential Development

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**

**Submitter Comments:** Totally agree. Same with the old census info gathering. A larger house with more people required more everything right! Makes sense.

## Remissions

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

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Agree</b>   |

**Submitter Comments:** Hello, tent city. It's sad. There are people living ON and IN St John's Hill. And along the river by the train sculpture. Something needs to change. Not a good look, but more importantly, I have heard people have been intimidated walking along the river. Makes a cycle/walkway a waste of money, if that tent town gets any bigger, no one will be using it eh.

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Supporting documents

# Development Contributions Policy 2024

Submission # 1448

Not Speaking

First name: **Craig**  
Last name: **McLaren**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Neutral**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 727

Not Speaking

First name: **Katelyn**  
Last name: **McLeod**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Disagree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents



# Development Contributions Policy 2024

Submission # 238

Not Speaking

First name: **Kirsty**  
Last name: **Mcloughlin**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

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## Extension of areas

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**

**Submitter Comments:**

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## Residential Development

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**

**Submitter Comments:**

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## Remissions

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

- i) Community groups and trusts **Disagree**
- ii) Social housing **Disagree**

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 1253

Not Speaking

First name: Elizabeth  
Last name: Mcmenamin

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Neutral

Submitter Comments:

## Extension of areas

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?

Neutral

Submitter Comments:

## Residential Development

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?

Neutral

Submitter Comments:

## Remissions

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

- |     |                             |         |
|-----|-----------------------------|---------|
| i)  | Community groups and trusts | Neutral |
| ii) | Social housing              | Neutral |

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 966

Not Speaking

First name: **Fiona**  
Last name: **McMillan**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

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## Extension of areas

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**

**Submitter Comments:**

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## Residential Development

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**

**Submitter Comments:**

---

## Remissions

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

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 1100

Not Speaking

First name: **Jordan**  
Last name: **Meade**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 325

Not Speaking

First name: **Catriona**  
Last name: **Mellows**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

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## Extension of areas

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**

**Submitter Comments:**

---

## Residential Development

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**

**Submitter Comments:**

---

## Remissions

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

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 859

Not Speaking

First name: **John**  
Last name: **Mellsop**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 626

Not Speaking

First name: **Alison**  
Last name: **Metcalf**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 391

Not Speaking

First name: **Nina**  
Last name: **Miller**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:** This sounds equitable.

Supporting documents



# Development Contributions Policy 2024

Submission # 691

Not Speaking

First name: **Stuart**  
Last name: **Miller**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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? **Neutral**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 164

Not Speaking

First name: **Glenda**  
Last name: **Mitchell**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

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## Extension of areas

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**

**Submitter Comments:**

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## Residential Development

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**

**Submitter Comments:**

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## Remissions

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

- |     |                             |                 |
|-----|-----------------------------|-----------------|
| i)  | Community groups and trusts | <b>Disagree</b> |
| ii) | Social housing              | <b>Disagree</b> |

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 1064

Not Speaking

First name: **Sam**  
Last name: **Moore**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 582

Not Speaking

First name: Sue  
Last name: Moran

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:** This isn't black and white. Each application needs to be judged on what offers to the community as a whole



# Development Contributions Policy 2024

Submission # 735

Not Speaking

First name: **Belinda**  
Last name: **Morgan**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

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## Extension of areas

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**

**Submitter Comments:**

---

## Residential Development

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**

**Submitter Comments:**

---

## Remissions

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

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Agree</b>   |

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 532

Not Speaking

First name: Donna  
Last name: Morgan

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Submitter Comments:

## Extension of areas

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**

Submitter Comments:

## Residential Development

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**

Submitter Comments:

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 196

Speaking

First name: **William**  
Last name: **Morrell**  
Organisation: **Bullocks Group**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

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## Extension of areas

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**

**Submitter Comments:**

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## Residential Development

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**

**Submitter Comments:**

---

## Remissions

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

- |                                |                |
|--------------------------------|----------------|
| i) Community groups and trusts | <b>Neutral</b> |
| ii) Social housing             | <b>Neutral</b> |

**Submitter Comments:**

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Supporting documents

Bullocks%20Group%20Submission%20to%20WDC%20on%20Development%20Contribution%20Policy%20-%20202%20May%202024.pdf

2 May 2024

### **Bullocks Group Submission on the Proposed “Development Contribution Policy”**

First and foremost, the Bullocks Group would like to thank the Whanganui District Council for opportunity to comment on the proposed ‘Development Contribution Policy’.

While Bullocks are supportive of the Council’s intent to introduce development contributions, we do have some concerns which largely revolve around the complexity/readability of the policy, the lack of adequate consultation and the intended speed of implementation. We are not convinced that the Council has adequately drawn-in a range of development stakeholders into the development of this policy which we feel needs to be implemented in more reasonable timeframes to ensure that it does not lead to perverse outcomes for the Whanganui community, nor work against national efforts to build new and affordable homes.

We provide some high-level feedback below:

#### **Consultation and Proposed Introduction:**

1. We do support the introduction of Development Contributions that are affordable, fair and introduced in a reasonable timeframe.
2. In general, however we do not think the general public, designers and construction companies have been adequately informed of the proposed policy and how it may affect the community, city growth, business confidence, and potential clients.
3. The relatively short consultation timeframe between submission close-off and the proposed introduction date of the new policy casts a shadow on the sincerity of the present consultation process. It appears that Council is set on quickly implementing a DC policy and we query the little time they have to adequately address, integrate and consult on submission feedback within the proposed timeframes?
4. The short implementation period does not reflect that many development/subdivision projects that are currently underway have been initiated and budgeted in the absence of development contribution fees which form another barrier to housing development in our community.

*Case Example: we have found the Council engagement process with our proposed subdivision in Bedford Avenue to be difficult and protracted. While we appreciate that the Council is resource constrained, turn-around times for advice have been slow and the quality and timeliness of policy, roading and infrastructure advice has at times been inconsistent. The development process has been further confounded by Council staff who have encouraged us to consider intensification of our proposed development in the absence of adequate WDC guidelines and policies for this type of infill. Outcome =*

*protracted lead times for a project that was hatched and budgeted long before the development of this newly proposed DC policy.*

**Working Group Approach:**

5. To garner buy-in and ensure fairness we also believe that the Council should consider a working group style approach to finalise the DC policy. As it stands the draft policy, in our view, lacks pragmatism and is not an easy read for those who do not have a planning or policy background.

**Concern at the added cost to development and building:**

6. The proposed introduction of development contribution comes at a precarious time for many developers, businesses and construction companies. With a depressed housing market, escalating building costs and high interest rates, we believe that Council should take a slow and/or staged approach with the introduction of fees which will ultimately increase the cost of new builds and further discourage building and buyers.

**Infill subdivision and intensification:**

7. We feel that the proposed policy does not adequately reflect the policies and intent of the 2020 *National Policy Statement for Urban Development* that attempts to encourage intensification and urban infill. We consider the proposed costs for urban infill subdivision and subdivision of non-green field development to be unreasonably high.

**Flexibility and site development costs:**

8. All subdivisions are located within unique locations that will have different draws on services and different development benefits for the communities. In this context we strongly encourage the Council to avoid a one-size fits all approach to the application of development contributions. Council must have a robust and pragmatic approach to each subdivision as they consider the level of DC costs.
9. While Council will be keen to simplify the application of development fees we strongly encourage a robust mechanism that gives consideration to the draw on services and the extent to which the given development/subdivision supports infrastructural development and the community. *For example, it would be unfair to expect a development located right next to the river to necessarily contribute the same DC fees to a more remote development that intensively relies on new or existing SW infrastructure. A similar argument could be made around proximity to waste water mains or roading infrastructure.*

**In closing:** In our 95 years of experience, subdividing land is a difficult, expensive, complex and protracted exercise. While land development can be profitable there is a high level of risk when the market falls – a risk that is fully born by the developer. While we fully appreciate the need to spread the burden of infrastructure and service costs we believe the Council needs to take a slower and more consultative approach to ensure that this proposed policy has stronger buy-in and does not adversely impact Whanganui businesses, developers and would-be home owners. We believe that the new policy must carefully reflect established urban development policies, strongly encourage high-quality development, and retain a high-degree of flexibility and pragmatism.

***Bullocks Group***

219 Taupo Quay  
Gonville  
Whanganui

Contact Person:

Willy Morrell



willy@bullocksgroup.co.nz

# Development Contributions Policy 2024

Submission # 736

Not Speaking

First name: **Shandi**  
Last name: **Muir**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

## Extension of areas

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?

**Neutral**

**Submitter Comments:**

## Residential Development

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?

**Neutral**

**Submitter Comments:**

## Remissions

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

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 399

Not Speaking

First name: Pam  
Last name: Muller

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Neutral

Submitter Comments:

## Extension of areas

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

Submitter Comments:

## Residential Development

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?

Neutral

Submitter Comments:

## Remissions

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

- i) Community groups and trusts
- ii) Social housing

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 871

Not Speaking

First name: **Amanda**  
Last name: **Murray**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- |     |                             |                 |
|-----|-----------------------------|-----------------|
| i)  | Community groups and trusts | <b>Disagree</b> |
| ii) | Social housing              | <b>Disagree</b> |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1104

Not Speaking

First name: M  
Last name: N

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Neutral

Submitter Comments:

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## Extension of areas

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?

Submitter Comments:

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## Residential Development

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?

Submitter Comments:

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## Remissions

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

- i) Community groups and trusts
- ii) Social housing

Submitter Comments:

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Supporting documents



# Development Contributions Policy 2024

Submission # 357

Not Speaking

First name: Julie  
Last name: Nabaala

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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? **Neutral**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Neutral**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 720

Not Speaking

First name: **Stacey**  
Last name: **Nelson**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

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## Extension of areas

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?

**Neutral**

**Submitter Comments:**

---

## Residential Development

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**

**Submitter Comments:**

---

## Remissions

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

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 1456

Not Speaking

First name: Lynette  
Last name: Newby

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Agree

Submitter Comments:

## Extension of areas

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

Submitter Comments:

## Residential Development

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?

Disagree

Submitter Comments: Occupancy and Size are not the same thing. I would agree with occupancy, but not size

## Remissions

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

- i) Community groups and trusts
- ii) Social housing

Neutral  
Agree

Submitter Comments: Community groups and trusts cover a broad range of groups. Generally I agree but

some groups are more self serving than community minded

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Supporting documents

# Development Contributions Policy 2024

Submission # 445

Not Speaking

First name: **Matthew**  
Last name: **Newell**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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?

**Neutral**

**Submitter Comments:**

## Remissions

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

- |     |                             |                 |
|-----|-----------------------------|-----------------|
| i)  | Community groups and trusts | <b>Agree</b>    |
| ii) | Social housing              | <b>Disagree</b> |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1494

Not Speaking

First name: K  
Last name: Newton  
Organisation: No

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- |     |                             |                 |
|-----|-----------------------------|-----------------|
| i)  | Community groups and trusts | <b>Neutral</b>  |
| ii) | Social housing              | <b>Disagree</b> |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 601

Not Speaking

First name: **Bindi**  
Last name: **Nimmo**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

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## Extension of areas

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?

**Disagree**

**Submitter Comments:**

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## Residential Development

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?

**Neutral**

**Submitter Comments:**

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## Remissions

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

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 1065

Not Speaking

First name: **Greg**  
Last name: **Nixon**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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? **Neutral**

**Submitter Comments:** What if you build a massive property and only one or two live there. Would you base it on potential occupancy?

## Remissions

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

- |     |                             |                 |
|-----|-----------------------------|-----------------|
| i)  | Community groups and trusts | <b>Disagree</b> |
| ii) | Social housing              | <b>Disagree</b> |

**Submitter Comments:**





# Development Contributions Policy 2024

Submission # 531

Not Speaking

First name: Sarah  
Last name: O'Connor

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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? **Disagree**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 663

Not Speaking

First name: jude  
Last name: o'dea

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Agree**

**Submitter Comments:** I think development contributions should be increased for infrastructure projects, housing developments - except where these enable social housing and / or are led by Mana whenua partners.

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 907

Not Speaking

First name: Paddy  
Last name: O'Dea

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Agree**

**Submitter Comments:** I do think developers need to bear the lion's share of development costs.

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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?

**Neutral**

**Submitter Comments:** Not sure. Some developers build large residential dwellings which they sell or rent to families - not necessarily large families, so I cannot see how the occupancy based assessment for residential development would work? Perhaps some midpoint? I don't really understand this stuff, but whatever you do make sure that developers pay their fair share.

## Remissions

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

- i) Community groups and trusts
- ii) Social housing

**Agree**  
**Agree**

**Submitter Comments:** including a remission within the Development Contributions Policy for community groups, trusts and social housing where there is a community benefit. fits well with my values - so do that.

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Supporting documents

# Development Contributions Policy 2024

Submission # 1444

Not Speaking

First name: Michael  
Last name: O'Grady

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Submitter Comments:

## Extension of areas

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**

Submitter Comments:

## Residential Development

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**

Submitter Comments:

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 1639

Not Speaking

First name: R  
Last name: O'Hagan

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- |     |                             |                 |
|-----|-----------------------------|-----------------|
| i)  | Community groups and trusts | <b>Neutral</b>  |
| ii) | Social housing              | <b>Disagree</b> |

**Submitter Comments:**

Supporting documents



# Development Contributions Policy 2024

Submission # 232

Speaking

First name: **Anthony**  
Last name: **O'Leary**  
Organisation: **Stonewood Homes Whanganui**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Disagree**

**Submitter Comments:** While fees increase over time due to inflation and associated costs it is pointless to increase development contributions to offset the burden of rates when rates will continue to increase in coming years at the current levels being notably higher than the rate of inflation. There is no transparency on how development levies will be spent to verify its solely used for infrastructure development and not general Council project and asset management

## Extension of areas

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?

**Disagree**

**Submitter Comments:** For high development areas it makes some sense to have some form of development levies. For areas of little or slow growth this seems pointless. Why impose further penalties and charges on infill development when there are already significant extra compliance aspects to navigate already adding significant costs quality infill development options should be being encouraged by Council - by adding further costs it will simply discourage this from happening in the future meaning the projected increase in dwellings will not hit Council forecast targets. The general public is grossly unaware of what is being proposed or the significant cost impact it will have on them in the future. A committee should be setup to clarify and improve all aspects of the proposed policy, if it must go ahead in some way, to ensure things are

introduced in a manageable way, to ensure the public and industry clearly knows what they are in for and that they understand clearly how future fees and charges will impact their development planning

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## Residential Development

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?

**Disagree**

**Submitter Comments:** The calculation system for that has been proposed has been rushed and put together in such a way that is too hard to understand - its simply too much too fast and too soon. Feedback also suggests Council staff are not fully verse and able to answer queries and provide consistent answers on what final levies would be in some instances. Its also counter intuitive to introduce new levies to simple alteration and extension work where an additional room will incur extra fees to Council - this will simply make those jobs too expensive in many cases and the end result will be a lack of growth in these areas. The general public is grossly unaware of what is being proposed or the significant cost impact it will have on them in the future. A committee should be setup to clarify and improve all aspects of the proposed policy, if it must go ahead in some way, to ensure things are introduced in a manageable way, to ensure the public and industry clearly knows what they are in for and that they understand clearly how future fees and charges will impact their development planning

---

## Remissions

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

- i) Community groups and trusts
- ii) Social housing

**Neutral**  
**Neutral**

**Submitter Comments:** Any development has a certain amount of community benefit and a benefit to the Council as a whole. By offering relief to some projects and not others is a slanted view on holistic benefit. The is no way to properly gauge the community benefit and cost benefit to the city of Whanganui. A consistent approach to any relief on levies should be applied to assess the benefit to the

community of any project based widely agreed  
standards and parameters

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Supporting documents

# Development Contributions Policy 2024

Submission # 193

Speaking

First name: **Jamie**  
Last name: **O'Leary**  
Organisation: **Jamie O'Leary Builders Ltd**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Disagree**

**Submitter Comments:** Even Council staff are unable to give me a clear & concise answer as to how/where these levies/fees will be applied & implemented. While fees increase over time due to inflation and associated costs it is pointless to increase development contributions to offset the burden of rates when rates will continue to increase in coming years at the current levels being notably higher than the rate of inflation.

---

## Extension of areas

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?

**Disagree**

**Submitter Comments:** Make this new pathway too difficult & expensive, it will 'discourage' not encourage development. Cost is critical for any development. A committee needs to be setup to work through all issues & end up with a robust and workable levy system that is palatable to all parties. The general public is very unaware of what is being proposed or the significant cost impact it will have on them in the future. A committee should be setup to clarify and improve all aspects of the proposed policy, if it must go ahead in some way, to ensure things are introduced in a manageable way, to ensure the public and industry clearly knows what they are in for and that they understand clearly how future fees and charges will impact their development planning

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## Residential Development

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?

**Disagree**

**Submitter Comments:** The calculation system for that has been proposed has been rushed and put together in such a way that is too hard to understand - its simply too much too fast and too soon. Feedback also suggests Council staff are not fully verse and able to answer queries and provide consistent answers on what final levies would be in some instances. Its also counter intuitive to introduce new levies to simple alteration and extension work where an additional room will incur extra fees to Council - this will simply make those jobs too expensive in many cases and the end result will be a lack of growth in these areas.

---

## Remissions

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

- i) Community groups and trusts
- ii) Social housing

**Neutral**

**Neutral**

**Submitter Comments:** Development benefits the City & the community. This proposal/levy needs careful consideration & consultation. This is way too fast and not at well thought out & it will end badly. For every action there will be a reaction. We need considerably more dialogue, consultation, discussion & input from all affected parties. This is imperative.

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Supporting documents

# Development Contributions Policy 2024

Submission # 1025

Not Speaking

First name: Jenny  
Last name: O'Leary

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Submitter Comments:

## Extension of areas

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**

Submitter Comments:

## Residential Development

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**

Submitter Comments:

## Remissions

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

- i) Community groups and trusts **Disagree**
- ii) Social housing **Disagree**

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 1189

Not Speaking

First name: **Nicholas**  
Last name: **O'Leary**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Agree**

**Submitter Comments:** The increase in population means an increase in infrastructure loads, this makes sense.

## Extension of areas

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**

**Submitter Comments:** Any pathway to help the entire district develop should be taken.

## Residential Development

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**

**Submitter Comments:** I support it but am concerned if it could have a negative effect on people who are building denser (I support higher density construction)

## Remissions

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

i) Community groups and trusts **Agree**

ii) Social housing

**Agree**

**Submitter Comments:** Any developer of social housing needs to be incentivised. They definitely aren't doing it out of the goodness of their hearts.

---

Supporting documents



# Development Contributions Policy 2024

Submission # 460

Not Speaking

First name: Peter  
Last name: O'Leary

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Disagree

Submitter Comments:

## Extension of areas

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?

Disagree

Submitter Comments:

## Residential Development

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?

Disagree

Submitter Comments:

## Remissions

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

- i) Community groups and trusts Disagree
- ii) Social housing Disagree

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 1332

Not Speaking

First name: Charleen  
Last name: Omundsen

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Agree

Submitter Comments: User pays

## Extension of areas

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

Submitter Comments: User pays

## Residential Development

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?

Disagree

Submitter Comments: No fair as a four-bed family house could have 2 retired occupants or be occupied 8 or more working adults, does not reflect the actual reality.

## Remissions

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

- i) Community groups and trusts Neutral
- ii) Social housing Neutral

Submitter Comments:

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Supporting documents

# Development Contributions Policy 2024

Submission # 1612

Not Speaking

First name: Karen  
Last name: O'Neil

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Neutral

Submitter Comments:

## Extension of areas

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?

Neutral

Submitter Comments:

## Residential Development

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

Submitter Comments:

## Remissions

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

- i) Community groups and trusts Agree
- ii) Social housing Neutral

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 1474

Not Speaking

First name: **Nicky**  
Last name: **O'Neill**  
Organisation: **NA**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Neutral**

**Submitter Comments:** More information required.

## Extension of areas

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?

**Neutral**

**Submitter Comments:**

## Residential Development

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?

**Disagree**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1415

Not Speaking

First name: Jason  
Last name: Osborne

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Submitter Comments:

## Extension of areas

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**

Submitter Comments:

## Residential Development

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**

Submitter Comments:

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Neutral**

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 591

Not Speaking

First name: Nick  
Last name: Oscilowski

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 176

Not Speaking

First name: Michael  
Last name: O'Sullivan  
Organisation: Harrison & O'Sullivan Ltd

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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? **Disagree**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

Submission%20Development%20Levies.pdf



2 May 2024

## PROPOSED DEVELOPMENT CONTRIBUTIONS POLICY SUBMISSION

- The policy is ambiguous as to how and when the contributions will apply. It is not clear in the policy that we would need to add tables 10 and 11 together for instance.
- We have had to seek clarification on various scenarios to understand how the policy will be applied.
- If we, as one of the main interpreters of the policy find it difficult to navigate and communicate to Clients then it should be simplified.
- The introduction of the Policy at the Developers Forum left very little time to contact existing clients and help them understand the implications with respect to additional costs.
- We believe that the policy should apply at the building consent stage when the connections will be used and the additional demand on WDC infrastructure is realised.
- If applied at building consent stage, the administration is simpler and there is no ambiguity as to whether the development contribution has previously been paid.
- The definition of an HEU is unnecessarily complicated and in our view should be based on an average residence across the city.
- There needs to be an addendum of clear and practical scenarios for people to use and understand.
- At what point does a HEU get applied to a property – consent issued, or title issued?
- Where a parcel is less than 400m<sup>2</sup>, Council won't supply a gravity connection to the sewer and thus a landowner is required to pump their sewage at a cost of 10-15k. Should they then need to pay again for sewage if technically the Council can't provide the service to them?
- Similarly, should a developer be charged a stormwater contribution when stormwater is discharged on-site, or attenuated where required to be hydraulically neutral?
- There should be greater incentive to promote infill development.
- While we agree that development contributions will boost Council's ability to progress some key projects which in turn supports development, the lead in time is very short (1<sup>st</sup> July) and the policy could be much simpler.
- We are concerned that there does not appear to have been any consultation with industry groups prior to the formulation of this policy.
- It says in the Executive Summary that the *"Policy aims to meet increased demand for infrastructure resulting from growth by: ... setting out a fair and certain methodology to access and calculate Development contributions"*. There is no "methodology" section in the report to use. It talks about table 6 but this is high end Local Government background information rather than a useable methodology to calculate the development contributions.

We wish to be heard at any hearing relating to this proposed policy

Emma Aplin [emma@nzsurveyor.co.nz](mailto:emma@nzsurveyor.co.nz)

Michael O'Sullivan [mike@nzsurveyor.co.nz](mailto:mike@nzsurveyor.co.nz)

Licences Cadastral Surveyors

Harrison & O'Sullivan Ltd

# Development Contributions Policy 2024

Submission # 873

Not Speaking

First name: **Rob**  
Last name: **Owen**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

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## Extension of areas

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**

**Submitter Comments:**

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## Residential Development

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**

**Submitter Comments:**

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## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 1199

Not Speaking

First name: Ashleigh  
Last name: P

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Neutral

Submitter Comments:

## Extension of areas

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

Submitter Comments:

## Residential Development

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?

Neutral

Submitter Comments:

## Remissions

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

- i) Community groups and trusts
- ii) Social housing

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 1252

Not Speaking

First name: **Jasin**  
Last name: **Panui**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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? **Neutral**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 845

Not Speaking

First name: Lif  
Last name: Pas

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Neutral**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 592

Not Speaking

First name: **David**  
Last name: **Pate**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 525

Not Speaking

First name: Diane Leslie  
Last name: Paterson  
Organisation: n/a

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Agree

**Submitter Comments:** Developers know that they will make a profit and that the success of any property development depends on the infrastructure to service it.

## Extension of areas

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

**Submitter Comments:** Seems fair.

## Residential Development

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

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts Agree
- ii) Social housing Agree

**Submitter Comments:** I agree with remissions for projects which will benefit the community, such as social housing. Perhaps the assessment criteria could allow for a degree of flexibility, so that projects would be assessed on a case-by-case basis.

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Supporting documents



# Development Contributions Policy 2024

Submission # 1090

Not Speaking

First name: Charles Joseph  
Last name: Patton-Robson

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Disagree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1459

Not Speaking

First name: **James**  
Last name: **Paul**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 721

Not Speaking

First name: Carol  
Last name: Payne

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Neutral**

**Submitter Comments:** Only to the amount it doesn't stop development. Don't make it a burden but something is better than nothing.

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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?

**Disagree**

**Submitter Comments:** Don't make it hard for people to build They are doing you a favour by paying rates and making previous dwelling vacant.

## Remissions

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

- |     |                             |              |
|-----|-----------------------------|--------------|
| i)  | Community groups and trusts | <b>Agree</b> |
| ii) | Social housing              | <b>Agree</b> |

**Submitter Comments:** All of the above development add to a successful community.

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Supporting documents

# Development Contributions Policy 2024

Submission # 111

Speaking

First name: **William**  
Last name: **Payne**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Agree**

**Submitter Comments:** If a developer wants to build a neighborhood and they require power and plumbing infrastructure for it than they should be liable for some of the cost. I wanted 3-phase electricity installed on my house and I paid for it because I wanted it.

## Extension of areas

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**

**Submitter Comments:** If a developer wants to build a neighborhood and they require power and plumbing infrastructure for it than they should be liable for some of the cost. I wanted 3-phase electricity installed on my house and I paid for it because I wanted it.

## Residential Development

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?

**Neutral**

**Submitter Comments:** My issue with this is that if a larger dwelling has the same infrastructure requirement as a smaller dwelling for example power and waste than why should it pay more. I would need to look further into this subject.

---

## Remissions

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

- |     |                             |              |
|-----|-----------------------------|--------------|
| i)  | Community groups and trusts | <b>Agree</b> |
| ii) | Social housing              | <b>Agree</b> |

**Submitter Comments:** We do need to do something to allow these groups to have developments. Especially when developers are often not marketing towards lower economic groups.

---

Supporting documents

# Development Contributions Policy 2024

Submission # 1287

Speaking

First name: **Matt**  
Last name: **Perks**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Disagree**

**Submitter Comments:** I recognize the importance of Development Contributions in supporting the growth and infrastructure of our city. Given the substantial increase from \$0 to \$17,025 per Household Equivalent Unit (HEU), it is evident that developers are already contributing significantly to the funding of necessary infrastructure. This increase should logically alleviate some of the financial pressures on the city's rates. However, I believe it's essential to carefully assess the current impact of these contributions on offsetting rate burdens before considering any further increases. It's crucial to ensure that we maintain a fair balance that supports growth without disproportionately affecting developers or ratepayers.

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:** I support the shift from a site-based to an occupancy-based assessment for

residential development, as it aligns more accurately with the actual impact that different sized dwellings have on the city's infrastructure. However, to fully support this approach, I believe it is essential to add more clarity around the assessment criteria for multi-unit and infill housing developments. These types of developments are becoming increasingly common and present unique challenges and impacts on infrastructure. Clear, detailed guidelines on how development contributions are calculated for these dwellings will help ensure that all developers are on a level playing field and understand their contributions towards community growth. This will not only promote equity but also encourage thoughtful residential planning, leading to more sustainable urban development practices.

---

## Remissions

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

- i) Community groups and trusts
- ii) Social housing

**Disagree**  
**Disagree**

**Submitter Comments:** I have reservations about the fairness of this approach. While social housing initiatives are crucial and support vulnerable segments of our community, the financial relief provided to these projects shifts a disproportionate amount of the financial burden onto other developers, including the average hardworking Kiwi. In my view, if social housing projects receive remissions, there should be a more balanced approach to ensure that the costs are equitably distributed. It's important that all members of the community contribute fairly to the infrastructure they use. Therefore, I believe we need a revised framework that still supports social housing but also considers the broader impact on all developers and homeowners in the community. This could involve a tiered or partial remission system that balances support for social housing with a reasonable contribution to community resources, thereby maintaining fairness for all parties involved.





To Whom It May Concern,

I am writing to formally request the opportunity to speak at the upcoming council hearing scheduled for May 14-15. My presentation will focus specifically on the need to introduce incentives for sustainable stormwater management in our development contributions policy.

While I have completed the questionnaire concerning various aspects of the Development Contributions Policy, I wish to address the council in person regarding a crucial aspect not covered by my previous responses: incentivizing the use of soak pits for stormwater management in residential and commercial developments.

#### Proposal for Stormwater Management Incentives

Our city has a significant opportunity to improve environmental outcomes and infrastructure efficiency by adopting soak pits for stormwater disposal. These systems allow for the natural absorption of stormwater back into the earth, alleviating pressure on our municipal stormwater systems and enhancing groundwater recharge.

#### Suggested Amendment to Policy

I propose that the council introduces an amendment to the Development Contributions Policy that provides a rebate or reduction in stormwater-related contributions for developers who install soak pits or similar sustainable stormwater management systems. This initiative would recognize and financially reward the efforts of those contributing positively to our community's environmental health and infrastructure resilience.

### Benefits of the Proposal

- **Environmental Sustainability:** Encourages practices that support natural water cycles and reduce urban runoff.
- **Long-term Cost Savings:** Potentially decreases the need for expensive upgrades and expansions of municipal stormwater facilities.
- **Innovation in Development:** Supports and incentivizes developers to consider advanced, eco-friendly technologies in their projects.
- **Community Engagement:** Demonstrates the council's commitment to sustainable development practices, enhancing community support and involvement.

### Conclusion

By speaking at the hearing, I aim to highlight the importance of forward-thinking policies that align with both our community's environmental goals and the practical needs of development. I believe that providing incentives for sustainable stormwater management will serve the long-term interests of Whanganui, fostering a more resilient and environmentally conscious urban landscape.

Thank you for considering my request. I am keen to contribute to this important discussion and share insights that could benefit our community and council planning.

# Development Contributions Policy 2024

Submission # 847

Not Speaking

First name: **Dylan**  
Last name: **Peterson**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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? **Disagree**

**Submitter Comments:**

## Residential Development

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? **Disagree**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Neutral**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 620

Not Speaking

First name: Bayley  
Last name: Phillips

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Neutral

Submitter Comments:

## Extension of areas

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?

Neutral

Submitter Comments:

## Residential Development

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?

Neutral

Submitter Comments:

## Remissions

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

- |     |                             |         |
|-----|-----------------------------|---------|
| i)  | Community groups and trusts | Neutral |
| ii) | Social housing              | Neutral |

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 388

Not Speaking

First name: Willow  
Last name: Phillips

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Neutral

Submitter Comments:

## Extension of areas

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

Submitter Comments:

## Residential Development

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

Submitter Comments:

## Remissions

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

- |     |                             |         |
|-----|-----------------------------|---------|
| i)  | Community groups and trusts | Neutral |
| ii) | Social housing              | Neutral |

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 514

Not Speaking

First name: Kiri  
Last name: Piahana-Wong

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Submitter Comments:

## Extension of areas

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**

Submitter Comments:

## Residential Development

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**

Submitter Comments:

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 1389

Not Speaking

First name: Rachel  
Last name: Plank

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Neutral

Submitter Comments:

## Extension of areas

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?

Neutral

Submitter Comments:

## Residential Development

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?

Neutral

Submitter Comments:

## Remissions

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

- |     |                             |         |
|-----|-----------------------------|---------|
| i)  | Community groups and trusts | Neutral |
| ii) | Social housing              | Neutral |

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 1190

Not Speaking

First name: Elizabeth  
Last name: Preston

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Neutral

Submitter Comments:

## Extension of areas

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?

Neutral

Submitter Comments:

## Residential Development

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?

Neutral

Submitter Comments:

## Remissions

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

- |     |                             |         |
|-----|-----------------------------|---------|
| i)  | Community groups and trusts | Neutral |
| ii) | Social housing              | Neutral |

Submitter Comments:

Supporting documents



# Development Contributions Policy 2024

Submission # 213

Not Speaking

First name: **Julia**  
Last name: **Price**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

## Extension of areas

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?

**Neutral**

**Submitter Comments:**

## Residential Development

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?

**Neutral**

**Submitter Comments:**

## Remissions

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

- |     |                             |              |
|-----|-----------------------------|--------------|
| i)  | Community groups and trusts | <b>Agree</b> |
| ii) | Social housing              | <b>Agree</b> |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 711

Not Speaking

First name: Liz  
Last name: Price

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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? **Disagree**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1153

Not Speaking

First name: Jan  
Last name: Procter

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

Neutral

Submitter Comments:

## Extension of areas

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

Submitter Comments:

## Residential Development

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

Submitter Comments:

## Remissions

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

- |     |                             |         |
|-----|-----------------------------|---------|
| i)  | Community groups and trusts | Neutral |
| ii) | Social housing              | Neutral |

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 370

Not Speaking

First name: Carole  
Last name: Pryce

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Agree

Submitter Comments:

## Extension of areas

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

Submitter Comments:

## Residential Development

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

Submitter Comments:

## Remissions

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

- i) Community groups and trusts Disagree
- ii) Social housing Disagree

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 419

Not Speaking

First name: **Sally**  
Last name: **Pugh**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1545

Not Speaking

First name: Denis  
Last name: Quickfall

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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? **Neutral**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 199

Not Speaking

First name: **John**  
Last name: **Quigley**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Disagree**
- ii) Social housing **Disagree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1057

Not Speaking

First name: Karen  
Last name: Raaymakers

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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? **Neutral**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Disagree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents



# Development Contributions Policy 2024

Submission #995

Not Speaking

First name: **Michael**  
Last name: **Raaymakers**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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? **Disagree**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Neutral**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1186

Not Speaking

First name: **William**  
Last name: **Raaymakers**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

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## Extension of areas

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?

**Neutral**

**Submitter Comments:**

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## Residential Development

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?

**Neutral**

**Submitter Comments:**

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## Remissions

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

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 550

Not Speaking

First name: Keith  
Last name: Ramage

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 801

Not Speaking

First name: David  
Last name: Rawlinson

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Neutral

Submitter Comments:

## Extension of areas

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

Submitter Comments:

## Residential Development

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

Submitter Comments:

## Remissions

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

- i) Community groups and trusts Agree
- ii) Social housing Agree

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 1191

Not Speaking

First name: **Sheryl**  
Last name: **Read**  
Organisation: **None**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

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## Extension of areas

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**

**Submitter Comments:**

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## Residential Development

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**

**Submitter Comments:**

---

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Neutral**

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission #930

Not Speaking

First name: **Simon**  
Last name: **Redgate**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1597

Not Speaking

First name: **Tina**  
Last name: **Redpath**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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? **Neutral**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 297

Not Speaking

First name: **Trudy**  
Last name: **Reeves**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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? **Neutral**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Disagree**
- ii) Social housing **Disagree**

**Submitter Comments:**

Supporting documents



# Development Contributions Policy 2024

Submission # 1561

Not Speaking

First name: **Mitchell**  
Last name: **Reilly**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Disagree**

**Submitter Comments:**

## Extension of areas

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?

**Neutral**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Disagree**
- ii) Social housing **Disagree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 24

Not Speaking

First name: **Bernard**  
Last name: **Reuters**  
Organisation: **Reuters Construction trading as Devon Homes**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

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## Extension of areas

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?

**Submitter Comments:**

---

## Residential Development

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?

**Submitter Comments:**

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## Remissions

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

- i) Community groups and trusts
- ii) Social housing

**Submitter Comments:**

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Supporting documents

New%20Development%20Contribution%20Policy.pdf



2 May 2024

**RE: NEW DEVELOPMENT CONTRIBUTION POLICY SUBMISSION – Reuters Construction Limited**

The proposed new Development Contribution policy is not ready to be accepted for the below reasons;

- The policy is too hard to understand, too ambiguous and has too many loop holes.
- The Whanganui District Council has not been fully transparent with the whole town and how it could affect them. It is currently hidden under the heading of “Development” or “Developers” however it will affect people who want to subdivide their property or construct a new bedroom.
- The policy forces people to try find ways around paying the development contribution instead of accepted them.
- If they are charged at Code of Compliance stage, people will avoid applying for a code of compliance. It needs to be charged at building consent stage.
- The affordability of future developments becomes an issue and it may not be feasible for developers to develop future sections for the town.
- The public, builders and designers have not been clearly made aware of the policy and how it effects them or their potential clients
- Development Contributions should be used in the area that the payment has been collected from, not anywhere in the town.
- It will devalue some peoples properties over night.
- It is pushing the cost of building and sections up which the Government is trying to lower.
- Stormwater calculations on impervious surfaces such as patios and driveways, should **not** be taken into consideration

**Builders:** This policy will encourage “bad behaviour” by builders

**Public:** 99% of the public are unaware of this proposed policy

**Reuters Construction Limited:** We have existing subdivision consents and Developers Agreements. These are all arranged under the Development Contributions 2018. This should be the end of Development Contributions on these subdivisions and sections. No further Development Contributions should be applied to any sections or house on these subdivisions.

We do support Development Contributions that are affordable, appropriate and fair.

We **do not** support the new policy that has been proposed. Further consultation, communication and consideration is required before a new policy should be introduced. It would be recommended that developers work with the WDC to find a solution for a fair and reasonable Development Contribution Policy.

Reuters Construction Ltd.  
Trading as **Devon Homes**  
165A Great North Road, Wanganui, New Zealand  
Telephone: (06) 345 2393, Facsimile: (06) 345 2165, Email: [reuters@devonhomes.co.nz](mailto:reuters@devonhomes.co.nz)  
[www.devonhomes.co.nz](http://www.devonhomes.co.nz)





Suggestion;

A committee could be formed of 2 developers, 2 builders, 3 Waters manager, Development Engineer, 2 town planners, 2 WDC Councillors and 2 community representatives, to discuss how to establish an acceptable Development Contribution Policy.

I would like to speak at the hearing relating to this proposed policy.

A handwritten signature in blue ink that reads "B. Reuters".

Bernard Reuters  
Reuters Construction Limited  
027 449 5125

Reuters Construction Ltd.  
Trading as **Devon Homes**  
165A Great North Road, Wanganui, New Zealand  
Telephone: (06) 345 2393, Facsimile: (06) 345 2165, Email: [reuters@devonhomes.co.nz](mailto:reuters@devonhomes.co.nz)  
[www.devonhomes.co.nz](http://www.devonhomes.co.nz)



# Development Contributions Policy 2024

Submission # 1521

Not Speaking

First name: **Tania**  
Last name: **Reynolds**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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?

**Neutral**

**Submitter Comments:**

## Residential Development

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?

**Neutral**

**Submitter Comments:**

## Remissions

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

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 112

Not Speaking

First name: Lorraine  
Last name: Ridgway

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Neutral

Submitter Comments:

## Extension of areas

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

Submitter Comments:

## Residential Development

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

Submitter Comments:

## Remissions

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

- i) Community groups and trusts Agree
- ii) Social housing Agree

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 723

Not Speaking

First name: **Brittney**  
Last name: **Robertson**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

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## Extension of areas

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? **Neutral**

**Submitter Comments:**

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## Residential Development

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? **Neutral**

**Submitter Comments:**

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## Remissions

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

- i) Community groups and trusts **Disagree**
- ii) Social housing **Disagree**

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 1358

Not Speaking

First name: Casey  
Last name: Rogers

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Submitter Comments:

## Extension of areas

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**

Submitter Comments:

## Residential Development

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? **Neutral**

Submitter Comments:

## Remissions

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

- i) Community groups and trusts **Neutral**
- ii) Social housing **Neutral**

Submitter Comments:

Supporting documents



# Development Contributions Policy 2024

Submission # 1452

Not Speaking

First name: **Jasmin**  
Last name: **Roman**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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?

**Neutral**

**Submitter Comments:**

## Remissions

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

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 228

Not Speaking

First name: **Brydee**  
Last name: **Rood**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

## Extension of areas

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?

**Neutral**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 765

Not Speaking

First name: **Lynnette**  
Last name: **Ross**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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?

**Neutral**

**Submitter Comments:**

## Remissions

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

- |     |                             |                 |
|-----|-----------------------------|-----------------|
| i)  | Community groups and trusts | <b>Neutral</b>  |
| ii) | Social housing              | <b>Disagree</b> |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 45

Speaking

First name: **George**  
Last name: **Russell**  
Organisation: **Projoin Developments Ltd**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

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## Extension of areas

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?

**Submitter Comments:**

---

## Residential Development

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?

**Submitter Comments:**

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## Remissions

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

- i) Community groups and trusts
- ii) Social housing

**Submitter Comments:**

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Supporting documents

Submission.pdf

2 May 2024

## **WDC PROPOSED DEVELOPMENT CONTRIBUTIONS POLICY (2024)**

### **Submission - PROJOIN DEVELOPMENTS LTD**

In consideration of the policy introduction presented at the “Developers Forum” held 2 April 2024 and subsequent circulation of 38 the page PDC Policy Document .

Firstly we acknowledge the considerable work that has been done and the opportunity to now comment on the proposed policy before its implementation. We also acknowledge the need to generate funds for growth outside of ratepayer revenue and therefore support the **concept of** Development Contributions .

We do however have concerns regarding the process of consultation and speed proposed introduction. We also have concerns around a one size fits all approach in regard Urban Infill Developments.

### **Feedback points**

1. The time line from WDC sharing the policy document / receiving feedback submission / public hearing / consideration of submissions through to implementation does not reflect a sincere motivation by council to adequately engage with developers in the process.  
Was there any direct consultation with local developers during the policy writing phase ?
2. The length of time a development project may take from “the idea” through to an RC application can be measured in years not weeks or months.  
There will no doubt be many projects in planning phase with a financial model without existing budget for development contributions. The speed of implementation of new DC policy could well tip the viability balance on these projects.
3. We note the DC for Urban Infill is lower than other areas however the blanket approach in assessing by the same formula within UI group is not fair and reasonable. It may well make it easier for council implement but will also potentially hold back some projects from even starting due to the borderline financial outcome.  
The council must fully consider case by case situations and the true cost / burden on council funding to support any given project.
4. With a national policy and apparent local enthusiasm for development of medium density housing within urban infill areas care needs to be taken that DC

implementation doesn't discourage developers further. Especially given current economic downturn and increased development & building costs. Growth within the city and residential land / housing development relies on development **companies and individuals** who are prepared to **invest** - money, a lot of time and energy and take on risk.

Projoin Developments Ltd  
37 Bedford Ave  
Whanganui

Contact – George Russell

Mobile [REDACTED]

Email [REDACTED]

# Development Contributions Policy 2024

Submission # 1279

Not Speaking

First name: **John**  
Last name: **Russell**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 173

Not Speaking

First name: Peter  
Last name: Russell

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

Agree

**Submitter Comments:** User pays. Not sure how you collect from future residents ?

## Extension of areas

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

**Submitter Comments:** More details on who and what is actually contributing would be helpful

## Residential Development

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

**Submitter Comments:** If that would influence the building of smaller houses... but it probably won't

## Remissions

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

- i) Community groups and trusts Agree
- ii) Social housing Agree

**Submitter Comments:** what a good idea



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Supporting documents

# Development Contributions Policy 2024

Submission # 1194

Not Speaking

First name: **Jamie**  
Last name: **Ryan**

Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission #962

Not Speaking

First name: **Maryjane**  
Last name: **RYAN**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Neutral**

**Submitter Comments:**

---

## Extension of areas

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?

**Disagree**

**Submitter Comments:**

---

## Residential Development

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?

**Neutral**

**Submitter Comments:**

---

## Remissions

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

- |                                |                |
|--------------------------------|----------------|
| i) Community groups and trusts | <b>Neutral</b> |
| ii) Social housing             | <b>Neutral</b> |

**Submitter Comments:**

---

Supporting documents

# Development Contributions Policy 2024

Submission # 1204

Not Speaking

First name: **Graham**  
Last name: **Rye**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

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

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 395

Not Speaking

First name: **Mihi**  
Last name: **Sadlier**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

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

**Submitter Comments:**

---

## Extension of areas

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? **Disagree**

**Submitter Comments:**

---

## Residential Development

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? **Disagree**

**Submitter Comments:**

---

## Remissions

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

- i) Community groups and trusts **Agree**
- ii) Social housing **Disagree**

**Submitter Comments:**

---

Supporting documents

# Development Contributions Policy 2024

Submission # 1528

Not Speaking

First name: **Thomas**  
Last name: **Saldana**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

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

**Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts
- ii) Social housing

**Agree**

**Disagree**

**Submitter Comments:** If you're going to offer remissions for social housing, be very careful about who's going to be allowed to live there. We should

not be subsidising housing for crackheads, gang members, people who bash holes in walls, etc.

---

Supporting documents

# Development Contributions Policy 2024

Submission # 62

Not Speaking

First name: Carole  
Last name: Sannders

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents



# Development Contributions Policy 2024

Submission # 372

Not Speaking

First name: **Marion**  
Last name: **Sanson**

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

**Neutral**

**Submitter Comments:** More housing is needed so for this reason I would like to keep the cost down for new houses. I would like to see more infill in existing suburbs.

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 1151

Not Speaking

First name: Shirley  
Last name: Satherley

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

Neutral

Submitter Comments:

## Extension of areas

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?

Neutral

Submitter Comments:

## Residential Development

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

Submitter Comments:

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- |     |                             |       |
|-----|-----------------------------|-------|
| i)  | Community groups and trusts | Agree |
| ii) | Social housing              | Agree |

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 1061

Not Speaking

First name: **Beth**  
Last name: **Savage**

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:** If the new development was for social housing, etc, could this reviewed and possibly reduced on a case by case basis?

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**



# Development Contributions Policy 2024

Submission # 426

Not Speaking

First name: **Martha**  
Last name: **Sayers**

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

**Neutral**

**Submitter Comments:**

## Extension of areas

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?

**Neutral**

**Submitter Comments:**

## Residential Development

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?

**Disagree**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 617

Not Speaking

First name: **Rebecca**  
Last name: **Scanlan**

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

**Neutral**

**Submitter Comments:**

## Extension of areas

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?

**Submitter Comments:**

## Residential Development

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?

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts
- ii) Social housing

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1571

Not Speaking

First name: **Renate**  
Last name: **Schneider**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

**Neutral**

**Submitter Comments:** No

## Extension of areas

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?

**Neutral**

**Submitter Comments:** We have more density for private housing, cleverer designs. Industry only in certain areas, like mill road.

## Residential Development

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?

**Neutral**

**Submitter Comments:** No

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Agree</b>   |

**Submitter Comments:** To difficult to answer quickly





# Development Contributions Policy 2024

Submission # 1585

Not Speaking

First name: Tom  
Last name: Seaman

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

**Agree**

**Submitter Comments:** If we were not faced with escalating rates then we could have another option. But we must get off-set funding from developers. We could offer them a bulk discount on building consents.

## Extension of areas

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?

**Submitter Comments:** There is no information provided about what it costs now and what the proposed change will cost. Without that information its not possible to comment.

## Residential Development

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**

**Submitter Comments:** This is perfectly fair and rational.

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts
- ii) Social housing

**Neutral**  
**Agree**

**Submitter Comments:** Community Groups come in all flavours, some are very self-focused and not community wide enough. This would need to be on a case by case basis but since that leaves it open and undefined they should all be excluded.

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Supporting documents

# Development Contributions Policy 2024

Submission # 241

Not Speaking

First name: Philip  
Last name: Sell

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 496

Not Speaking

First name: **Marcus**  
Last name: **Sellwood**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

**Neutral**

**Submitter Comments:**

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## Extension of areas

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**

**Submitter Comments:**

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## Residential Development

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**

**Submitter Comments:**

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## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 1188

Not Speaking

First name: **Rebecca**  
Last name: **Sewell**

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

**Neutral**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1026

Not Speaking

First name: **Winni**  
Last name: **Sharma**  
Organisation: **n/a**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:**

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## Extension of areas

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**

**Submitter Comments:**

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## Residential Development

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**

**Submitter Comments:**

---

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- |                                |                |
|--------------------------------|----------------|
| i) Community groups and trusts | <b>Neutral</b> |
| ii) Social housing             | <b>Neutral</b> |

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 1021

Not Speaking

First name: **Joleen**  
Last name: **Sharrock**  
Organisation: **Birtright Whanganui**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

**Neutral**

**Submitter Comments:**

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## Extension of areas

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?

**Neutral**

**Submitter Comments:**

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## Residential Development

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?

**Neutral**

**Submitter Comments:**

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## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- |     |                             |              |
|-----|-----------------------------|--------------|
| i)  | Community groups and trusts | <b>Agree</b> |
| ii) | Social housing              | <b>Agree</b> |

**Submitter Comments:**

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Supporting documents



# Development Contributions Policy 2024

Submission # 1088

Not Speaking

First name: **Mandy**  
Last name: **Shaver**

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 714

Not Speaking

First name: **Michi**  
Last name: **Shaw**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

**Neutral**

**Submitter Comments:**

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## Extension of areas

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**

**Submitter Comments:**

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## Residential Development

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?

**Disagree**

**Submitter Comments:**

---

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 1368

Not Speaking

First name: **Mikayla**  
Last name: **Shaw**

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

**Agree**

**Submitter Comments:**

## Extension of areas

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?

**Neutral**

**Submitter Comments:**

## Residential Development

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?

**Neutral**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1196

Not Speaking

First name: **Sam**  
Last name: **Sheenagh**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 836

Not Speaking

First name: Jill  
Last name: Shepherd

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

Submitter Comments:

## Extension of areas

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**

Submitter Comments:

## Residential Development

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**

Submitter Comments:

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 929

Not Speaking

First name: Rosamund  
Last name: Sigley

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

Agree

Submitter Comments:

## Extension of areas

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

Submitter Comments:

## Residential Development

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

Submitter Comments:

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts Agree
- ii) Social housing Agree

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 825

Not Speaking

First name: **Bill**  
Last name: **Simmons**

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

**Neutral**

**Submitter Comments:** The need to encourage and accommodate development and meet growth requirements in for housing demands a reasonable approach to development contribution costs, otherwise the incentive for development will be affected. Future rates revenue from new allotments will contribute significantly to Council revenues and these needs to be factored in. Although I do not support a District wide change in the policy, development contributions must not become a tax by exceeding reasonable and justifiable levels.

## Extension of areas

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?

**Disagree**

**Submitter Comments:** Only major new developments such as the NW offset should be included

## Residential Development

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?

**Disagree**

**Submitter Comments:** This approach will be a disincentive for the development of larger houses. The cost of housing has driven many families to sharing the family home with two or more generations of children - an increasing phenomenon. Large and

extended families should be provided for without penalty.

---

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              |                |

**Submitter Comments:** Agree only as long as the organisation is actually a non-profit and not actually a business or corporate hiding behind a church or charity which also receives tax exemptions..

---

Supporting documents



# Development Contributions Policy 2024

Submission # 703

Not Speaking

First name: **Antonia**  
Last name: **Sims**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

**Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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?

**Neutral**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Agree</b>   |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 467

Not Speaking

First name: john  
Last name: singleton

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

Neutral

Submitter Comments: it could hinder this work

## Extension of areas

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

Submitter Comments: that is a better outcome for the city

## Residential Development

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

Submitter Comments: they are going to use more services

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts
- ii) Social housing

Agree  
Agree

Submitter Comments: both of these are needed for our city

---

Supporting documents

# Development Contributions Policy 2024

Submission # 1586

Not Speaking

First name: **Simon**  
Last name: **Skill**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

**Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1486

Speaking

First name: **Bradley**  
Last name: **Slater**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:**

---

## Extension of areas

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**

**Submitter Comments:**

---

## Residential Development

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? **Disagree**

**Submitter Comments:**

---

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 1564

Not Speaking

First name: **Matt**  
Last name: **Slight**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts
- ii) Social housing

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1166

Not Speaking

First name: **Adrienne**  
Last name: **Smith**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

**Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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?

**Neutral**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Agree**
- ii) Social housing **Neutral**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 438

Not Speaking

First name: **Debbie**  
Last name: **Smith**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:**

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## Extension of areas

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**

**Submitter Comments:**

---

## Residential Development

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**

**Submitter Comments:**

---

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Disagree**
- ii) Social housing

**Submitter Comments:**

---

Supporting documents



# Development Contributions Policy 2024

Submission # 1093

Not Speaking

First name: **Jeff**  
Last name: **Smith**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:** User pays for capital spend.

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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? **Disagree**

**Submitter Comments:** Stay with site based

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Disagree**
- ii) Social housing **Disagree**

**Submitter Comments:** No figures re the cost to ratepayer

Supporting documents

# Development Contributions Policy 2024

Submission # 233

Not Speaking

First name: Rachel  
Last name: Smith

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 443

Not Speaking

First name: **Robert**  
Last name: **Smith**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

**Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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?

**Neutral**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 116

Not Speaking

First name: Sara  
Last name: Smith

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

Agree

**Submitter Comments:** Developers should pay, ratepayers shouldn't give them an easy path to profit

## Extension of areas

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

**Submitter Comments:** Give council the option to respond to growth and development everywhere

## Residential Development

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

**Submitter Comments:** Common sense

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- |     |                             |       |
|-----|-----------------------------|-------|
| i)  | Community groups and trusts | Agree |
| ii) | Social housing              | Agree |

**Submitter Comments:**



# Development Contributions Policy 2024

Submission # 1611

Not Speaking

First name: Wendy  
Last name: Smith

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

Neutral

Submitter Comments:

## Extension of areas

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

Submitter Comments:

## Residential Development

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?

Neutral

Submitter Comments:

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- |     |                             |         |
|-----|-----------------------------|---------|
| i)  | Community groups and trusts | Neutral |
| ii) | Social housing              | Agree   |

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 1206

Not Speaking

First name: **Violaine**  
Last name: **Smith-Howell**

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

**Neutral**

**Submitter Comments:**

## Extension of areas

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?

**Neutral**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 549

Not Speaking

First name: Eileen  
Last name: Snell

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

Agree

Submitter Comments:

## Extension of areas

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

Submitter Comments: I hope the city boundary will not be extended any further. I do NOT want the City to lose its special character.

## Residential Development

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?

Disagree

Submitter Comments: This could have an adverse affect on large families such as Islanders.

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts Neutral
- ii) Social housing Neutral

Submitter Comments:



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Supporting documents

# Development Contributions Policy 2024

Submission # 1624

Not Speaking

First name: **Rose**  
Last name: **Soame**

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1457

Not Speaking

First name: arne  
Last name: sorensen

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

Agree

Submitter Comments:

## Extension of areas

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

Submitter Comments:

## Residential Development

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

Submitter Comments:

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- |     |                             |         |
|-----|-----------------------------|---------|
| i)  | Community groups and trusts | Neutral |
| ii) | Social housing              | Neutral |

Submitter Comments:

Supporting documents

Suggested%20zone%20change%20for%20housing%20wanganui%20council.docx

Hello All

I believe a way the council can increase the number of houses in Wanganui, attract new people and not carry the burden of adding large amounts of services i.e. wastewater pipes is increase the availability of rural lifestyle zoned land

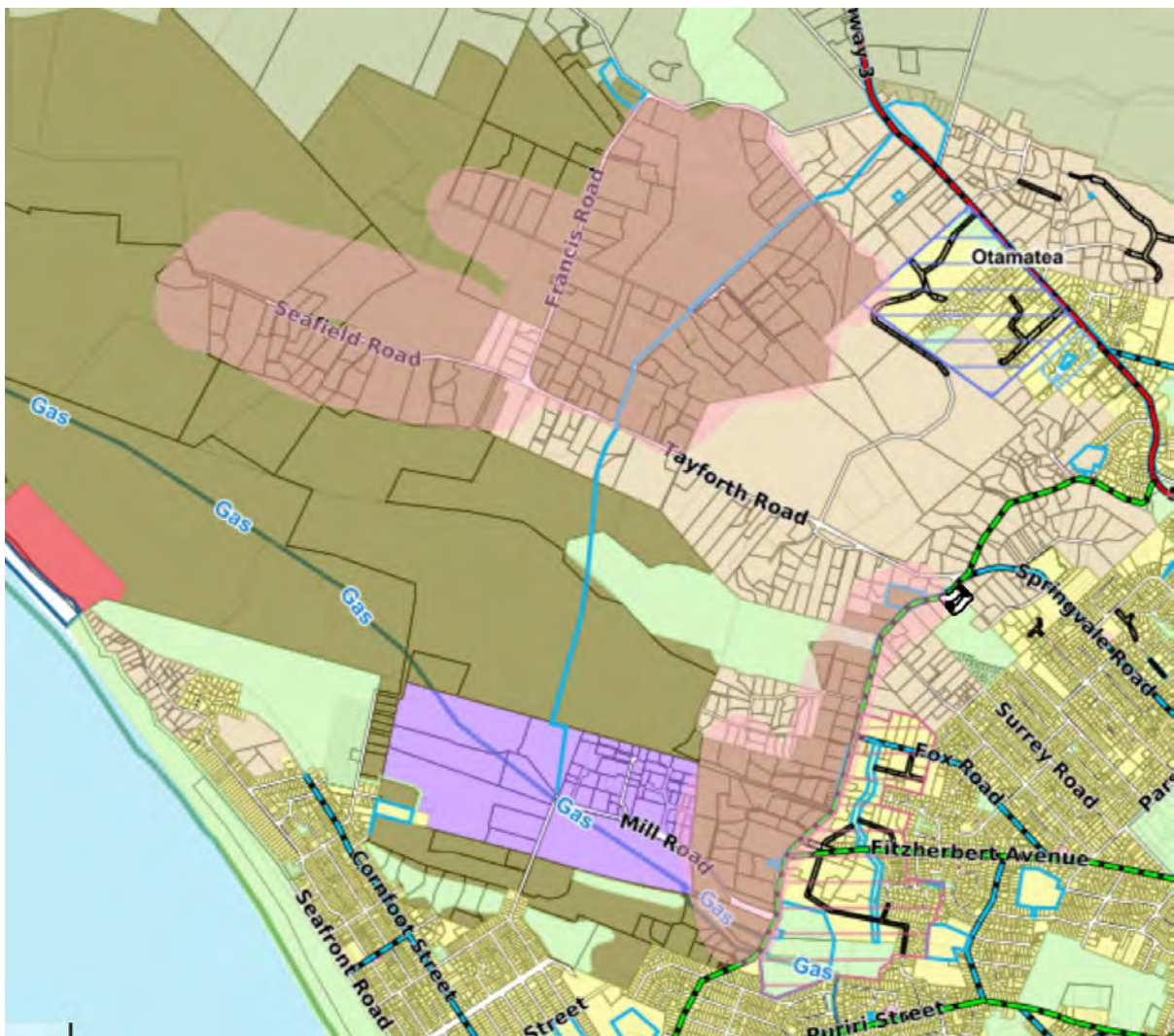
Currently looking at the market there seems to be enough for sale and in the pipeline small fully serviced sections available for building for the immediate future.

However, I believe that a lot of the current rural zoned 10000m2 blocks close to town could easily be rezoned and have 2 dwelling on doubling the number of houses with minimum council costs

All the rural zone on the west side of Moston road should be rural lifestyle.

Also, both sides of Seafield and Cameron roads for a section sized strip and south of Rapanui road from Francis road to SH3.

See below map



# Development Contributions Policy 2024

Submission # 364

Not Speaking

First name: **Andrew**  
Last name: **Spier**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

**Neutral**

**Submitter Comments:**

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## Extension of areas

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**

**Submitter Comments:**

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## Residential Development

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**

**Submitter Comments:**

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## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 73

Not Speaking

First name: **Georgina**  
Last name: **Spratt**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

**Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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?

**Neutral**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 574

Not Speaking

First name: **Carla**  
Last name: **Standen**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:**

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## Extension of areas

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**

**Submitter Comments:**

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## Residential Development

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**

**Submitter Comments:**

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## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 1400

Not Speaking

First name: Jo  
Last name: Standley

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Disagree**

**Submitter Comments:**

## Extension of areas

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? **Disagree**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:**

Supporting documents



# Development Contributions Policy 2024

Submission # 949

Not Speaking

First name: Eve  
Last name: Stark

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

Submitter Comments:

## Extension of areas

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**

Submitter Comments:

## Residential Development

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**

Submitter Comments:

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 463

Not Speaking

First name: **Lesley**  
Last name: **Stead**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

**Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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?

**Neutral**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 437

Not Speaking

First name: **Ray**  
Last name: **Steele**

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission #993

Not Speaking

First name: **Paulette**  
Last name: **Stent**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

**Neutral**

**Submitter Comments:**

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## Extension of areas

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**

**Submitter Comments:**

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## Residential Development

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**

**Submitter Comments:**

---

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- |     |                             |                 |
|-----|-----------------------------|-----------------|
| i)  | Community groups and trusts | <b>Neutral</b>  |
| ii) | Social housing              | <b>Disagree</b> |

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission #947

Not Speaking

First name: **Jo**  
Last name: **Stephen Tastard**

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1216

Not Speaking

First name: **Darren**  
Last name: **Stephenson**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:**

## Extension of areas

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? **Neutral**

**Submitter Comments:**

## Residential Development

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? **Neutral**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Neutral**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 854

Not Speaking

First name: **James**  
Last name: **Stewart**

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1226

Not Speaking

First name: Karen  
Last name: Stockman

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents



# Development Contributions Policy 2024

Submission # 1656

Not Speaking

First name: **Kay**  
Last name: **Stodart**  
Organisation: **Na**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

**Neutral**

**Submitter Comments:**

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## Extension of areas

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**

**Submitter Comments:**

---

## Residential Development

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**

**Submitter Comments:**

---

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 1092

Not Speaking

First name: **Angela**  
Last name: **Stratton**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

**Disagree**

**Submitter Comments:** I feel that development needs to be planned so that occupants of both housing and worksites can walk, cycle, or bus to their destination. Thus, use inner city sites wherever possible. And developers can help themselves.

---

## Extension of areas

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?

**Disagree**

**Submitter Comments:** Those areas have no amenities: no shops, trees, community buildings. They are a modern day slum. No more like this, please.

---

## Residential Development

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?

**Neutral**

**Submitter Comments:** How do you know how many occupants there are? A volume based or square metre based charge would be fair. The bigger the property, the more you pay.

---

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:** We need community housing, we need to share facilities. Give those people a hand, and tax the selfish greedy ones.

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Supporting documents

# Development Contributions Policy 2024

Submission # 702

Not Speaking

First name: **Ellen**  
Last name: **Sturzaker**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

**Neutral**

**Submitter Comments:**

---

## Extension of areas

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**

**Submitter Comments:**

---

## Residential Development

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?

**Neutral**

**Submitter Comments:**

---

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Agree</b>   |

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 1578

Not Speaking

First name: **James**  
Last name: **Stuteley**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 828

Not Speaking

First name: IAN  
Last name: SUTCLIFFE

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

Neutral

Submitter Comments:

## Extension of areas

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

Submitter Comments:

## Residential Development

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

Submitter Comments:

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- |     |                             |         |
|-----|-----------------------------|---------|
| i)  | Community groups and trusts | Neutral |
| ii) | Social housing              | Neutral |

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 575

Not Speaking

First name: Clisa  
Last name: Tait

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

Agree

Submitter Comments:

## Extension of areas

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?

Neutral

Submitter Comments:

## Residential Development

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?

Neutral

Submitter Comments:

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts
- ii) Social housing

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 377

Not Speaking

First name: **Sharlene**  
Last name: **Tapa-Mosen**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:**

## Extension of areas

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? **Disagree**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Neutral**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents



# Development Contributions Policy 2024

Submission # 1155

Not Speaking

First name: **Jocelyn**  
Last name: **Taranchokov**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

**Neutral**

**Submitter Comments:**

## Extension of areas

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?

**Neutral**

**Submitter Comments:**

## Residential Development

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?

**Neutral**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Neutral**
- ii) Social housing **Neutral**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1278

Not Speaking

First name: Karl  
Last name: Taunton

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1310

Not Speaking

First name: Alan  
Last name: Taylor

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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? **Disagree**

**Submitter Comments:** It seems to me that this will work against encouraging people to live more centrally in apartment type buildings. But, this should be encouraged in favour of continued urban sprawl.

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Disagree**
- ii) Social housing **Disagree**

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 394

Not Speaking

First name: Henry  
Last name: Taylor

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

Agree

Submitter Comments:

## Extension of areas

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

Submitter Comments:

## Residential Development

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?

Disagree

Submitter Comments:

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- |     |                             |         |
|-----|-----------------------------|---------|
| i)  | Community groups and trusts | Agree   |
| ii) | Social housing              | Neutral |

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 149

Not Speaking

First name:

Pita

Last name:

Taylor-Heke

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Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

**Neutral**

**Submitter Comments:** Considering that's projected growth of the population, then the DC should be increased proportionally. Not increased arbitrarily.

---

## Extension of areas

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**

**Submitter Comments:** Makes sense. And plans ahead for future developments.

---

## Residential Development

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**

**Submitter Comments:** This is a no-brainer, but...considerations should be made regarding how regularly dwellings are used, and if they are occupied as well. Occupied means used. Not occupied means unused, and in my book underutilised is a no-no.

---

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts
- ii) Social housing

**Agree**  
**Neutral**

**Submitter Comments:** For community groups I agree, because they do good work for the public. But as for trusts, it depends on what they offer as services. Social housing should be subject to similar laws as private dwellings, subject to government oversight of course.

---

Supporting documents

# Development Contributions Policy 2024

Submission # 1465

Not Speaking

First name: Jeanette  
Last name: Te Ua-Hausman  
Organisation: N/A

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Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:**

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## Extension of areas

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**

**Submitter Comments:**

---

## Residential Development

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? **Disagree**

**Submitter Comments:**

---

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

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Supporting documents



# Development Contributions Policy 2024

Submission # 653

Not Speaking

First name: **Heather**  
Last name: **Teka**

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

**Agree**

**Submitter Comments:**

## Extension of areas

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?

**Neutral**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 718

Not Speaking

First name: Tracy  
Last name: Teka

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

Agree

Submitter Comments:

## Extension of areas

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?

Neutral

Submitter Comments:

## Residential Development

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

Submitter Comments:

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- |     |                             |         |
|-----|-----------------------------|---------|
| i)  | Community groups and trusts | Agree   |
| ii) | Social housing              | Neutral |

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 436

Not Speaking

First name: S  
Last name: Teki

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

**Disagree**

**Submitter Comments:** Development is growth for Whanganui. More properties = more rates

## Extension of areas

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?

**Neutral**

**Submitter Comments:** I am amazed that there are areas that are excluded.

## Residential Development

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?

**Disagree**

**Submitter Comments:** Does this mean your new Hotel will have increased costs already?

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- |     |                             |                 |
|-----|-----------------------------|-----------------|
| i)  | Community groups and trusts | <b>Disagree</b> |
| ii) | Social housing              | <b>Disagree</b> |

**Submitter Comments:** Central government should pay for social housing, we already pay for this with our taxes.

---

Supporting documents

# Development Contributions Policy 2024

Submission # 1350

Not Speaking

First name: **Felicity**  
Last name: **Temple**

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Disagree**
- ii) Social housing **Disagree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 430

Not Speaking

First name: **Nadia**  
Last name: **Thompson**  
Organisation: **No**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:**

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## Extension of areas

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? **Disagree**

**Submitter Comments:**

---

## Residential Development

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? **Disagree**

**Submitter Comments:**

---

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Neutral**
- ii) Social housing **Agree**

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission #980

Not Speaking

First name: **Nicole**  
Last name: **Thompson**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:**

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## Extension of areas

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? **Neutral**

**Submitter Comments:**

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## Residential Development

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? **Neutral**

**Submitter Comments:**

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## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Neutral**
- ii) Social housing **Neutral**

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 1146

Not Speaking

First name: Owen  
Last name: Thompson

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Disagree**
- ii) Social housing **Disagree**

**Submitter Comments:** It is not the ratepayers job to provide social housing.

Supporting documents



# Development Contributions Policy 2024

Submission # 1202

Not Speaking

First name: Kawana  
Last name: Tihema

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

Agree

Submitter Comments:

## Extension of areas

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

Submitter Comments:

## Residential Development

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?

Disagree

Submitter Comments:

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts Disagree
- ii) Social housing Disagree

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 1137

Not Speaking

First name: **Judith**  
Last name: **Timmins**

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Disagree**
- ii) Social housing **Disagree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 125

Speaking

First name: **Anthonie**  
Last name: **Tonnon**

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

**Neutral**

**Submitter Comments:** I'd just say we need to incentivise more development in brownfields and be careful not discourage that.

## Extension of areas

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**

**Submitter Comments:** I'd like to see higher contributions in an area like this where it makes infrastructure and PT more expensive to provide

## Residential Development

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?

**Neutral**

**Submitter Comments:** Concerned about this initially as I'd like to see more density.

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 489

Not Speaking

First name: **Sonya**  
Last name: **Toohy**

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1641

Not Speaking

First name: **Mick**  
Last name: **Townsend**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Disagree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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? **Disagree**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1353

Not Speaking

First name: **Matthew**  
Last name: **Tressider**

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Agree**
- ii) Social housing **Disagree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1483

Not Speaking

First name: **Ryan**  
Last name: **Trevor-Roper**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Disagree**
- ii) Social housing **Disagree**

**Submitter Comments:**

Supporting documents



# Development Contributions Policy 2024

Submission # 596

Not Speaking

First name: **Trudie**  
Last name: **Trillo**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

**Agree**

**Submitter Comments:**

## Extension of areas

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?

**Neutral**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts
- ii) Social housing

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 72

Not Speaking

First name: Nancy  
Last name: Tuaine  
Organisation: Nga Tangata Tiaki o Whanganui

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Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

Agree

Submitter Comments:

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## Extension of areas

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?

**Submitter Comments:** The development along the Mosston and Mill Road areas is building on wetlands that provide important functions to the environment. The developments should include maintained some connection between the wetlands and better planning integrating them in the design of these developments. How they are resourced is a second consideration and should partnering with those who will benefit the most.

---

## Residential Development

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?

**Submitter Comments:** No comment from an organisation perspective

---

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts
- ii) Social housing

**Submitter Comments:** No comment from an organisation perspective

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Supporting documents

# Development Contributions Policy 2024

Submission # 1081

Not Speaking

First name: **Isaiah**  
Last name: **Tubayan**

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 105

Not Speaking

First name: **Jack**  
Last name: **Turner**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 444

Not Speaking

First name: **Viv**  
Last name: **Turner**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:**

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## Extension of areas

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**

**Submitter Comments:**

---

## Residential Development

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**

**Submitter Comments:**

---

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 480

Not Speaking

First name: Deanna  
Last name: Tweeddale  
Organisation: Kaiako

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

Neutral

Submitter Comments:

## Extension of areas

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?

Neutral

Submitter Comments:

## Residential Development

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?

Neutral

Submitter Comments:

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- |     |                             |         |
|-----|-----------------------------|---------|
| i)  | Community groups and trusts | Neutral |
| ii) | Social housing              | Neutral |

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 1544

Not Speaking

First name: Hans  
Last name: Vaatstra

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

**Disagree**

**Submitter Comments:** Developers are also experiencing hard times keeping contributions low will attract their interest.

## Extension of areas

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?

**Neutral**

**Submitter Comments:**

## Residential Development

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?

**Disagree**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts
- ii) Social housing

**Neutral**  
**Disagree**

**Submitter Comments:**





# Development Contributions Policy 2024

Submission # 1052

Not Speaking

First name: Sue  
Last name: Van Dort

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

**Agree**

**Submitter Comments:** Rate payers pay a great deal already

## Extension of areas

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?

**Neutral**

**Submitter Comments:** Don't know enough to make a call

## Residential Development

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?

**Disagree**

**Submitter Comments:** That is not fair- residence size should not be a criterion for increase charges.

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Agree**
- ii) Social housing **Neutral**

**Submitter Comments:** Some community members already get much support, so this could lead to 'double dipping'

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Supporting documents

# Development Contributions Policy 2024

Submission # 154

Not Speaking

First name: **Stephan**  
Last name: **van Os**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

**Agree**

**Submitter Comments:**

## Extension of areas

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?

**Neutral**

**Submitter Comments:**

## Residential Development

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?

**Disagree**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 940

Not Speaking

First name: **Heather**  
Last name: **Verstraeten**

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Disagree**
- ii) Social housing **Disagree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1311

Not Speaking

First name: **Jess**  
Last name: **Vigenser**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

**Neutral**

**Submitter Comments:**

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## Extension of areas

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**

**Submitter Comments:**

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## Residential Development

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**

**Submitter Comments:**

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## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts
- ii) Social housing

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission #97

Not Speaking

First name: **Willem**  
Last name: **Volwerk**

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1625

Not Speaking

First name: A  
Last name: W

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

Neutral

Submitter Comments:

## Extension of areas

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?

Submitter Comments:

## Residential Development

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?

Submitter Comments:

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts
- ii) Social housing

Submitter Comments:

Supporting documents



# Development Contributions Policy 2024

Submission # 1647

Not Speaking

First name: **Krystal**  
Last name: **Waine Hartley**  
Organisation: **No**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:**

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## Extension of areas

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**

**Submitter Comments:**

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## Residential Development

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? **Neutral**

**Submitter Comments:**

---

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Agree**
- ii) Social housing **Disagree**

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 1367

Not Speaking

First name: RICHARD  
Last name: WAITE

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

Agree

Submitter Comments:

## Extension of areas

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?

Neutral

Submitter Comments:

## Residential Development

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?

Neutral

Submitter Comments:

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- |     |                             |         |
|-----|-----------------------------|---------|
| i)  | Community groups and trusts | Neutral |
| ii) | Social housing              | Neutral |

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 1504

Not Speaking

First name: Kiri  
Last name: Walden

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

Submitter Comments:

## Extension of areas

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**

Submitter Comments:

## Residential Development

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**

Submitter Comments:

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 570

Not Speaking

First name: **Tim**  
Last name: **Walker**

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- |     |                             |                 |
|-----|-----------------------------|-----------------|
| i)  | Community groups and trusts | <b>Neutral</b>  |
| ii) | Social housing              | <b>Disagree</b> |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1322

Not Speaking

First name: Jonathan  
Last name: Wall

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

Neutral

Submitter Comments:

## Extension of areas

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?

Neutral

Submitter Comments:

## Residential Development

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?

Neutral

Submitter Comments:

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- |     |                             |         |
|-----|-----------------------------|---------|
| i)  | Community groups and trusts | Neutral |
| ii) | Social housing              | Neutral |

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 342

Not Speaking

First name: **Patrick**  
Last name: **Wallace**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:**

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## Extension of areas

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? **Neutral**

**Submitter Comments:**

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## Residential Development

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**

**Submitter Comments:**

---

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Agree</b>   |

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission #952

Not Speaking

First name: **Caroline**  
Last name: **Ward**  
Organisation: **Na**

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

**Agree**

**Submitter Comments:**

## Extension of areas

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?

**Neutral**

**Submitter Comments:**

## Residential Development

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?

**Neutral**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts
- ii) Social housing

**Neutral**  
**Agree**

**Submitter Comments:** Churches should not be included as community groups unless they are providing social housing.





# Development Contributions Policy 2024

Submission # 347

Not Speaking

First name: **Junette**  
Last name: **Ward**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1338

Not Speaking

First name: **Renee**  
Last name: **WARD**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

**Neutral**

**Submitter Comments:**

## Extension of areas

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?

**Neutral**

**Submitter Comments:**

## Residential Development

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?

**Neutral**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 162

Not Speaking

First name: **Richard (known as Dick)**  
Last name: **Ward**

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

**Neutral**

**Submitter Comments:**

## Extension of areas

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?

**Neutral**

**Submitter Comments:**

## Residential Development

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?

**Neutral**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 741

Not Speaking

First name: **Simon**  
Last name: **Ward**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

**Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1556

Not Speaking

First name: **Louise**  
Last name: **Watling**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:**

## Extension of areas

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? **Neutral**

**Submitter Comments:**

## Residential Development

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? **Disagree**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Disagree**
- ii) Social housing **Disagree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1366

Speaking

First name: **David**  
Last name: **Watson**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

**Agree**

**Submitter Comments:** My understanding is that development contributions are ring fenced for the provision of infrastructure so can't be used to offset rates. That said I think that they should be leveraged to promote better buildings practices that reduce the need for more infrastructure (in particular stormwater).

---

## Extension of areas

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**

**Submitter Comments:** Anything that puts pressure on public infrastructure or services should pay development contributions.

---

## Residential Development

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?

**Disagree**

**Submitter Comments:** We need to be encouraging denser development closer to the city centre such as flats and duplexes. We also need more multi-generational homes. Yes we should be charging higher fees to large under-occupied buildings (but the size per occupant not the overall size) or buildings that use a lot of land such as lifestyle blocks.

---

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- |     |                             |              |
|-----|-----------------------------|--------------|
| i)  | Community groups and trusts | <b>Agree</b> |
| ii) | Social housing              | <b>Agree</b> |

**Submitter Comments:** There should be a mechanism to determine the value of the community benefit on a case by case basis and the discount should reflect that.

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Supporting documents

# Development Contributions Policy 2024

Submission # 257

Not Speaking

First name: Helen  
Last name: Watson

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

Neutral

Submitter Comments:

## Extension of areas

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?

Neutral

Submitter Comments:

## Residential Development

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?

Neutral

Submitter Comments:

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- |     |                             |         |
|-----|-----------------------------|---------|
| i)  | Community groups and trusts | Neutral |
| ii) | Social housing              | Neutral |

Submitter Comments:

Supporting documents



# Development Contributions Policy 2024

Submission # 348

Not Speaking

First name: **Sonya**  
Last name: **Watts**

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 120

Not Speaking

First name: **Charlotte**  
Last name: **Weber**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

**Agree**

**Submitter Comments:** Yes, Use NZTA funding for expansion and improvement not "Streets for People" pet projects, stupid unnecessary crossings in main arterial routes or any that cost anywhere near proposed Paiktorie crossings.

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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?

**Disagree**

**Submitter Comments:** Disagree. Stop hindering growth and development.

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- |     |                             |                 |
|-----|-----------------------------|-----------------|
| i)  | Community groups and trusts | <b>Disagree</b> |
| ii) | Social housing              | <b>Agree</b>    |

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 1375

Not Speaking

First name: Sharyn  
Last name: Wedtley

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1632

Not Speaking

First name: **Robin**  
Last name: **Westley**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 660

Not Speaking

First name: **Mel**  
Last name: **Wheeler**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:**

## Extension of areas

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? **Neutral**

**Submitter Comments:**

## Residential Development

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? **Disagree**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Disagree**
- ii) Social housing **Neutral**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 237

Not Speaking

First name: **Karen**  
Last name: **White**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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? **Neutral**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 294

Not Speaking

First name: Sue  
Last name: White

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents



# Development Contributions Policy 2024

Submission # 1055

Not Speaking

First name: CALUM  
Last name: WILBUR

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

Submitter Comments:

## Extension of areas

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**

Submitter Comments:

## Residential Development

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**

Submitter Comments:

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Disagree**
- ii) Social housing **Disagree**

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 39

Not Speaking

First name: **Cassie**  
Last name: **Williams**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Disagree**

**Submitter Comments:**

## Extension of areas

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? **Neutral**

**Submitter Comments:**

## Residential Development

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? **Neutral**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- |     |                             |                 |
|-----|-----------------------------|-----------------|
| i)  | Community groups and trusts | <b>Neutral</b>  |
| ii) | Social housing              | <b>Disagree</b> |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 579

Not Speaking

First name: **Laurence**  
Last name: **Williams**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

**Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- |     |                             |                 |
|-----|-----------------------------|-----------------|
| i)  | Community groups and trusts | <b>Disagree</b> |
| ii) | Social housing              | <b>Disagree</b> |

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 733

Not Speaking

First name: **Pat**  
Last name: **Williams**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Agree**
- ii) Social housing **Neutral**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1670

Not Speaking

First name: **Bonnie**  
Last name: **Wilson**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Agree**
- ii) Social housing **Disagree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1308

Not Speaking

First name: **John**  
Last name: **Wilson**

Consultation Question	Submitter Feedback
-----------------------	--------------------

## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Agree</b>   |

**Submitter Comments:** Trusts can include a variety of business types, from purely profit driven to more social-benefit focussed trusts. Some specificity needed in the criteria.

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Supporting documents

# Development Contributions Policy 2024

Submission # 1209

Not Speaking

First name: **Ray**  
Last name: **Wilson**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Neutral**

**Submitter Comments:**

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## Extension of areas

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**

**Submitter Comments:**

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## Residential Development

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**

**Submitter Comments:**

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## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- |     |                             |                 |
|-----|-----------------------------|-----------------|
| i)  | Community groups and trusts | <b>Neutral</b>  |
| ii) | Social housing              | <b>Disagree</b> |

**Submitter Comments:**

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Supporting documents



# Development Contributions Policy 2024

Submission # 868

Not Speaking

First name: Sarah  
Last name: Wilson

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 754

Not Speaking

First name: **Tina**  
Last name: **Wilson**

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

**Neutral**

**Submitter Comments:**

## Extension of areas

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?

**Neutral**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1212

Not Speaking

First name: Hana  
Last name: Woodhouse

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

Neutral

Submitter Comments:

## Extension of areas

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?

Neutral

Submitter Comments:

## Residential Development

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?

Neutral

Submitter Comments:

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- |     |                             |         |
|-----|-----------------------------|---------|
| i)  | Community groups and trusts | Neutral |
| ii) | Social housing              | Agree   |

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 1040

Not Speaking

First name: **Maia-Jeanne**  
Last name: **Woolkirk**

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

**Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 771

Not Speaking

First name: **Julie**  
Last name: **Wright**

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Agree**
- ii) Social housing **Disagree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 783

Not Speaking

First name: **Les and Alyson**  
Last name: **Wright**

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Disagree**
- ii) Social housing **Disagree**

**Submitter Comments:** Remissions are a no-no. If services are used, fees should be paid equally.

Supporting documents

# Development Contributions Policy 2024

Submission # 247

Not Speaking

First name: **Malcolm**  
Last name: **Wright**

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

**Agree**

**Submitter Comments:**

## Extension of areas

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?

**Disagree**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts
- ii) Social housing

**Agree**

**Disagree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1218

Not Speaking

First name: Larissa  
Last name: Wroe-Doyle

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

Agree

Submitter Comments:

## Extension of areas

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?

Submitter Comments:

## Residential Development

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?

Submitter Comments:

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- |     |                             |       |
|-----|-----------------------------|-------|
| i)  | Community groups and trusts | Agree |
| ii) | Social housing              | Agree |

Submitter Comments:

Supporting documents



# Development Contributions Policy 2024

Submission # 1117

Not Speaking

First name: **Fiona**  
Last name: **Wyatt**

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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? **Neutral**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Neutral**
- ii) Social housing **Agree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 3

Speaking

First name: Terry  
Last name: Wycherley

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

**Disagree**

**Submitter Comments:** The council needs to seriously consider what they are doing. Increased council development contributions will only increase the price of building and discourage people from moving to Wanganui.

## Extension of areas

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**

**Submitter Comments:** I agree that contributions should be extended to all areas, but the fee should be the same for all.

## Residential Development

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?

**Disagree**

**Submitter Comments:** All fees should be the same.

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

i) Community groups and trusts **Neutral**

ii) Social housing

**Neutral**

**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 284

Not Speaking

First name: Xiaoting  
Last name: Xie

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

Neutral

Submitter Comments:

## Extension of areas

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

Submitter Comments:

## Residential Development

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

Submitter Comments:

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- |     |                             |         |
|-----|-----------------------------|---------|
| i)  | Community groups and trusts | Neutral |
| ii) | Social housing              | Neutral |

Submitter Comments:

Supporting documents

# Development Contributions Policy 2024

Submission # 1473

Not Speaking

First name: **Katie**  
Last name: **Yang**

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

**Agree**

**Submitter Comments:** why not? Developers make money so why not collect from them instead of burdening the public.

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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?

**Neutral**

**Submitter Comments:** More people doesn't always mean more earners. This could mean more dependants.

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Agree</b>   |

**Submitter Comments:** Remissions should not include trusts. Community is fine.

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Supporting documents

# Development Contributions Policy 2024

Submission # 874

Not Speaking

First name: Chris  
Last name: Yates

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Agree**
- ii) Social housing **Disagree**

**Submitter Comments:**

Supporting documents

# Development Contributions Policy 2024

Submission # 1608

Not Speaking

First name: **Kayla**  
Last name: **Young**

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates?

**Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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?

**Neutral**

**Submitter Comments:** I say neutral based on the fact that our neighbours have a 2bdrm but have 6ppl living in it. Then on the other side we have an elderly couple living in a 4bdrm. I don't know whether that is going to be relevant.

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- |     |                             |                |
|-----|-----------------------------|----------------|
| i)  | Community groups and trusts | <b>Neutral</b> |
| ii) | Social housing              | <b>Neutral</b> |



**Submitter Comments:**

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Supporting documents

# Development Contributions Policy 2024

Submission # 110

Speaking

First name: Peter  
Last name: Zolno

Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:**

## Extension of areas

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**

**Submitter Comments:**

## Residential Development

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? **Neutral**

**Submitter Comments:**

## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Agree**
- ii) Social housing **Agree**

**Submitter Comments:** Kainga Ora needs to match a higher bar to receive these funds – true community engagement in their plans, rather than dumping

them on the community. They have a horrible track record on this

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Supporting documents

# Development Contributions Policy 2024

Submission # 585

Not Speaking

First name: **Azian**  
Last name: **Zulkifli**  
Organisation: **Unity Food Charity General Manager**

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Consultation Question	Submitter Feedback
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## Off-setting Rates

Do you agree that the amount of Development Contributions collected should be increased in order to offset the burden on rates? **Agree**

**Submitter Comments:**

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## Extension of areas

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**

**Submitter Comments:**

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## Residential Development

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**

**Submitter Comments:**

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## Remissions

Please indicate your level of agreement with the inclusion of the following remissions within the Development Contributions Policy.

- i) Community groups and trusts **Agree**
- ii) Social housing **Neutral**

**Submitter Comments:**

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Supporting documents

