

# Hey, we need to talk me kōrero ngātahi tātou

We're proposing to reintroduce development contributions (DC) for the Hauraki District.

Some of the changes may affect you and we want your feedback on our **draft Development Contributions Policy 2020**.

When we've taken into account all the feedback received, we'll finalise the policy and it will become effective from 1 July 2020.

## IMPORTANT DATES

**Open for written feedback:**  
Friday, 1 May 2020.

**Provide your written feedback by:**  
4pm Monday, 25 May 2020.

## TALK TO US

**Attend a Zoom Question & Answer session:**  
11am-12pm on Friday, 15 May 2020.

Staff will explain why we want to reintroduce development contributions and endeavour to answer your questions.

**Hearing of written and verbal feedback:**  
9am on Wednesday, 10 June 2020 in the Hauraki District Council Chambers, William Street, Paeroa **OR** from the comfort of your home via zoom if we are still in COVID-19 Lockdown.

See page 3 for the various ways you can have your say.

## What are development contributions?

Development contributions (DC) help to pay for growth-related infrastructure like a larger Council water reservoir to supply water to a development. If a Council has a development contributions policy in place, when someone applies for consents or connections for development (such as subdividing land or undertaking building work) they will need to pay money to fund growth related infrastructure.

### How are they calculated?

Development contribution amounts come from our past and future spending on infrastructure that offers space for further growth. We calculate the amount of capital expenditure that is being caused by, or is of benefit to, new development and growth. We then divide this expenditure by the amount of development that is expected to take place. A DC will be payable for each additional 'unit of demand' created for the services provided in the area or 'catchment' in which it falls. There's more detail about this on the next page.

## Reintroducing development contributions

We're proposing to reintroduce DCs to the Hauraki District from 1 July 2020. We think it's time to reintroduce them as we've experienced significant growth over the past five years and we now face demands on our infrastructure.

If growth costs are not paid by either developers or through Government subsidies, they are paid for by ratepayers. We don't think it's fair for the existing community to be burdened with the cost of growth. We believe the cost of infrastructure to support growth should be funded by those who cause the need for it in a fair and equitable way.

**We want to continue to attract people, business and development to the District.**



WE NEED TO TALK

## What we're proposing

We're making some decisions which we'd like your feedback on. The proposals and why we've made those decisions, are explained in more detail below.

### What we are charging development contributions for

*See clause 4.2 of the proposed policy & Appendix G*

Development contribution amounts come from the 10-year capital costs in our Long Term Plan. We are also proposing to charge for past spending (from 2008 to 2019) on assets that still have capacity to accommodate new development. Until now expenditure and interest accruing on those assets has been borne by existing ratepayers but with the District experiencing significant growth, it is appropriate to transfer some of these costs to incoming development through development contributions.

*See clause 4.3 of the proposed policy*

We're proposing to collect development contributions for water supply, urban stormwater, wastewater, land transport, community infrastructure and waste management facilities. Community infrastructure is things like parks/reserves and libraries. These services benefit new residents as well as the existing community.

We have not included land drainage because capital expenditure for this is not growth-related, but rather directed at repair and maintenance and improving infrastructure in response to the Council's position on climate change. We have not included farm buildings, as we believe they have minimal impact on our infrastructure.

We believe commercial and industrial development should only contribute to reserves and community infrastructure in the vicinity of our town centres. However, our current draft policy does not include development contributions for commercial and industrial development. This will likely be introduced on 1 July 2021, when further data on business activity demand for these services is available.

### The areas of benefit- Catchments

*See clause 4.4 of the proposed policy & Appendix B*

The contributions payable for any new development will depend on where the activity is situated. Development contributions towards a particular project should only come from development that is causing that project to be undertaken or will benefit from it. The draft policy uses a number of service areas or 'catchments' to which expenditure is allocated.

Contributions will be District-wide for land transport, waste management and sub-regional community infrastructure activities to which people travel across the District such as the Ngatea hockey turf. This is seen as reasonable because these services support and are of benefit to all development across the District.

Water, wastewater and urban stormwater treatment activities are proposed to use scheme-by-scheme catchments centred on the schemes at Paeroa, Ngatea, Kerepehi and Waihi. In addition, a district-wide catchment will apply, to cover water supply and wastewater treatment programmes that have or will create additional capacity to accommodate growth across the district.

### Units of demand & contribution amounts

The proposed policy considers any new dwelling or any new residential, or rural lot created in a subdivision as one additional 'unit of demand' for services. Reduced units of demand are applied to the retirement sector and units/accommodation with one bedroom or less, because they create less demand on infrastructure. This means they will pay less contributions per unit of demand.

The draft Development Contribution Policy 2020 can be viewed on our consultation website:

<https://weneedtotalk.hauraki-dc.govt.nz>

See Tables 1 & 2 in the draft policy for information on contribution amounts. Table 3 states the various units of demand.

### When contributions are charged

A development contribution assessment will be made when a resource consent or building consent application is completed or when a service connection is authorised. To assist developers, contributions will be invoiced closer to the time at which development actually takes place and can generate revenue in sales or rents.

### Remissions, Appeals and Enforcement

We've included a clause so we can decide not to charge development contributions in some cases. This can occur on a case-by-case basis where development has a significant public benefit to the enjoyment, health, convenience, safety and well-being of the community or the care of animals.

The Local Government Act 2002 allows for an appeals process if you do not agree with the contributions amount payable. This is outlined in our policy.

We've also included information in the policy about the various ways we can recover unpaid contributions, including the use of statutory land charges.

# A guide to giving feedback

Any organisation or member of the public can give us feedback in writing, on the phone, in person (if we are no longer in Level 3 COVID-19 Lockdown) or all of these. This is your chance to tell us your thoughts about what we're proposing.

Good feedback is clear, concise and to the point. Tell us which parts you support, and which ones you don't. Let us know why. You are most welcome to provide additional pages or supporting material to with your feedback.

Remember to provide your contact details if you would like to be kept informed of the decisions made after considering your feedback.

Your feedback will be a council record, so may be reproduced as an attachment to a Council agenda, made publicly available and remain on Council minute records.

If you aren't providing feedback on behalf of an organisation and would like your contact details to be kept private, please let us know.

Everyone who provides feedback will be notified in writing of the outcome.

## Special assistance

We can offer assistance with special requirements at a hearing in terms of language translation, including that of sign language, or presenting through audio visual mechanisms. If assistance is required, please let us know and we will make the appropriate arrangement.

## What's the review process?

We are up to step 2 in the review process. Check out the diagram below to see how your feedback will be incorporated into the policy review.



## How you can have your say

If you want to **talk** to us:

- Attend our zoom Question & Answer session with staff at 11am on Friday, 15 May 2020. Just email us at [info@hauraki-dc.govt.nz](mailto:info@hauraki-dc.govt.nz) if you want to attend.
- call one of your local councillors to have a chat.
- contact us to book in to speak to the Council at a hearing on 10 June 2020, or tick the box on the feedback form to show us you're keen to attend. We'll contact you closer to the date of the hearing to arrange a time for you to speak and we'll confirm the options for attending the meeting. It may have to be via zoom, depending on which level of COVID-19 Lockdown we are in.
- give us a call and speak with a member of the strategic planning team – we can draft your feedback into a written statement and we'll provide you with a copy. Call us on **07 862 8609 or 0800 734 834 (from within the district)**

If you want to **write** to us:

- fill out the online feedback form on our website <https://weneedtotalk.hauraki-dc.govt.nz>
- message or comment on our Facebook page [www.facebook.com/haurakidistrictcouncil](https://www.facebook.com/haurakidistrictcouncil)
- email your feedback to [info@hauraki-dc.govt.nz](mailto:info@hauraki-dc.govt.nz)
- write a letter, or fill in the printed feedback form (available at our service centres in Ngatea, Paeroa or Waihi when they open again, or downloadable from our website) - **PO Box 17, Paeroa 3640**