



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

# **Proposed Development Contributions Policy 2018**

## **Submissions Received**

**From:** Whanganui District Council  
**To:** [strattonfamily@xtra.co.nz](mailto:strattonfamily@xtra.co.nz)  
**Subject:** Policy Submission Acknowledgment - Development Contributions  
**Date:** Monday, 18 December 2017 11:24:03 a.m.



## Submission: Proposed Development Contributions Policy 2018

Thank you for your submission.

Reference number	872121124171918
First name	angela
Last name	stratton
Email address	strattonfamily@xtra.co.nz
Postal address	28 MAXWELL AVENUE DURIE HILL WHANGANUI 4500
Daytime phone number	06 3453717
Organisation name	
Your role	
Have you submitted to the Whanganui District Council before?	Yes
Gender	Female
Age group	50 - 59 years
Ethnicity	NZ European
Would you be interested in being involved in further consultation opportunities with Council?	Yes
<b>KEY ISSUE</b>	
The <i>General Provisions</i> of the proposed policy (pages 10-12), including:	

<ul style="list-style-type: none"> <li>activities where Council can require development contributions</li> <li>areas that will be funded from these contributions</li> <li>units of demand</li> <li>growth-related capital expenditure</li> </ul>	Neither agree nor disagree
The proposed use of the Household Equivalent Unit (HEU) to determine the scale of required development contributions (page 11)	Neither agree nor disagree
The steps the Council will take to assess the development contribution required, as outlined in <i>Assessment of Development Charges</i> (pages 12-14) of the proposed policy.	Neither agree nor disagree
The method the Council will use to calculate development contributions, as outlined in <i>How Development Contributions Have Been Calculated</i> (pages 15-16).	Neither agree nor disagree
The Council's approach to postponing payment or grant remission on development contributions as presented in <i>Remission and postponement</i> (page 17).	Neither agree nor disagree
The exemption from paying development contributions for Council and Crown developments, as outlined in <i>Exemptions</i> (page 17).	Neither agree nor disagree
The grounds and processes the Council will follow when re-considering the requirement for a development contribution as outlined in <i>Reconsideration of a development</i> (pages 17-18).	Neither agree nor disagree
The procedure outlined for development contribution objections, as outlined in <i>Objections to a development contribution</i> (pages 18-19).	Neither agree nor disagree

The sections on <i>Refunds</i> (page 19), <i>Private development agreements</i> (page 20) and <i>Payments and enforcement</i> (page 20).	Neither agree nor disagree
Further comments	My interest in this expansion of Wanganui is in promoting the building of smaller homes. We have a predominantly older demographic who will not be driving forever, nor pushing lawnmowers; and a young generation who don't want the upkeep of a larger house or section. We need apartments and townhouses, preferably eco-friendly ones for these people, with public transport & shared amenities [parks, halls etc].
Supporting documents	File(s) not provided
I would like to speak in support of my submission	No

**From:** Whanganui District Council  
**To:** [Lance50@xtra.co.nz](mailto:Lance50@xtra.co.nz)  
**Subject:** Policy Submission Acknowledgment - Development Contributions  
**Date:** Sunday, 4 February 2018 11:30:23 a.m.



## Submission: Proposed Development Contributions Policy 2018

Thank you for your submission.

Reference number	771021130182504
First name	Lance
Last name	Attrill
Email address	Lance50@xtra.co.nz
Postal address	12 CLARKSON AVENUE WESTMERE WHANGANUI 4501
Daytime phone number	0274400777
Organisation name	Lance Attrill, Attrill Properties Ltd & NSK Holdings Ltd
Your role	Owner & Director
Have you submitted to the Whanganui District Council before?	Yes
Gender	Male
Age group	50 - 59 years
Ethnicity	NZ European
Would you be interested in being involved in further consultation opportunities with Council?	Yes
<b>KEY ISSUE</b>	
The <i>General Provisions</i> of the proposed policy (pages 10-12),	

<p>including:</p> <ul style="list-style-type: none"> <li>activities where Council can require development contributions</li> <li>areas that will be funded from these contributions</li> <li>units of demand</li> <li>growth-related capital expenditure</li> </ul>	Neither agree nor disagree
The proposed use of the Household Equivalent Unit (HEU) to determine the scale of required development contributions (page 11)	Strongly disagree
The steps the Council will take to assess the development contribution required, as outlined in <i>Assessment of Development Charges</i> (pages 12-14) of the proposed policy.	Neither agree nor disagree
The method the Council will use to calculate development contributions, as outlined in <i>How Development Contributions Have Been Calculated</i> (pages 15-16).	Disagree
The Council's approach to postponing payment or grant remission on development contributions as presented in <i>Remission and postponement</i> (page 17).	Neither agree nor disagree
The exemption from paying development contributions for Council and Crown developments, as outlined in <i>Exemptions</i> (page 17).	Neither agree nor disagree
The grounds and processes the Council will follow when re-considering the requirement for a development contribution as outlined in <i>Reconsideration of a development</i> (pages 17-18).	Neither agree nor disagree
The procedure outlined for development contribution objections, as outlined in <i>Objections to a development contribution</i> (pages 18-19).	Neither agree nor disagree

<p>The sections on <i>Refunds</i> (page 19), <i>Private development agreements</i> (page 20) and <i>Payments and enforcement</i> (page 20).</p>	<p>Strongly disagree</p>
<p>Further comments</p>	<ul style="list-style-type: none"> <li>• It is not fair to all owners if all dwellings are calculated by house/unit</li> <li>• The proposed policy is not clear and hard to understand, it does require more information</li> <li>• The Shaded areas are not correct and doesn't make a fair portion of the costs</li> <li>• It is not clear on what the WDC will do or what will be left to the Developer to do, time of the new infrastructure is very important.</li> <li>• There is places downstream that would benefit from this policy that may not have to contribute therefore these two areas are wearing that cost</li> <li>• The Attrill land marked 'J' should not be in this policy</li> <li>• How does existing consents and sections relate to the new policy</li> <li>• How long are the DCs kept at a set figure, WDC would have the power to increase DCs at anytime</li> <li>• The policy says the developer can make a Developers Agreement with the WDC, I would say they cant, I &amp; NSK have tried and 8 months later nothing has been done. This could hold up the Development and the WDC could use this as a bargaining tool for their benefit</li> <li>• There are parts of the infrastructure that could be said it is WDC responsibility</li> <li>• This preposed policy is not good enough to pass, it needs further investigation and changes made before it could be passed</li> <li>• We (all) have to get this right for the future of Wanganui</li> </ul>
<p>Supporting documents</p>	<p>File(s) not provided</p>
<p>I would like to speak in support of my submission</p>	<p>Yes</p>

**From:** Whanganui District Council  
**To:** [steven.archer@acsurveys.co.nz](mailto:steven.archer@acsurveys.co.nz)  
**Subject:** Policy Submission Acknowledgment - Development Contributions  
**Date:** Monday, 5 February 2018 11:32:29 a.m.



## Submission: Proposed Development Contributions Policy 2018

Thank you for your submission.

Reference number	416021132183105
First name	Steven
Last name	Archer
Email address	steven.archer@acsurveys.co.nz
Postal address	PO BOX 4028 WHANGANUI 4541
Daytime phone number	063478586
Organisation name	A & C Surveys Ltd
Your role	Director
Have you submitted to the Whanganui District Council before?	
Gender	
Age group	
Ethnicity	
Would you be interested in being involved in further consultation opportunities with Council?	Yes
<b>KEY ISSUE</b>	
The <i>General Provisions</i> of the proposed policy (pages 10-12), including:	



<ul style="list-style-type: none"> <li>activities where Council can require development contributions</li> <li>areas that will be funded from these contributions</li> <li>units of demand</li> <li>growth-related capital expenditure</li> </ul>	Neither agree nor disagree
The proposed use of the Household Equivalent Unit (HEU) to determine the scale of required development contributions (page 11)	Disagree
The steps the Council will take to assess the development contribution required, as outlined in <i>Assessment of Development Charges</i> (pages 12-14) of the proposed policy.	Disagree
The method the Council will use to calculate development contributions, as outlined in <i>How Development Contributions Have Been Calculated</i> (pages 15-16).	Neither agree nor disagree
The Council's approach to postponing payment or grant remission on development contributions as presented in <i>Remission and postponement</i> (page 17).	Neither agree nor disagree
The exemption from paying development contributions for Council and Crown developments, as outlined in <i>Exemptions</i> (page 17).	Disagree
The grounds and processes the Council will follow when re-considering the requirement for a development contribution as outlined in <i>Reconsideration of a development</i> (pages 17-18).	Neither agree nor disagree
The procedure outlined for development contribution objections, as outlined in <i>Objections to a development contribution</i> (pages 18-19).	Disagree
The sections on <i>Refunds</i> (page 19),	

<i>Private development agreements</i> (page 20) and <i>Payments and enforcement</i> (page 20).	Disagree
<p>Further comments</p>	<p>I disagree that Development Contributions be applied at subdivision sign-off. Land values in Whanganui are not high compared to other cities. Margins to develop land is already tight and passing on development contributions to allotment sales will become a deterrent to development who have already out-laid considerable amounts by installing new infrastructure at the time of subdivision. A developer has to carry these costs until all the allotments are sold. 1 HEU and its demands can vary greatly depending on what the land is used for. eg. to graze animals, a lifestyle block with limited infrastructure connections, temporary accommodation, a family home, a unit for retirement. An indication of the demand is not actuated until a building consent is applied for. The targeted area is largely is currently zoned rural lifestyle which has limited connection requirements. There is little encouragement to develop these area. The Otamatea Structure Plan is on hold pending further information. There have been no guarantees published that the swale will be built. There is a risk that the Structure Plan Areas you are targeting will not become a favoured place to develop because of the additional costs. The supporting maps are not up to date or shaded correctly - and the build up tables are complex and difficult to follow. A &amp; C Surveys Ltd applied on behalf of Attrill Developments to enter a Developers Agreement. Progress has been very slow and creates delays and uncertainty for developers. A better process needs to be developed. Why should the Council and Government have the privilege to be exempt from Development Contributions?</p>
<p>Supporting documents</p>	<p>File(s) not provided</p>

I would like to speak in support of my  
submission

Yes



5 February 2018

Damien Wood  
Development Contributions Policy Consultation  
WHANGANUI DISTRICT COUNCIL

Email: [polycysubmissions@whanganui.govt.nz](mailto:polycysubmissions@whanganui.govt.nz), copy to [brenda.o'shaughnessy@whanganui.govt.nz](mailto:brenda.o'shaughnessy@whanganui.govt.nz)

Teenaa koutou

### **Development Contributions Policy – Submission**

Thank you for the opportunity to share our views on this draft Development Contributions Policy currently out for consultation.

We wish to raise our disappointment that you did not provide an extension of time for this consultation given that we were not directly alerted to its release late last year. This topic of development at Otamatea is one that we are currently deeply engaged with the council on, and it was a surprise to discover recently through a third party that this policy was out for consultation. We hope in future any consultation items are directly advised to us and we will be highlighting this at our upcoming relationship meeting.

In relation to the draft policy, we have had limited time to examine it or have any discussions directly with the council; however, we have the following points to make:

- It is unclear how wise it is to identify the expected capital expenditure on the Otamatea development prior to the Plan Change hearings being complete. There may be changes made to the Otamatea Structure Plan or proposed Plan Change that result from this process currently underway to better reflect the Iwi Collective concerns and interests.
- We wish to note that we have not had engagement on the Springvale development and are interested in what is proposed. It appears that a reserve of land is not required in this area and we are curious to know why it is proposed at Otamatea but not at Springvale.
- The current description of reserve land at Otamatea is "a recreation reserve with a substantial children's playground". We wish to better understand this proposed use and suggest that there may be other uses that reflect cultural values that should be considered before anything is finalised, including the size, land value, and location of such a reserve.
- We agree with the requirement for development contributions, and that development contributions should be directed back to the development location itself.

We look forward to continuing to work constructively with the council on this and other matters.

Noho ora mai

Anne-Marie Broughton  
Kaiwhakahaere

5<sup>th</sup> February 2018



Whanganui District Council

101 Guyton Street

Whanganui 4500

Attention: Damien Wood

Re: Proposed Development Contributions Policy 2018

1. On page 6. Would the Whanganui District Council please confirm where the 29 infill lots are affected by the Otamatea West expansion.
2. When Whanganui District Council accesses the Development Contribution will they supply a breakdown of costs in the assessment to the developer?.
3. Payment of the Development levy. This is a significant additional cost to the developer when creating a multi-lot subdivision. Where the developer sells a lot is it possible that the payment can be made upon sale of each section?.
4. On page 29 –Development Contribution for Area F. The levy for transport is considerably higher than for areas A and E. Why is there so much difference?.
5. The proposed Development Contributions are significantly higher than in the past. My concern is that these costs will now have to be added to the section price therefore increasing prices by approximately up to \$18,000.00. The current property market is busy because we are cost competitive against other provincial towns and therefore construction is busy. This will not last as we know that construction is cyclical. I am concerned that if section prices increase by an additional 10% on the average section this will have a negative effect for purchasers. My preference is to have no development contribution but I think this is unlikely. Perhaps some compromise on the proposed fees at least. Other developers are focusing on developments in other towns due to the low profit margin in Whanganui on low cost sections versus the cost of land purchase and development costs. The development contribution will only exacerbate this problem.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'B Reuters', is written over the typed name.

Bernard Reuters  
Reuters Construction Limited  
Director

Reuters Construction Ltd.  
Trading as **DEVON Homes**  
165A Great North Road, Wanganui 4501, 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)



Proud to be





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

**Submission: Proposed Development  
Contributions Policy 2017**

### Submissions close 5pm 5 February 2018

**Privacy statement:** Please be aware when providing personal information that this submission form is part of the public consultation process. As such, this document (including contact details) will be copied and made publicly available. Personal information will be used for the administration of this consultation process and decision-making. All information will be held by the Whanganui District Council, 101 Guyton Street, and submitters have the right to access and correct personal information.

**Online:** You can complete this submission online at [www.whanganui.govt.nz/haveyoursay](http://www.whanganui.govt.nz/haveyoursay)

**Alternatively, please return this form, or send your written submission to:**

Proposed Development Contributions Policy  
Whanganui District Council  
101 Guyton Street  
Whanganui 4500

**Email:** [policysubmissions@whanganui.govt.nz](mailto:policysubmissions@whanganui.govt.nz)

**YOUR DETAILS** (please print your details clearly)

Name: ..... Jill Sheehy .....  
E-mail: ..... jillsheehy@xtra.co.nz .....  
Postal Address: ..... 31 Hinemoa Street, Whanganui East, Whanganui .....  
..... Post code ..... 4500 .....  
Best daytime contact number: ..... 0221605195 .....

Organisation: If you are completing this submission on behalf of an organisation please name the organisation and your role:

..... N/A .....

#### **Oral submissions**

If you wish to speak to Council in support of your written submission please tick the box below.

- ☐ Yes I would like to speak in support of my submission (*please ensure you have completed the details above, including contact **phone number***)

**Note:** Submissions will be heard on 12 February 2018. If you have indicated that you wish to speak on your submission we will contact you to arrange a time.

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

☒ Yes I would like to be involved in future consultation and am happy for you to retain my contact details.

*Please turn over*

## Development Contributions Sub: 006

Please indicate your level of agreement for the following key issues.

Key issues	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
<p>The <i>General Provisions</i> of the proposed policy (pages 10-12), including:</p> <ul style="list-style-type: none"> <li>activities where Council can require development contributions,</li> <li>areas that will be funded from these contributions</li> <li>units of demand</li> <li>growth-related capital expenditure</li> </ul>					
The proposed use of the Household Equivalent Unit (HEU) to determine the scale of required development contributions (page 11)					
The steps the Council will take to assess the development contribution required, as outlined in <i>Assessment of Development Charges</i> (pages 12-14) of the proposed policy.					
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The Council's approach to postponing payment or grant remission on development contributions as presented in <i>Remission and postponement</i> (page 17).					
The exemption from paying development contributions for Council and Crown developments, as outlined in <i>Exemptions</i> (page 17).					
The grounds and processes the Council will follow when re-considering the requirement for a development contribution as outlined in <i>Reconsideration of a development</i> (pages 17-18).					
The procedure outlined for development contribution objections, as outlined in <i>Objections to a development contribution</i> (pages 18-19).					
The sections on <i>Refunds</i> (page 19), <i>Private development agreements</i> (page 20) and <i>Payments and enforcement</i> (page 20).					

Please turn over

## Development Contributions Sub: 006

Please use the space below to provide reasons as to your selections above, to comment on any other aspects of the proposed policy, and to add any further comments.

Collective Iwi have presented a joint submission to plan change 46.

Further work is needed to clearly recognise and address cultural values and the cultural impact on these development areas, while also recognising and acknowledging 'Kaumatua who are appropriately skilled and qualified in cultural matters' on an equivalent basis to an 'appropriately qualified archaeologist'.

The Collective Iwi have started work on a Cultural Impact Assessment to gather more details on impact and mitigation around all taonga including waahi tuupuna, waahi tapu, water within wetlands and surface, and ground water bodies in, around and providing the Structure Plan area.

I therefore request that the Contributions Policy recognise and give effect to the Cultural Impact Assessment (once completed) in all areas listed above.

Thank you, nā Jill

### **OPTIONAL:**

Have you submitted to Council before?

Yes ☐ No ☐

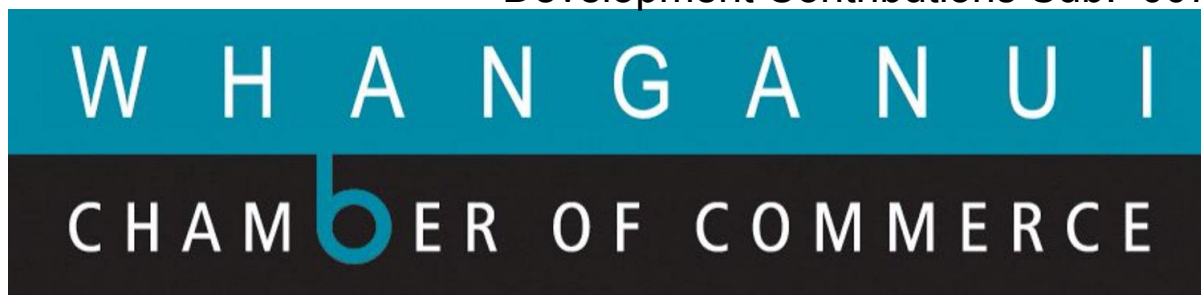
**Gender:** Female ☐ Male ☐ Gender Diverse ☐

**Age:** Under 18 Years ☐ 18 – 29 years ☐ 30 – 39 years ☐ 40 – 49 years ☐  
50 – 59 years ☐ 60 years and over ☐

**Ethnicity:** NZ European ☐ Maori ☐ Asian ☐ Pacific Peoples ☐  
Middle Eastern/Latin American/African ☐  
Other ☐ .....

*Thank you for your submission*





*B u s i n e s s V i t a l i t y*

Whanganui District Council  
PO Box 637  
Whanganui  
4500

Att: Damien Wood

Dear Whanganui District Council,

**Development Contributions Policy Review: Submission**

Thank you for the opportunity to submit on the above policy. We have reviewed this policy and have also consulted our members and businesses in the industry.

We support the amendments in this policy. The amendments are not new and have been adopted around the country.

We consider abolishing development contributions per se and instead implementing infrastructure fees, targeted rates and private developer agreements is acceptable.

We are concerned that these changes need to be implemented with a *very clear process and excellent communication* between council staff and developers. There should be no question in developers' minds regarding council's expectations resulting in *no surprises* during the process.

The council needs to be cautious and ensure it does NOT over burden developers with such fees that it makes a development unachievable hence stopping the current positive growth within the city. This is in line with the council's own desire to facilitate economic growth in Whanganui.

We wish to be heard in support of this submission.

Kind regards,  
Marianne Archibald

Chief Executive  
Whanganui Chamber of Commerce