



Development Contributions Review

Feedback received from Monday 20 September to Sunday 17 October

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.

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Name of organisation/business:

Questions

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..

What do you think about this proposal?

Response:

Disagree

Comments:

The core Auckland Council deliverable aspirations (repeated below) are in my view disconnected from our development experience reality, this overall proposal is outrageous and arrogant.:

- * better align these costs with the actual cost of infrastructure
- * increase the certainty that infrastructure will be delivered
- * ensures ratepayers don't have to bear all the costs of growth
- * 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 charges

At the risk of generalization regarding developers and the niche target markets within which each operates.

- In a rising market or a market that cannot be satisfied land will be purchased on a cost plus basis ... Council imposed costs will be passed on.

- Council has this fixation with "in & up" development driven by Town Planning ideology and so the availability of land is a problem, if you don't want to pay the price you will not own the land. The sooner they realise and accept the part they play within the development chain the sooner this nonsense about raising DC charges and the charade excuses for doing so can be dropped.

- Raising DC charges will NOT reduce the cost paid for land ... it will simply be added to the sales prices at the other end. Development Contributions are added to the cost, they DO lead to an increase in land AND house prices. Those that suggest otherwise are clearly confused and bewildered or are operating in a specialised manner without clear overview.

- When developer's take on board development risk, Council is one of those head risks, particularly in the areas of time taken to complete tasks and the cost of Council services required to be paid for.

- Ratepayers do not bear all the cost. Council is consistently economical with its perspective of Developers and how that is presented to the public through its media arm. When a Developer takes on board risk, it does so knowing they will generally hand over infrastructure to Council owned entities, road, water, sewer, stormwater without cost, so paid for by others, and these assets are entered into the Council asset register, which are in turn leveraged for funding Council debt to do "other things".

- Similarly Council is handed an expansion to its rating base that also expands its income and again increases its ability to leverage off those cashflows.

- The Developer also pays Development Contributions, quite an extraordinary amount in my view to fund existing and future infrastructure.

The key here is Auckland Council already receives multiple streams of both income & benefit from development, without exposing itself to a undue level of risk, I'm quite clear on the risk taken on board by Council, it is of a significantly lower tier level than a developers and is more correctly attributed to an operational risk ... no different to any other person or entity in business. The key is that Developers take on a higher level of risk and have no control over how wisely Council manages the assets and responsibilities it is imbued with. If Council is unhappy with that low level of operational risk they currently enjoy then they need to either get out of the business or find a new way of responsibly managing all the Council funds.

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.

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

Response:

Disagree

Comments:

2. 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.

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

Response:

Disagree

Comments:

This represents a front loaded cost. If the BC proposal does not proceed, it would be essential for Development Contribution charges to be refunded, in full, with accrued and compounded interest, without processing or other negative overhead set off charges. Council has little credibility in this area of DC, less again with sensible expenditure decisions on what should be targeted, and even less again with service delivery. Don't tell us how hard it is to balance the Council budget, we already know how hard it is in our own business without having Council try to put its hand in our pocket ahead of time.

4. Supporting development of Māori 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.

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

Response:

Disagree

Comments:

6. Other proposed changes

We are proposing some other minor changes to funding areas:

- Transport – three additional funding areas
- Stormwater – one new and four amended funding 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.

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

Comments:

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

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What do you think about this proposal?

Response:

Disagree

Comments:

Parking should be available for private vehicles. Although it is vital to have both cycling and public transport, it is also vital to provide for private vehicles, as frequently cycling or public transport is NOT a suitable or convenient option.

2. Including capital projects beyond 10 years

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

Agree with the proposal and starting with Drury

Comments:**2. Payment timing change**

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3. What do you think about requiring developers to pay their contributions when building consents are granted?**Response:**

Other

Comments:

parking and housing for private should be made available OFF the street. Hobsonville is an example of dreadfully bad planning. There are no garages or carports but just a parking space which takes up the road in many parts of the new areas in Hobsonville. It leads very quickly to a air of shabbiness for the whole area. It is such a shame, as the whole area should be a showcase for new residential development.

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5. What do you think about our proposal to support Māori development with grants?**Response:**

Disagree

Comments:**6. Other proposed changes**

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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.

What do you think of the proposed changes (please be clear which proposal you are talking about)?**Comments:****Do you have any other feedback on the draft Contribution Policy 2021?****Important privacy information**

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Response:

Agree

Comments:

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Response:

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Comments:

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Response:

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Comments:

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Comments:

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Response:

Other

Comments:

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Response:

I don't Know

Comments:

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Response:

I don't Know

Comments:

6. Other proposed changes

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Comments:

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

Thanks for the opportunity to comment on the draft DCP. My feedback relates to the residential dwelling growth assumptions underpinning the policy and the projects for which contributions are sought.

My specific feedback is:

- 1- the growth assumptions between this policy and the LTP be aligned.
- 2- projects which are not growth related are removed from the schedule.
- 3- in house work that is about planning for growth is included in the schedule for all AC activities.

Growth assumptions:

The 2018 census states Auckland has ~499k occupied private dwellings. Another ~40,000 are unoccupied. So the region has ~540k of private occupied and unoccupied dwellings.

The policy is based on a forecast (not a projection) of 145,800 residential dwellings over the next 10 years. If this occurs, this would take the total number of residential dwellings in the region to ~690k. This growth would represent a dwelling increase of slightly over 21 per cent (from a 2018 dwelling count) over 10 years.

In the context of population growth (~260k), which you are linking the dwelling forecasts in the report to the finance committee, this creates a population to dwelling ratio of 1:0.56. This ratio is very high. The Reserve Bank of NZ suggests that, acknowledging that dwellings are an outcome of many factors, including, but not exclusively population growth, “using panel data regression techniques, we estimate that 0.25 – 0.30 additional houses are built for every additional person in a region” (Coleman and Karagedikli, 2018). This ratio, assuming it’s appropriate for Auckland, suggests residential dwelling growth in the order of 65k – 78k.

Growth of ~145k private dwellings over a 10 year period would be as astonishing as it is unlikely (note the growth file accompanying the policy is corrupted and won't download. I'd appreciate being sent a copy). It is worth contextualizing this projection. In 1996 the region had ~355k private dwellings. Between 1996 and 2018 Auckland’s population grew by ~500k people and residential dwellings by ~189k. This policy assumes 80 per cent of the growth in under half the time with half the population growth (see below).

	total residential private dwellings	
	(occupied and unoccupied)	Population
1996	355,359	1,068,645
2018	545,127	1,571,718
growth '96- '18	189,768	503,073
DCP '21-'31	145,800	260,000

There’s no doubt that the region is undergoing a significant construction boom however the evidence behind this assumption being appropriate is limited compared to its significance.

These numbers appear inconsistent with the report on the significant forecasting assumptions provided to the Audit and Risk Committee on 22nd February 2021. The preferred option, B, states the growth in rateable residential units is “strong through FY ‘21 – ‘25, reducing shortfall ... weaker from FY 25/26”. This narrative stands in stark contrast to the actual numbers in the policy.

The February 2021 report also states that the number of households grows from 558k ('21) to 665k ('31)- an increase of just over ~107k. Private dwellings are not the same as households however the ratio between them is just over 1; in 2013 there were 469k HH and 472k occupied private dwellings. In 2018 it was 496k HH and 500k occupied private dwellings. If those ratios are correct then the private residential dwelling growth would be ~117k (which I'd argue is also excessive). Assuming it's correct however, where are the additional 28k of dwellings coming from? One would assume it's from growth in unoccupied dwellings. Is this a reasonable assumption to make?

The growth figures in the DCP and LTP are not the same. The '21 LTP states dwelling growth is ~132k while the population growth is ~236k. While the differences are relatively small, how is it that the assumptions are different when the growth planning inputs (in most cases population for most activities are) are agreed as an LTP input (p. 56 section 2 of the LTP). The 6 month difference between adoption of the '21 LTP and the implementation of this proposed DCP Jan '22 would not be an adequate explanation of any difference in data.

I agree that growth projects in Drury outside of the 10 years should be included in the policy however it's very unclear what the growth assumptions for those projects outside of the 10 years are. The policy should clearly state this and it

doesn't as far as I understand it. The LTP states 4,000 dwellings in Drury overall but this is not mentioned in the DCP (particularly the proportion of the 4,000 after '31).

Projecting dwellings is difficult. The construction of a house is an outcome of a range of economic, cultural and environmental factors. The underlying residential dwelling growth assumption in the plan is, I'd suggest, heroic (for a 10 year period). More importantly the evidence for this assumption being appropriate is limited especially in light of historical experience and there's a clear inconsistency between the assumptions in the policy and the LTP.

Growth projects

It's great to see the list of projects, the \$ and the growth split. The project descriptions make for interesting reading and I wonder about whether these are really growth projects and if they are, is the split right? Some examples to illustrate:

1. Auckland Transport: Core technology - this programme is comprised of technology upgrades and replacements, and cybersecurity. Description does not describe how IT (IT!) investment is driven by population/ dwelling or non residential growth. Would it be possible to provide the documentation for this project please?
2. AT: Customer and business technology - A combined programme facilitating technology change to support the design, operation, and use of the public transport system. As above.
3. AT Regional Improvement Projects - Programme to respond to community requests for corridor improvements that focus on ensuring safe and efficient operation. How does a community request know if what they are asking for is driven by growth?
4. SW Stanley Bay - To reduce odour arising from the open channel (which borders three sides of Stanley Bay Reserve), to reduce flooding issues and to improve amenity. These are all historical issues and refer to levels (odour/ amenity) of service not growth.
5. SW Glen Innes Town Centre - Improve the water quality within the Glen Innes town centre through the installation of treatment devices which are designed to capture gross pollutants. Water quality is a historical land use issue and the use of the devices isn't related to growth (are the devices bigger because of growth?).
6. SW UoA Kyber Pass - To provide a new stormwater connection to the University of Auckland on Khyber Pass Road site, to prevent flooding at the site. Area is already fully impermeable and if the flooding already exists, then it can't be a growth issue.

Also included in the list is a \$44 million DC going towards "catchment and asset planning to support growth, flooding, environmental and renewal programmes" in stormwater. This is described as "in-house". Planning for growth is a key activity however I would ask why is there no equivalent for the growth planning work that occurs in libraries, parks and other community facilities? Also is it correct to assume that Watercare's growth charges could also include their "in-house" planning functions which are significant? If it's appropriate to collect monies for growth planning for one part of Council then surely it should be done for the rest?

As an aside the revenue and financing policy under Stormwater Management states DC's are used from growth (as you'd expect) but doesn't mention that DC's are used to fund "in house" planning.

Again thanks for the opportunity to comment and I hope some of my feedback is helpful.

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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..

What do you think about this proposal?

Response:

Agree

Comments:

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.

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

Response:

Agree with the proposal but not starting with Drury

Comments:

2. Payment timing change

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

Response:

Agree

Comments:

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

Response:

I don't Know

Comments:

6. Other proposed changes

We are proposing some other minor changes to funding areas:

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Comments:

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What do you think about this proposal?

Response:

Agree

Comments:

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Response:

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Comments:

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Response:

Agree

Comments:

Again, the public purse should not be used to smooth the financing of infrastructure costs that primarily benefit the pockets of developers. Developers have existing funding regimes in place for their developments which can easily accommodate bringing costs forward with relatively minor cost. Conversely, this change makes major savings for the public purse and reduces cashflow pressures on Council investment. It also helps ensure that investment is in place by the time the development is habitable, improving the quality of life for Aucklanders who have to live in these new developments.

4. Supporting development of Māori land

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Comments:

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Comments:

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

I support the policy and urge council officers to resist the inevitable complaining from Charles Ma, Kiwi Property and their mates. I urge council to also consider further tools to encourage private investment to be directed towards high-quality infill development - rather than low-quality sprawl which is more expensive to service, provides lower quality social and community outcomes and massively increases Auckland's emissions. The Development Contributions Policy should be part of an integrated suite of incentives to encourage this kind of socially optimal investment behaviour by developers.

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Response:

Agree

Comments:

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Response:

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Comments:

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Response:

Agree

Comments:

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Response:

Disagree

Comments:

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

Comments:

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

Yes I do as a matter of fact. You need to look harder for ways to save money, not waste more and more ratepayers money. The best start would be all the contractors used by Council - you could halve costs by using employed staff instead of contracts, owning plant instead of hiring and where contractors are used manage their performance and cost must harder. Your public works outrageous costs are a joke and all the contractors laugh about how much easy money they make due to poor contract management by Council. If private developers spent as much as Council do on simple work the cost of houses would be 4 times worse - that's how poor your contractor cost management is.

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What do you think about this proposal?

Response:

Agree

Comments:

Developers are lining their own pockets and pushing their developments right to the limit of the AUP (which Council Planners are allowing!!) so they should be charged for the increased demand they place on the community they are building in - it should not all be paid for by the rates of those they are inconveniencing

2. Including capital projects beyond 10 years

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Agree with the proposal and starting with Drury

Comments:**2. Payment timing change**

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3. What do you think about requiring developers to pay their contributions when building consents are granted?**Response:**

Agree

Comments:

It should be paid for upfront - if the developer goes under once construction starts the community are lumped with the cost

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Response:

Disagree

Comments:

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Comments:

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What do you think about this proposal?

Response:

Disagree

Comments:

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Response:

Disagree

Comments:

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Comments:

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Response:

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Comments:

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What do you think about this proposal?

Response:

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Comments:

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

Response:

Disagree

Comments:

2. 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.

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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.

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

Response:

Disagree

Comments:

Dont you think people who are doing new builds in this day and age are not already strapped for cash when you are being charge \$1m for a 400m section! I think you need to give them the time to pay for your Council Contribution. We are all hurt buy Covid-19. You can not use that as an excuse to just take more money off the working class man.

4. Supporting development of Māori 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.

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

Response:

Disagree

Comments:

6. Other proposed changes

We are proposing some other minor changes to funding areas:

- Transport – three additional funding areas
- Stormwater – one new and four amended funding 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.

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

Comments:

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

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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..

What do you think about this proposal?

Response:

Agree

Comments:

greenfield development is expensive for ratepayers, and has huge externalities on the environment. It's entirely fair to shift that cost to developers.

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.

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

Agree with the proposal and starting with Drury

Comments:**2. Payment timing change**

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

3. What do you think about requiring developers to pay their contributions when building consents are granted?**Response:**

Agree

Comments:

i support the council's objective of balancing its budget

4. Supporting development of Māori land

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

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

Response:

I don't Know

Comments:

6. Other proposed changes

We are proposing some other minor changes to funding areas:

- Transport – three additional funding areas
- Stormwater – one new and four amended funding 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.

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

Comments:

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

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What do you think about this proposal?

Response:

Agree

Comments:

We literally can not afford not to charge the full cost of providing infrastructure - the current settings essentially subsidise low density sprawl, and as a result subsidise climate damage. The best action we can take to combat climate change is to live more densely - increasing these developer contributions to their true cost will encourage more development to occur within the already built form, will fight climate change and the loss of highly productive soils, will encourage developers to make more efficient use of their land, and will save the council from financial ruin. Absolute no-brainer.

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.

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Response:

Agree with the proposal and starting with Drury

Comments:**2. Payment timing change**

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

Response:

Agree

Comments:

Developers are making more money than ever before, and the council is struggling. Make them pay what they're costing us. If they want cheaper rates, they can build inside the city where the infrastructure is already mostly in place.

4. Supporting development of Māori land

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5. What do you think about our proposal to support Māori development with grants?**Response:**

Agree

Comments:**6. Other proposed changes**

We are proposing some other minor changes to funding areas:

- Transport – three additional funding areas
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What do you think of the proposed changes (please be clear which proposal you are talking about)?**Comments:****Do you have any other feedback on the draft Contribution Policy 2021?****Important privacy information**

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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..

What do you think about this proposal?

Response:

Agree

Comments:

Funding for Infrastructure to support development needs to come developers who will reap the benefits

2. Including capital projects beyond 10 years

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

Response:

Agree with the proposal and starting with Drury

Comments:**2. Payment timing change**

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

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

Response:

Agree

Comments:

It is essential to get funds upfront so investment can be made wary to give certainty on transport infrastructure and services being in place before houses are occupied.

4. Supporting development of Māori land

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

Response:

Agree

Comments:

6. Other proposed changes

We are proposing some other minor changes to funding areas:

- Transport – three additional funding areas
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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.

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

Comments:

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

Generally the country needs to move to more of a UK model when it comes to developer contributions, known as section 106, or section 278 agreements, where developers are not allowed to build above certain thresholds until infrastructure is not just funded but physically in place.

For this to happen a great deal more collaboration between, for example, AT and council is needed to ensure suitable transport investment is identified and agreed with developers.

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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..

What do you think about this proposal?

Response:

Other

Comments:

Needs to be explained more clearly.

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.

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

Agree with the proposal and starting with Drury

Comments:**2. Payment timing change**

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3. What do you think about requiring developers to pay their contributions when building consents are granted?**Response:**

Agree

Comments:

developers need to be more responsible

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

Response:

Disagree

Comments:

6. Other proposed changes

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

Comments:

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

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What do you think about this proposal?

Response:

Agree

Comments:

There are a number of reasons why I strongly support the Development Contributions Review in the 10 year budget:

1. I firmly believe in the concept of User Pays, and therefore the infrastructure costs of roads, water etc. of Greenfields sites should be paid for by the Developer and not by us Auckland Ratepayers.
2. There are plenty of Brownfields sites within Auckland with existing infrastructure that developers can build and develop on which don't place a burden on us Ratepayers.
3. To address the Climate Change Emergency Te Tāruke-ā-Tāwhiri: Auckland's Climate Plan has a goal of halving emissions by 2030, as such spending Auckland Council Money on Greenfields sites which increase Emissions is not a good use of our Ratepayer money. Therefore increasing Development Contributions so the developer and not AC is increasing emissions is a good thing, as this increases the cost of developments which increase emissions and reduces the costs of brownfield developments which have a much lower impact on our emissions.
4. New developments significantly increase congestion leading to longer journeys time to access work, education, recreation and other amenities. The traffic congestion is bad enough currently without AC funding new Greenfield developments making congestion worse. This new proposal will likely lead to more Brownfields developments which already have good public transport (and this will also reduce emissions)

2. Including capital projects beyond 10 years

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

Response:

Agree with the proposal and starting with Drury

Comments:

2. Payment timing change

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

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

Response:

Agree

Comments:

I really like the fact that the proposal has researched and supports the payment of contributions required at building consent are payable at the grant of the consent. This makes good financial sense and I strongly support it.

Once in place all developers will have the same upfront costs, as such this will ensure a level playing field happening at the same time - which means there will be no major impact on the market.

4. Supporting development of Māori 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.

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

Response:

I don't Know

Comments:

6. Other proposed changes

We are proposing some other minor changes to funding areas:

- Transport – three additional funding areas
- Stormwater – one new and four amended funding 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.

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

Comments:

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

In summary it is great to see Auckland Council using a much better User Pays concept so Developers are paying for new roads, water infrastructure instead of having us Ratepayers pay for it, and importantly reducing emissions.

Through I do find it very strange that is not a single reference to greenhouse gas emissions and Auckland Council's Te Tāruke-ā-Tāwhiri: Auckland's Climate Plan at all in the Consultation Document - how can a policy like this which will provide good support to Auckland Council's Climate Plan have no reference to it ? This is very poor and AC need to take more holistic view in it's consultations and not just a single narrow budget / financial perspective - I would expect more from my Council.

[Important privacy information](#)

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Development Contributions Review

Feedback received from Monday 20 September to Sunday 17 October

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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.

Note: *this version of the feedback form has been created for the purpose of publishing submissions. As such, contact and demographic information has been removed and handwritten submissions have been transcribed.*

Submitter details

Name of organisation/business:

Questions

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..

What do you think about this proposal?

Response:

Agree

Comments:

Unfortunately, the link to the consultation document is broken.

In any case, it makes sense to update the policy to reflect changes to costs, so that they are fairly allocated to those who cause them.

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.

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

Response:

Agree with the proposal and starting with Drury

Comments:**2. 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.

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

Response:

I don't Know

Comments:

I assume that government can borrow at more attractive rates than private people, even homeowners. Therefore, it is in the citizens' of Auckland's benefit for the debt to sit with the government, rather than with them.

We also don't want to disincentivise construction while there is still an ongoing housing crisis.

On the other hand, during construction is presumably an easier time to budget for many developers. Non-professionals may forget about the contribution payments and be caught out in 6-24 months. If they have to pay it at the same time as everything else, then they may be able to budget better for it.

4. Supporting development of Māori land

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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.

5. What do you think about our proposal to support Māori development with grants?**Response:**

I don't Know

Comments:**6. Other proposed changes**

We are proposing some other minor changes to funding areas:

- Transport – three additional funding areas
- Stormwater – one new and four amended funding 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.

What do you think of the proposed changes (please be clear which proposal you are talking about)?**Comments:****Do you have any other feedback on the draft Contribution Policy 2021?****Important privacy information**

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Development Contributions Review

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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.

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Submitter details

Name of organisation/business: Mike Greer Developments

Questions

1. Updating capital projects in the 10-year Budget

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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..

What do you think about this proposal?

Response:

Agree

Comments:

Consider the cost projections and timing should be relevant and updated.

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.

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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.

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

Response:

Other

Comments:**2. 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.

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

Response:

Disagree

Comments:

- Such upfront costs in combination with high consenting deposits and processing fees and IGCs will hinder the supply of housing and developments coming to the market.
- It is acknowledged that infrastructure needs to be planned prior to intensification occurring but requiring DCs to be paid upon issue of BC will not only have cash flow issues for developers aiming to provide much-needed housing but will create an administrative burden for Council. Building consents could not be given effect to or changed/amended significantly prior to completion and paying and refunding the fees will be a waste of the Council's already limited time.
- It is requested that DCs are paid upon issue of CCC regardless of the number of dwellings. This is when the services are used, and the Building Act enables CCC to be withheld until the relevant fees are paid.
- Consents for larger-scale development should have a discount on the DC payable due to efficiencies in the infrastructure used.
- Affordable housing developments should also be eligible for a reduced DC payment.

4. Supporting development of Māori land

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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.

5. What do you think about our proposal to support Māori development with grants?**Response:**

Did not respond

Comments:**6. Other proposed changes**

We are proposing some other minor changes to funding areas:

- Transport – three additional funding areas
- Stormwater – one new and four amended funding 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.

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

Comments:

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

Support that there is not an increase but in some areas a decrease in Development Contributions as part of this 2021 policy.

Do not support any rises in DCs in Auckland Housing Programme Areas.

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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.

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Submitter details

Name of organisation/business: The Planning Collective

Questions

1. Updating capital projects in the 10-year Budget

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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..

What do you think about this proposal?

Response:

Other

Comments:

Please see attached submission.

Overall, we agree and support the proposal to update the policy to reflect the Long-Term Plan 2021-2031. However, we suggest that Council may need to review this component of the policy more regularly than every three years to reflect other changes in funding, development demand, and the provision of business versus residential land within growth areas.

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.

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

Other

Comments:**2. 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.

3. What do you think about requiring developers to pay their contributions when building consents are granted?**Response:**

Other

Comments:

Please see attached submission.

We support the proposed change to the payment timing for Development Contributions on the basis that it ultimately results in a reduction in the DCs charged. We support the proposed payment timing to require DCs at the issue of building consents solely

on the basis that it results in a significant reduction in the quantum of DCs payable. It is acknowledged that the earlier payment timing has resulted in the lowering of the regional weighted average for DCs due to the ability to recover the interest costs that would otherwise have been borne by the council. This change is considered reasonable because by the building consent stage, there is usually sufficient certainty and intent by the developer that the project will be constructed. This is noting that Building Consents lapse after a year.

Funding upfront payments may prove

challenging on larger scale projects and consideration should be given to staged payments so that the lead time for developers to recoup funds through sales is not too long. If there is not some provision in the Policy for consideration of staged payment, potentially by way of application, and subject to clear criteria; then the delivery of housing may be slowed, or adversely affected in the Auckland market. This outcome is contrary to national and regional policy frameworks.

4. Supporting development of Māori land

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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.

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

Response:

Disagree

Comments:

6. Other proposed changes

We are proposing some other minor changes to funding areas:

- Transport – three additional funding areas
- Stormwater – one new and four amended funding 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.

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

Comments:

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

Please see attached submission.

We support the proposed policy wording to clarify council's ability to recover debt under the existing provisions of the LGA 2002. We also support providing a clearer definition of residential development for detached versus attached developments.

The existing policy wording for the residential developments of five or more dwellings currently specifies building consent for residential use containing five or more dwellings are treated as non-residential use for payment timing. We agree that this is not particularly clear.

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