



Contributions Policy 2021

Feedback must be received by 17 October 2021

Development contributions are charged to people responsible for new developments to ensure that an appropriate share of our investment in infrastructure is recovered from those who either create the need for the infrastructure or benefit from our investment.

We charge development contributions where the new development requires us to provide new or upgraded infrastructure for:

- transport, footpaths, roads and intersections
- drainage systems and stormwater mitigation
- parks, park facilities, sports grounds and community facilities.

The infrastructure required to support Auckland's growth includes infrastructure to allow houses to be built now, through to the regional investments necessary to support communities in a growing city.

Our Contributions Policy sets out the costs to be recovered and how these are charged in different parts of the region. This is regularly updated for new information, including projected growth, planned investment, or policy decisions made.

The current Contributions Policy took effect in January 2019. We want your feedback on a new Contributions Policy, to take effect from January 2022.

We encourage you to give feedback online at akhaveyoursay.nz, or you can complete this form and:

Scan and Email your completed form to
contributions.policyteam@aucklandcouncil.govt.nz

If COVID-19 alert levels permit, you can drop off
your completed form off at your local library, service
centre or local board office.

Post your completed form to this freepost address:

Auckland Council
Contributions Policy Team
Freepost Number 190197
Private Bag 92300
Victoria Street West
Auckland 1142

Your details

Your name and feedback will be included in public documents. All other personal details will be kept private.

First name:

Last name:

Email address or postal address:

Your local board:

Is your feedback on behalf of an organisation or business? (If yes, this confirms you have authority to submit on the organisation's behalf)

☐

Yes

☐

No

Name of organisation/business:

Important privacy information

The personal information that you provide in this form will be held and protected by Auckland Council in accordance with our privacy policy (available at aucklandcouncil.govt.nz/privacy and at our libraries and service centres) and with the Privacy Act 1993. The privacy policy explains how we can use and share your personal information in relation to any interaction you have with the council, and how you can access and correct that information. You should familiarise yourself with this policy before submitting this form.

Your feedback (all questions are optional)

1. Updating capital projects in the 10-year Budget

In June 2021 Auckland Council adopted its Recovery Budget (10-Year Budget 2021-2031), which included a 10-year capital programme and 30-year Infrastructure Strategy.

We are proposing to update the Contributions Policy to reflect the latest cost projections and timing of the 10-year capital programme in the 10-year Budget. We are also updating our projections of population and development, both by area and over time, to align with those projections in our 10-year Budget.

The proposed updates will have different impacts on the amount of contributions required in different areas, depending on what investment is planned and the projected growth over time in each area.

More information on this proposal can be found on page 11 of the consultation document.

What do you think about this proposal?

- ☐ Agree
- ☐ Disagree
- ☐ Other
- ☐ I don't know

Tell us why

2. Including capital projects beyond 10 years

Auckland is growing rapidly, and major infrastructure investment is required. The 10-year Budget commits significant investment to support growth in identified investment priority areas. However, this is not enough to address the cumulative impact of growth over the 30-year term of our Infrastructure Strategy.

Additional infrastructure will be required to cope with the expected growth. All development over the next 30 years will benefit from this.

We propose to include the additional investment from 2032 onwards, that we intend to deliver in order to cope with the expected growth, in our Contributions Policy. We plan to amend the Contributions Policy in stages for each investment priority area as information becomes available, starting with Drury.

The proposed change in Drury will raise the development contribution price from between \$11,000 and \$18,300, to \$84,900 for development in the area.

This reflects the infrastructure investments required to develop a new community the size of Napier, that is accessible and sustainable. The options for funding this infrastructure are from taxpayers, ratepayers or developers. We think it is fair that developers in the area pay an appropriate share of the costs of this investment. This won't affect house prices as they are determined by supply and demand.

More information on this proposal can be found on page 11 of the consultation document and Attachment D.

What do you think about our proposal to add projects beyond 10-years to the policy in stages starting with Drury?

- ☐ Agree with the proposal and starting with Drury
- ☐ Agree with the proposal but not starting with Drury
- ☐ Disagree
- ☐ Other
- ☐ I don't know

Tell us why

3. Payment timing change

Under the 2019 policy, the timing of contribution payments due at building consent on residential development was extended to between 6 and 24 months after consent is granted.

Since then, our finances have been affected by COVID-19 and our ability to fund infrastructure for growth is now more constrained.

In light of this, we propose that contributions are paid at the time building consent is granted for all development (residential and non-residential), except non-commercial development on Māori land. Therefore, developers will have to pay development contributions due at building consent 6 to 24 months earlier than at present.

Earlier receipt of payment will allow us to bring forward some of our planned investment.

More information on this proposal can be found on page 15 of the consultation document and Attachment F.

What do you think about requiring developers to pay their contributions when building consents are granted?

- ☐ Agree
- ☐ Disagree
- ☐ Other
- ☐ I don't know

Tell us why

4. Supporting development of Maori land

A change in legislation requires our Contributions Policy 2021, along with some of our other financial policies, to support the principles of Te Ture Whenua Maori Act 1993, including to facilitate development and utilisation of Māori land.

We are proposing to continue supporting the development of marae, papakāinga and Māori housing on Māori land with grants available through the Cultural Initiatives Fund.

Currently, there is not enough money in this fund to meet all requests. As such, we plan to review the level of funding as part of the Annual Budget 2022/2023, along with which types of Māori land should be eligible for a grant.

Additionally, we propose to exempt not-for-profit development on Māori land from reserve contributions.

The earlier payment timing proposed above would not apply to non-commercial development on Māori land.

More information on this proposal can be found on page 15 of the consultation document and Attachment G.

What do you think about our proposal to support Māori development with grants?

- ☐ Agree
- ☐ Disagree
- ☐ Other
- ☐ I don't know

Tell us why

5. Other proposed changes

We are proposing some other minor changes to funding areas:

- Transport – three additional funding areas
This allocates the cost of transport infrastructure to the investment priority areas in Drury and the Auckland Housing Programme areas.
- Stormwater – one new and four amended funding areas
This provides close alignment with planned investment in stormwater within the Central and Takanini areas.

We also propose that the new policy include a clause confirming our ability to recover debt collection costs for outstanding development contribution payments. The current policy does not specify this.

Proposed funding area maps have been published with this consultation document.

What do you think of the proposed changes (please be clear which proposal you are talking about)?

6. Do you have any other feedback on the draft Contribution Policy 2021?

Need more room? You can attach extra pages, but please make sure you include your name and contact information on each page.

Tell us some more about you

These questions are optional but will help us understand which groups of the community are engaging with us.

What gender are you?

☐ Female ☐ Male ☐ Another gender (please specify): _____

What age group do you belong to?

☐ Under 15 ☐ 15-17 ☐ 18-24 ☐ 25-34 ☐ 35-44
☐ 45-54 ☐ 55-64 ☐ 65-74 ☐ 75+

Which ethnic group(s) do you feel you belong to? (Please select as many as apply)

☐ Pākehā/NZ European ☐ Māori ☐ Cook Islands Māori
☐ Samoan ☐ Tongan ☐ Indian
☐ Chinese ☐ Southeast Asian ☐ Korean
☐ Other (please specify): _____

Would you like to subscribe to any of the following (tick all that apply):

- ☐ People's Panel – to take part in council surveys
- ☐ Our Auckland – your weekly guide to what's happening in Auckland
- ☐ Auckland Conversations - free public events, offering ideas, inspiration and action for world-class cities

You can also visit AK Have Your Say at [akhaveyoursay.nz](https://www.akhaveyoursay.nz) to find out about, or register to receive regular updates on, consultation activities happening across Auckland.