

Sharing the cost of Auckland's growth

Contributions Policy 2021
Consultation Document



About this document

This document provides:

- an overview of how the council is involved in accommodating, sequencing and supporting growth and how development contributions fit within this context.
- describes how we set development contributions charges.
- details the key changes in our proposed new Contributions Policy and why we have proposed them. It should be read in conjunction with the Draft Contributions Policy 2021 document.
- Sets out how you can have your say on this proposal

To support your consideration of this proposal we have made the following supporting documents available:

- Draft Contributions Policy 2021
- How we set Development Contribution charges
- Inclusion of capital projects beyond ten years
- Impact of development contributions on house prices
- Payment timing changes
- Facilitating development of Maori land

Within this document:

- All prices are stated excluding GST unless otherwise noted
- All expenditure includes the impact of inflation



**AK
HAVE
YOUR
SAY**

Having your say

Public consultation runs from 9.00am 20 September to 4.00pm 17 October 2021.

For more information and a schedule of Have Your Say events please see the last page of this document.

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Introduction

Auckland Council uses development contributions (DCs) to ensure that an appropriate share of our investment in infrastructure is recovered from those that create the need for, and benefit from, the investment.

Our Contributions Policy sets out the costs to be recovered and how these are translated into DC levels in different parts of the region. This is regularly updated to reflect new information, such as updated projections about growth or planned investment, or policy decisions made.

The current contributions policy was consulted on in late 2018 and became effective from 1 January 2019. We are now proposing a new contributions policy, with effect from January 2022.

Key issues for proposed Contributions Policy 2021

There are some key changes that we are proposing in this update of the contributions policy and we are interested in your feedback on these issues, as well as other issues listed on page 16 and the policy in general.

New and updated information

Capital investment	
What is the issue? 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. It is proposed that the contributions policy is updated to reflect the latest cost projections and timing of the 10-year capital programme in the 10-year Budget.	What is the impact on the policy? The proposed updates will impact the level of contributions required by different amounts in different areas depending on the make-up of planned investment in each area.
Population and development projections	
What is the issue? To ensure that an appropriate share of our investment in infrastructure is attributed to growth, it is crucial that high-quality growth forecasts are used to calculate DC levels. It is proposed that the policy is updated to reflect our latest projections of population and development, both by area and over time.	What is the impact on the policy? The proposed updates will impact the level of contributions required by different amounts in different areas depending on the projected growth over time in each area.

Policy issues

Inclusion of capital projects beyond 10 years	
<p>What is the issue?</p> <p>Auckland is growing rapidly and major infrastructure investment is required. The 10-year Budget commits significant investment to support growth in the identified investment priority areas. However, this is not enough to address the cumulative impact of growth.</p> <p>Additional infrastructure will be required to cope with the expected growth. All development over the next 30 years will benefit from this.</p> <p>The council proposes to deliver these investments from 2032 onwards and include them in our contributions policy. We will amend the contributions policy in stages for each investment priority area as information becomes available starting with Drury.</p>	<p>What is the impact on the policy?</p> <p>The proposed change in Drury will raise the DC price substantially for development in the area reflecting the infrastructure investments required to develop a new community the size of Napier that is accessible and sustainable.</p> <p>Early developers meet a fair share of the costs they are causing or will benefit from.</p>
Payment timing	
<p>What is the issue?</p> <p>Under the 2019 policy, the timing of payment of DCs due at building consent on residential development was extended to between 6 and 24 months after consent is granted.</p> <p>Since then, the council's finances and our ability to invest in infrastructure has been affected by COVID-19, and our ability to fund infrastructure for growth is now more constrained.</p> <p>In light of this, the council proposes that DCs are paid at the time of building consent for all development (residential and non-residential) except non-commercial development on Māori land.</p>	<p>What is the impact on the policy?</p> <p>Earlier receipt of payment will allow the council to bring forward some of its planned investment</p> <p>Developers will have to pay DCs due at building consent 6 to 24 months earlier than at present.</p>
Māori Land	
<p>What is the issue?</p> <p>The council is required to consider how it will use this policy to facilitate development and utilisation of Māori land.</p> <p>The council proposes to continue to support development on Māori land through grant schemes.</p> <p>Additionally, the council proposes to exempt not-for-profit development on Māori land from reserve contributions.</p> <p>The earlier payment timing above would not apply to non-commercial development on Māori land.</p>	<p>What is the impact on the policy?</p> <p>Auckland Council will continue to support the development of marae, papakāinga, and Māori housing on Māori land.</p>

Planned infrastructure investment



Auckland Council's 10-year Budget

On 29 June 2021 Auckland Council adopted its 10-year budget. This includes a \$32 billion capital investment programme over the next decade.

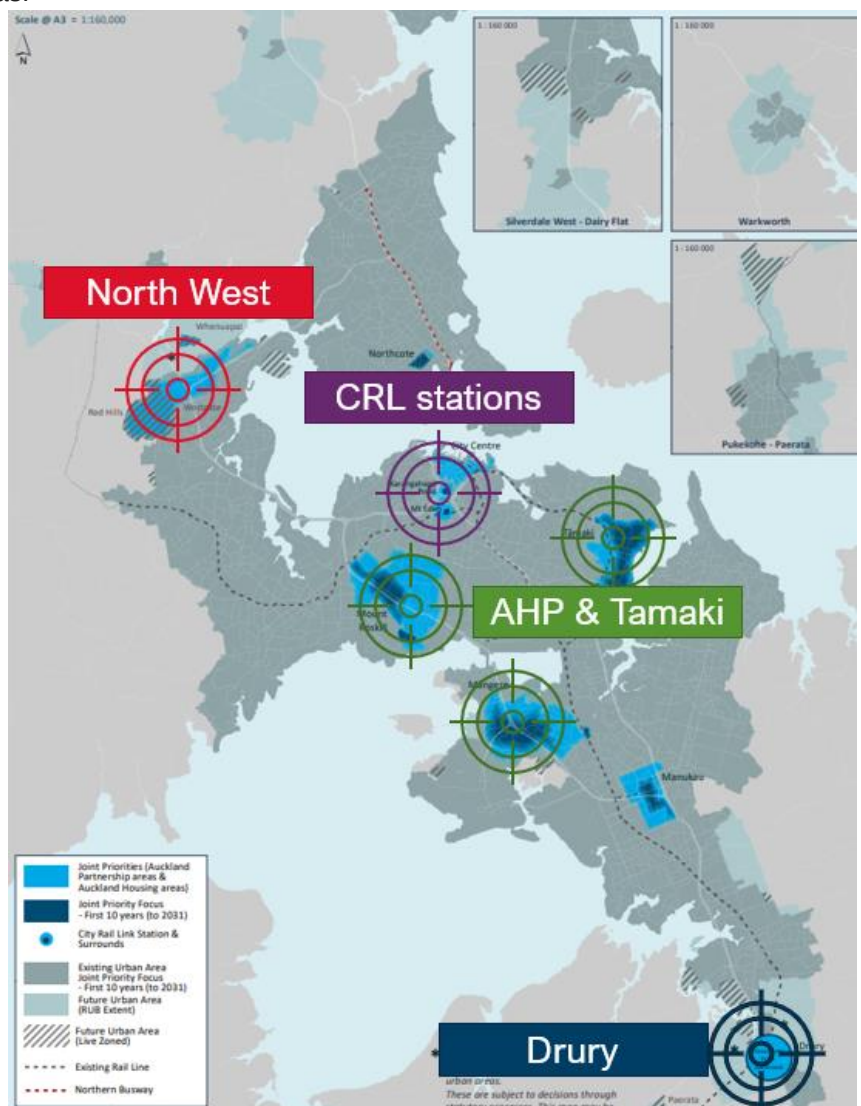
The council's investment in crucial infrastructure for Auckland is in response to a number of challenges including our rapid growth, the changing needs of our community, transport demands, looking after our assets, responding to climate change, and playing a role in supporting recovery from the impacts of COVID-19.

A focused approach to growth infrastructure

Auckland's population continues to grow rapidly with an associated demand for supporting infrastructure. Our capital programme includes almost \$9 billion of growth-driven investment (excluding CRL) which includes both the growth share of large projects such as the Central Interceptor and the Eastern Busway and focused investment in specific development areas.

Our capacity to support growth is, however, limited and in the 10-year budget we have had to prioritise. We have identified a few key locations as investment priority areas to focus our limited resources. These are all joint priority areas agreed with government and include:

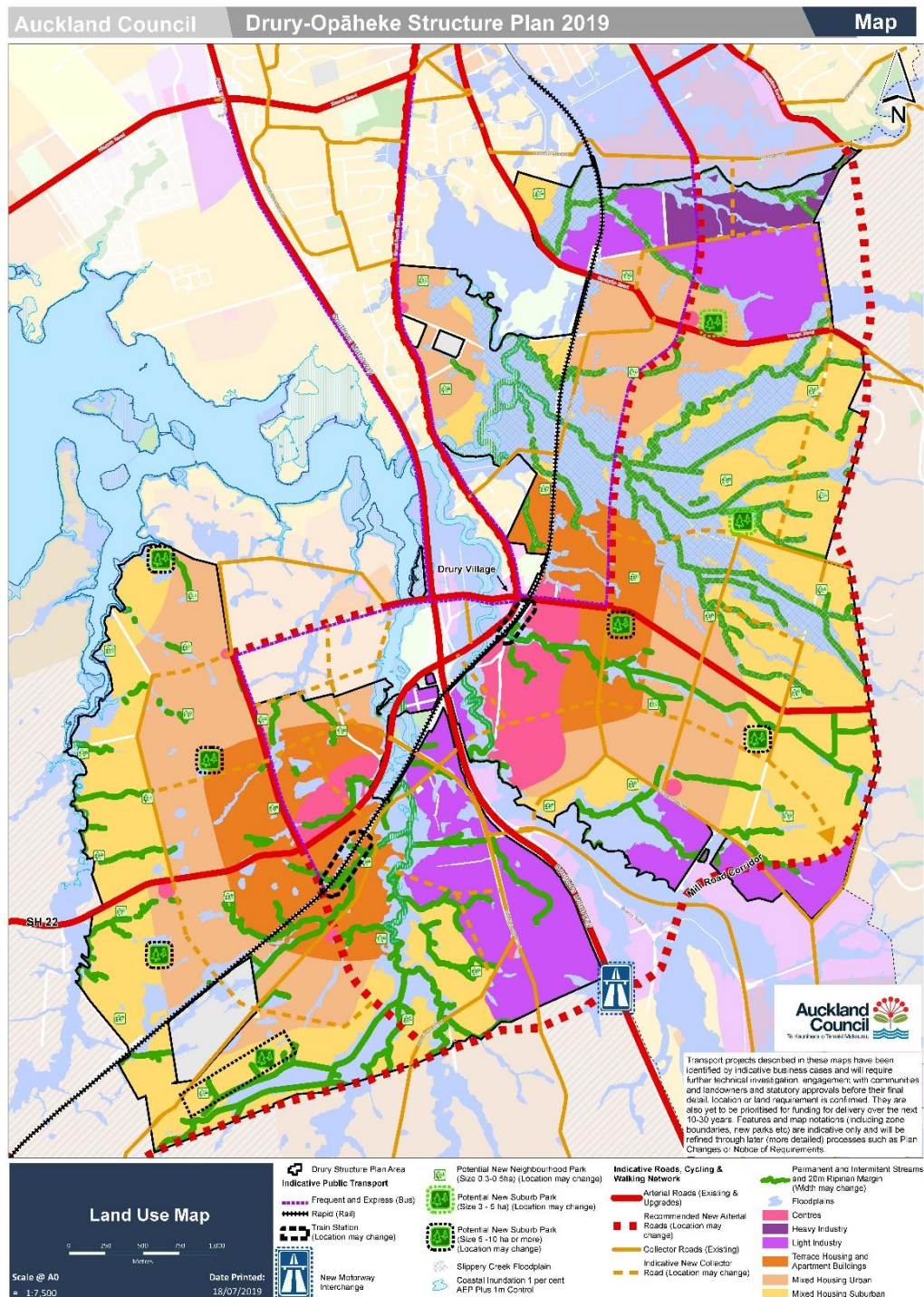
- Auckland Housing Programme (Mt Roskill, Oranga, Mangere, and Northcote) & Tamaki
- North West (including Red Hills, Whenuapai and Westgate)
- Drury (a new community providing housing and employment opportunities)
- CRL Stations (Mt Eden and Karangahape)



A 30-year Infrastructure Strategy

As part of the 10-year budget, Auckland Council prepared a 30-year Infrastructure Strategy. This strategy identifies the big infrastructure issues over the next three decades and sets out how we plan to respond to them. The key issues identified are: climate change, natural hazards, growth, equity and funding.

As with the 10-year capital programme, the Infrastructure Strategy responds to the issue of growth with the focused approach for investment. The areas prioritised above will each take multiple decades to develop and limited investment capacity in decade one will mean the council's investment in all infrastructure types will continue beyond 2031. Where this investment can be identified (as is the case for the Drury area), the projects have been included in the proposed Contributions Policy 2021. Doing so ensures that an appropriate share of the infrastructure cost attributable to growth can be recovered across all development in each area.



Sharing the costs of infrastructure investment



Who funds growth infrastructure?

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

The council and developers both have a role in the provision of local infrastructure which may sometimes overlap. Local infrastructure requirements are the investments in roading, and stormwater required for development to begin and also includes later investment, such as neighbourhood parks. As part of greenfields development, developers will provide footpaths, roading and three waters infrastructure on the land they are developing. The council plans and provides infrastructure servicing multiple land owners such as new stormwater ponds and adjacent arterial roads and intersections. The timing and scale of growth infrastructure delivery is prioritised within the constraints of our overall budget position after considering the other demands for investment in the city.

As the city grows and develops the council has to invest in major projects such as the CRL and Central Interceptor to maintain and improve service levels for current residents and to accommodate the impact of growth. A share of the costs of these investments are recovered through regional contributions charged to all developers.

The table below gives some examples of how this generally works.

Developer Costs <i>(Infrastructure provided directly by a developer)</i>	Localised council charges <i>(For planned infrastructure servicing multiple landowners)</i>	Wider network council charges <i>(Charged to fund a proportion of the cost of increasing infrastructure capacity across the wider network)</i>
Transport		
<ul style="list-style-type: none"> Local roads through a development Cul de sacs Local footpaths Local bus and cycling infrastructure Intersection upgrades Works required for resource consent 	<ul style="list-style-type: none"> Capacity upgrades to adjacent arterial roads and intersections Extending the local arterial network to connect to the development 	<ul style="list-style-type: none"> Major upgrades of arterial roads Major public transport projects e.g. the City Rail Link
<i>Costs vary by development site</i>	<i>Charges in urban area range from \$145 to \$47,477</i>	<i>Charges in urban area range from \$3,693 to \$9,917</i>
Water and Wastewater¹		
<ul style="list-style-type: none"> Water and wastewater infrastructure within a development Water and wastewater pipes to connect a development to the local network 	Not typically applied but unique circumstances may require agreement for a developer(s) to pay a contribution towards extending the trunk network.	<ul style="list-style-type: none"> Adding capacity to water and wastewater treatment plants Major upgrades of water and sewer mains
<i>Costs vary by development site</i>		<i>Charges² in urban area are \$15,867 incl GST</i>

¹ Watercare, a council-controlled organisation, provides water and wastewater services.

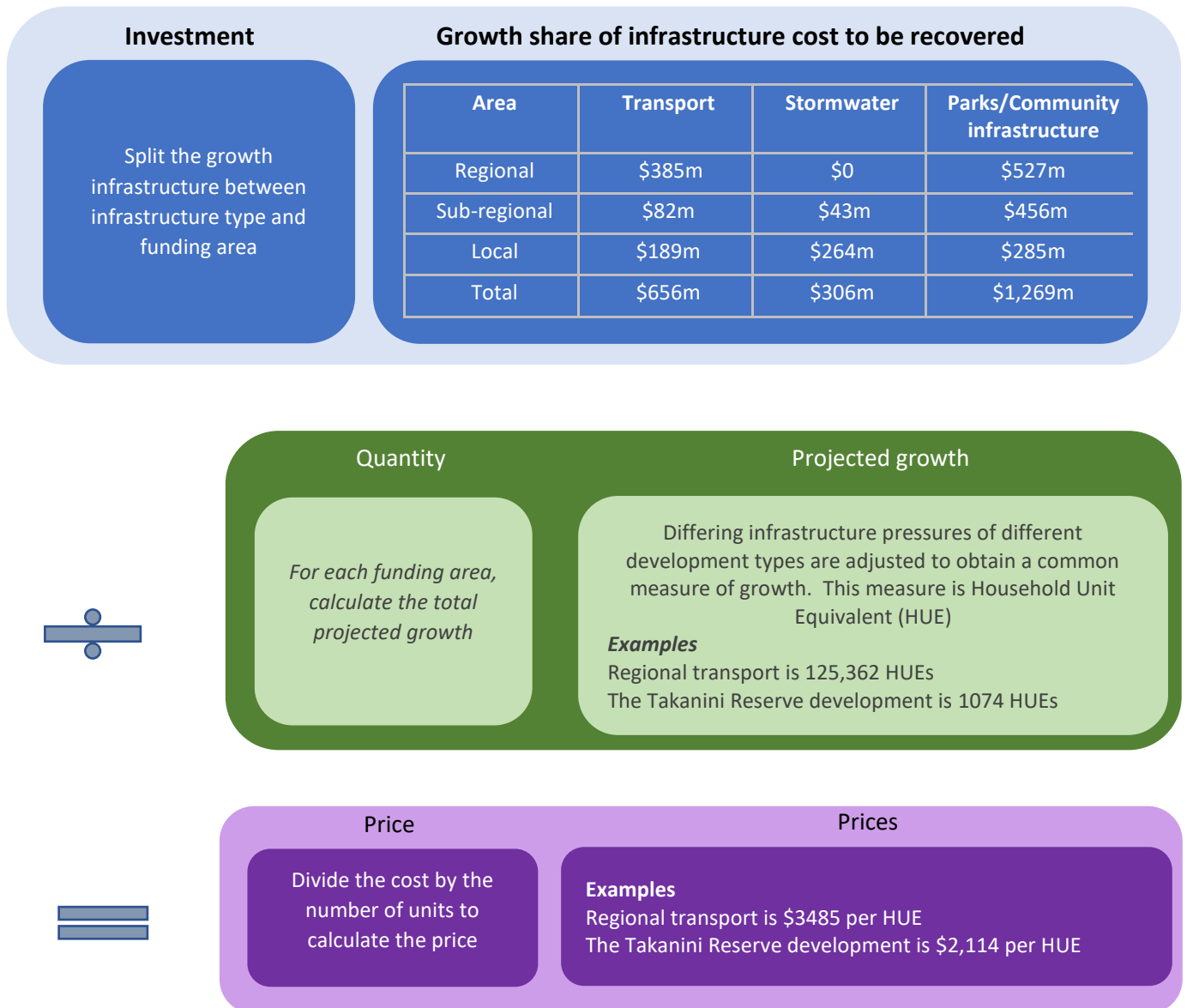
² Watercare provides water and wastewater infrastructure to support growth. Developers pay an Infrastructure Growth Charge to contribute towards the capital investment in bulk infrastructure to provide services to new or existing customers who increase their demand on water and wastewater services. IGCs are not covered by this policy.

Stormwater infrastructure		
<ul style="list-style-type: none"> Onsite works to mitigate local stormwater impact Stormwater ponds servicing one subdivision Works required for resource consent 	<ul style="list-style-type: none"> New stormwater ponds and reticulated networks servicing multiple developments Capacity upgrades of the existing reticulated stormwater network 	<ul style="list-style-type: none"> A proportion of the cost of stormwater management and planning across the wider network
<i>Costs vary by development site</i>	<i>Charges in urban area range from \$1 to \$18,681</i>	<i>Charges in urban area range from \$0 to \$279</i>
Reserves and community infrastructure		
<ul style="list-style-type: none"> Providing esplanade reserves 	<ul style="list-style-type: none"> Neighbourhood parks and playgrounds serving multiple developments Libraries and local recreational facilities Community houses and halls 	<ul style="list-style-type: none"> Regional parks Sub-regional sports field and recreational facilities Sub-regional destination parks, playgrounds and public spaces
<i>Costs vary by development site</i>	<i>Charges in urban area range from \$14 to \$29,510</i>	<i>Charges in urban area range from \$6,157 to \$11,335</i>

How we set development contributions charges

The council delivers growth infrastructure on the principle that it will recover costs from those who create the need for, and benefit from, the growth infrastructure. This growth infrastructure is funded through borrowing and the investment is recovered over time through mechanisms such as development contributions. In some cases the contributions are made for infrastructure that already exists i.e. it has been provided in advance of growth and, as new development occurs, contributions for that existing infrastructure allow the council to repay the debt that financed that infrastructure. In other cases contributions are collected in advance for infrastructure that is planned to be built to deal with the growth that is occurring.

Development contributions are a cost recovery method. It is important the prices are set in a way that ensures each development contributes a fair amount towards the infrastructure cost. The diagram below illustrates how we do this based on the capital expenditure updates in the 10-year budget we plan to recover over that period³.



For more detail on the calculation of development contributions, see Attachment B of the Contributions Policy.

³ The council incurs interest costs as capital expenditure occurs before development contributions are collected. As a result, the HUE price times the number of HUEs forecast exceeds the growth share of the infrastructure cost to be recovered.

Contributions Policy 2021 – proposed changes

We are proposing a number of changes to our existing contributions policy, which became effective from 1 January 2019. These changes are outlined below. Although this consultation document focuses on the proposed changes, feedback is sought on any aspect of the new policy.

The combined impact of the changes proposed below is development contributions revenue of \$2.6 billion over the ten years of the 10-year budget and a weighted average development contributions price of \$21,500.

Update of 10-year Budget capital projects

Reason for change

Contribution charges are calculated by dividing growth-related capital expenditure by the estimated number of new residential and non-residential units it supports. The level of expenditure in the draft Contributions Policy 2021 has been updated to reflect the recently adopted 10-year budget and the level of development has been updated to reflect our latest projections. (As an additional change, discussed below, the council is also proposing to include some capital projects beyond this ten-year period.)

Detail of change

The draft policy provides for the recovery of \$2.4 billion of development contributions revenue from \$9.0 billion of projects with a growth component included in the 10-year budget. The key changes reflected in the policy are:

- \$500 million increase in the City Rail Link (CRL) budget decided in 2019
- revising the share of the cost of the CRL attributable to growth from 16 per cent to 23 per cent
- addition of \$107 million of community infrastructure projects⁴ (noting some investment is part of larger projects).

We have also updated our forecasts of population growth and dwelling construction. Auckland's population is expected to continue to grow at previous levels despite the impact of COVID-19. However, recent increases in housing completions and strong recent consent applications mean we are now expecting much faster dwelling growth. We are forecasting 145,800 new dwellings to be constructed over the next ten years, up 20 per cent on the forecasts in the Contributions Policy 2019.

To give a point of comparison, solely as a result of these capital expenditure changes and updated forecasts of dwelling construction, the weighted average development contributions price for a standard residential unit would fall from \$23,900 under the Contributions Policy 2019 to \$21,100 under the draft Contributions Policy 2021. This is a region wide average and will vary widely by location depending on the investments the council plans to make to support growth in each area.

⁴ Following legislative amendments in 2019, there is now scope for council to use DC funding for a wider range of community infrastructure than was previously allowed.

Impact

Changes to DC charges resulting from updating the growth component of capex in the 10-year Budget are not considered to be significant. There will be both increases and decreases in different locations across the region.

Economic research indicates that increasing the development contribution price does not generally increase house prices, as these are set by the market and not by developers. Increasing the contribution charge will likely lower the price of developable land over time as the true cost of infrastructure is incorporated into the value of land to developers.

Our research indicates that raising the price of development contributions will:

- better align these costs with the actual cost of infrastructure
- increase certainty that infrastructure will be delivered
- encourage more accurate pricing of land purchases for development to reflect future development contribution prices
- impact developers who have paid for land based on current development contribution prices.

Question:

What do you think of our proposal to update the policy for the changes to capital investment in the 10-year budget and for adjustments to our forecasts of growth?

Inclusion of capital projects beyond 10 years

Reason for change

The Contributions Policy 2019 set development contributions charges based on the capital expenditure planned over the ten-year period of the Long-term Plan 2018-2028. This doesn't reflect all the infrastructure the city will need to support growth over the next 30 years. This means that the current development contributions price for new developments doesn't reflect a full share of the costs of growth the city will incur to service them. If we continue to set our contributions policy on this basis, early developers will not pay a proportionate share of capital projects that their developments both require and benefit from. As a result, costs and/or service level problems will be passed on to future generations of residents and ratepayers.

Investment in transport, water, wastewater, stormwater, parks and community facility infrastructure must be considered prior to an area developing. This ensures the cumulative impacts are planned for and growth is serviced and occurs in a well-planned and coordinated manner. Once planned, financing to pay for this necessary infrastructure is required. Investment in key infrastructure will enable our vision for greenfields development to be achieved and the areas to develop into a sustainable, liveable, compact, and accessible urban environments. Alternatively, a lack of infrastructure investment will result in suboptimal community and urban form outcomes.

Inclusion of infrastructure projects beyond the ten-year horizon of the council's financial planning cycle seeks to achieve a clear pathway to finance and deliver the infrastructure necessary to support well-planned growth and enable thriving communities. Achieving these goals will require long term collaboration with developers to integrate our investments with their upgrade works.

Detail of change

Our proposal is to gradually update the contributions policy to include the infrastructure required in the identified investment priority areas to support growth over the next 30 years. These projects cannot be financed in the timeframe of the 10-year budget because of the council's financial constraints. However, the council is committed to delivering these investments and will reflect these longer-term intentions in the next 10-year budget covering the period 2024-2034 and in the following planning cycles.

Extensive work has been undertaken in recent years on the infrastructure requirements to support growth in the investment priority areas. We now know in more detail the investment needed. However, further work is required before we can include these costs in the contributions policy for all areas. Area specific amendments to the contributions policy will be proposed for consultation as the information becomes available.

The first step, in the Contributions Policy 2021 will be to add a programme of expenditure to fund some of the key infrastructure required to support growth in the Drury area.

Infrastructure Included for Drury

Over the next 30 years, Drury will develop to accommodate approximately 22,000 dwellings and 12,000 new jobs, the anticipated population will be comparable to the size of Napier.

The draft Contributions Policy 2021 includes the \$243 million of transport capital expenditure and \$156 million for parks and parks development provided for in the 10-year budget. In addition, we have included \$2.1 billion in local and arterial roads and parks and community facilities in the Drury area planned for beyond 2031. Over time, further detail about the infrastructure required to achieve the vision in Drury will become available and the contributions policy will be updated. At present planning hasn't been completed for the stormwater requirements for Drury. As more information becomes available on the location and form of development, planning for stormwater investment will be undertaken and the contributions policy updated as required.

Based on the location of the projected growth and the planned infrastructure investment, two new funding areas are proposed; Drury-Opaheke (where more of the growth investment is expected) and the Southern Growth Area which includes southern Drury and neighbouring areas. Under the Contributions Policy 2019, the

development contributions charge per household unit equivalent in Drury-Opaheke ranges from \$11,000 to \$18,300⁵. The changes to capital investment in the 10-year budget reflected in the draft Contributions Policy 2021 brings the price to \$34,300. Bringing in projects beyond 2031 means the price in the Drury-Opaheke funding area will rise to \$89,200. In combination with the payment timing changes discussed below the price will be \$84,900 as less interest cost need to be recovered.

Impact

a) Impact on development

Adding longer-term infrastructure programmes to the Contributions Policy 2021 in the Drury area, and subsequent amendments to take the same approach in the other investment priority areas, will make a material difference to the contributions price.

A change in contributions price of the scale required to fund the growth share of the investments required in these areas may lead to a pause in development in some areas and for some developers. Some may delay developments waiting for further market price rises to return profitability to previous levels.

Land acquired for development in Drury that was purchased some time ago has benefited from a rise in land values, particularly in the last year, and may be cushioned from the impact of higher development contributions. However, most developers operate with small margins and those who purchased land recently, or have more heavily leveraged their historic land purchases, may be affected.

We do not consider that the proposed price changes, nor those likely to come in the future as we address the other investment areas, will affect house prices over time. While developers may seek to recover these increased costs by raising the price they are seeking for the dwellings they construct, competition between developments, and from existing homes, will over time temper the ability to pass on these costs.

The price of housing is driven by supply and demand. Ultimately the changes in contributions price will be reflected in the price paid for developable land. Research on the effect of changes in impact fees and development contributions overseas support this position.

b) Impact on the council's financial position and community levels of service

The primary beneficiaries of the investment in new infrastructure are the current landowners and developers. Unless we provide for the funding of these investments now, we will face future service level and funding challenges in growth areas when the only alternative source of funding being ratepayers. While the price increases may impact adversely on the pace of development and individual developers, they will be absorbed over time in land prices and development will proceed.

Not implementing the proposed change will exacerbate the challenge the council faces when seeking to address the service level issues arising from underinvestment.

Transition

The council considered phasing in the changes to prices in the Drury area to mitigate the impact on developers. Transition was rejected as phasing in the changes to prices would defeat the purpose of ensuring early developers contribute to all the infrastructure these areas will require. In addition, the projects added beyond the ten-year period are not a complete list of all the required investment as noted above so the current price increase is lower than it is likely to be once additional investment is identified and added over time.

For more information on this proposal refer to Attachment D: Inclusion of capital projects beyond 10 years in Drury and Attachment E: Impact of development contributions on house prices

⁵ The proposed Drury-Opaheke funding area covers land which is in several different funding areas under the current policy.

Programmes of works to support development in Drury can be found in Schedule 8 (Programmes of works), Schedule 3 (Schedule of development contributions which shows the price for each activity funding area), and the relevant funding area maps can be viewed at <https://akhaveyoursay.aucklandcouncil.govt.nz/dc-policy>

Question

What do you think of our proposal to add projects outside ten years to the contributions policy in stages starting with Drury?

Payment timing

Reason for change

The Contributions Policy 2019 extended the time within which residential developers were required to pay development contributions. This facilitated development by aligning the time of payment of development contributions closer to the time at which developers would realise cash from their investments.

However, Auckland Council's ability to invest in the infrastructure the city needs to maintain service levels and to support growth, is constrained by limits on our revenue and borrowing. Allowing later payment of development contributions means we have to delay some investments that could otherwise be made with that cash. This trade-off between supporting developers with more favourable payment timing at the expense of immediate council cashflow and its impact on our ability to invest in infrastructure has become starker with the impact of COVID-19 on the council's finances.

The Contributions Policy 2019 made no changes to the payment timing for non-residential development as payment timing was already at the later stage of their development. Non-residential development makes up only 5 per cent of our development.

Detail of change

Development may trigger a requirement to pay DCs at the granting of either resource or building consent. The council is proposing that DCs be paid at the time of building consent for all development (residential and non-residential) except non-commercial development on Māori land (explained further below). This reverses the changes made to the policy in 2019.

The alternative option is to retain the status quo, with DCs being payable for:

- residential building consents: 6 months after granting for less than five dwellings
- residential building consents: 24 months after granting or at issue of code of compliance certificate whichever is sooner for developments of five or more dwellings
- non-residential building consents: 24 months after granting or at issue of code of compliance certificate whichever is sooner

If the status quo is retained, this would be amended so that it is clear that the extended payment terms for residential building consents of five or more dwellings only apply to **attached** dwellings.

The council considered, but is not proposing, to adjust the payment timing for development contributions required in relation to resource consent for subdivision, as this would be a major change from current practice.

Impact

a) Impact on development

Making payments to the council earlier will require developers to raise more finance earlier in the development cycle. This may impact on the viability of marginal developments. However, this is tempered by the lower weighted average development contributions price of \$19,300 resulting from earlier payment reducing the interest cost the council needs to recover. While on a standalone basis, this change to the policy is not likely to be significant overall, when added to the proposed change to include infrastructure programmes beyond ten years, the cumulative impact on some developers could be very significant.

b) Impact on the council's financial position

Bringing forward the time at which DCs are payable could increase revenue over the first three years of the 10-year budget by around \$968 million in total, or \$107 million with the addition of projects beyond 2031 in Drury. Receiving revenue earlier lowers our interest costs and allows the development contributions price to be lower. With a lower development contributions price our total revenue will be lower. Despite the lower revenue, the net impact is neutral as a result of lower interest costs.

This earlier receipt of revenue will assist the council in more timely funding of the infrastructure required to enable development. However, we expect bringing payment timing forward will lead to development contributions debt rising back to the levels experienced prior to the recent policy changes. Debt had reduced under the more generous payment terms introduced in 2019.

For more information on this proposal refer to Attachment F: Payment timing changes

Question : What do you think of requiring developers to pay their contributions earlier?

Supporting development of Māori land

Reason for change

Legislative change requires the Contributions Policy 2021 to set out how the council will support the principles in the preamble to Te Ture Whenua Māori Act 1993, including to facilitate development and utilisation of Māori land.

Detail of change

It is proposed to continue to support the development of marae and papakāinga and Māori housing⁶ on Māori land through grants available through the Cultural Initiatives Fund. These grants can cover payment of development contributions. As the fund is presently oversubscribed, the level of funding will be reviewed as part of the Annual Budget 2022/2023.

Not for profit development on Māori land will be exempt from the payment of contributions for reserves recognising that much of Auckland parkland was previously Māori land.

It is also proposed to retain the current payment timing for contributions payable at building consent for non-commercial development on Māori land, if changes are otherwise made to payment timing.

The option of providing a remission of development contributions for development on Māori land was also considered. Cultural Initiatives Fund grants, when applied to development contributions, are equivalent to a remission of contributions. Any wider remission would only cover the cost of development contributions and provide support for development that may have been able to proceed without the council's assistance.

Impact

a) Impact on development

Providing support via a grant allows the council to cover any development costs and not just contributions. It also ensures the council can target its investment to achieve the most benefit in terms of supporting development on Māori land. A granting mechanism is more transparent and provides for greater accountability.

b) Impact on Council financial position`

The council will decide on the level of the grant as part of the Annual Budget 2022/2023.

Exempting not for profit development on Māori land from contributions for reserves will have a minimal impact on the council's budget.

If the changes to payment timing referred to earlier are made but later timing retained for non-commercial development on Māori land the impact on the council's immediate cashflow will be small.

For more information on this proposal refer to Attachment G: Support for Māori land development

Question

What do you think of the proposal to support Māori development with grants?

⁶ Māori housing grants are only available for housing developments undertaken in conjunction with an urban marae and must fill the same general purpose as papakāinga

Other

Reason for change

A small number of other changes are proposed to tidy-up aspects of the 2019 Development Contributions Policy.

Detail of change

Three other changes of a more minor nature are:

1. We are proposing the following changes to our funding areas:
 - minor amendments to funding areas to align with Auckland Forecast Centre's new Macro Strategic Model growth zones
 - additional funding areas
 - Transport – Three additional funding areas
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
Provides close alignment with planned investment in stormwater within the Central and Takanini areas.

Refer to the funding area maps published with this consultation document

2. Changes to the definitions in the policy are proposed. These amend our current definitions to provide greater clarity and ensure alignment with changes to legislation.

Refer to Section 4 of the draft Contributions Policy 2021

3. We are also proposing to clarify the council's ability to recover debt collection costs - The draft Contributions Policy 2021 includes the addition of a clause confirming the council's ability to recover debt collection costs for outstanding development contributions payments. The current policy does not specify this requirement.

Refer to paragraph 97 of the draft Contributions Policy 2021

Impact

The impact of these changes is not expected to be significant.

Question

What do you think of these other changes?

How to have your say

We want to hear your views on the issues facing Auckland's future.

The public consultation runs from 9.00 am 20 September to 4.00pm 17 October 2021. There are a number of ways you can have your say including:

Written feedback	<p>You can provide feedback online at https://akhaveyoursay.aucklandcouncil.govt.nz/dc-policy</p> <p>Alternatively feedback can be submitted by email to: contributions.policyteam@aucklandcouncil.govt.nz or mailed, freepost, to:</p> <p>Contributions Policy 2021 Auckland Council Freepost Authority 182382 Private Bag 92 300 Auckland 1142</p>						
Online	<p>Drop in sessions</p> <p>Please note that all events are subject to change due to COVID-19 alert level restrictions</p> <table><tr><th>Date</th><th>Time</th></tr><tr><td>24 Sept 2021</td><td>9.30 – 11.30 am</td></tr><tr><td>30 Sept 2021</td><td>9.30 – 11.30 am</td></tr></table>	Date	Time	24 Sept 2021	9.30 – 11.30 am	30 Sept 2021	9.30 – 11.30 am
Date	Time						
24 Sept 2021	9.30 – 11.30 am						
30 Sept 2021	9.30 – 11.30 am						
Presentation style event	<p>A session where stakeholders can present to councillors has been scheduled for 12 October 2021. As space at this event is limited please register your interest in presenting by emailing contributions.policyteam@aucklandcouncil.govt.nz.</p> <p>Please note that this event is subject to change due to COVID-19 alert level restrictions</p> <p>For further information, visit https://akhaveyoursay.aucklandcouncil.govt.nz/dc-policy or call 09 301 0101.</p>						